



Staff Report for the Planning Director

Weber County Planning Division

Synopsis

Application Information

Application Request: Action on a request for a one year time extension of Vaquero Village Cluster Subdivision.
Type of Decision: Administrative
Agenda Date: Friday, December 08, 2017
Applicant: Dean Barrow
File Number: LVV 041116

Property Information

Approximate Address: 7100 West 900 South, West Warren UT
Project Area: 12.424 acres
Zoning: Agricultural (A-1) and (A-2) Zones
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 10-036-0063
Township, Range, Section: T6N, R3W, Section 14



Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
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Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 Agricultural (A-1 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 Agricultural (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivision)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 Cluster Subdivisions

Development History

- The proposed cluster subdivision was reviewed by the Western Weber Planning Commission for conceptual sketch plan endorsement on March 8, 2016.
- The preliminary plan approval for the Vaquero Village Cluster Subdivision was granted on August 9, 2016 by the area planning commission. The proposed subdivision is located on a 12.424 acre parcel in the A-1 and A-2 Zones. As part of the preliminary approval, the planning commission granted a 7% bonus density for the proposed public access to development open space and a 10% bonus density for meeting the purpose and intent of the cluster subdivision requirements.
- The Western Weber Planning Commission recommended approval to the County Commission for final subdivision approval on December 13, 2016.
- The Weber County Planning Commission received a request for a time extension from the applicant on December 8, 2017.

Analysis

The applicant has requested a one year time extension before the Planning Division forwards the application to the Weber County Commission for a final decision regarding a 13 lot cluster subdivision known as Vaquero Village, a Cluster Subdivision as permitted in the Uniform Land Use Code of Weber County (LUC) §106-1-7.

Administrative Approval

Administrative approval for a one year time extension for Vaquero Village, a 13 lot Cluster Subdivision, 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.

Date of Administrative Approval: Tuesday, December 8, 2017

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map

