



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 The Summit at Ski Lake Subdivision No. 11 – 1st Amendment (Lot 55) (1 lot).

Type of Decision: Administrative

Agenda Date: Wednesday, June 01, 2016

Applicant: Richard Zollinger, owner

File Number: UVS 030716

Property Information

Approximate Address: 6785 East Via Cortina, Huntsville UT

Project Area: 1.18 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Forest

Proposed Land Use: Residential

Parcel ID: 20-136-0003

Township, Range, Section: T6N, R1E, Section 24

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: RK

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 a subdivision amendment The Summit at Ski Lake Subdivision No. 11 – 1st Amendment (Lot 55) (1 lot), located at approximately 6785 East Via Cortina in the FV-3 Zone. The proposed 1.18 acre lot within this subdivision meets the 3 acre lot area and 150 foot lot width requirements of this zone, through standards outlined in a previous agreement.

The purpose of this subdivision is to re-adjust the no access line from the South side of the lot to the north side. As the roadway ended in phase 11 at this lot access was only approved at that location. Subsequently through phases 12 and 13 the roadway was continued up the hill with a switchback and providing frontage on the south side. As the grade of the lot and some utilities are more easily accessible from this south side the applicant is requesting to exchange locations of the no access line. 106-2-4 (c) Lots having double frontage are “prohibited except where unusual conditions make other design undesirable.” In these circumstances a no access line has been required so that access to the lot is only from one side.

As this lot contains some slope and natural hazard concerns, a review (HSR 2016-03) was conducted. Modifications were required due to the site conditions (GSH Job # 2063-01N-16).

Culinary water and sewer service is provided by Lake View Water and Sewer District. 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 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 Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of The Summit at Ski Lake Subdivision No. 11 – 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, June 1, 2016.

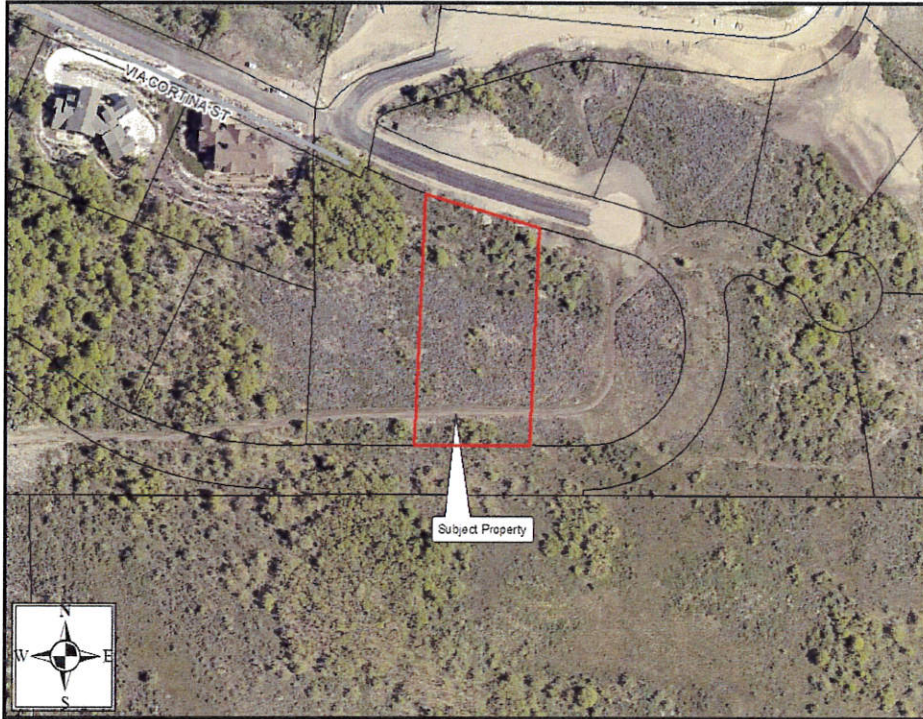


Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2



