



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, to amend Hunter Place Subdivision, Lot 6 and a meets & bounds parcel, including a deferment of curb, gutter and sidewalk

**Agenda Date:** Tuesday, July 15, 2014

**Applicant:** Aaron Pattillo & Ray Ellis

**File Number:** LVH062414

### Property Information

**Approximate Address:** 2522 South 4150 West (Lot 6) and 4114 West 2550 South (meets & bounds parcel)

**Project Area:** 1.17 acres (Lot 6) and 0.81 acres (meets & bounds parcel)

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

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 153040006 (Lot 6) and 15-078-0028 (meets & bounds parcel))

**Township, Range, Section:** T6N, R2W, Section 28

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 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 final approval of Hunter Place Amended, located at 2522 North 4150 West and 4114 West 2550 South in the Agricultural (A-1) Zone. Both parcels meet the lot width and lot area requirements for this zone. Only one lot is a part of Hunter Place subdivision the other is a meets and bounds parcel to the east. The applicants are moving the common lot line. Currently Lot 6 is in the shape of an "L" and is behind the other parcel, the applicants are removing the rear lot line of the parcel and extending the existing common internal lot line northward 70 feet, thus increasing the lot area of the meets and bounds parcel and decreasing the lot area of Lot 6 by 0.23 acres.

Culinary water service will be provided by Taylor West Weber. Wastewater treatment will be septic systems. No additional fire hydrants are required for this amendment. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along the east side of 2550 South nor along 4150 West.

## 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 "A subdivision consisting of five (5) 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 the 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 Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's office

### Administrative Approval

Administrative approval to Hunter Place Subdivision; Amended 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, including, deferment of curb, gutter, and sidewalk.

Date of Administrative Approval: July 15, 2014



Sean Wilkinson  
Weber County Planning Director

### Exhibits

- A. Subdivision Plat

### Location Map



