



## Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on preliminary approval of Russell Place Subdivision (6 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, September 08, 2015

**Applicant:** Lonnie Gabbard, Representative

**File Number:** LVR0729

#### Property Information

**Approximate Address:** 4000 West 2200 South

**Project Area:** 6.66 acres

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

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-309-0003 to 0006

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

#### Adjacent Land Use

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

#### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767

**Report Reviewer:** SW

### 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)

### Background

The applicant is requesting preliminary approval of Russell Place Subdivision (6 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 59,000 square feet in size. A deferral agreement for curb, gutter, and sidewalk is also being requested. The property owners of Boyd Russell Subdivision are re-subdividing the two lots into six lots. The existing homes will be located on Lots 5 and 6 and have frontage on 2200 South. Not all existing structures are shown on the subdivision plat.

The Engineering Division wants a storm water detention plan. A letter from Hooper Irrigation approving the plans is required. Construction grade, plan, and profile drawings need to be submitted for review. The applicant needs to provide engineering and calculations showing that the existing lift station will be sufficient to handle the additional lots.

Taylor-West Weber Water gave preliminary 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 Taylor-West Weber Water is required prior to Planning Division final approval. A Capacity Assessment Letter on the water system is required from the State prior to final approval from the Planning Commission. A construction 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.

The sewer lines are Weber County's with treatment done by the Central Weber Sewer District, with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the County Commission.

## 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.

## 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 Center 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 construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines
- A Capacity Assessment Letter on the water system
- All improvements need to be either installed or escrowed for prior to recording of the subdivision
- All structures need to be shown on the subdivision plat

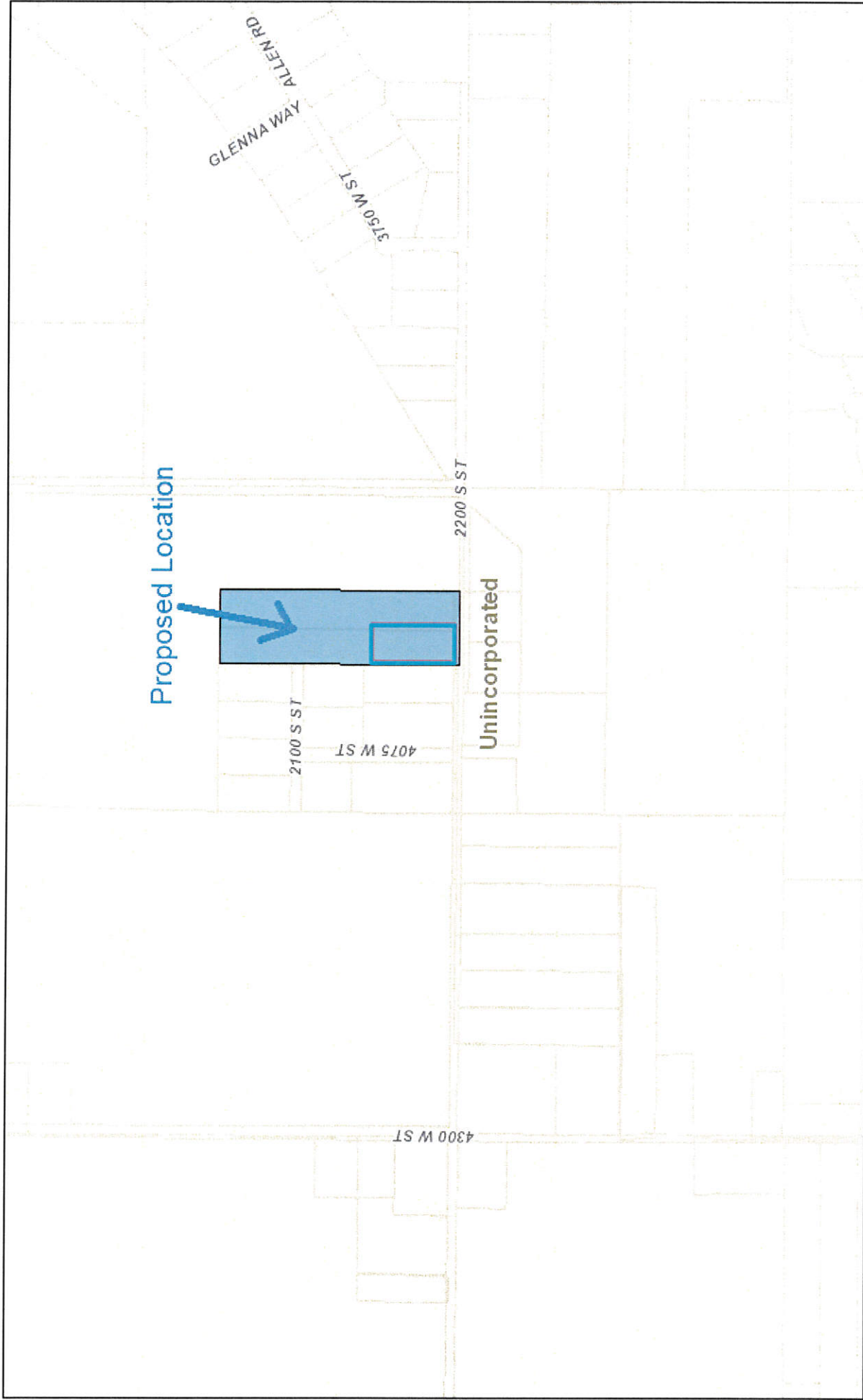
## Staff Recommendation

Staff recommends preliminary approval of Russell Place Subdivision (6 lots), subject to staff and other agency comments. This recommendation needs to include a recommendation on a deferral (for curb, gutter, and sidewalk).

## Exhibits

- A. Location map
- B. Subdivision plat

# Proposed Location



August 11, 2015

Street Labels

City Labels

1:9,028

