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| **WC Logo.emf** | **Staff Report for Administrative Subdivision Approval***Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Consideration and action on an administrative application, final approval of Blue Acres Subdivision Phase 2 (2 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Agenda Date: Tuesday, April 08, 2014**

**Applicant:** Romney Buck

**File Number:** LVD 0131

****Property Information****

**Approximate Address:** 4000 West 2200 South

**Project Area:** 2.13 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-078-0068

**Township, Range, Section:** T6N, R2W, Section 33

****Adjacent Land Use****

**North:** Residential **South:** Agricultural

**East:** Agricultural **West:** Residential

****Staff Information****

**Report Presenter:** Jim Gentry

jgentry@co.weber.ut.us

 801-399-8767

**Report Reviewer:** JG

Applicable Land Use Codes

* Weber County Land Use Code Title 106 (Subdivisions)
* Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

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 final approval of Blue Acres Subdivision Phase 2 (2 lots), located at approximately 4000 West 2200 South in the A-1 Zone. The subdivision meets the area and lot width requirements of this Zone. Each parcel will be a little over an acre in size, leaving a remainder agricultural parcel of 13.53 acres. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. With the deferral, the Engineering Division wants the grade brought up to a foot below the edge of asphalt and a drainage swale constructed and maintained. A note needs to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber water is required prior to Planning Division approval. Central Weber Sewer will provide sewer services with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the Planning Division.

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 five or fewer lots and for which no streets will be created or realigned.” This subdivision consists of only two lots 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 Director 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 Center Weber Sewer District
	+ Annexation into the sewer district
	+ District impact fees
* Requirements of Taylor West Weber Water
	+ Connect to Hooper Irrigation
	+ Impact fees
* Requirements of the Weber Fire District
* All improvements need to be either installed or escrowed for prior to recording of the subdivision

Administrative Approval

Administrative final approval of Blue Acres Subdivision Phase 2 (2 lots) 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. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded.

Date of Administrative Approval: April 9, 2014

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Sean Wilkinson

Weber County Planning Director

Exhibits

1. Subdivision Plat