

# **Staff Report for Administrative Subdivision Approval**

Weber County Planning Division

**Synopsis** 

Application Information Application Request: Agenda Date: Applicant: File Number:		Consideration and action on an administrative application, final approval of The Sanctuary First Amendment (4 lots). Wednesday, April 09, 2014 Tim Charlwood UVS 022114		
Property Information				
Approximate Address: Project Area: Zoning: Existing Land Use: Proposed Land Use: Parcel ID: Township, Range, Section:		1500 North Maple Drive; Huntsville 160+ acres Forest (F-40) Zone Recreational Residential Recreational Residential 21-126-0004 & 21-126-0005 T6N, R2E, Section 3 & 4	2 UT	
Adjacent Land Use				
North: East:	Recreational Res Forest Land	idential	South: West:	Forest Land Recreational Residential
Staff Information				
Report Presenter: Report Reviewer:		Steve Parkinson sparkinson@co.weber.ut.us 801-399-8768 JG		

**Applicable Ordinances** 

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

#### **Type of Decision**

Administrative Decisions: When the Planning Director is acting as the land use authority, he 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 Director if the application demonstrates compliance with the approval criteria.

#### Background

The applicant is requesting to amend an existing subdivision, "The Sanctuary", located at approximately 1500 North Maple Drive in the F-40 Zone, by amending existing lots # 4 & 5, and splitting them into four (4) lots. The proposed amended lots within this subdivision meet the lot area and lot width requirements of this Zone. The proposed four (4) lots do not front onto an existing right-of-way, but the existing lots 4 & 5 were granted an access exception for a private right-of-way and the two (2) proposed lots will be granted the same exceptions. Each of the proposed lots will consist of a minimum of 40.21 acres.

Culinary and secondary water service will be provided by private individual wells, and a private septic system is approved for waste for each proposed lot. Each of the lots has an appropriate well protection area. No additional fire hydrants are being required for this subdivision. 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 amended subdivision consists of only four (4) lots and no new 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 The Sanctuary First Amendment 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.

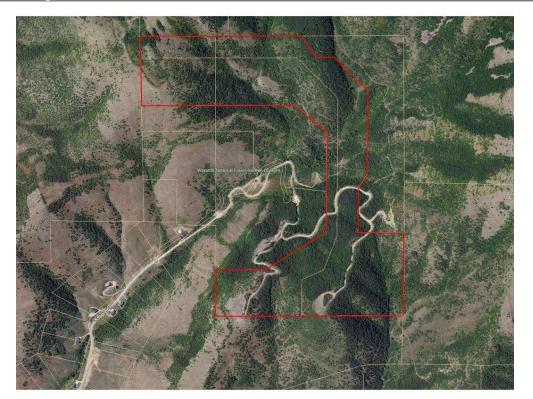
Date of Administrative Approval: Wednesday, April 9, 2014

Sean Wilkinson Weber County Planning Director

#### **Exhibits**

A. Subdivision Plat

#### **Location Map**



## Exhibit A – Subdivision Plat

