



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 Bailey Acres Cluster Subdivision Phase 1 1st Amendment (2 lots).
Agenda Date: Wednesday, August 13, 2014
Applicant: Nan Dantz, Agent for the two home owners
File Number: UVB 070314

Property Information

Approximate Address: 3203 East 4650 North; Liberty UT
Project Area: 1.23 acres
Zoning: Agricultural Valley (AV-3) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-144-0027, 22-144-0026, & 22-144-0031
Township, Range, Section: T7N, R1E, Section 17

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 6 (AV-3 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, "Bailey Acres Cluster Subdivision", located at approximately 3203 East 4650 North in the AV-3 Zone, by amending existing Lots 35 & 36, and reconfiguring their common lot line. The proposed amended lots within this subdivision meet the lot area and lot width requirements of this Zone, because they will continue to be part of the existing cluster subdivision. When the home on Lot 36 was built it did not meet the 10 foot side yard setback required in the AV-3 Zone. A small strip of Lot 35 was purchased to account for the space required for the setback. The two current owners are requesting an amended plat to reflect the shift in the lot line.

Culinary water is provided by Liberty Pipeline Company and secondary water service is provided by Liberty Irrigation Association. Weber County manages the sewer service 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 two (2) 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
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Bailey Acres Cluster Subdivision Phase 1 1st 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

