

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards for the A-2 zone LUC 104-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Currently there is a home on this lot. This expansion of the Eskelson lot will not create an infringement into required minimum setbacks. Setback distance of the home from the property line will be shown on the plat. The minimum yard set-backs will apply, which are: 30 feet on the front and rear and 10 feet with a total two side yards not less than 24 feet.

Culinary water and sanitary sewage disposal: The existing septic tank and drain field will remain in operation in its current configuration. Culinary water for the proposed subdivision will be provided by Taylor West Weber Improvement District.

Review Agencies: The proposed subdivision has been reviewed by Engineering, Planning and Surveying. The applicant has shown compliance to all Weber County Land Use requirements. County reviewing agencies have posted conditions and comments that must be addressed prior to recording the final Mylar copy of the plat.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §26-1-7.

Staff Recommendations

Staff recommends final approval of the Heslop Subdivision, a one lot subdivision. This recommendation is based on the proposal meeting all applicable Weber County Land Use Code requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of Heslop 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, October 19, 2016.



Rick Grover
Weber County Planning Director

Exhibits

- A. Heslop Subdivision Plat