



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 Heward Subdivision (1 lots).

Application Type: Administrative

Agenda Date: Wednesday, March 23, 2016

Applicant: Paula Heward

File Number: UVH0226

Property Information

Approximate Address: 2950 North Wolf Creek Drive

Project Area: 6.07

Zoning: Agricultural Valley (AV-3)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 22-021-0135

Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

North: Residential	South: Agricultural
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: BH

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)

Background

The applicant is requesting final approval of Heward Subdivision (1 lots), located at approximately 2950 North Wolf Creek Drive in the AV-3 Zone, which requires 150 feet of lot width and 3-acres in area.

A conventional septic system has been approved as means of wastewater disposal and Eden Water will provide culinary water with the condition of having irrigation water. The Weber Fire District wants one new fire hydrant within 400 feet of the furthest most portion of the new home. The maximum spacing between hydrants in a residential area is 500 feet. The location of the hydrant must be approved by the Weber Fire District.

The Weber County Engineering Division wants an easement for the Wolf Creek irrigation ditch. A roadway dedication for an additional 7 feet shall be provided for a 40 foot half width on Wolf Creek Drive. Storm Water Construction Activity Permit is required. A geotechnical report needs be completed for the subdivision. 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." After all items have been addressed, a wet stamped copy of the improvement drawings will be required.

In considering roads and block lengths, the Weber County Land Use Code 106-2-1(a) *"the street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it."* Weber County Land Use Code 106-2-3 Blocks talks about areas of flat land where topography presents no development barriers, minor terminal streets or cul-de-sacs proposed in subdivisions shall have a maximum length of 650 feet to the beginning of the turnaround and block lengths shall at a maximum be 1,300 feet with a minimum block length of 500 feet. The nearest road to the south is approximately 2,400 feet and approximately 1,400 feet from

where a street that is being proposed to the north. There are 20 acres to the south of this property that is still undeveloped with the same land owner owning another 40 acres to the east of the proposed subdivision. The 20 acres to the south of the proposed subdivision is a better location for a road as the new road at that location could serve the 40 acres and the 20 acre property is on the north side of the Ogden Valley concrete irrigation canal.

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 one lot 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
- Deferral for curb, gutter and sidewalk, if a trail is installed along 5100 East
- Weber County Surveyor
- Weber County Environmental Health Division
- Eden Water Company

Administrative Approval

Administrative final approval of Heward Subdivision (1 lots), located at approximately 1950 North Wolf Creek Drive 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, March 23, 2016.

Date of Administrative Approval: March 23, 2016

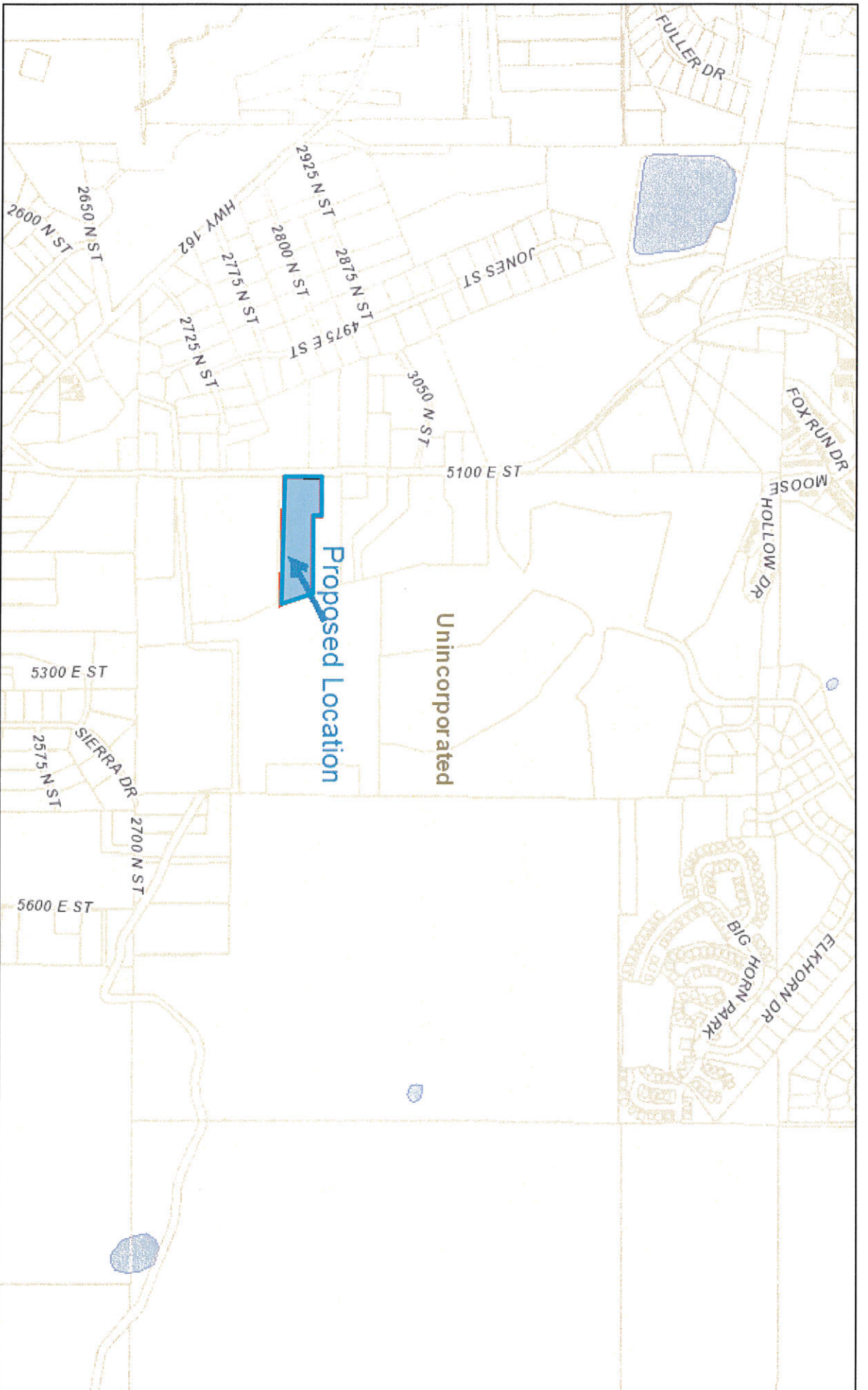


Rick V. Grover
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map

Location Map



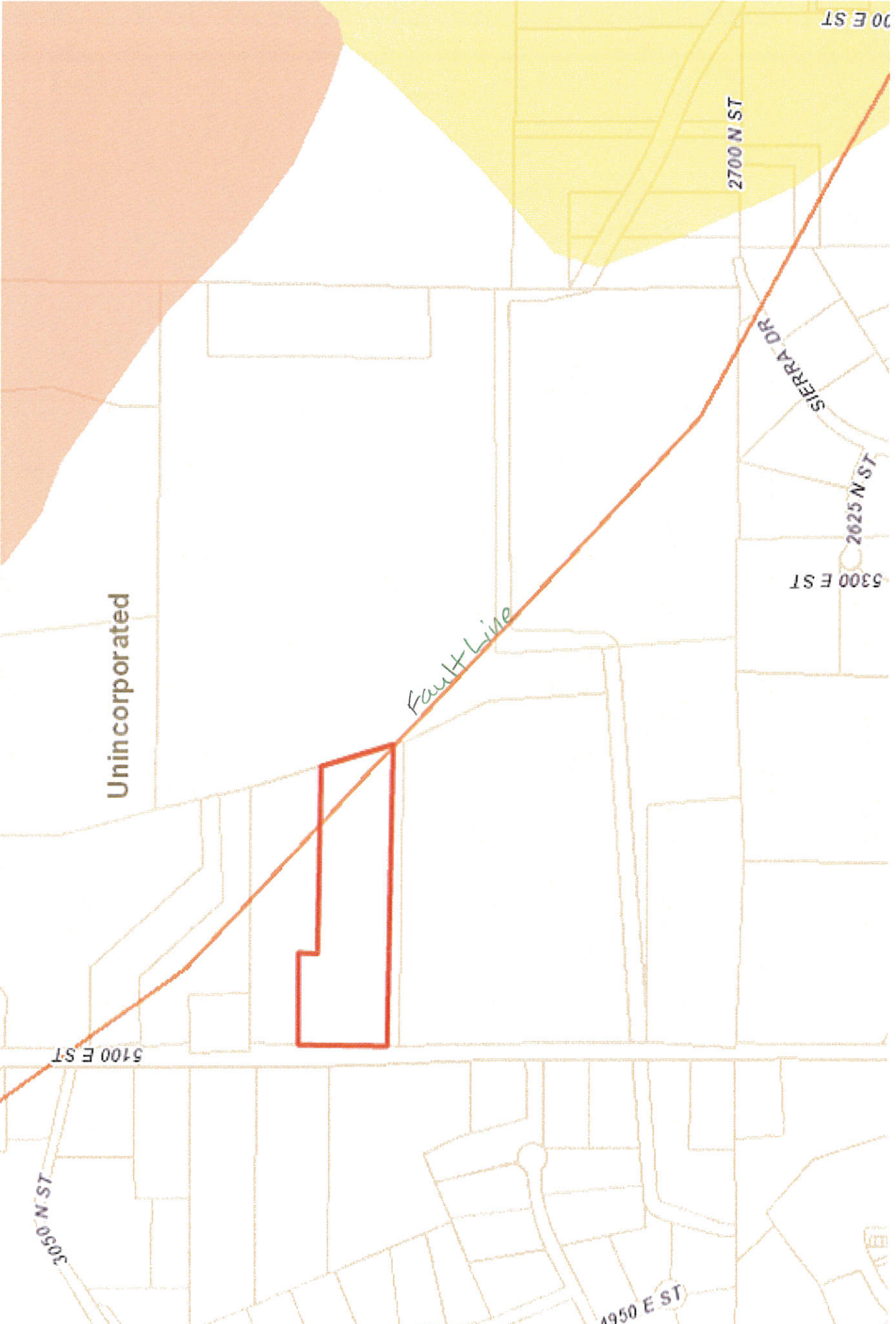
March 7, 2016

Street Labels

City Labels

1:18,056





Unincorporated

Fault Line

5100 E ST

5300 E ST

2700 N ST

2625 N ST

SIERRA DR

3050 N ST

4950 E ST

5100 E ST