



## 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 S & M Estates Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date:** Wednesday, July 31, 2013

**Applicant:** Steve Young

**File Number:** LVS 053013

#### Property Information

**Approximate Address:** 2702 East 6425 South

**Project Area:** 5.529 acre

**Zoning:** Residential Estates-15 Zone (RE-15)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-092-0017

**Township, Range, Section:** T5N, R1W, Section 23

#### 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:** RS

### Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-15 Zone)

### Type of Decision

- **Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

### Background

The applicant is requesting final approval of S & M Estates Subdivision consisting of one lot, located at approximately 2702 East 6425 South in an RE-15 Zone. The subdivision meets the area and lot width requirements of the RE-15 Zone. The 5.529 acre parcel was previously divided of as an agricultural division. In 2007 this parcel was to go through the subdivision process to become a buildable parcel and was issued a building permit to start construction of a home. That was never preformed and the new owner desires to rectify the problem.

Culinary water and sewer services are provided by the Uintah Highlands Improvement District. No additional fire hydrants are required. 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 Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small



subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, S & M Estates 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.

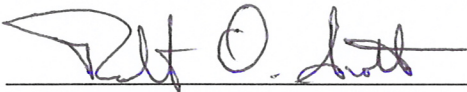
### Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District

### Administrative Approval

Administrative final approval of S & M 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, July 31, 2013



Robert O. Scott  
Weber County Planning Director

### Exhibits

- A. Subdivision Plat

### Location Map

