



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 Emerson Landing Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, July 31, 2013

Applicant: Brandi Hammon, agent for the Fisher family

File Number: UVE 071113

Property Information

Approximate Address: 6510 N North Fork Road

Project Area: 5.23 acre

Zoning: Forest (F-5) Zone

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 16-001-0022, 16-001-0023

Township, Range, Section: T7N, R1W, Section 01

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	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 9 (F-5 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 Emerson Landing Subdivision consisting of one lot, located at approximately 6510 N North Fork Road in the F-5 Zone. The subdivision meets the area and lot width requirements of the F-5 Zone. The 5.23 acre subdivision will consolidate two smaller parcels and create one buildable lot. Due to some slopes on the property and a stream that runs through across it, some care in review is being done by the Engineering Division in establishing a buildable area.

Culinary water service is provided by Liberty Pipeline, and a private septic system will be used for waste. A fire district review is still needed and concerns regarding slope and access and whether a hydrant is required will be determined. 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, 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-Morgan Health Department
- Requirements of the Weber Fire District

Administrative Approval

Administrative final approval of Emerson Landing 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

