



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of Hideaway Estates Subdivision consisting of 1 lot.
<b>Agenda Date:</b>	Tuesday, October 09, 2012
<b>Applicant:</b>	Tara Wood
<b>File Number:</b>	LVH082812

### Property Information

<b>Approximate Address:</b>	3910 North 2975 West
<b>Project Area:</b>	1 Acre
<b>Zoning:</b>	Agricultural A-1
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	19-010-0078
<b>Township, Range, Section:</b>	T7N, R2W, Section 22

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
<b>Report Reviewer:</b>	JG

## Applicable Ordinances

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

## Background

Hideaway Estates Subdivision is a one lot subdivision in Bay View Ranchettes. The lot contains one acre and has a lot width of 150 feet, both of which meet the requirements of the A-1 Zone. Frontage for the subdivision is on 2975 West. A substandard road agreement is required for all of the Bay View Ranchettes area. When 80 percent of the original 32 lots are approved for development the owners of the lots are required to bring the gravel roads up to county standards. 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 it has been confirmed that students are eligible for bussing.

Review agency comments must be addressed prior to final approval from the County Commission. The Weber County Engineering Division is requiring a culvert under the driveway as approved by the irrigation company. The Weber Fire District is requiring one new fire hydrant anywhere along the subdivision frontage. Culinary water is provided by Bona Vista Water Improvement District, secondary water is provided by Weber Basin Water Conservancy, and waste water treatment is provided by an individual septic tank.

## 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 Bona Vista Water Improvement District and Weber Basin Water Conservancy District

## Staff Recommendation

Staff recommends final approval of Hideaway Estates Subdivision including a deferral of curb, gutter, and sidewalk improvements, 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. Review Agency Comments and Correspondence
- C. Deferral Map

## Location Map

