|  |  |
| --- | --- |
| **WC Logo.emf** | **Staff Report to the Weber County Commission**  *Weber County Planning Division* |
|  | |

****Synopsis****

****Application Information****

**Application Request:** Appeal of the recommendation of preliminary approval of Fenster Farm Subdivision by the Western Weber Planning Commission

**Agenda Date: Tuesday, February 15, 2011**

**Applicant:** Allan Karras

**File Number:** LVF 12-06-10

****Property Information****

**Approximate Address:** 500 North 5500 West

**Project Area:** 4.61 acres

**Zoning:** Agricultural A-2

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-024-0003, 15-024-0014

**Township, Range, Section:** 6 North, 2 West, Section 7

****Adjacent Land Use****

**North:** Residential, Agricultural **South:** Agricultural, Residential

**East:** River, Agricultural **West:** Agricultural

****Staff Information****

**Report Presenter:** Justin Morris

jmorris@co.weber.ut.us

801-399-8763

**Report Reviewer:** SW

Applicable Ordinances

* Weber County Subdivision Ordinance
* Weber County Zoning Ordinance Chapter 6: Agricultural Zone A-2

Background

The applicant is appealing the recommendation of preliminary approval of the Western Weber Planning Commission, more specifically, the recommendation regarding the deferral of curb, gutter, and sidewalk for the proposed interior road.

Fenster Farm Subdivision contains 4 lots with each having at least 150 feet of frontage and at least 40,000 square feet, as required by Chapter 6 (Agricultural Zone A-2) of the Zoning Ordinance. A new road will be constructed to serve as frontage for lots 1-3. This new road will have to meet the requirements of the Weber County Engineering Division. The applicant had requested a deferral for curb, gutter, and sidewalk along their existing frontage (5500 West) and the proposed interior road. This development is not within 1.5 miles of any school.

As part of the review of preliminary approval, when the proposed subdivision lies within a larger track of land that will be developed in the future, the location of the prospective future street system must be shown. As shown on the subdivision plat, the four proposed subdivision lots are just a portion of the total build-out for this parcel of land.

Planning Commission Recommendation

The Western Weber Planning Commission recommended a deferral of curb, gutter, and sidewalk along the existing road (5500 West) but, recommended that improvements be installed along the proposed interior road because they determined it would be useful to have the improvements available for future phases. During the discussion of the motion, the applicant’s agent stated that it did not make a difference to him whether the improvements were required and it made sense to install the improvements on the interior road.

Conformance to the General Plan

This subdivision conforms to the general plan by meeting the requirements of applicable ordinances.

Staff Recommendation

Staff recommended preliminary approval of the Fenster Farm Subdivision subject to staff and other agency comments, recommendations and requirements. The County Commission has three options:

1. Uphold the Western Weber Planning Commission recommendation for a deferral of curb, gutter, and sidewalk on 5500 West and require the improvements be installed on the proposed interior road;
2. Grant a deferral of curb, gutter, and sidewalk for both 5500 West and the proposed interior road;
3. Table the item until a policy is established that would guide such decisions.

Exhibits

1. Location map
2. Subdivision plat
3. Appear letter from the applicant
4. Western Weber Planning Commission minutes