



# 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 3 (1 lot).  
**Agenda Date:** Wednesday, August 13, 2014  
**Applicant:** Romney Buck  
**File Number:** LVB 050714

### Property Information

**Approximate Address:** 4000 W 2200 S, Ogden UT  
**Project Area:** 1.112 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-078-0130  
**Township, Range, Section:** T6N, R2W, Section 28

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766  
**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 5 (A-1 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, it 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 approval of Blue Acres Subdivision Phase 3, located at approximately 4000 West 2200 South in the A-1 Zone. The 1.112 acre proposed lot within this subdivision meets the lot area and lot width requirements of this Zone, as it has more than 40,000 square feet in area and 150 feet in width. Access for the lot will be from 2200 South. The eastern boundary is a Hooper Irrigation Company canal and, the western boundary of the subdivision is a lot in Blue Acres Subdivision Phase 2, approved earlier this year. The applicant has been working with Hooper Irrigation Company on improvement requirements and fence location on the canal.

Culinary water service is provided by Taylor West Weber Water. Pressurized secondary water is provided by Hooper Irrigation Company. A new fire hydrant has been required by the Weber Fire District. 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 subdivision consists of only one (1) lot 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
- Requirements of the Weber County Surveyors Department

### Administrative Approval

Administrative final approval of Blue Acres Subdivision Phase 3 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, August 13, 2014



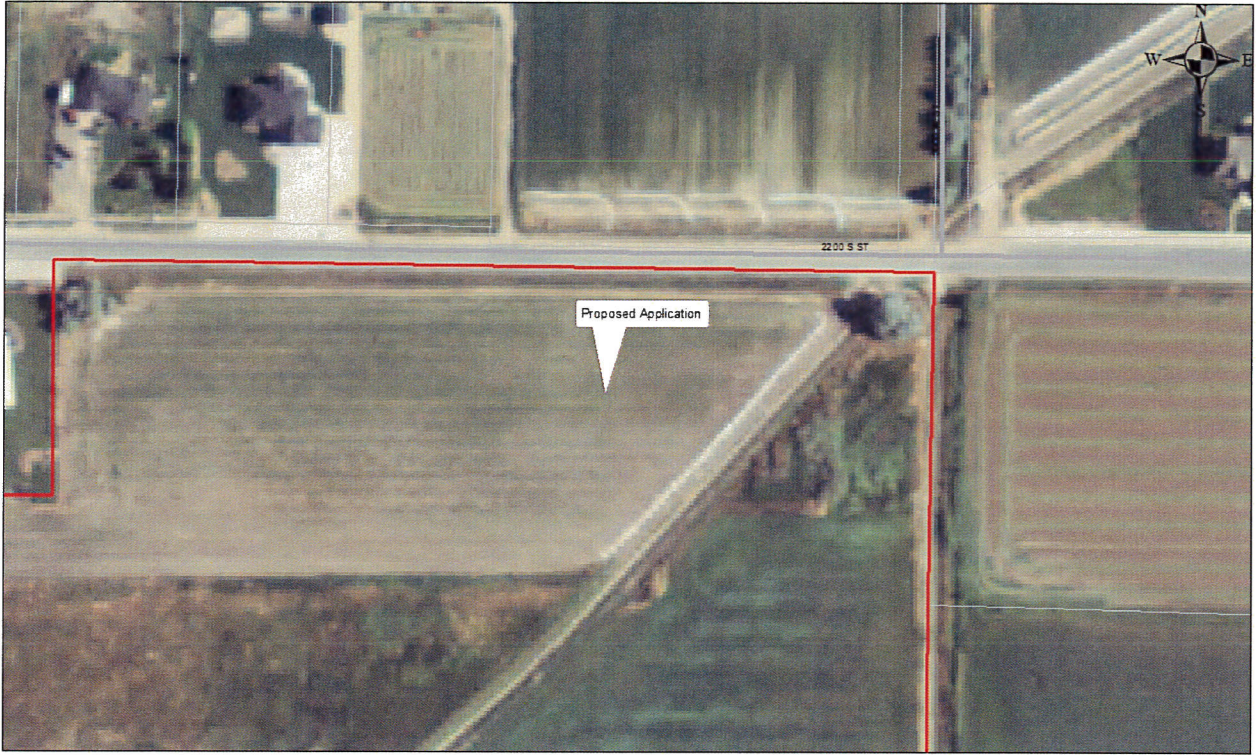
Sean Wilkinson  
Weber County Planning Director

### Exhibits

- A. Subdivision Plat



Map 1



Map 2

