



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 Mountain Prime Subdivision 1st Amendment (2 lots), and approval of an access exception (03-2016) access other than across the front lot line.

Type of Decision: Administrative

Agenda Date: Wednesday, June 01, 2016

Applicant: Jon Nolan, owner

File Number: UVM 041416

Property Information

Approximate Address: 10360 East Hwy 39, Huntsville UT

Project Area: 10.00 acres

Zoning: Forest (F-5) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-113-0001 and 21-113-0002

Township, Range, Section: T6N, R2E, Section 14

Adjacent Land Use

North: Forest	South: Residential
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 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of a subdivision amendment Mountain Prime Subdivision 1st Amendment (2 lots), and approval of an access exception (03-2016) access other than across the front lot line located at approximately 10360 East Hwy 39 in the F-5 Zone. The proposed 10.00 acre subdivision meets the 5 acre lot area and 300 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. As the lots front on Hwy 39 UDOT has allowed on one access for both lots. With the original subdivision a location and easements were created on the plat. As the property is on a hillside and a large irrigation ditch cross through the lots access to the desired buildable areas above the ditch would be steep and difficult. UDOT has agreed to a different location slightly further up the highway which would allow for access to occur above the ditch and at a desirable grade. As this new location is across only one front lot line, a request for an exception of the access location for Lot 4 is being made. The new location also aligns with 10450 East

Culinary water is provided by private wells and wastewater is controlled by individual septic systems. 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 Mountain Prime Subdivision 1st Amendment and access exception (03-2016) access other than across the front lot line, 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



