



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 Falling Leaf Subdivision (2 lots).
Type of Decision: Administrative
Agenda Date: Wednesday, June 01, 2016
Applicant: Debbie Nicholls, owner
File Number: LVF 040116

Property Information

Approximate Address: 3796 North 3900 West, Plain City UT
Project Area: 6.634 acres
Zoning: Agriculture (A-2) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 19-095-0001 and 19-009-0065
Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

North: Agriculture	South: Residential
East: Agriculture	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 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of a subdivision amendment Falling Leaf Subdivision (2 lots), located at approximately 3796 North 3900 West in the A-2 Zone. The proposed 6.634acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot lines and creating two lots, one of which has an existing home. The common lot line separating the two lots is being adjusted so that applicable setback standards are met.

Culinary water will be provided by Bona Vista Water and wastewater will be 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 Falling Leaf Subdivision 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.

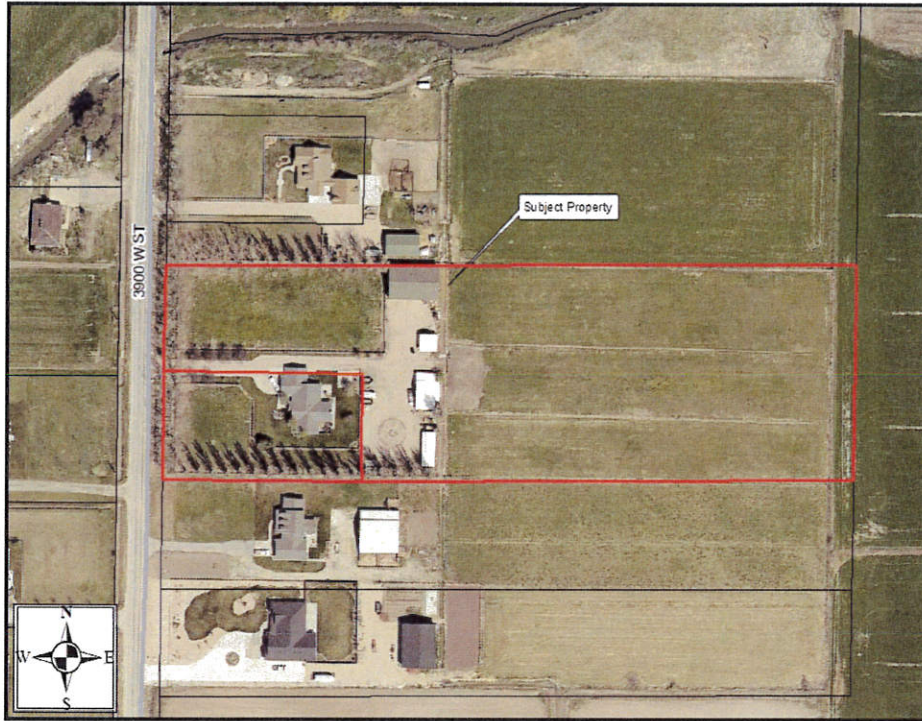


Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2

