



Staff Report for Subdivision Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of Crocketts Place Subdivision (1 Lot)
Agenda Date: Wednesday, July 20, 2011
Applicant: Pam Crockett
File Number: UVC 063011

Property Information

Approximate Address: 8007 East 600 South
Project Area: 7.17 Acres
Zoning: Agricultural Valley 3 Zone (AV-3) and Forest Valley 3 Zone (FV-3)
Existing Land Use: Residential/Agriculture
Proposed Land Use: Residential Subdivision
Parcel ID: 21-026-0065 & 21-026-0094
Township, Range, Section: T6N, R2E, Section 17

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Agriculture

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5B (AV-3 Zone)
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

Crocketts Place Subdivision is a one lot subdivision containing 7.17 acres. The lot is located southeast from the Huntsville fire station on 500 South Street. The lot has access from an existing asphalt road that travels approximately 1,000 feet from 500 South through one separately owned parcel to the applicant's dwelling. This access was approved by the Weber County Board of Adjustment on June 16, 2011 (BOA 2011-03).

The dwelling on this property was built in 1969 when the property extended all the way to 500 South and had adequate frontage. In 1972 the owner divided approximately three acres from the larger piece, including the dwelling, and sold them. However, the owner did not use the approved subdivision process existing at that time, and the parcel was divided illegally.

In 1995, the applicant purchased the home and approximately seven acres without any knowledge that the property had never received proper subdivision approvals. This issue was recently discovered and the applicant is now requesting approval of this subdivision to remedy a problem that was created 39 years ago. Approval of this subdivision will bring the parcel into compliance with current zoning requirements. Culinary water is provided by a private well and wastewater treatment is provided by a private septic tank.

This subdivision is considered a minor subdivision because it has fewer than 3 lots and no streets are being created or realigned. Minor subdivisions do not require approval from the Planning Commission or the County Commission based on the requirements of the Weber County Subdivision Ordinance Chapter 1 Section 8.3.5 which 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. These subdivisions shall be offered for recording within 18 months, from the date of the submittal to the Planning office for processing. If the subdivision is not offered for recording within this time frame, the subdivision proposal is void. A subdivision that is considered void will require a new submittal of the subdivision, with the appropriate fees to begin the subdivision process for the same parcel of land. If required by State Code, the Planning Director shall hold a public hearing or public meeting prior to approving the minor subdivision plat."

Summary of Planning Director Considerations

- Does this subdivision meet the criteria to be considered a minor subdivision?
- Are there any conditions which warrant submittal to the Planning Commission?
- Does this subdivision meet the requirements of applicable Weber County Ordinances?

Conformance to the General Plan

This subdivision conforms to the General Plan by meeting the requirements of all applicable ordinances.

Conditions of Approval

- Requirements of the Weber County Survey Department

Staff Recommendation

Staff recommends that administrative approval be given to Crocketts Place Subdivision, subject to review agency requirements, based on the following reasons:

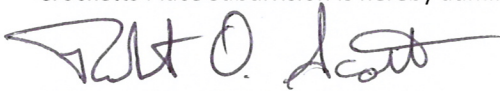
- The subdivision meets the requirements of the Weber County Subdivision Ordinance and the AV-3/FV-3 Zones.
- The subdivision meets the criteria to be considered a minor subdivision because it has only one lot and no streets are being created or realigned.
- There are no conditions or circumstances that require submittal to the Planning Commission and County Commission for review.
- An administrative hearing was held on Wednesday July 20, 2011 from 1:30 to 2:30 PM. One adjoining property owner came to the hearing to ask questions and get clarification on why the subdivision was necessary, but had no objections to administrative approval of the subdivision.

Exhibits

- A. Subdivision plat
- B. Review agency letters (see Miradi)

Administrative Approval

Crocketts Place Subdivision is hereby administratively approved on July 22, 2011.



Robert O. Scott, AICP
Weber County Planning Director

This staff report, signed by the Planning Director, acts as the notice of decision.

Map 1

