



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 Hipwell Estates Subdivision (2 lots).
Agenda Date: Wednesday, January 21, 2015
Applicant: Chris DeHerrera, applicant; Susan Hancock Trustees, owner
File Number: LVH 081314

Property Information

Approximate Address: 3800 North 3900 West, Plain City UT
Project Area: 2.98 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 19-009-0074
Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: 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 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 approval of Hipwell Estates Subdivision, located at approximately 3800 North 3900 West in the A-2 Zone. The proposed 1.086 and 1.426 acre lots within this subdivision meet the lot area and lot width requirements of this Zone, as they have more than 40,000 square feet in area and 150 feet in width. Access for the lots will be from 3900 West. The purpose of this subdivision is to further separate agricultural lands associated with the family from an existing home and a new lot. When doing this it will be required that the remaining acreage is combined with other adjacent agricultural parcels.

Culinary water service is provided by Bona Vista Water. Private septic systems are used for waste water. No new fire hydrant has been required. 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 two (2) 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
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Hipwell Estates 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, January 21, 2015.

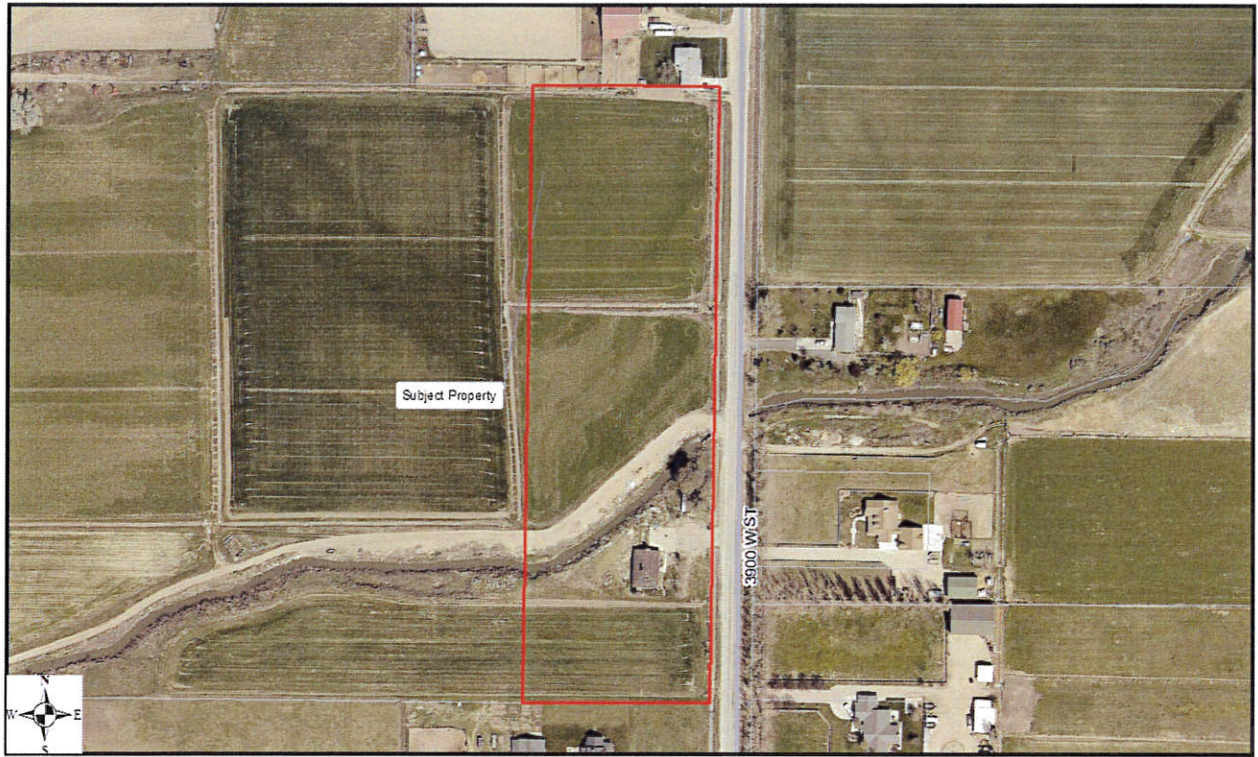


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2

