



## WEBER COUNTY PLANNING DIVISION

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### Administrative Review Meeting Agenda

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**April 09, 2014  
5:00 – 6:00 p.m.**

1. Consideration and action on an administrative application, final approval of Rogers Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk at approximately 6405 West 700 North - Ryan and Misty Rogers, Applicants
2. Consideration and action on an administrative application, final approval of Bitton Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk at approximately 1710 South 7500 West – Chris and Jennifer Bitton, Applicants
3. Consideration and action on an administrative application, final approval of The Sanctuary First Amendment (4 lots) at approximately 1500 North Maple Drive – Tim Charlwood, Applicant
4. Consideration and action on an administrative application, final approval of Powder Ranch Subdivision (4 lots) including a recommendation for a deferral of curb, gutter, and sidewalk at approximately 8800 East 1300 South – Partrick Heeg, Applicant
5. Consideration and action on an administrative application, final approval of Blue Acres Subdivision Phase 2 (2 lots) including a recommendation for a deferral of curb, gutter, and sidewalk at approximately 4000 West 2200 South – Romney Buck, Applicant
6. Adjournment

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791*



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Rogers Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Wednesday, April 09, 2014

**Applicant:** Ryan & Misty Rogers

**File Number:** LVB 012814

### Property Information

**Approximate Address:** 6405 West 700 North; Ogden UT

**Project Area:** 2.386 acres

**Zoning:** Agricultural (A-2)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 10-034-0020

**Township, Range, Section:** T6N, R3W, Section 12

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Agricultural
<b>East:</b> Agricultural	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 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

The applicant is requesting final approval of Rogers Subdivision consisting of one (1) lot, located at approximately 6405 West 700 North in the A-2 Zone. The parcel meets the area and lot width requirements for this Zone. This 2.386 acre parcel was subdivided, without proper approvals, years ago and this request is to gain those approvals to make this parcel and its subdivision copasetic. There is an existing home & accessory buildings already on the parcel, however, each building currently meets all of the required set-backs and the owner would like to build a detached garage on the lot.

Culinary water service will be provided by West Warren – Warren Water Improvement District, with a private septic system approved for waste. No additional fire hydrants are required for this lot. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along 700 North, in either direction, nor is there any sidewalk leading towards the West Weber elementary school. The school district has listed that all students are eligible for busing.

## Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District

## Administrative Approval

Administrative final approval of Rogers Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report, including, deferment of curb, gutter, and sidewalk.

Date of Administrative Approval: Wednesday, April 9, 2014

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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

## Location Map







# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Bitton Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Wednesday, April 09, 2014

**Applicant:** Chris & Jennifer Bitton

**File Number:** LVB 011514

### Property Information

**Approximate Address:** 1710 South 7500 West

**Project Area:** 2 acres

**Zoning:** Agricultural (A-3)

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 10-040-0007

**Township, Range, Section:** T6N, R3W, Section 26

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Agricultural
<b>East:</b> Agricultural	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 8 (A-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

The applicant is requesting final approval of Bitton Subdivision consisting of one (1) lot, located at approximately 1710 South 7500 West in the A-3 Zone. The subdivision meets the area and lot width requirements for this Zone. The 2 acre parcel is being subdivided off a larger parcel (152 acres). The owner would like to build a home on the lot.

Culinary water service will be provided by West Warren – Warren Water Improvement District, and a private septic system is approved for waste. No additional fire hydrants are required for this lot. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along 7500 West, in any direction, nor is there any sidewalk leading towards the West Weber elementary school. The school district has listed that all students are eligible for busing.

Currently there is a large shed that will be within this proposed subdivision, it is within what will be the front yard set-back of the new parcel. Because the building has been around for several decades, staff has determined that it qualifies as a “non-complying structure”, the building may remain but will not be able to be expanded upon. If it is removed voluntarily it loses all it is rights.

## Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines “small subdivision” as “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states “With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director, for their determination, based upon compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District

## Administrative Approval

Administrative final approval of Bitton Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report, including, deferment of curb, gutter, and sidewalk.

Date of Administrative Approval: Wednesday, April 9, 2014

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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

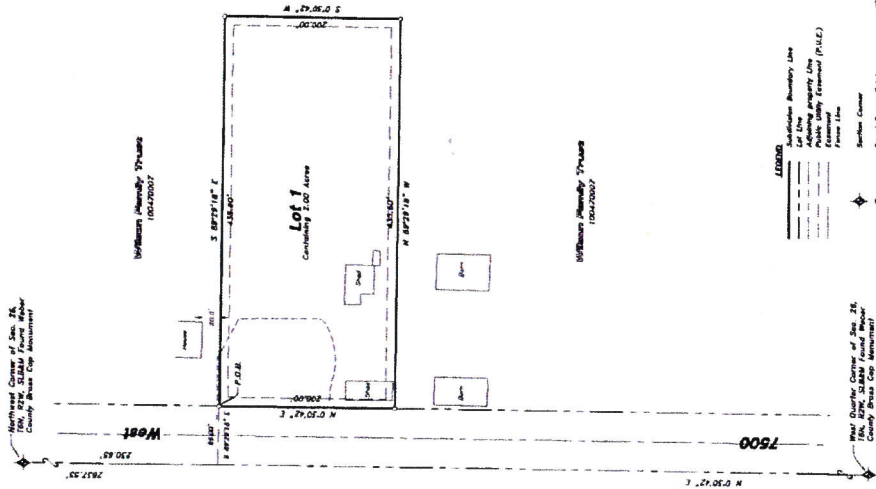
## Location Map



# Exhibit A - Subdivision Plat

## Bitton Subdivision

Weber County, Utah  
 A Part of the Northwest Quarter of Section 26,  
 Township 6 North, Range 3 West, Salt Lake Base & Meridian  
 December 2013



**SURVEYOR'S CERTIFICATE**

K. Greg Hansen, 46 North Center Road, I was a Registered Professional Land Surveyor in the State of Utah as determined with Title 34, Chapter 22, Section 216 of the Utah Code, effective October 19, 2009. I was duly sworn and qualified in the County of Weber, State of Utah on October 1, 2009. I am a duly licensed and qualified Professional Land Surveyor in the State of Utah. I was duly sworn and qualified in the County of Weber, State of Utah on October 1, 2009. I was duly sworn and qualified in the County of Weber, State of Utah on October 1, 2009. I was duly sworn and qualified in the County of Weber, State of Utah on October 1, 2009. I was duly sworn and qualified in the County of Weber, State of Utah on October 1, 2009.



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN.

BEINGING AT A POINT ON THE EAST BOUNDARY OF THE WEST 7500 FEET STREET LOCATED 336.63 FEET SOUTH 06°34'47" WEST ALONG THE WEST LINE OF SAID SECTION 26, THENCE SOUTH 89°18'14" WEST ALONG THE WEST LINE OF SAID SECTION 26, THENCE SOUTH 89°18'14" WEST 2,795.00 FEET, THENCE SOUTH 06°34'47" WEST ALONG SAID EAST LINE, THENCE SOUTH 06°34'47" WEST 15,000 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 2,000 ACRES.

**NARRATIVE**

The purpose of this Survey was to establish and the Property Owners of the Lot Subdivision to be Subdivided into the Subdivided Lots. The Corner used for this Survey is the Corner of the Section 26, Township 6 North, Range 3 West, Salt Lake Base & Meridian, which bears S 89° 18' 14\"/>

**OWNER'S DEDICATION AND CERTIFICATION**

I, the undersigned, as the owner of the above described land, hereby dedicate and certify that the above described land is to be subdivided into the Subdivided Lots and that the Subdivided Lots are to be used for the purposes stated in this Declaration and Certification. I understand that the Subdivided Lots are to be used for the purposes stated in this Declaration and Certification and that I am authorized by the governing authority to execute this Declaration and Certification.

**TRUST ACKNOWLEDGMENT**

I, the undersigned, as the owner of the above described land, hereby acknowledge that the above described land is to be subdivided into the Subdivided Lots and that the Subdivided Lots are to be used for the purposes stated in this Declaration and Certification. I understand that the Subdivided Lots are to be used for the purposes stated in this Declaration and Certification and that I am authorized by the governing authority to execute this Declaration and Certification.

**WEBER COUNTY ENGINEER**  
 I hereby certify that the Required Public Improvements Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantees is sufficient for the Installation of the Required Public Improvements.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2013.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 This is to certify that this Subdivision Plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2013.  
 Chairman, Weber County Planning Commission

**AGRICULTURAL NOTE**  
 Agriculture in the watershed used in this Subdivision Plat, the Dedication of Public Improvements, Streets, Section Corner Data, and for Normalcy with the Urban and Suburban Areas. The Approval of this Plat by the Weber County Surveyor does not relieve the Applicant from the Responsibility and/or Liability of Assessor's Determination. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2013.  
 Chairman, Weber County Commission

**WEBER COUNTY SURVEYOR**  
 I hereby certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Normalcy with the Urban and Suburban Areas. The Approval of this Plat by the Weber County Surveyor does not relieve the Applicant from the Responsibility and/or Liability of Assessor's Determination. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2013.  
 Weber County Surveyor

**WEBER COUNTY ATTORNEY**  
 I have Examined the Proposed Subdivision and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto, and have in Force and Effect. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2013.  
 Weber County Attorney

**HANSEN & ASSOCIATES, INC.**  
 538 North Main Street, Brigham City, Utah 84302  
 435-734-5000  
 www.HAI.com

ENTITY NO. _____ FILED FOR RECORD DATE _____	WEBER COUNTY RECORDER
RECORDED BY _____ OF _____	RECORDER NAME _____
COUNTY RECORDER	DATE _____
OFFICE _____	WEBER-COUNTY HEALTH DEPARTMENT
DATE _____	1. Member County Health Dept. Subdivision Plat, and
	Site Certified for Plat Subdivision Plat, and
	Investigated by this Office and are Approved for On-Site
	Wastewater Disposal Systems. Signed this _____ Day of _____, 2013.



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of The Sanctuary First Amendment (4 lots).  
**Agenda Date:** Wednesday, April 09, 2014  
**Applicant:** Tim Charlwood  
**File Number:** UVS 022114

### Property Information

**Approximate Address:** 1500 North Maple Drive; Huntsville UT  
**Project Area:** 160+ acres  
**Zoning:** Forest (F-40) Zone  
**Existing Land Use:** Recreational Residential  
**Proposed Land Use:** Recreational Residential  
**Parcel ID:** 21-126-0004 & 21-126-0005  
**Township, Range, Section:** T6N, R2E, Section 3 & 4

### Adjacent Land Use

<b>North:</b> Recreational Residential	<b>South:</b> Forest Land
<b>East:</b> Forest Land	<b>West:</b> Recreational Residential

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768  
**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 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

The applicant is requesting to amend an existing subdivision, "The Sanctuary", located at approximately 1500 North Maple Drive in the F-40 Zone, by amending existing lots # 4 & 5, and splitting them into four (4) lots. The proposed amended lots within this subdivision meet the lot area and lot width requirements of this Zone. The proposed four (4) lots do not front onto an existing right-of-way, but the existing lots 4 & 5 were granted an access exception for a private right-of-way and the two (2) proposed lots will be granted the same exceptions. Each of the proposed lots will consist of a minimum of 40.21 acres.

Culinary and secondary water service will be provided by private individual wells, and a private septic system is approved for waste for each proposed lot. Each of the lots has an appropriate well protection area. No additional fire hydrants are being required for this subdivision. All review agency requirements must be addressed and completed prior to this subdivision being recorded.



## Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines “small subdivision” as “An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This amended subdivision consists of only four (4) lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states “With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District

## Administrative Approval

Administrative final approval of The Sanctuary First Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, April 9, 2014

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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

## Location Map

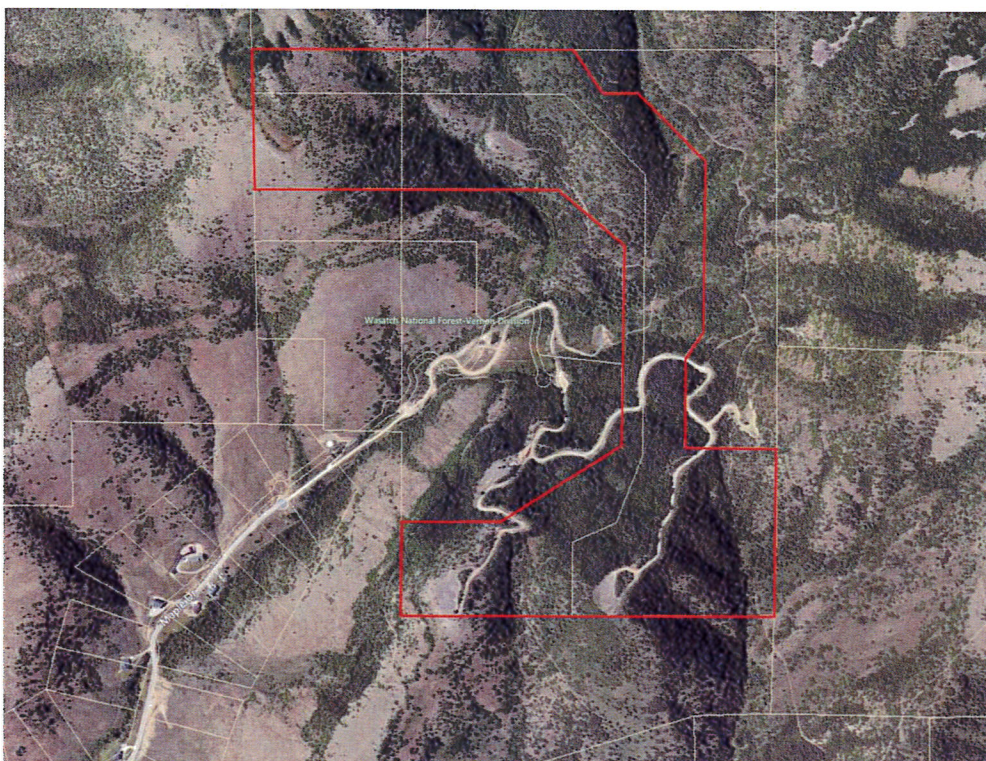
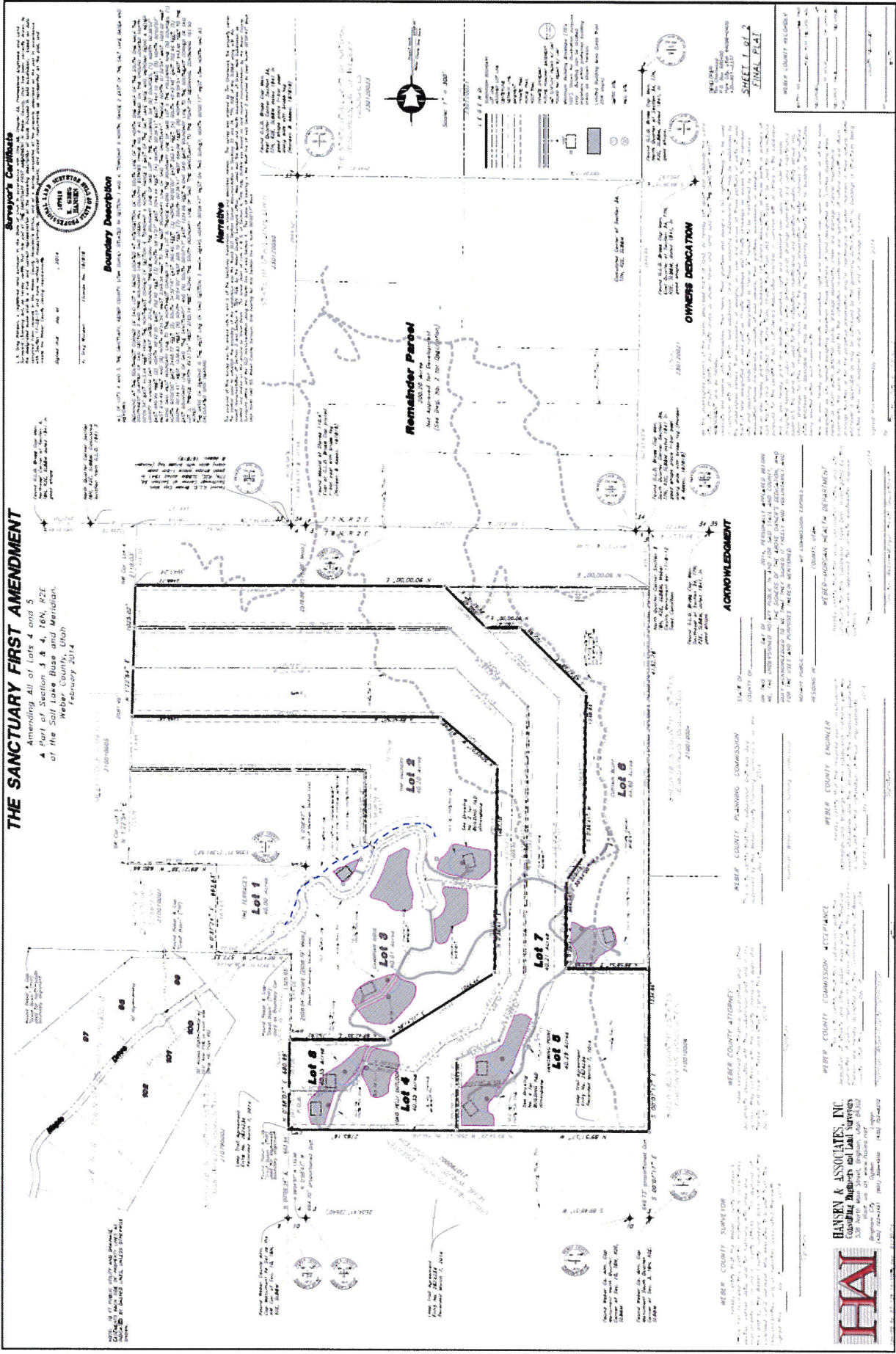


Exhibit A - Subdivision Plat

**THE SANCTUARY FIRST AMENDMENT**

Amending All of Lots 4 and 5  
 A Part of Sections 8, 4, 16N, R2E  
 of the Salt Lake Meridian,  
 Weber County, Utah  
 February 2014



**Surveyor's Certificate**

I, the undersigned, being duly qualified as a Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey and subdivision plat as the same appears in my records, and that the same is a true and correct copy of the original survey and subdivision plat as the same appears in my records, and that the same is a true and correct copy of the original survey and subdivision plat as the same appears in my records.

**Narrative**

The purpose of this survey is to amend the original subdivision plat for the Sanctuary Subdivision, located in Sections 8, 4, 16N, R2E of the Salt Lake Meridian, Weber County, Utah. The original plat, recorded on February 14, 2014, divided the land into nine lots and a remainder parcel. This amendment corrects certain boundary and area discrepancies identified during a recent re-survey. The lots are defined as follows: Lot 1 (40.0000 ac), Lot 2 (40.0000 ac), Lot 3 (40.0000 ac), Lot 4 (40.0000 ac), Lot 5 (40.0000 ac), Lot 6 (40.0000 ac), Lot 7 (40.0000 ac), Lot 8 (40.0000 ac), Lot 9 (40.0000 ac), and the Remainder Parcel (40.0000 ac).

**Remainder Parcel**

40.0000 ac  
 (See Plat No. 2, 2014-0000)

**OWNERS DEDICATION**

I, the undersigned, being duly qualified as a Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey and subdivision plat as the same appears in my records, and that the same is a true and correct copy of the original survey and subdivision plat as the same appears in my records, and that the same is a true and correct copy of the original survey and subdivision plat as the same appears in my records.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 WEBER COUNTY PLANNING COMMISSION  
 WEBER COUNTY ATTORNEY  
 WEBER COUNTY COMMISSION

**HANSEN & ASSOCIATES, INC.**  
 Civil, Survey, Boundary and Land Services  
 238 North Main Street, Brigham City, UT 84302  
 Phone: (435) 833-8888 Fax: (435) 833-8889  
 Website: www.hansenai.com



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Blue Acres Subdivision Phase 2 (2 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Tuesday, April 08, 2014

**Applicant:** Romney Buck

**File Number:** LVD 0131

### Property Information

**Approximate Address:** 4000 West 2200 South

**Project Area:** 2.13 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-078-0068

**Township, Range, Section:** T6N, R2W, Section 33

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Agricultural	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** JG

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

## 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

The applicant is requesting final approval of Blue Acres Subdivision Phase 2 (2 lots), located at approximately 4000 West 2200 South in the A-1 Zone. The subdivision meets the area and lot width requirements of this Zone. Each parcel will be a little over an acre in size, leaving a remainder agricultural parcel of 13.53 acres. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. With the deferral, the Engineering Division wants the grade brought up to a foot below the edge of asphalt and a drainage swale constructed and maintained. A note needs to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber water is required prior to Planning Division approval. Central Weber Sewer will provide sewer services with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the Planning Division.

## Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines “small subdivision” as “A subdivision consisting of five or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only two lots and no streets are being created or realigned. The Land Use Code (Subdivisions) also states “With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director for their determination, based upon compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Center Weber Sewer District
  - Annexation into the sewer district
  - District impact fees
- Requirements of Taylor West Weber Water
  - Connect to Hooper Irrigation
  - Impact fees
- Requirements of the Weber Fire District
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

## Administrative Approval

Administrative final approval of Blue Acres Subdivision Phase 2 (2 lots) is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded.

Date of Administrative Approval: April 9, 2014

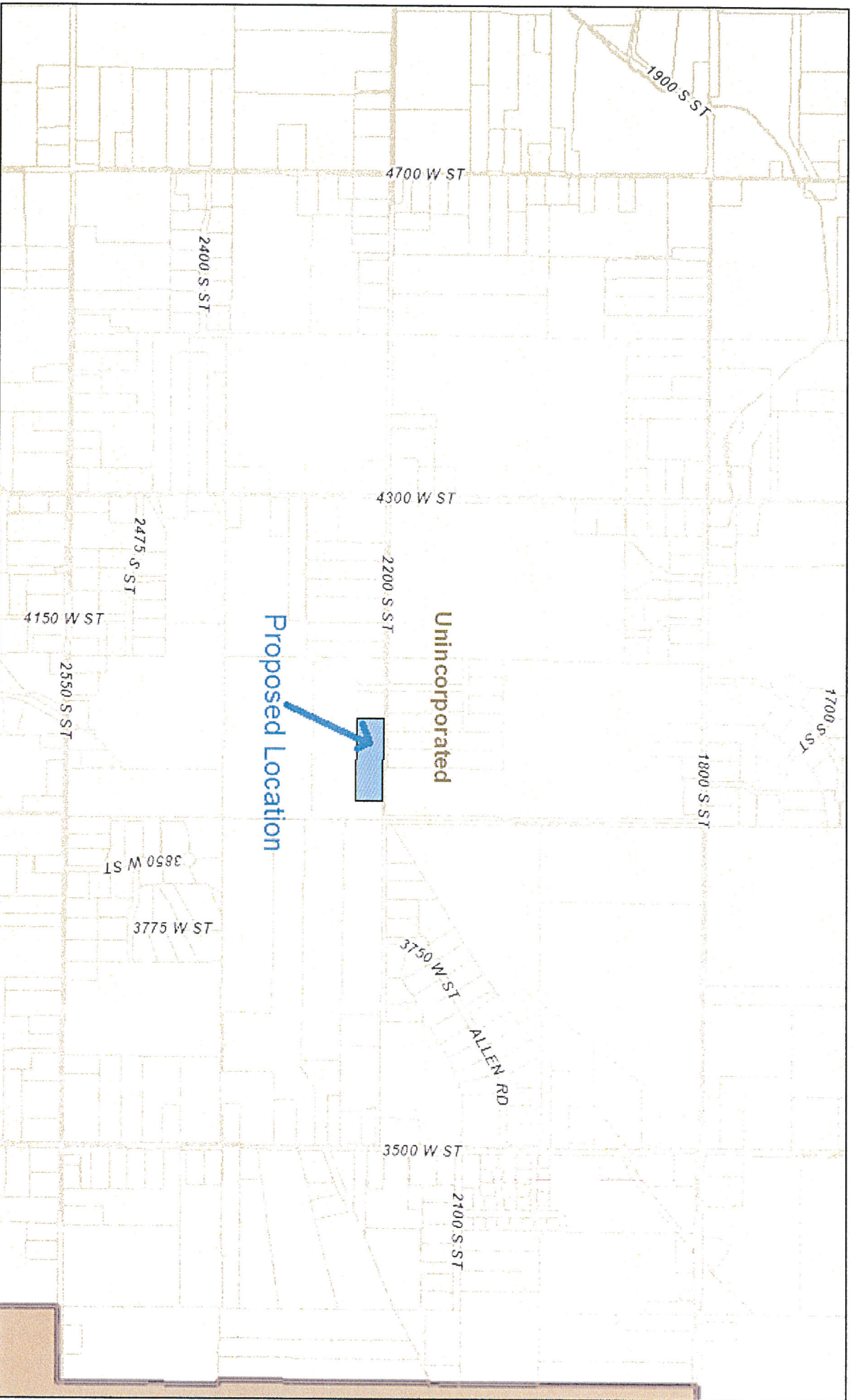
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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

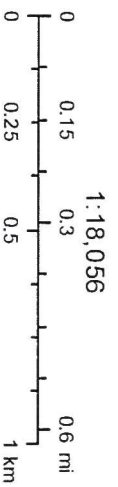
# Blue Acres Phase 2



March 13, 2014

Street Labels

City Labels



1:18,056





# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Powder Ranch Subdivision (4 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Wednesday, April 09, 2014

**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

**Parcel ID:** 21-035-0065

**Township, Range, Section:** T6N, R2E, Section 21

### Adjacent Land Use

<b>North:</b> Agricultural/Residential	<b>South:</b> Agricultural/Residential
<b>East:</b> Agricultural/Residential	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## 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

The applicant is requesting final approval of Powder Ranch Subdivision located at approximately 8800 West 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. It 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.

Culinary water service will be provided by private individual wells, and a private septic system is approved for waste water disposal for each lot. No additional fire hydrants are being required for this subdivision. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

The applicant is requesting a deferment to the installation of the curb, gutter and sidewalk. Currently there is neither curb nor gutter along either street, however on March 25, 2014 the Ogden Valley Planning Commission approved a subdivision (Silver Summit) to the east of this requiring that a pathway along 1300 South be installed. Also, based on 108-17 (Ogden Valley Pathways) of the Land Use Code, it is suggested that a pathway be installed along 1300 South and 8800 East. This side pathway could be in lieu of the sidewalk, along with a deferment to the curb & gutter requirement.

## Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines “small subdivision” as “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states “With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director, for their determination, based upon compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District

## Administrative Approval

Administrative final approval of Powder Ranch Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, April 9, 2014

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Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

## Location Map





Exhibit A - Subdivision Plat

