



Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Russell Place Subdivision (6 lots) at 4000 West 2200 South.
Type of Decision: Administrative
Agenda Date: Tuesday, February 09, 2016
Applicant: Matt Leavitt, Representative
File Number: LVR0729

Property Information

Approximate Address: 4000 West 2200 South
Project Area: 6.67 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

North: Agricultural	South: Agricultural
East: Agricultural	West: 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 final 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. The planning commission recommended a deferral agreement for curb, gutter, and sidewalk. 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.

The Engineering Division wants a storm water detention plan and an easement for the detention pond. A letter from Hooper Irrigation approving the plans is required. A National Discharge Pollution Elimination Systems permit is required for this subdivision.

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.

The sewer lines are Weber County's with treatment done by the Central Weber Sewer District. The property has been annex into Central Weber Sewer District.

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
- Requirements of Taylor-West Weber Water
 - Connect to Hooper Irrigation
 - Irrigation plans need to be approved by Hooper Irrigation
 - Impact fees
 - Final approval letter from Taylor West Weber
- Requirements of the Weber Fire District
 - Fire District Impact fees
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

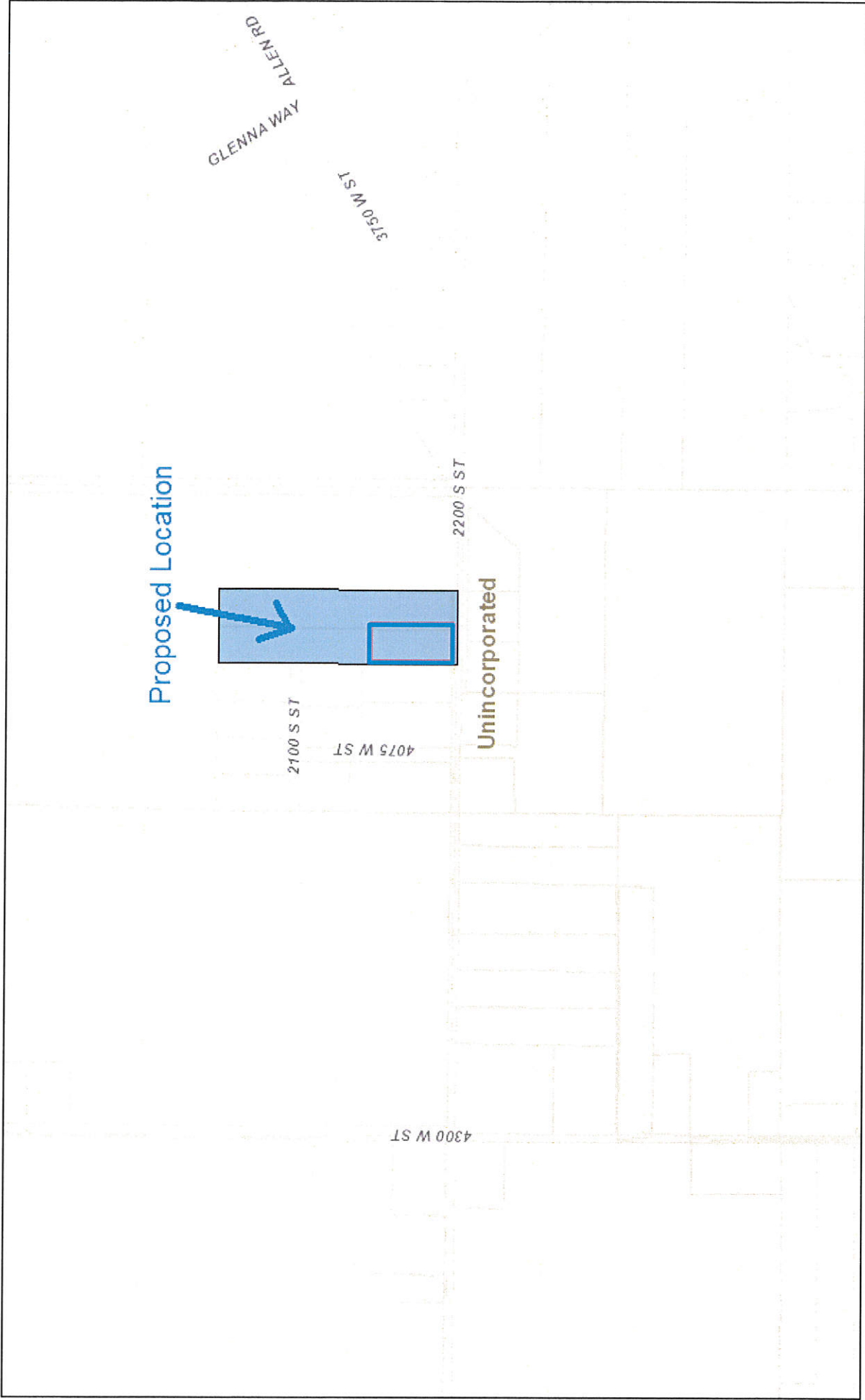
Staff Recommendation

Staff recommends final approval of Russell Place Subdivision (6 lots), subject to staff and other agency comments.

Exhibits

- A. Location map
- B. Subdivision plat

Proposed Location



August 11, 2015
Street Labels
City Labels

