



Staff Report for Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on preliminary approval of Blue Acres Subdivision Phase 4 (9 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Tuesday, January 13, 2015

Applicant: Romney Buck

File Number: LVB 1001

Property Information

Approximate Address: 4000 West 2200 South

Project Area: 10 acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-078-0131

Township, Range, Section: T6N, R2W, Section 33

Adjacent Land Use

North: Residential	South: Agricultural
East: Agricultural	West: Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: JG

Applicable Land Use Codes

- 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 Blue Acres Subdivision Phase 4 (9 lots), located at approximately 4000 West 2200 South in the A-1 Zone. The subdivision meets the area and lot width requirements of this zone. Each parcel will be from 40,000 square feet to a little over an acre in size. A deferral agreement for curb, gutter, and sidewalk is also being requested. Irrigation ditches or canals which carry five second feet or more of water are required to install a solid board, chain link, or other non-climbable fence not less than five feet in height installed on both sides of the existing irrigation ditches. The Wilson irrigation canal will have to be fenced.

The Engineering Division wants a storm water detention plan and wants to know where the land drain runs to. A letter from Wilson Irrigation approving the plans is required. Construction grade, plan, and profile drawings need to be submitted for review. Hooper Irrigation has reviewed the plans and noted the corrections that need to be made.

Taylor-West Weber Water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber Water is required prior to Planning Division final approval. Capacity Assessment letter on the water system is required from the state prior to final approval from the Planning Commission. A construct permit from the Utah State Department of Environmental Quality

Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Central Weber Sewer will provide sewer services with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the Planning Commission.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The subdivision does meet the area and frontage requirements of the Land Use Code. The applicant is providing two stub roads; one to the south that will provide access to 30 plus acres of undeveloped land and could eventually tie into 2475 South in Hunter Place Subdivision, and the other stub could tie in Winslow Farr Jr. Cluster subdivision to the east.

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 Center Weber Sewer District
 - Annexation into the sewer district
 - District impact fees
- Requirements of Taylor West Weber Water
 - Connect to Hooper Irrigation
 - Irrigation plans need to be approved by Hooper Irrigation
 - Impact fees
- Requirements of the Weber Fire District
 - Fire District Impact fees
- Fencing of the irrigation ditch
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines
- Capacity Assessment letter on the water system
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

Staff Recommendation

Staff recommends that the Planning Commission recommend preliminary approval of Blue Acres Subdivision Phase 4 (9 lots), subject to staff and other agency's comments. This recommendation needs to include a recommendation on a deferral (for curb, gutter, and sidewalk), and whether or not the cul-de-sac should be a road stub to the east.

Exhibits

- A. Location map
- B. Subdivision plat

Blue Acres Phase 4



December 23, 2014

□ Parcels

— Street Labels

City Labels



