



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**August 4, 2015**  
**4:00-5:00 p.m.**

1. LVF070715 Consideration and action on an administrative application, final approval of Flint Subdivision, 1400 S 2900 W, 2 Lots, Daniel Flint, Applicant
2. LVV060315 Consideration and action on an administrative application, final approval of Valley Green Estates, 1<sup>st</sup> Amendment, 3 Lots, 2612 South 4150 West, Spencer Atkinson, Applicant
3. LVS062915 Consideration and action on an administrative application, final approval of Strahan Place Subdivision Phase 2, 440 South 6700 West, 1 Lot, Michael Strahan, Applicant
4. LVD052115 Consideration and action on an administrative application for final approval of Doyle Hess Subdivision 1<sup>st</sup> Amendment, 2 Lots, 4544 West 2550 South, Doyle Hess, Applicant
5. 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*





# 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 Flint Subdivision (2 lots).  
**Agenda Date:** Tuesday, August 04, 2015  
**Applicant:** Daniel Flint, owner  
**File Number:** LVF 070715

### Property Information

**Approximate Address:** 1400 S 2900 W, Ogden UT  
**Project Area:** 17.66 acres  
**Zoning:** Agricultural (A-2) Zone  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-079-0086  
**Township, Range, Section:** T6N, R2W, Section 22

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Agricultural
<b>East:</b> Residential	<b>West:</b> Residential

### 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 Flint Subdivision (2 lots), located at approximately 1400 South 2900 West in the A-2 Zone. The two proposed lots in the 17.66 acre subdivision meet the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lots will be from 2900 West. The purpose of this subdivision is to develop two lots and build two new homes.

Culinary water service is provided by Bona Vista Water. A private septic system will be used for waste water. 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 two (2) lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated

administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission.” 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 Flint Subdivision 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: Tuesday, August 4, 2015.

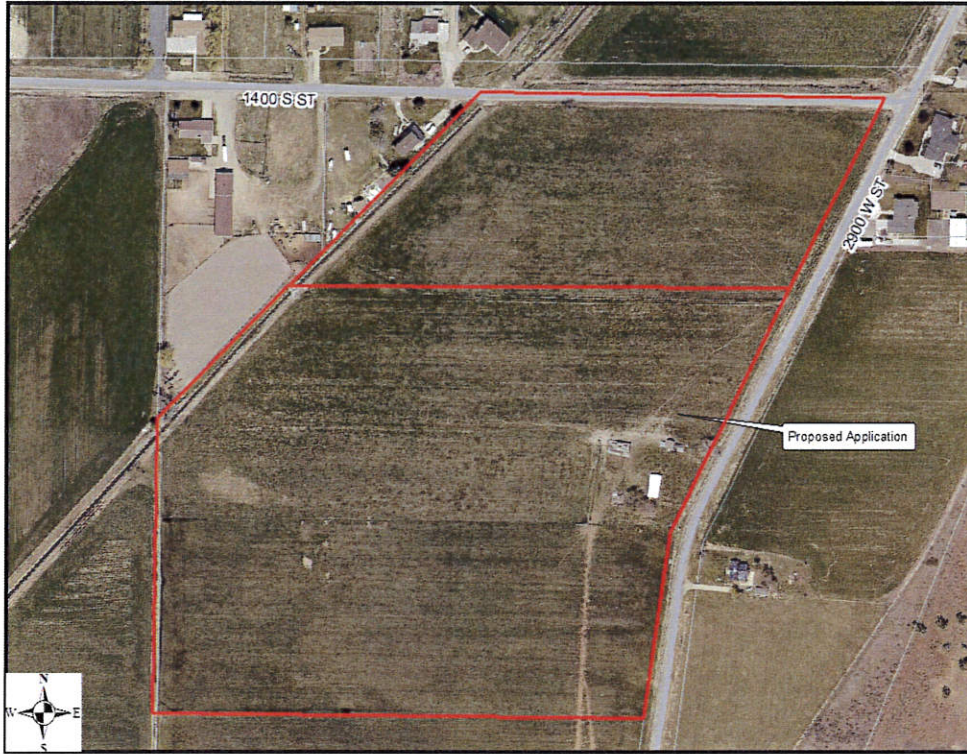
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Sean Wilkinson  
Weber County Planning Director

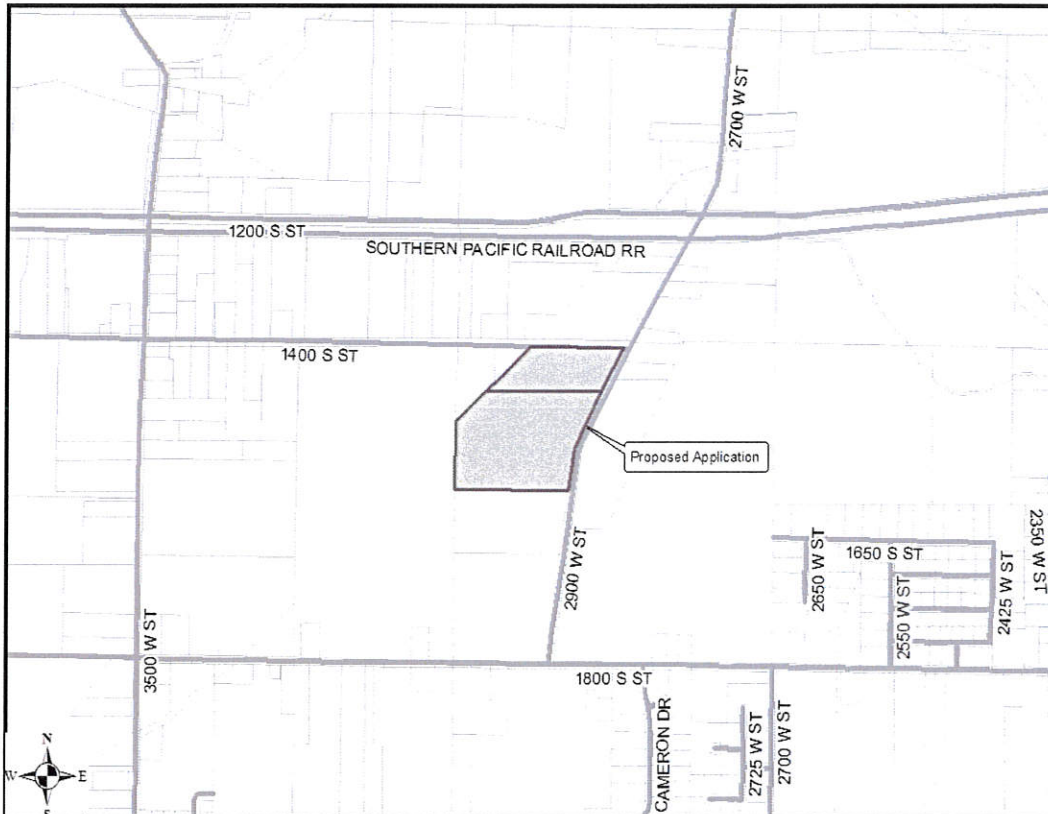
### **Exhibits**

- A. Subdivision Plat

Map 1



Map 2





# 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 Valley Green Estates Subdivision 1st Amendment (3 lots).  
**Agenda Date:** Tuesday, August 04, 2015  
**Applicant:** Spencer Atkinson, owner  
**File Number:** LVV 063015

### Property Information

**Approximate Address:** 2612 S 4150 West, Ogden UT  
**Project Area:** 4.291 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-104-0014, and 15-104-0010  
**Township, Range, Section:** T6N, R2W, Section 33

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### 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 5 (A-1 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 Valley Green Estates Subdivision 1<sup>st</sup> Amendment (3 lots), located at approximately 2612 South 4150 West in the A-1 Zone. The three proposed lots in the 4.291 acre subdivision meet the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lots will be from 4150 West. The purpose of this subdivision is to reconfigure lot line to follow a large canal that runs through the middle of one of the existing lots, making it undesirable and difficult to maintain. Two of the lots have existing homes and one is vacant.

Culinary water service is provided by Taylor West Weber Water. A private septic system will be used for waste water. 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 three (3) lots and no new

streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Valley Green Estates Subdivision 1<sup>st</sup> Amendment 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: Tuesday, August 4, 2015.

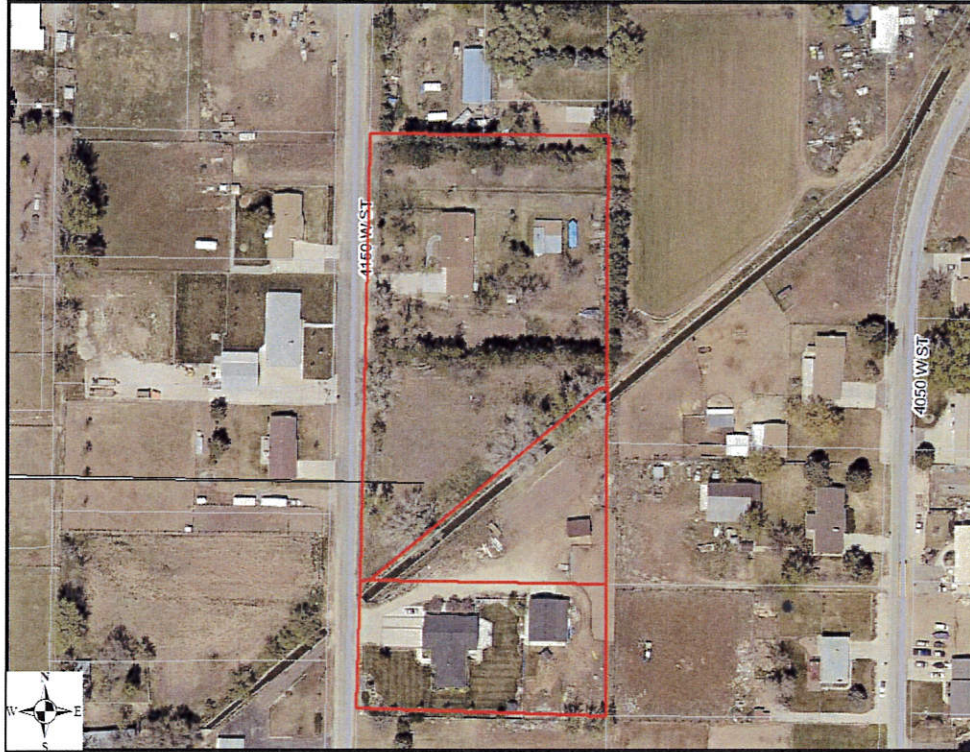
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Sean Wilkinson  
Weber County Planning Director

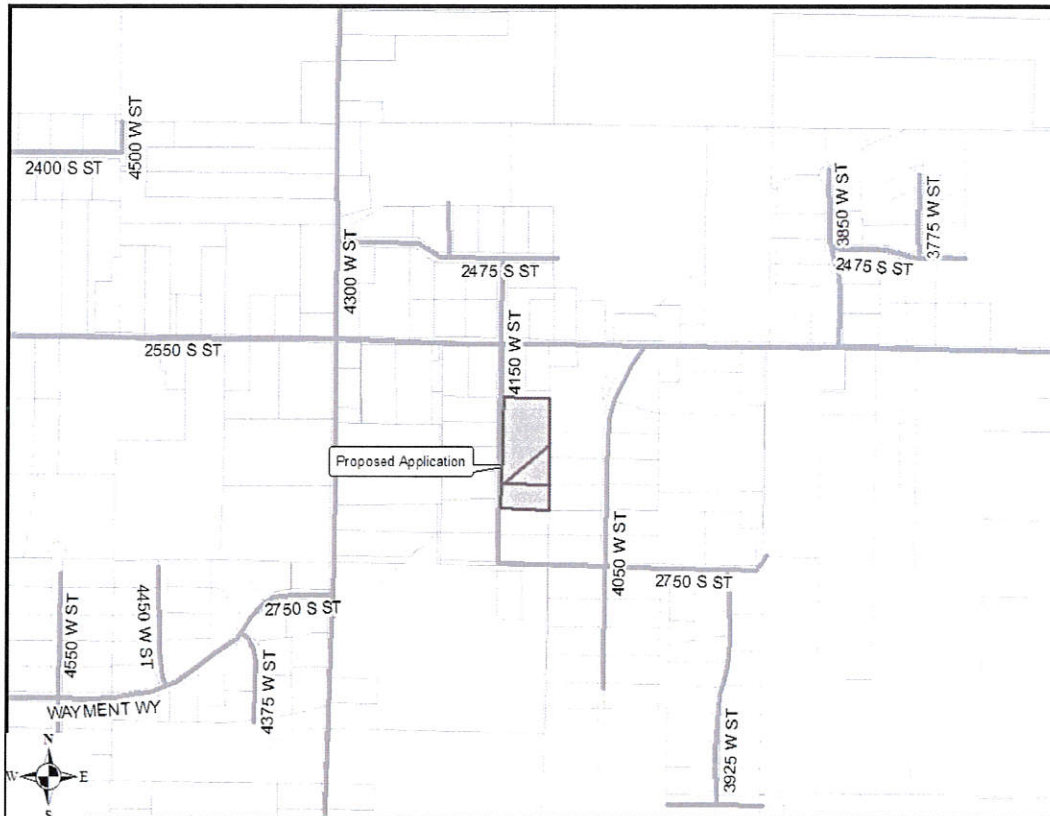
### Exhibits

- A. Subdivision Plat

Map 1



Map 2





# 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 Strahan Place Subdivision phase 2 (1 lot).  
**Agenda Date:** Tuesday, August 04, 2015  
**Applicant:** Michael Strahan, owner  
**File Number:** LVV 062915

### Property Information

**Approximate Address:** 440 S 6700 West, Ogden UT  
**Project Area:** 29.66 acres  
**Zoning:** Agricultural (A-2) Zone  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 10-035-0055  
**Township, Range, Section:** T6N, R3W, Section 13

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Agricultural	<b>West:</b> Residential

### 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 Strahan Place Subdivision phase 2 (1 lot), located at approximately 2440 S 6700 West in the A-2 Zone. The proposed one lot in the 29.66 acre subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lot will be from 6700 West. The purpose of this subdivision is to building a dwelling with all of the agricultural property.

Culinary water service is provided by West Warren Warren Water. A private septic system will be used for waste water. 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 one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated



administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission.” 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 Strahan Place Subdivision phase 2 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: Tuesday, August 4, 2015.

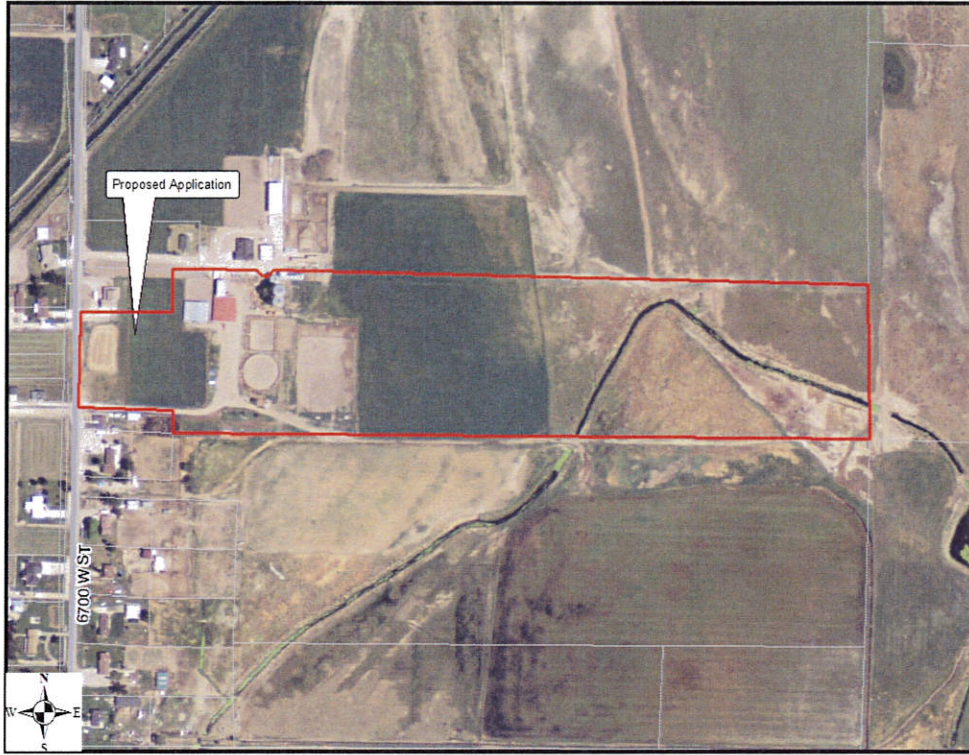
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Sean Wilkinson  
Weber County Planning Director

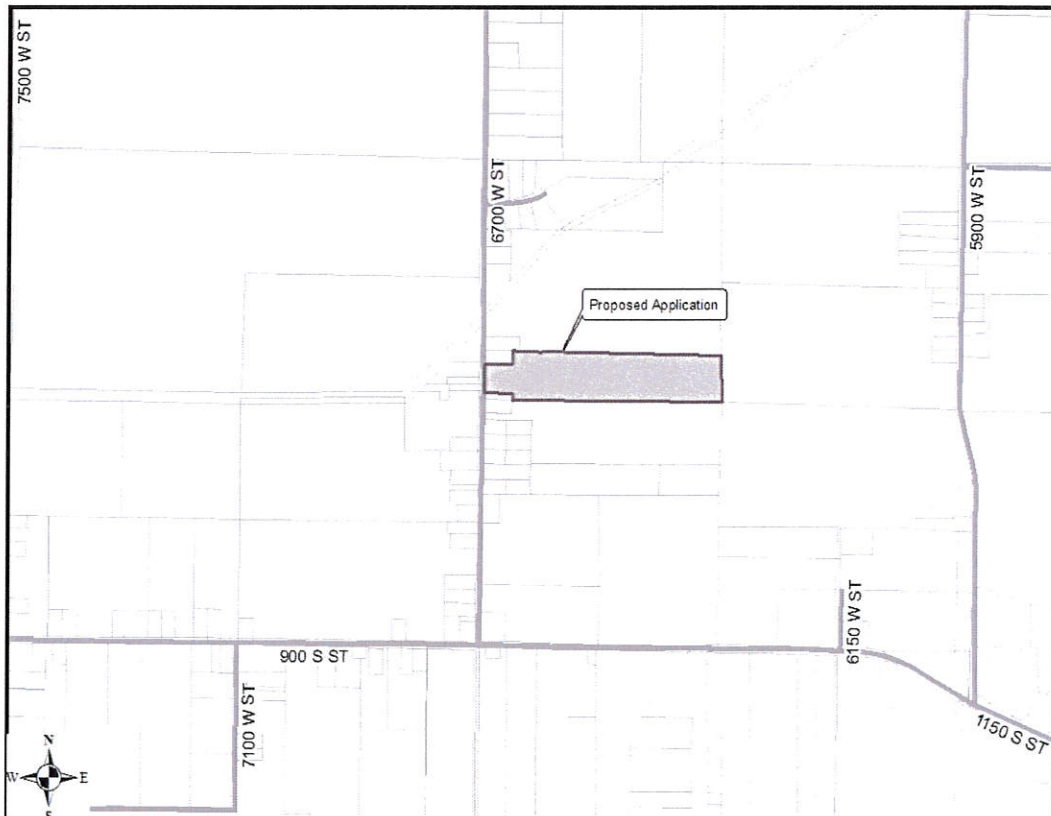
### **Exhibits**

- A. Subdivision Plat

Map 1



Map 2





## 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 Doyle Hess Subdivision 1st Amendment (2 lots).  
**Agenda Date:** Tuesday, August 04, 2015  
**Applicant:** Doyle Hess, owner  
**File Number:** LVD 052115

#### Property Information

**Approximate Address:** 4544 W 2550 S West, Ogden UT  
**Project Area:** 2.87 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-079-0086  
**Township, Range, Section:** T6N, R2W, Section 29

#### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Residential	<b>West:</b> Residential

#### 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 5 (A-1 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 Doyle Hess Subdivision 1<sup>st</sup> Amendment (2 lots), located at approximately 4544 West 2550 South in the A-1 Zone. The two proposed lots in the 2.87 acre subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lots will be from 2550 South one of which is by a private right of way approved with an access exception (AE 2014-05). The purpose of this subdivision is to further separate a residential lot to build a new home.

Culinary water service is provided by Taylor West Weber Water. A private septic system will be used for waste water. 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 two (2) lots and no new

streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Doyle Hess Subdivision 1<sup>st</sup> Amendment 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: Tuesday, August 4, 2015.

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Sean Wilkinson  
Weber County Planning Director

### **Exhibits**

- A. Subdivision Plat

Map 1



Map 2

