



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of Larkin Place Subdivision (3 lots), including a deferral of curb, gutter and sidewalk improvements.

**Agenda Date:** Tuesday, July 10, 2012

**Applicant:** Joseph Herrick

**File Number:** LVL053012

### Property Information

**Approximate Address:** 5517 West 1150 South

**Project Area:** 3.2 Acres

**Zoning:** Agricultural Zone (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-053-0032

**Township, Range, Section:** T6N, R2W, Sections 7 and 19

### Adjacent Land Use

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

### Staff Information

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

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5 (Agricultural Zone A-1)
- Weber County Subdivision Ordinance

## Background

Larkin Place Subdivision is a three lot subdivision located at approximately 5500 West and 1200 South. All three lots contain at least 40,000 square feet and have lot widths of at least 150 feet, which meet the requirements of the A-1 Zone. Lot 3 has an existing single family dwelling. 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. The Weber Fire District is requiring one new fire hydrant. Culinary water is provided by Taylor West Weber Water Improvement District, secondary water is provided by Hooper Irrigation, and waste water treatment is provided by individual septic tanks. 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 Taylor West Weber Water Improvement District and Hooper Irrigation

### Staff Recommendation

Staff recommends final approval of Larkin 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

