



Staff Report for Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Blue Acres Subdivision Phase 4 (9 lots).
Agenda Date: Tuesday, March 10, 2015
Applicant: Romney Buck
File Number: LVB 1001

Property Information

Approximate Address: 4000 West 2200 South
Project Area: 10 acres
Zoning: Agricultural (A-1)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-078-0131
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 Commission is acting as a 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 Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Blue Acres Subdivision Phase 4 (9 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 from 40,000 square feet to a little over an acre in size. Curb, gutter, and sidewalk will be installed as part of this subdivision. The Wilson irrigation canal will have a five foot fence installed on the existing irrigation ditch.

The Engineering Division has noted corrections that need to be made on the improvement plans. A letter from Wilson Irrigation approving the plans is required. Hooper Irrigation has reviewed the plans and noted the corrections that need to be made. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines is required prior to final approval from the County Commission.

A final approval letter from Taylor-West Weber Water.

Central Weber Sewer will provide sewer services with the condition that the subdivision is annexed into the sewer district. Staff is unaware of the annexation status.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The subdivision does meet the area and frontage requirements of the Land Use Code. The applicant is providing two stub roads; one to the south that will provide access to 30 plus acres of undeveloped land and could eventually tie into 2475 South in Hunter Place Subdivision, and the other stub could tie in to Winslow Farr Jr. Farm Cluster Subdivision to the east.

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 Central Weber Sewer District
 - Annexation into the sewer district
 - District impact fees
- Requirements of Taylor West Weber Water
 - Connect to Hooper Irrigation
 - Irrigation plans need to be approved by Hooper Irrigation
 - Impact fees
- Requirements of the Weber Fire District
 - Fire District Impact fees
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

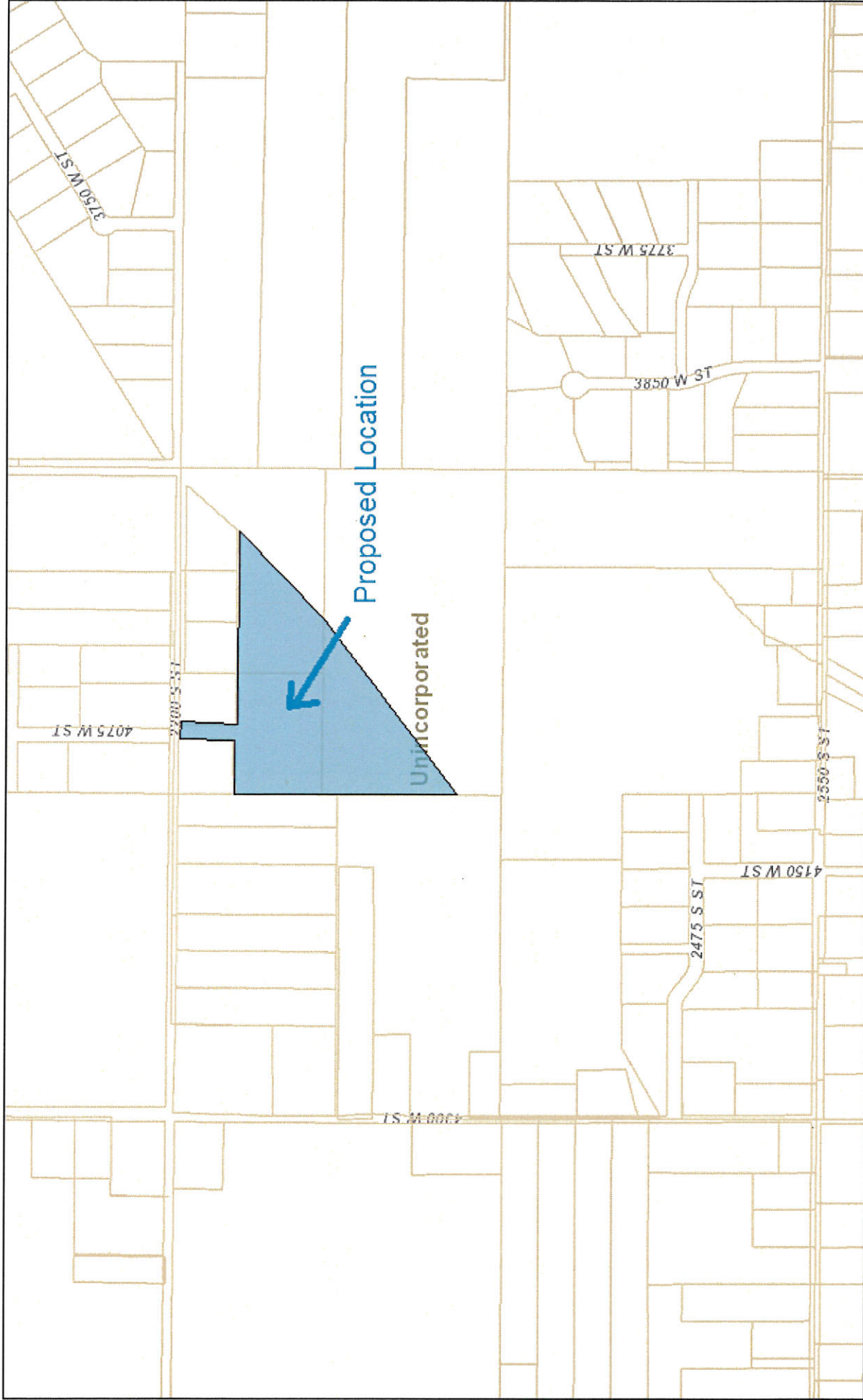
Staff Recommendation

Staff recommends final approval of Blue Acres Subdivision Phase 4 (9 lots), subject to staff and other agency's comments.

Exhibits

- A. Location map
- B. Subdivision plat

Blue Acres Phase 4



December 23, 2014

Parcels

Street Labels

City Labels

1:9,028

