



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 Middle Fork Ranches 1st Amendment (2 lots).
Type of Decision: Administrative
Agenda Date: Wednesday, October 14, 2015
Applicant: Troy Green, agent
File Number: UVM 081415

Property Information

Approximate Address: 1477 North 7425 East, Huntsville UT
Project Area: 10.788 acres
Zoning: Forest Valley (FV-3) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 21-048-0022 and 21-048-0024
Township, Range, Section: T6N, R1E, Section 6

Adjacent Land Use

North: Agriculture	South: Residential
East: Residential	West: 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 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of Middle Fork Ranches 1st Amendment (2 lots), located at approximately 1477 North 7425 East in the FV-3 Zone. The proposed 10.788 acre two lot subdivision meets the 3.00 acre lot area and 150 foot lot width requirements of this zone. Access for the lots will be from 7425 East. The purpose of this subdivision is to reconfigure the lot line between Lots 6 and 7. By doing this it will leave both new lots to be considered as agricultural parcels greater than 5.25 acres.

Culinary water service is provided by Eden Water Works. Private septic systems have been 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 only 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 Middle Fork Ranches 1st 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: Wednesday, October 14, 2015.



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2



