



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of Jerry and Katie Homestead (1 lot), including a deferral of curb, gutter and sidewalk improvements.

**Agenda Date:** Tuesday, September 11, 2012

**Applicant:** Cliff Bell

**File Number:** LVJ080312

### Property Information

**Approximate Address:** 1300 South 7500 West

**Project Area:** 4 Acres

**Zoning:** Agricultural Zone (A-2)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential Subdivision Lot

**Parcel ID:** 10-043-0077

**Township, Range, Section:** T6N, R3W, Section 22

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Sean Wilkinson  
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801-399-8765

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Zoning Ordinance Chapter 6 (Agricultural Zone A-2)
- Weber County Subdivision Ordinance

## Background

Jerry and Katie Homestead is a one lot subdivision located at approximately 1300 South and 7500 West. Lot 1 contains four acres and has a lot width of 179 feet, both of which meet the requirements of the A-2 Zone. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and all students are eligible for busing. Culinary water is provided by West Warren-Warren Water Improvement District, secondary water is provided by Warren Irrigation, and waste water treatment is provided by an individual septic tank. Review agency requirements must be addressed prior to this subdivision being placed on the County Commission agenda for final approval.

## Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

## 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 Weber-Morgan Health Department



- Requirements of the Weber Fire District
- Requirements of West Warren-Warren Water Improvement District and Warren Irrigation

### Staff Recommendation

Staff recommends final approval of Jerry and Katie Homestead, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies. The recommendation includes a deferral of curb, gutter, and sidewalk improvements.

### Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

### Location Map

