



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a time extension of final approval for Fenster Farm Subdivision, 4 lots.
Agenda Date: Tuesday, July 16, 2013
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: 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 7: Agricultural A-2 Zone

Background

The applicant is requesting a one year time extension of final approval for Fenster Farm Subdivision (4 lots). This extension is to allow time to finalize construction bids and engineering requirements for the subdivision. A request from the applicant has been provided (Exhibit B). The Western Weber Planning Commission recommended final approval of this subdivision July 10, 2012.

Each lot in this subdivision contains at least 150 feet of frontage and at least 40,000 square feet, as required by Title 104 Chapter 7 (Agricultural Zone A-2) of the Land Use Code.

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. Improvement plans for this road are being reviewed and it is anticipated that they will be approved in the near future. Installation of the improvements will take place prior to the recording of subdivision plat or, an escrow for all improvements will be required with the county.

The Western Weber Planning Commission reviewed a request for preliminary approval for this subdivision Jan. 11, 2011 and with a 4-2 vote, required that curb, gutter, and sidewalk only be installed on the interior lots of the subdivision. This decision was appealed to the Weber County Commission on Feb. 15, 2012, where it was determined that a deferral of these improvements should be made.

Due to the recent flooding issues that occurred in the last few years throughout the county and on this property, the owners have been working with the Weber County Engineering Division concerning areas located in the flood plain. As part of the mitigation efforts, the houses will be required to be elevated one foot above the base flood elevation. The Weber

Fire District is requiring three new fire hydrants. 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 Land Use Code?

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

Based upon the findings listed above, Administrative Approval for use of a one year time extension for the Fenster Farm Subdivision is hereby approved.

Date of Administrative Approval: Tuesday, July 9, 2013



Robert O. Scott
Weber County Planning Director

Exhibits

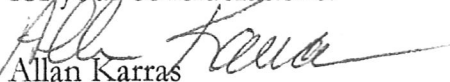
- A. Subdivision plat
- B. Applicant's request for a time extension

Map 1



To: Weber County
From: Allan Karras

To Whom it may Concern,
Regarding Lisa-Phase 1 and 2 and Fenster-Phase 1 Subdivision on 5500 W in Weber County. I would like to request an extension on my final approval so that I may finalize the engineering and construction bids for the subdivisions. Please consider this request to extend the deadline for 1 year. I would greatly appreciate it, thank you for your considerations.


Allan Karras
801-564-0909

7-1-2013

Exhibit B