

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Consideration and action on a time extension of final approval for Fenster Farm **Application Request:**

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 Agricultural

Existing Land Use: 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



FAMELA TA MODEON & MODEON MATER A MISON & FARM HANSEN THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ______ DAY OF ______ 20__ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY PLANNING COMMISSION APPROVAL 5500 WEST STREET PART N00"18"53"E 580.19 584.28 OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEST THAN SEPTEMBER, 2011 **FENSTER** 150.00° SOUTH QUARTER CORNER OF SECTION 7, OWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERDIAN, US SURVEY, FOUND WEBER COUNTY BRASS CAPMARKED 1981 IN COOD CONDITION JO' SETBACK 560 NORTH STREET 1 40001 S.F. 0.918 ACRES BFE=4220.6 FFE=4222.6 5484 W S89"24"27"E 300.82" =+ 3 40097 S.F. 0.920 ACRES BFE=4220.4 FFE=4222.4 4 40095 S.F. 0.920 ACRES BFE=4220.2 FFE=4222.2 WEBER COUNTY ENGINEER HEREN CERTEN THAT THE REQUISED PUBLIC MPROVEMENT STANDARDS AND DIMMICS FOR THE SURDINGS CONTROL WITH THE COUNTY STANDARDS AND THE ANDUST OF THE FAMILY CHARACTER IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. ± + DAX JC KELSON & WATERFRONT PROPERTY SHANNA H. THOMPSON, IF 89°24'27"E_409.67 FARM WEBER COUNTY ENGINEER C1 250.00 97.32 86.80 1H CHOPO DR DELLA C2 250.00 97.32 86.80 578.315.3° 27.45.09 C2 200.00 75.63 75.48 578.315.3° 27.45.09 C3 170.00 64.54 64.15 578.315.3° 27.45.09 72 + CURVE TABLE 15-024-0003 REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT) 6.981 ACRES SUBDIVISION 10 522.20 4 60.00' WEBER COUNTY COMMISSION ACCEPTANCE THIS S TO CERTRY IN IT HIS SIERNISON HAT, THE REDUCATION OF SHEETE AND OTHER PHASE AND ASSOCIATIO WITH THIS SHEEDINGS AND ASSOCIATIO WITH THIS SHEEDINGS HERBERT WITH COUNTY SHEETING AND THE COMMISSIONERS OF SHEETING COUNTY, THIS SHEEDINGS SHEETING COUNTY, THIS SHEETING AND THIS SHEE S05*59'34"W 237.87 ATTEST TURN-AROUND REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMEN 20.294 ACRES 50 PHASE LEGEND - - SECTION TIE LINE - - ROAD CENTERLINE - - EXISTING FENCELINE I HORDE CERTIY THAT THE WARDE COLAMY SERVICIONS OFFICE HAS RECREAD THE PART FOR MAINTAINING THE PART FOR MAINTAINING THE PART FOR MAINTAINING THE SERVICIAN COMERC DAYA, AND THE HAMADOWN HAS THE SERVICIAN COLAMY SERVICIAN THE SERVICIAN COLAMY SERVICIAN THE SERVICIAN COLAMY SERVICIAN SERVICIAN SERVICIAN SERVICIAN = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES" = CENTERLINE MONUMENT BASE FLOOD ELEVATION FINISHED FLOOR ELEVATION = ROAD DEDICATION FOR 5500 WEST STREET - FIRE HYDRANT - EXISTING PAVEMENT - EASEMENTS - LOT LINE - SOIL PERCOLATION HOLE ADJOINING PROPERTY BOUNDARY LINE WEBER COUNTY SURVEYOR WEBER COUNTY SURVEYOR THE CHAPPES OF THIS PLAT IS 10 DOING THE BECOM RECIDEND PROPERTY MICH DOIS WAS STREET, AS SOOM THE WORTH DIGHTAM WAS SEL AGON, AND DOING THE CHAPTER OF A SHOPP OF A THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNER FO ROTHER, RANGE 2 WEST, SAIT LAKE BASE AND MERDIAN, U.S. SURVEY, SHOWN HEREON AS: 500°18"53"W "Appendiction is the presented use in the Amendiction, consistency of the State of the Amendiction of the Amendiction of the Amendiction of the State of the Amendication o CONTAINING 201053 SQUARE FEET AND 4.616 ACRES PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH MANCE 2 WEST, SAUT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BOUNDARY DESCRIPTION BASIS OF BEARINGS NOTE: 1. A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. WEBER COUNTY ATTORNEY HATE FLAMED THE FRANCE CLARAFTE AND DIFFER DOCUMENTS ASSOCIATION WITH THE SURPOSES MAD, FARE OFFICIAL STATE CONTROL MET THE COUNTY OFFICAMENT AND THE COUNTY OFFICAMENT FRANCE AND NOW IN FORCE AND SCHOOL THIS SURPOSE THE STATE OF THE SURPOSE AND TH AGRICULTURAL STATEMENT WEBER COUNTY ATTORNEY VICINITY MAP DEVELOPER WEBER-MORGAN HEALTH DEPARTMENT On the LINE ON THE PRESENTAL APPLICED THE PRESENTAL APPLICED BEFORE ME, THE UNDESSIGN DOTHER PUBLIC. [AND] WHO DENSE OF THE DAY SHOPE, DOTHER AND CHAPTES DEDICATION, AND CENTRICATION, AND TOR THE PUBLICES THEREIN HERITORED. COUNTY OF ___ ON THE DAY OF THE PROPERTY POPULATION OF THE ADMINISTRATION OF THE PROPERTY OF THE ADMINISTRATION OF THE ADMINISTRATION OF THE ADMINISTRATION AND THE THEY SHOULD HE ADMINISTRATION OF THE ADMINISTRAT I ROBERT D. MUNZ. DO HEIGH CHRINT HIM I MA M KOGERIEGH PROFESSIONAL MAND SIGNATURE IN THE SIZE OF CHRIST STATE OF CHRISTIAN AND SIGNATURE IN THE SIZE OF CHRISTIAN AND SIGNATURE IN THE SIZE OF CHRISTIAN AND SIZE OF CHRIST STATE OF UTAH SIGNED THIS WEBER-MORGAN HEALTH DEPARTMENT COMMISSION EXPIRES COMMISSION EXPIRES OWNERS DEDICATION AND CERTIFICATION Associates, Inc. Wild Provide the State of SURVEYOR'S CERTIFICATE ACKNOWLEDGMENT ACKNOWLEDGMENT ROBERT D. KUNZ Weber County Recorder Entry No. Flee Fold Filed For Record And Recorded, At In Book Of The Official Records, Page NOTARY FUBLIC NOTARY PUBLIC Veber County Recorder SUBDIVISION PHASE Number 1714-26 Project Info.

R. KUNZ

1-50

ExhibitA

ROBERT D

To: Weber County From: Allan Karras

To Whom it may Concern,

7-1-2013

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

Exhibit B