



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 Lakeside Acres Subdivision (2 lots) with a deferral for curb, gutter, and sidewalk.

Agenda Date: Wednesday, November 19, 2014

Applicant: Alisa Dunn

File Number: UVL102314

Property Information

Approximate Address: 1034 North 7100 East

Project Area: 17 acres

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Agricultural/Residential

Proposed Land Use: Residential

Parcel ID: 21-009-0017

Township, Range, Section: T6N, R2E, Section 17

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SW

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 6 Agricultural Valley (AV-3 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 Lakeside Acres Subdivision (2 lots), located at approximately 1034 North 7100 East in the AV-3 Zone. The subdivision lots meet the area requirement with Lot 1 having 3.178 acres and Lot 2 having 13.83 acres. There are structures on Lot 1 that appear to be encroaching into setback requirements. The applicant needs to show that these structures meet the setbacks (front yard setback) and if any of these structures are to be removed.

The Engineering Division wants an easement over the existing access as part of the easement that is on Ropelato property. A note will need 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."

Culinary water will be provided by a well and the applicant is in the process of having a new well approved. The existing home on Lot 2 is currently using a well. They have shown a 100 foot radius well protection easement. The Health Department has approved septic systems as a means of wastewater disposal. The Fire District is requiring one new fire hydrant, if available from 7100 East.

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 Weber Fire District
- Requirements of the Weber County Surveyor

Administrative Approval

Administrative final approval of Lakeside Acres Subdivision (2 lots), located at approximately 1034 North 7100 East 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. The administrative hearing was held on Wednesday, November 19, 2014. Jill Goff representing Ralph Hansen spoke about the irrigation lines that are located on the property and submitted a letter from Ralph Hansen. An easement needs to be shown on the subdivision plat for the irrigation lines. Neighbors from Casey Acres Subdivision asked questions about the water supply for these lots and questions on the culinary wells. Those questions were answered.

Date of Administrative Approval: November 19, 2014

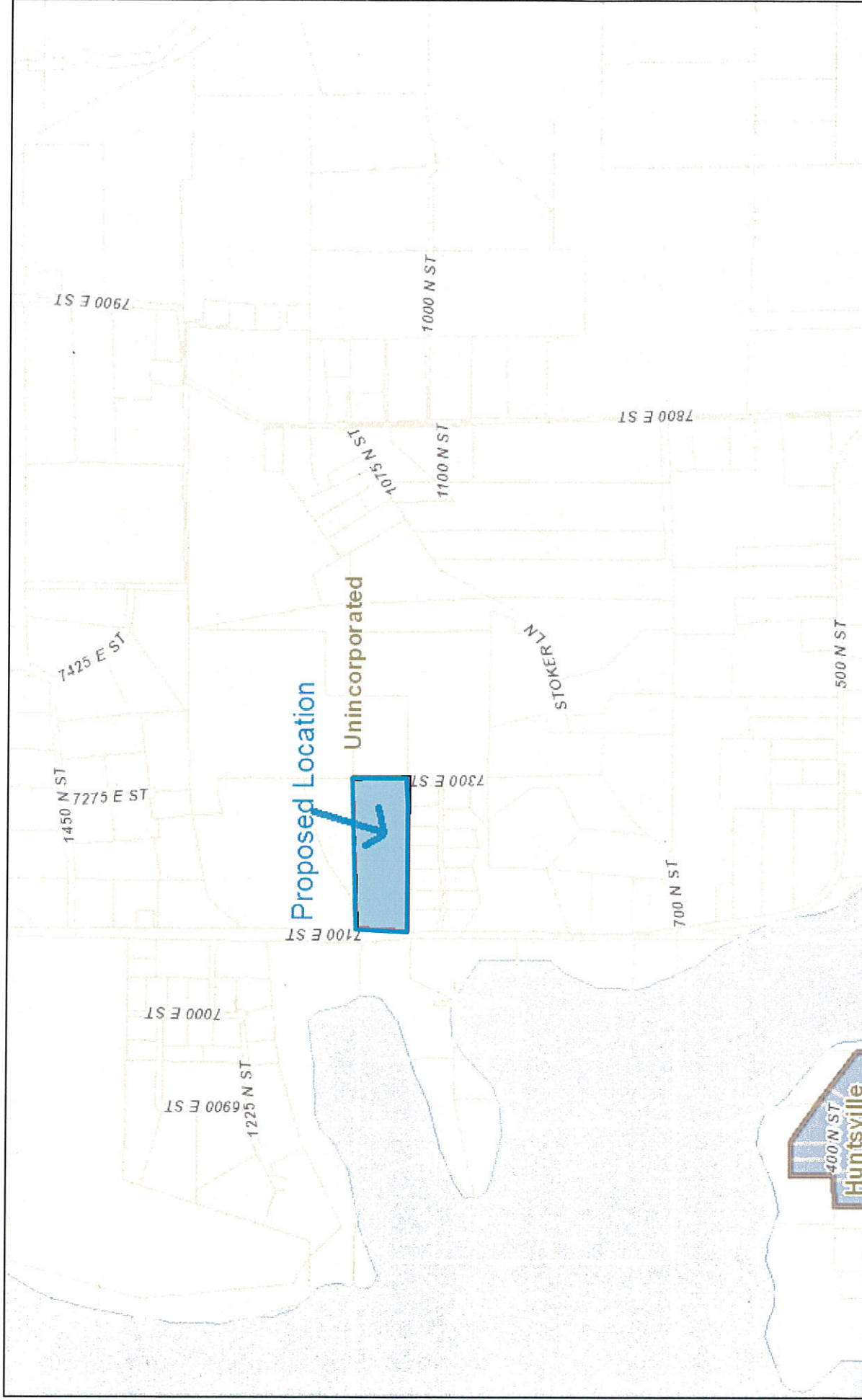


Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map
- C. Minutes from the Administrative Hearing

Location Map



October 24, 2014

Street Labels

City Labels

1:18,056

