



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on an administrative application, final approval of Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North.
<b>Agenda Date:</b>	Tuesday, November 12, 2013
<b>Applicant:</b>	Kade Bambrough
<b>File Number:</b>	LVB042313

### Property Information

<b>Approximate Address:</b>	4202 West 3600 North
<b>Project Area:</b>	8.0 acres
<b>Zoning:</b>	A-2
<b>Existing Land Use:</b>	Agricultural
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	190090031
<b>Township, Range, Section:</b>	7N 2W Sec 21

### Staff Information

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

## Applicable Ordinances

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

## 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 Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North, located at 3995 West 3600 North. The Planning Commission recommended preliminary approval of the subdivision on May 14, 2013, and final June 11, 2013.

The applicant is requesting to divide a vacant 8 acre parcel into three new building lots. This three lot subdivision is on 8 acres and is located in the A-2 Zone. The A-2 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. The lots meet these requirements. An extension of 4675 North is required for this subdivision, which will stub to a 5 acre parcel to the west.

The proposed lots will receive culinary water services from Bona Vista Water and will have individual septic systems. As some improvements were required with the extension of 3675 North, plans were reviewed by the Weber County Engineering Division. Most of those improvements have been installed and inspected with a small remainder of work left to finish. Escrowed funds have still been withheld to finish this work. Attached is a copy of the Subdivision Improvement Agreement and Escrow Certificate.

## Summary of County Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

## Conformance to the General Plan

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

## Conditions of Approval Planning Commission Recommendation

The Western Weber Planning Commission recommended final approval of the subdivision, and deferral of curb, gutter, and sidewalk on June 11, 2013.

## Staff Recommendation

Staff recommends final approval of Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North.

## Exhibits

- A. Proposed plat for Bambrough Subdivision
- B. Subdivision Improvement Agreement

## Maps

### Adjacent Land Use

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

### Map 1



### Map 2

