



Staff Report for Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Winslow Farr Jr. Farm Subdivision Phase 1 (14 Lots and 3 open space parcels).
Agenda Date: Tuesday, April 14, 2015
Applicant: Bob Favero
File Number: LVW 120914

Property Information

Approximate Address: 2269 South 3500 West
Project Area: 13 acres
Zoning: Agricultural (A-1)
Existing Land Use: Residential/ Agricultural
Proposed Land Use: Residential
Parcel ID: 15-078-0011 and 15-078- 0015
Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North:	Residential	South:	Agricultural
East:	Agricultural	West:	Residential

Staff Information

Report Presenter: Jim Gentry
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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)
- Weber County Land Use Code Title 108 (Zones) Chapter 3 (Cluster Subdivision)

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 Phase 1 of Winslow Farr Jr. Farm Subdivision (14 lots), located at approximately 3500 West 2269 South in the A-1 Zone. The minimum frontage in a cluster subdivision is 60 feet with the setbacks being 20 feet on the front and rears with the sides a minimum of 8 feet. Dwellings are allowed to be 40 feet in height. This subdivision was approved with curb, gutter, and sidewalk.

An Access Exception 2015-1 (AE 2015-1) was granted for lots 100 and 101 to be accessed by a 30 foot easement from 3600 West. Lot 101 has a home located on the property and is currently being accessed on a 16.5 foot right of way easement from 3500 West. There is an out building located on the property line that will have to be removed. The existing easement will be vacated from 3500 West to what is being shown as 3600 West.

Irrigation ditches or canals that carry five second feet or more of water is required to install a solid board, chain link, or other non-climbable fence not less than five feet in height. Where phase 1 abuts the canal, fencing will be required.

The Weber County Engineer's Office has reviewed the project and has a number of items on the construction drawings that need to be corrected.

Taylor-West Weber Water has given final 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 Hooper Irrigation is required. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Central Weber Sewer will provide sewer services with the condition that the property is annexed into the sewer district and all plans are approved by the district. The applicant has submitted the application and drawings for annexation in to the sewer district.

The Fire District has approved the proposed location of the fire hydrant spacing. As phases of this development are done, a second access is required when the number of homes reach 30.

The applicant needs to show that there will be a 75 foot open space separation between Lot 100 and lot 503 in phase 5.

The County Surveyors have a number of issues with the final plat, including the lot numbering and streets that just have names.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Land Use Code including the Cluster Subdivision Ordinance?

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
- Fencing of the irrigation ditch.
- 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.
- Lot 100 and Lot 101 have a building that is on those two property lines that needs to be removed or moved.
- Curb, gutter, and sidewalks are to be installed as part of this subdivision.
- Vacating the access easement from 3500 West to 3600 West (across open space A, and Lots 110 and 113).

Staff Recommendation

Staff recommends that the Planning Commission grants final approval of Winslow Farr Jr. Farm Subdivision (14 lots plus 3 open space parcels), subject to staff and other agency comments.

Exhibits

- A. Location map
- B. Subdivision plat

1:18,056

0 0.15 0.25 0.3 0.5 0.6 1 km