



# 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 Spring Creek Estates Subdivision No.2 1st Amendment (2 lots).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Richard Russell, owner

**File Number:** LVS 041516

### Property Information

**Approximate Address:** 6393 South Bybee Drive, Uintah UT

**Project Area:** 3.477 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-352-0005, 07-352-0009 and 07-352-0004

**Township, Range, Section:** T5N, R1W, Sections 23, 24, 25, and 26

### 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:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment Spring Creek Estates Subdivision No.2 1st Amendment (2 lots), located at approximately 6393 South Bybee Drive in the RE-20 Zone. The proposed 3.477 acre subdivision meets the 20,000 square foot lot area and 100 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. Each lot has an existing residence. Setback standards will not be affected with this adjustment of the lot line.

Culinary water and sewer services are provided by Uintah Highlands Water and Sewer. 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 Fire District
- Requirements of the Weber County Surveyors Department

## Administrative Approval

Administrative final approval of Spring Creek Estates Subdivision No. 2 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.



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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

Map 1



Map 2





