



## Staff Report to the Weber County Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on final approval of Combe South Estates No. 2 including a deferral of sidewalk improvements on Megan Circle and Combe Road

**Agenda Date:** Tuesday, November 19, 2013

**Applicant:** Corey Combe

**File Number:** LVC 081913

#### Property Information

**Approximate Address:** 2150 East Megan Circle (Uintah Highlands Area)

**Project Area:** 3.29 Acres

**Zoning:** Single-Family Residential-1-10 (R-1-10)

**Existing Land Use:** Residential/Agriculture

**Proposed Land Use:** Residential Subdivision

**Parcel ID:** 07-086-0032, 0036, 0044

**Township, Range, Section:** T5N, R1W, Section 23

#### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<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 Land Use Code Title 104 (Zones) Chapter 12 (R-1-10 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

### Background

Combe South Estates No. 2 is a six lot subdivision located at approximately 2150 East Megan Circle in the Uintah Highlands area. All six lots meet the area and lot width requirements of the R-1-10 Zone. Lots 6 and 9 have existing single-family dwellings and both have access from Combe Road. Lots 4, 5, 7, and 8 have access from Megan Circle, which has already been constructed and will be dedicated as part of this subdivision. Lots 8 and 9 have existing out buildings. Curb and gutter improvements have already been installed on Combe Road and Megan Circle, but sidewalk improvements have not been installed. The applicant is requesting a deferral for sidewalk improvements on Megan Circle and Combe Road. Uintah Elementary school is less than 1.5 miles from the subdivision, but Megan Circle is a cul-de-sac serving only four lots and there is no existing sidewalk near this subdivision on Combe Road to tie into. The subdivision (Combe South Estates Subdivision No. 1 2<sup>nd</sup> Amendment) adjacent on the east was also recently granted a sidewalk deferral. Culinary water and wastewater services are provided by Uintah Highlands Water and Sewer Improvement District. Secondary water is provided by Weber Basin Water Conservancy District. All review agency requirements have been satisfied.

### Summary of County Commission Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?
- Should a deferral for sidewalk improvements on Megan Circle and Combe Road 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.

## Planning Commission Recommendation

The Western Weber Planning Commission recommended unanimous final approval of Combe South Estates No. 2, including the deferral of sidewalk on September 25, 2013.

## Staff Recommendation

Staff recommends final approval of Combe South Estates No. 2 including a deferral of sidewalk improvements on Megan Circle and Combe Road, based on its compliance with the Weber County Land use Code, subject to the requirements of applicable review agencies.

## Exhibits

A. Subdivision plat- Combe South Estates No. 2

## Location Map



