



# 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 Buhley South Fork Ranch Subdivision (3 lots).  
**Agenda Date:** Wednesday, October 29, 2014  
**Applicant:** Greg Graves  
**File Number:** UVB091914

### Property Information

**Approximate Address:** 8003 East 1500 South  
**Project Area:** 39.907 acres  
**Zoning:** Forest Valley (FV-3)  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-046-0060 and 15-046-0062  
**Township, Range, Section:** T6N, R2W, Section 16

### 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:** SW

## Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-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 Buhley South Fork Ranch Subdivision (3 lots), located at approximately 8003 East 1500 South in the FV-3 Zone. The subdivision lots meet the area requirement and the three lots received an Access Exception (AE2014-04) to access the lots using a right of way easement.

The current effective flood plain is shown on the plat and the Engineering Division wants the proposed flood plain shown as well. Easements for the existing ditches need to be shown.

The Town of Huntsville will provide culinary water and septic systems will be used as means of wastewater disposal. The Fire District has turn-around and access easement width requirements shown on a set of plans. The Fire District also has fire hydrant spacing requirements.

## 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 three 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
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

### Administrative Approval

Administrative final approval of Buhrlay South Fork Ranch Subdivision (3 lots), located at approximately 8003 East 1500 South 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, October 29, 2014 with one neighbor who came in to talk about the bridge, but had no concerns after seeing the proposal.

Date of Administrative Approval: October 29, 2014



Sean Wilkinson  
Weber County Planning Director

### Exhibits

- A. Subdivision plat
- B. Location map