



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, preliminary approval of Mallard Springs Subdivision (21 lots) with a recommendation for the deferral of curb, gutter and sidewalk improvements including those on 2475 South.
Agenda Date:	Tuesday, September 17, 2013
Applicant:	Doug Hamblin
File Number:	LVM081913

Property Information

Approximate Address:	4000 West 2550 South
Project Area:	24.89 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0021
Township, Range, Section:	6N 2W Sec 28

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 5 (A-1 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 preliminary approval of Mallard Springs Subdivision (21 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements, located at approximately 4000 West 2550 South.

The applicant is requesting to divide a vacant 24.89 acre parcel and create twenty-one new building lots. This subdivision is on 24.89 acres and is located in the A-1 Zone. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. These lots meet these requirements. An eastward extension of 2475 South from within Hunter Place Subdivision is required for this subdivision. A separate main access will come from 2550 South at approximately 4040 West. Two road stubs will be left for future development. One to a 10.5 acre parcel to the west, and one to a 21.82 acre parcel to the north.

The proposed lots will receive culinary water services from Taylor West Weber Water and secondary water from Hooper Irrigation. These lots will have service from the Central Weber Sewer Improvement District. Eight new fire hydrants are proposed with the extensions of the new roads. Review comments from the Engineering Division must be fully addressed will be required prior to a recommendation for final approval be granted.

Summary of Planning Commission Considerations

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

Map 2

