



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, final approval of the North View Holding LLC Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.
Agenda Date:	Tuesday, July 16, 2013
Applicant:	Chris Thurgood representing North View Holdings LLC
File Number:	LVN040813

Property Information

Approximate Address:	2795 North Highway 89
Project Area:	1.611 Acres
Zoning:	M-1
Existing Land Use:	Vacant
Proposed Land Use:	Commercial
Parcel ID:	19-016-0121
Township, Range, Section:	T7N, R2W, sec 25

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 22 Manufacturing (M-1)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of North View Holdings LLC Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk located at approximately 2795 North Highway 89. The proposed subdivision is in the Manufacturing (M-1) Zone. Since the proposed lot will be served by a public sewer system the M-1 zone does not require a minimum lot area.

This property and the adjacent property to the north are surrounded by Pleasant View City. The applicant and staff have worked with the city in determining which improvements will be required at this time. As curb, gutter, and sidewalk improvements have not been installed in this area of Highway 89, it is requested that those improvements be deferred to a later time.

Access to this lot has been limited by UDOT as the lot fronts on Highway 89. Access can be given for the lot through the property to the north (please see AE 2013-02 and DR 2013-05 for approvals and plans). Cross access on the lot will be given to connect to the current commercial development to the south as well.

Bona Vista Water and Central Weber Sewer will provide service for this lot. Plans have been submitted for a professional office building to be developed on the lot, please refer to DR 2013-03 for the site plan approvals.

Summary of Planning Commission Considerations

- Should a deferral of improvements be recommend due to the location of this property?
- Does the subdivision meet the requirements of applicable Weber County Land Use Code?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County Land Use Code and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyor's Office

Staff Recommendation

Staff recommends final approval of North View Holdings LLC Subdivision including a deferral of curb, gutter, and sidewalk improvements on Highway 89.

Exhibits

- A. Proposed North View Holdings LLC Subdivision plat

Map 1

Adjacent Land Use

North: Commercial
East: Commercial

South: Commercial
West: Commercial

Map 1





