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| **WC Logo.emf** | **Staff Report to the Western Weber Planning Commission** *Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Consideration and / or action for preliminary approval of Fenster Subdivision, 4 lots, and a request for a deferral of curb, gutter, and sidewalk

**Agenda Date: Tuesday, January 11, 2011**

**Applicant:** Allan Karras

**File Number:** LVL 12-06-10

****Property Information****

**Approximate Address:** 500 North 5500 West

**Project Area:** 4.61 acres

**Zoning:** Agricultural A-2

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-024-0003, 15-024-0014

**Township, Range, Section:** 6 North, 2 West, Section 7

****Adjacent Land Use****

**North:** Residential, Agricultural **South:** Agricultural, Residential

**East:** River, Agricultural **West:** Agricultural

****Staff Information****

**Report Presenter:** Justin Morris

jmorris@co.weber.ut.us

 801-399-8763

**Report Reviewer:** JG

Applicable Ordinances

* Weber County Subdivision Ordinance
* Weber County Zoning Ordinance Chapter 6: Agricultural Zone A-2

Background

The applicant is requesting preliminary approval of Fenster Subdivision (4 lots). Each lot contains at least 150 feet of frontage and at least 40,000 square feet, as required by Chapter 6 (Agricultural Zone A-2) of the Zoning Ordinance. A new road will be constructed to serve as frontage for lots 1-3. This new road will have to meet the requirements of the Weber County Engineering Division. The applicant is requesting a deferral for curb, gutter, and sidewalk along their existing frontage and proposed road. This development is not within 1.5 miles of any school.

The Weber County Engineering Division has responded stating that although the proposal is not in a mapped flood plain, but historic data shows that this area floods, and FEMA is currently studying the area and their preliminary data shows this area will be in the flood plain. As part of the mitigation efforts, the houses may be required to be elevated to one foot above the base flood elevation. The Weber Fire District is requiring three new fire hydrants. In review, the Weber County Treasures offices responded that taxes are delinquent in the amount of $10.62. The Weber County Subdivision Ordinance requires a tax clearance letter (indicating that all taxes, interest, and penalties owing on the land have been paid) be issued prior to final approval from the County Commission. All other reviewing agencies and departments have responded with no significant concerns.

West Warren-Warren Water Improvement District will provide culinary water, Weber Basin Conservancy District will provide secondary water, and a Weber-Morgan Health Department approved septic system will provide wastewater services.

Summary of Planning Commission Considerations

* Does the proposed subdivision meet the Weber County Zoning and Subdivision Ordinance?
* Should a deferral of curb, gutter, and sidewalk be recommended?

Conformance to the General Plan

This subdivision conforms to the general plan by meeting the requirements of applicable ordinances.

Conditions of Approval

* Requirements of Weber County Engineering Division
* Requirements of Weber Fire District
* Requirements of Weber County Surveyors
* Requirements of Weber County Treasures’ Office
* Requirements of Weber-Morgan Health Department
* Requirements of West Warren-Warren Water Improvement District

Staff Recommendation

Staff recommends preliminary approval of the Fenster Subdivision subject to staff and other agency comments, recommendations and requirements. A recommendation from the Planning Commission to the County Commission is required for the request of a deferral of curb, gutter, and sidewalk.

Exhibits

1. Location map
2. Subdivision plat