



# 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 Lisa Estates Subdivision Phase 1, 1 lot, and Lisa Estates Subdivision Phase 2, 4 lots.

**Agenda Date:** Tuesday, July 16, 2013

**Applicant:** Allan Karras

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

### Property Information

**Approximate Address:** 350 North 5500 West

**Project Area:** 6.53 acres

**Zoning:** Agricultural A-2

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-024-0005, 15-024-0006

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

### Adjacent Land Use

<b>North:</b>	Residential, Agricultural	<b>South:</b>	Agricultural, Residential
<b>East:</b>	River, Agricultural	<b>West:</b>	Agricultural, Residential

### 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 both phases 1 (1 lot) and 2 (4 lots) of Lisa Estates Subdivision. 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. The subdivisions are being developed in two phases, with lot 1 in the first phase and lots 2-5 in the second phase.

A new road will be constructed in phase 2 to serve lots 2-5. 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 the 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 phase 2. 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 "because it makes sense for the area and community".

Due to the recent flooding issues that occurred last year 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 Phases 1 and 2 of Lisa Estates Subdivision is hereby approved.

Date of Administrative Approval: Tuesday, July 9, 2013

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Robert O. Scott  
Weber County Planning Director

### **Exhibits**

- A. Subdivision plat
- B. Applicants request for a time extension

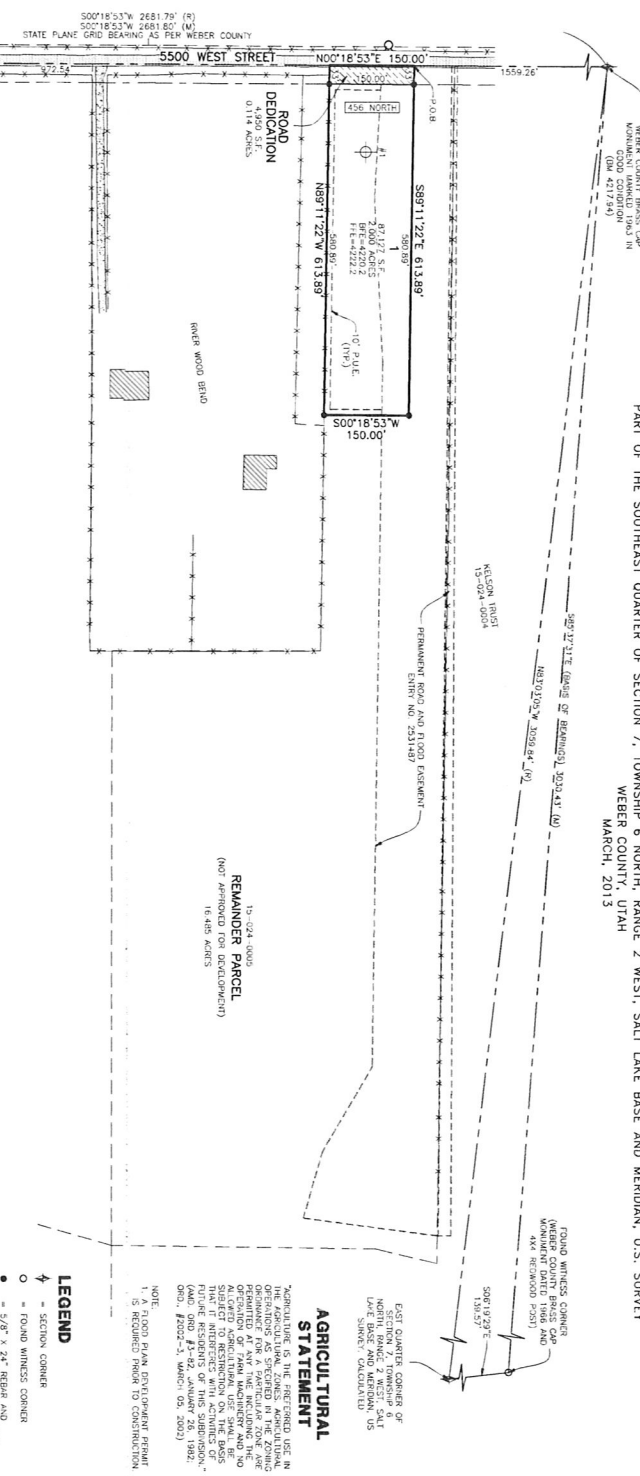
Map 1



Exhibit  
A-1

# LISA ESTATES SUBDIVISION PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2013



SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. BOUNDARY CORNER FOR ROAD DEDICATION FOR 5500 WEST STREET. (SEE PLAN FOR BEARING AND DISTANCE.)

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. BOUNDARY CORNER FOR ROAD DEDICATION FOR 5500 WEST STREET. (SEE PLAN FOR BEARING AND DISTANCE.)

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SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. BOUNDARY CORNER FOR ROAD DEDICATION FOR 5500 WEST STREET. (SEE PLAN FOR BEARING AND DISTANCE.)

**SUBVEYOR'S CERTIFICATE**

I, **ROBERT D. KINZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 190728, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT.

DATE OF SURVEY: \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

STATE OF UTAH: \_\_\_\_\_

COUNTY OF WEBER: \_\_\_\_\_

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

**OWNERS DEDICATION AND CERTIFICATION**

WE, THE UNDERSIGNED, HAVE HEREBY DEDICATED AND CERTIFIED THE ABOVE PROPERTY TO THE PUBLIC USE OF THE STATE OF UTAH, AND WE HEREBY CERTIFY THAT WE HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT WE HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT.

DATE OF DEDICATION: \_\_\_\_\_

DATE OF CERTIFICATION: \_\_\_\_\_

STATE OF UTAH: \_\_\_\_\_

COUNTY OF WEBER: \_\_\_\_\_

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

**ACKNOWLEDGMENT**

I, **ALAN PARSONS**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 190728, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT.

DATE OF SURVEY: \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

STATE OF UTAH: \_\_\_\_\_

COUNTY OF WEBER: \_\_\_\_\_

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

**ACKNOWLEDGMENT**

I, **ALAN PARSONS**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 190728, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT.

DATE OF SURVEY: \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

STATE OF UTAH: \_\_\_\_\_

COUNTY OF WEBER: \_\_\_\_\_

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN WAS REVIEWED AND APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION: \_\_\_\_\_

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER: \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY COMMISSION: \_\_\_\_\_

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY SURVEYOR: \_\_\_\_\_

**WEBER COUNTY ATTORNEY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ATTORNEY: \_\_\_\_\_

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER-MORGAN HEALTH DEPARTMENT: \_\_\_\_\_

**WEBER COUNTY RECORDER**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND SPECIFICATIONS FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY RECORDER: \_\_\_\_\_



**BOUNDARY DESCRIPTION**

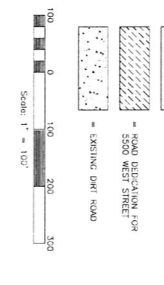
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE CENTERLINE OF 5500 WEST STREET, SAID POINT BEING 500'18.53' W, 1596.26 FEET FROM THE CORNER OF SECTION 7, THENCE S89°11'22\"/>

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THE PLAT IS THE LINE BETWEEN THE CENTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND A FOUND WITNESS CORNER (CENTER CORNER) BEING 500'18.53' W, 1596.26 FEET FROM THE CORNER OF SECTION 7, THENCE S89°11'22\"/>

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE REMAINDER PARCEL INTO LOTS AND STREETS AS SHOWN ON THE PLAT. THE LOTS AND STREETS AS SHOWN ON THE PLAT SHALL BE SUBJECT TO THE SAME CONDITIONS AND RESTRICTIONS AS THE REMAINDER PARCEL.



**Project Info**

Project Name: \_\_\_\_\_  
 Subdivisor: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Sheet No.: \_\_\_\_\_  
 Total Sheets: \_\_\_\_\_

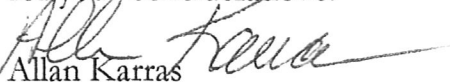
**Project Info**

Project Name: \_\_\_\_\_  
 Subdivisor: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Sheet No.: \_\_\_\_\_  
 Total Sheets: \_\_\_\_\_



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

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Exhibit B