



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a 12-month time extension of final approval for Powder Ranch Subdivision.
Agenda Date: Friday, May 29, 2015
Applicant: Patrick Heeg
File Number: UVP 120213

Property Information

Approximate Address: 8800 East 1300 South; Huntsville UT
Project Area: 37.73 Acres
Zoning: Forest Valley (FV-3)
Existing Land Use: Residential
Proposed Land Use: Residential Subdivision
Parcel ID: 21-035-0065
Township, Range, Section: T6N, R2E, Section 21

Adjacent Land Use

North:	Agricultural/Residential	South:	Agricultural/Residential
East:	Agricultural/Residential	West:	Agricultural/Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

Powder Ranch Subdivision was granted final approval in April 2014, and was given final approval in an administrative hearing. The subdivision is located at approximately 8800 East 1300 South in the East Huntsville area. The proposed subdivision will occupy 36.06 acres and will consist of three (3) 5.25 acre lots and one (1) 20.31 acre lot. The subdivision falls within the Forest Valley 3 (FV-3) Zone, which requires a minimum lot size of three (3) acres and a minimum lot width of 150 feet. The applicant is requesting a 12-month time extension.

The Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) states: "Administrative approval of small subdivisions does not require County Commission approval. These subdivisions shall be offered for recording within 18 months from the time the application is deemed complete by the Planning Division. If the subdivision is not offered for recording within this period, the subdivision proposal is void. A subdivision that is considered void will require a new submittal of the subdivision, with the appropriate fees to begin the subdivision process for the same parcel of land". The receipt is dated December 2, 2013, which is the date the application is deemed complete, therefore the applicant has until June 2, 2015, to record this subdivision.

The Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) further states: "A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase

subdivision may receive only one time extension, not one time extension per phase". With the Planning Director granting a 1 year time extension the applicant will have until June 2, 2016 to record this subdivision. No other time extensions can be granted.

Summary of Planning Director Considerations

Does the request for a time extension comply with the Weber County Land Use Code?

Section 102-1-2 Administrative Authority

The Planning Director, or designee, is authorized to deny, approve, or approve with conditions an application for an administrative approval. Administrative approval can be given for the following applications: site plans with buildings under 10,000 square feet located on a parcel less than one acre in size, home occupations with or without visiting clientele, combining of lots within an approved subdivision which meet ordinance requirements, minor subdivisions as defined by the subdivision definition, flag lots, access to a lot/parcel using a private right-of-way or access easement, and access to a lot/parcel at a location other than across the front lot line. The Planning Director may deny an application for an administrative approval if the use fails to comply with specific standards set forth in this ordinance or if any of the required findings are not supported by evidence in the record as determined by the Director. At the discretion of the Planning Director, the Planning Commission can hear the request for an administrative approval.

Conformance to the General Plan

Granting of a time extension will not affect the Ogden Valley General Plan.

Conditions of Approval

- Requirements of applicable County review agencies
- The applicant has until June 2, 2016 to record the subdivision plat

Staff Administrative Approval

Based upon the findings listed above, administrative approval for a 12-month time extension, of the Powder Ranch Subdivision is hereby approved this 29th day of May, 2015.



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Narrative of the request