



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 Woodland Estates Subdivision Unit 2 3rd Amendment (1 lot).
Agenda Date: Wednesday, August 13, 2014
Applicant: A. Zach Tanner, Blue Spruce Investments LLC
File Number: LVW 070314

Property Information

Approximate Address: 2575 E Woodland Drive; Ogden UT
Project Area: 0.45 acres
Zoning: Residential Estates (RE-20) Zone
Existing Land Use: Vacant/Residential
Proposed Land Use: Residential
Parcel ID: 07-089-0010
Township, Range, Section: T5N, R1W, Section 23

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: JG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 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, 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 Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval to amend an existing subdivision, "Woodland Estates Subdivision Unit 2", located at approximately 2575 E Woodland Drive in the RE-20 Zone, by amending existing Lot 34. The boundary of Lot 34 has changed since the original plat (1959) which required the plat to be amended.

The proposed amended lot within this subdivision meets the lot area and lot width requirements of this Zone, because it received a variance for lot area (BOA 2014-04). The proposed lot is 19,830 square feet. An abnormal condition exists in front of this lot at the intersection of 5950 South and Woodland Drive. A large rock outcropping was left unexcavated in the intersection through the construction of the roadways. Additional road dedication will be done with the proposed amended plat at the corner of the lot that was affected by the shift of roadway improvements.

Culinary water and sewer services are provided by Uintah Highlands Improvement Company and secondary water has been required through Weber Basin Water Conservancy. A fire hydrant has not been 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 one (1) lot 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
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Woodland Estates Subdivision Unit 2 3rd 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, August 13, 2014



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat

Map 1



Map 2



