



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Taylor Place Subdivision (1 lot), including a deferral of curb, gutter and sidewalk improvements.

Agenda Date: Tuesday, July 10, 2012

Applicant: Jared Taylor

File Number: LVT061912

Property Information

Approximate Address: 1639 South 7500 West

Project Area: 2 Acres

Zoning: Agricultural Zone (A-2)

Existing Land Use: Residential

Proposed Land Use: Residential Subdivision Lot

Parcel ID: 10-043-0057

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

Adjacent Land Use

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

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

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

Background

Taylor Place Subdivision is a one lot subdivision located at approximately 1600 South and 3500 West. Lot 1 contains two acres and has a lot width of 240 feet, both of which meet the requirements of the A-2 Zone. Lot 1 has an existing single family dwelling and several accessory buildings. 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 Taylor Place Subdivision, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

Exhibits

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

Location Map

