



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 19, 2014

4:00-5:00 p.m.

1. Consideration and action on an administrative application, final approval of Lakeside Acres Subdivision (2 lots) with a deferral for curb, gutter, and sidewalk located at 1034 North 7100 East – Alisa Dunn, Applicant
2. Consideration and action on an administrative application, final approval of Shady Acres (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk located at 2906 Carriage Lane – Rebecca Costello, Applicant
3. Consideration and action on an administrative application, final approval of Eden Dream Meadows (2 lots) located at 5056 East 2725 North – Peterson Builders and Lisa Garrison, Applicant
4. Adjournment

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



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

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." Please show the dimension from the west property line to the centerline of 7100 East.

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.

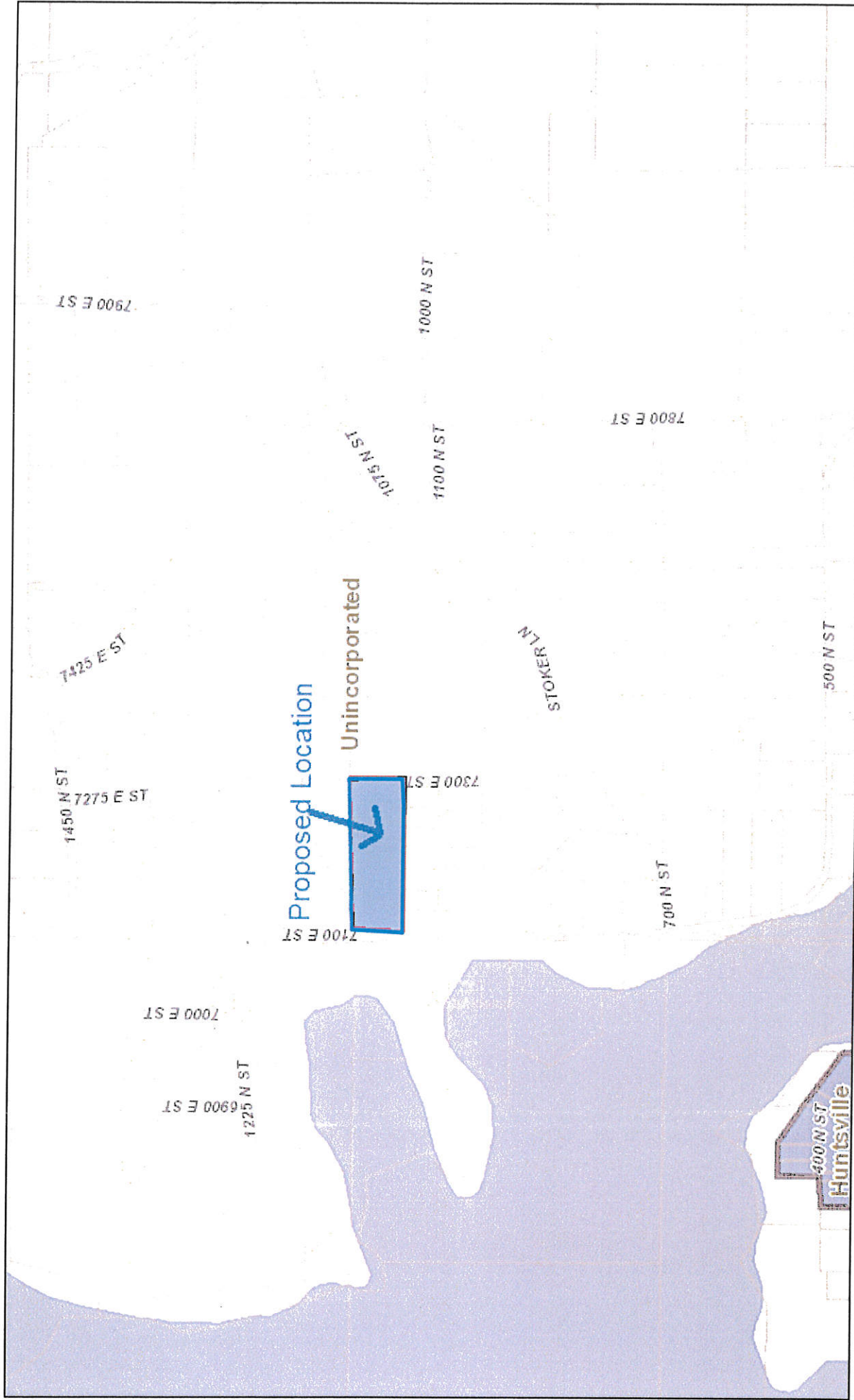
Date of Administrative Approval: November 19, 2014

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map

Location Map

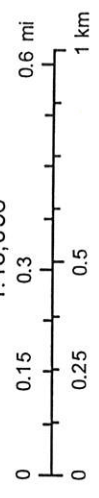


October 24, 2014

Street Labels

City Labels

1:18,056





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

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 Acre Subdivision (1 lots), located at approximately 2906 Carriage Lane in the RE-20 Zone. The subdivision lot meets the area requirement for the zone that 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
- 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.

Date of Administrative Approval: November 19, 2014

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map



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 Eden Dream Meadows (2 lots).
Agenda Date: Wednesday, November 19, 2014
Applicant: Peterson Builder and Lisa Garrison
File Number: UVL102914

Property Information

Approximate Address: 5056 East 2725 North
Project Area: 2.4 acres
Zoning: Agricultural Valley (AV-3)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-021-0012 and 22-131-0005
Township, Range, Section: T7N, R1E, Section 17

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 6 Agricultural Valley (AV-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 12 Noncomplying Structures and Nonconforming uses/parcels

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 Eden Dream Meadows Subdivision (2 lots), located at approximately 5056 East 2725 North in the AV-3 Zone. The applicant is adjusting property lines between Lot 22 of Eden Meadows Subdivision Number 3 and Lot 1 of Dream Catcher Subdivision. Weber County Land Use Code Title 108 (Standards) Chapter 12 Noncomplying Structures and Nonconforming uses/parcels states the following: "A subdivision which has been approved and recorded or submitted prior to a change in zoning requiring larger lots, may adjust the lot boundaries within the subdivision subject to:

- A. No lot within the subdivision shall be smaller than the original zoning requirement allowed at the time the subdivision was created.
- B. The lot/frontage width is not reduced below existing zoning requirements.
- C. No new lots or parcels are created.
- D. An amended subdivision plat is required".

Based on the above requirements these lots meet the frontage and area requirements.

Septic systems have been approved as means of wastewater disposal and Eden Water is providing culinary water. The Fire District has no concerns.

The Engineering Division wants Wolf Creek Irrigation easement shown on plat and 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."

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

Administrative Approval

Administrative final approval of Eden Dream Meadows 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.

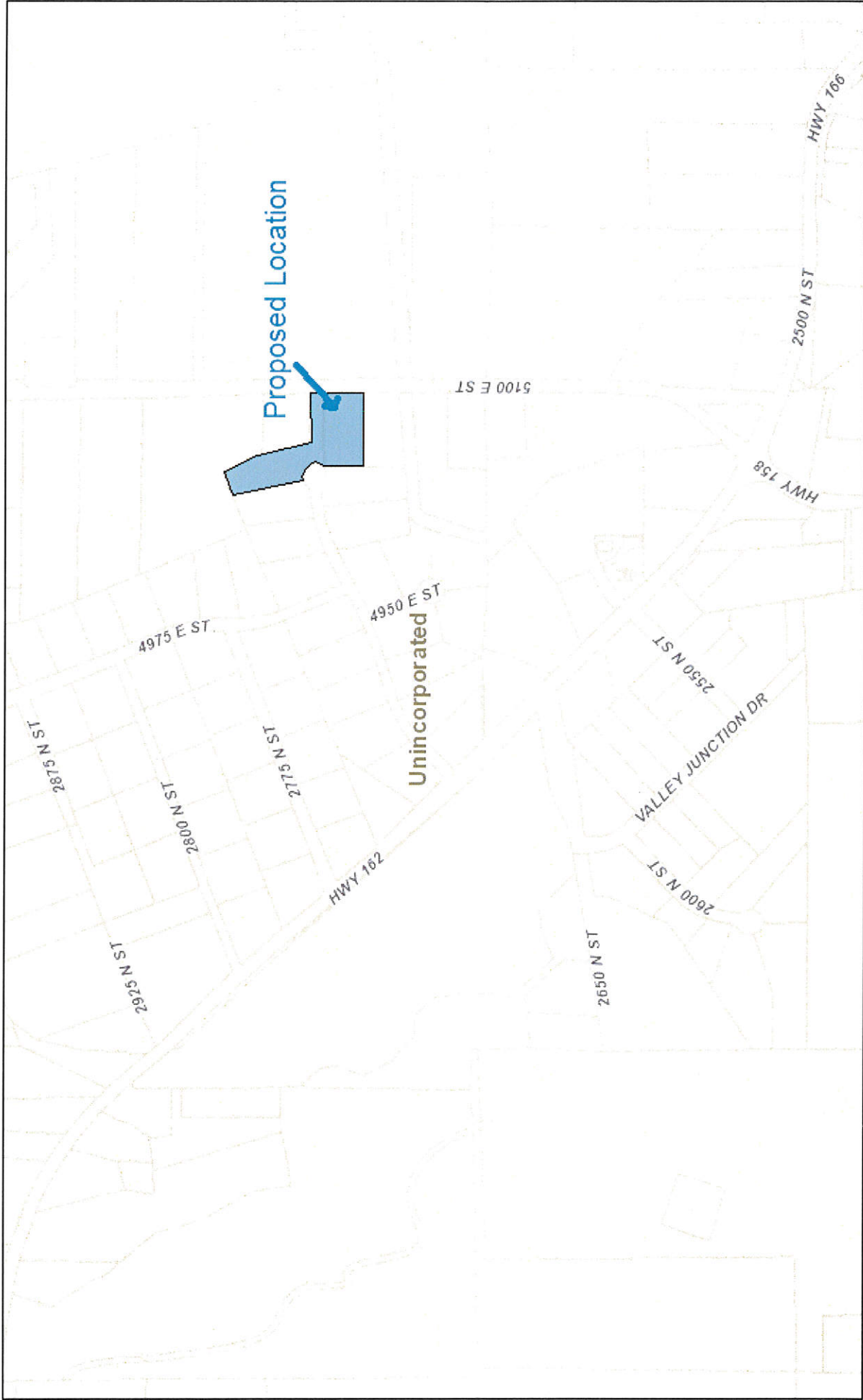
Date of Administrative Approval: November 19, 2014

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map

Location Map



October 29, 2014

Street Labels

City Labels

1:9,028

