



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 Shady Acres Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.
Agenda Date: Wednesday, November 19, 2014
Applicant: Rebecca Costello
File Number: LVD 1014-2014

Property Information

Approximate Address: 2906 Carriage Lane
Project Area: 2.08 acres
Zoning: Residential (RE-20)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 07-352-0001
Township, Range, Section: T5N, R1W, Section 25

Adjacent Land Use

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

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 3 (Residential Estates Zones RE-15 and RE-20 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 Shady Acres Subdivision (1 lot), located at approximately 2906 Carriage Lane in the RE-20 Zone. The subdivision lot meets the area requirement for the zone where it is located. This amended subdivision is Lot 3 of Spring Creek Estates Number 2 that was recorded in 1988. The applicant is amending the lot to remove the buildable area that is shown on the subdivision plat in order to build an accessory building on the lot.

The Engineering Division needs a letter from an Engineer stating that there are no geotechnical concerns with the buildable area increasing on this lot (signed and stamped). This letter would need to address the build-able area in relation to the top edge of the slope as well. The buildable area needs to be defined on the plat. Contours need to be shown. Please show the home and provide dimensions showing the setbacks (sides, front, and rear) from the home to the property line. This lot will need to have a deferral of curb gutter and sidewalk if there is not already one, or it will need to be installed.

A home is located on the lot that currently has water and sewer. The Weber Fire District has no concerns with this proposal.

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 "an amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned" This subdivision consists of 1 lot that is being amended 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 County Surveyor
- Requirements of the Weber Fire District

Administrative Approval

Administrative final approval of Shady Acres Subdivision (1 lot), located at approximately 2906 Carriage Lane 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. The administrative hearing was held on Wednesday, November 19, 2014. A neighboring couple came to the meeting to see the proposal and spoke in favor of the amendment of the Lot. The applicant and two other representatives of the applicant spoke at the meeting with their main concerns of not having to have a Geotechnical firm do a Geotechnical Study. Mr. Meyerhoffer from the Weber County Engineering Division stated the County Engineer would like to see the letter addressing the Geotechnical and slope issues come from a Civil Engineer.

Date of Administrative Approval: November 19, 2014

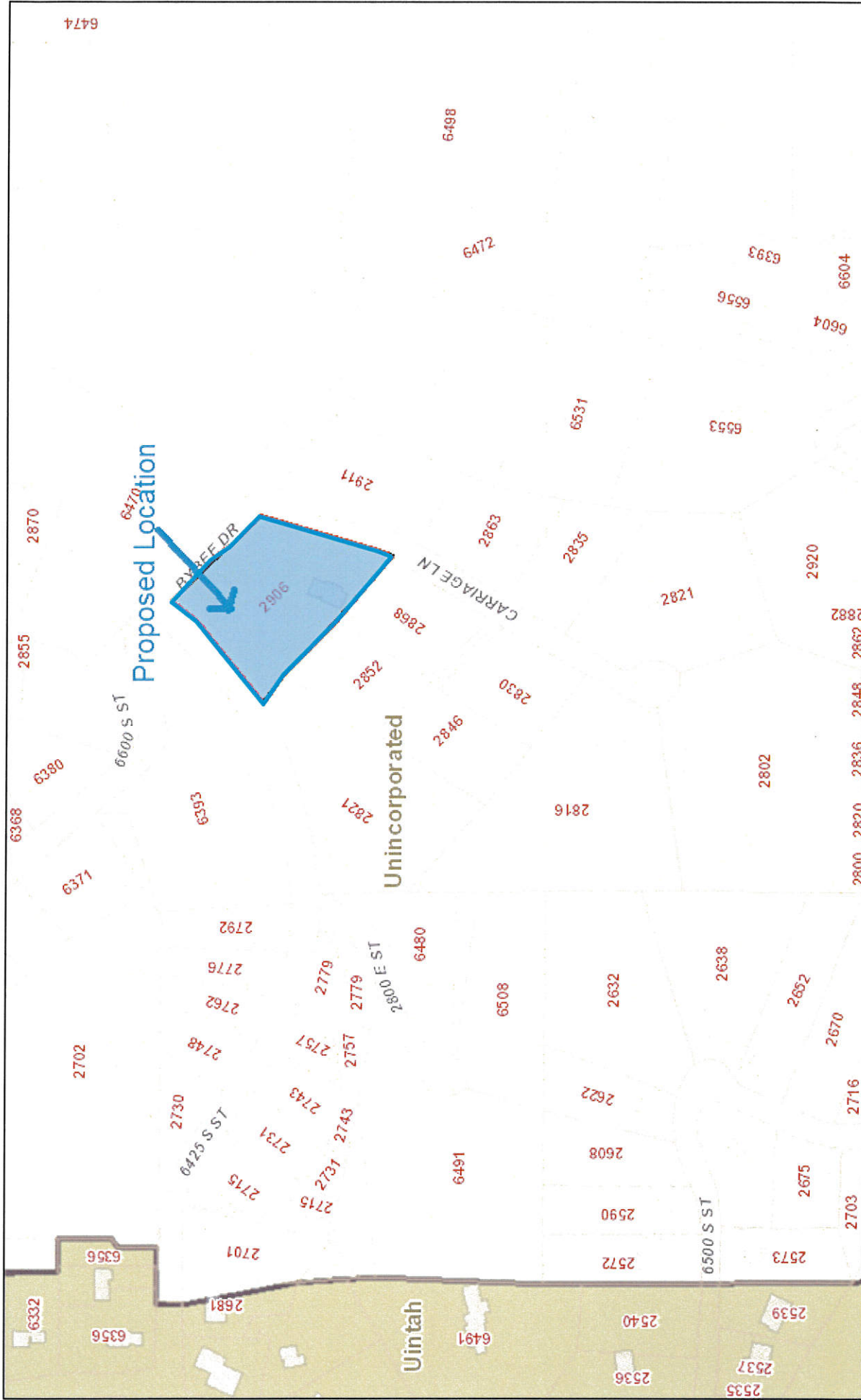


Sean Wilkinson
Weber County Planning Director

Exhibits

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

Shady Acres



October 23, 2014

Street Labels

Parcel Address

City Labels

1:4,514

