

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: File Number:

Allan Karras LVL 12-06-10

Property Information

Approximate Address:

350 North 5500 West

Project Area:

6.53 acres

Zoning: Existing Land Use: Agricultural A-2 Agricultural

Proposed Land Use:

Residential

Parcel ID: Township, Range, Section:

15-024-0005, 15-024-0006

: 6 North, 2 West, Section 7

Adjacent Land Use

North:

Residential, Agricultural

South:

Agricultural, Residential

East:

River, Agricultural

West:

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

Robert O. Scott Weber County Planning Director

Exhibits

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



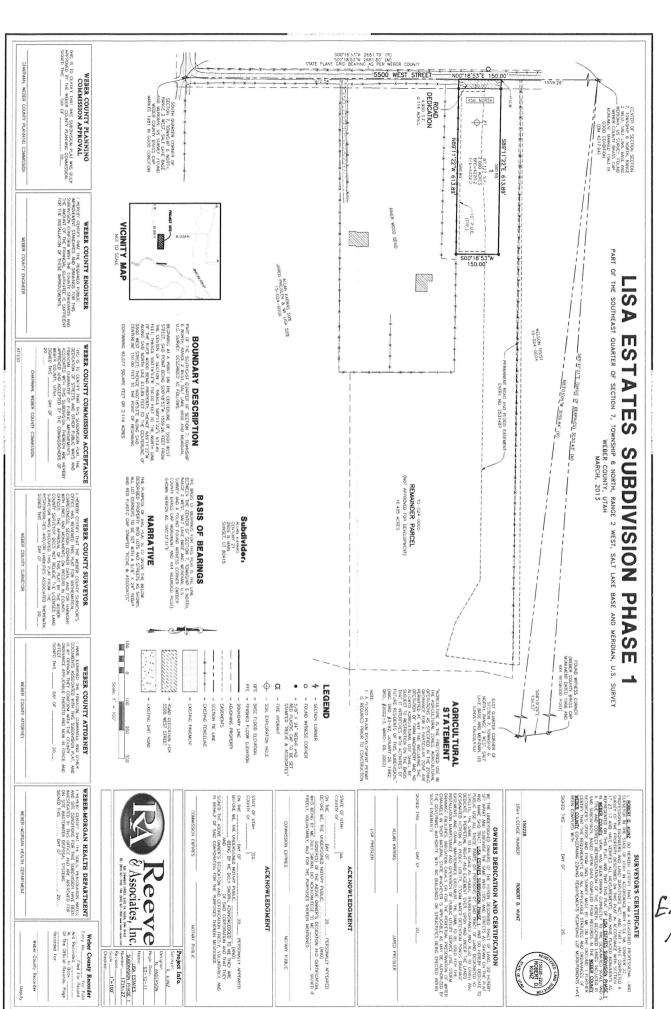


Exhibit A-1

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ______ DAY OF ______, 20___. HAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY PLANNING COMMISSION APPROVAL VICINITY MAP SOUTH QUARTER CORNER ON SECTION 7, TOWNSHIP 6 NORTH AND MERDIAN, US SURVEY, FOUND WEERER COUNTY BRASS CAP MARKED 1981 IN GOOD CONDITION 225.68 366 NOSTH 366 NOSTH 40.001 S.F. SFE = 4219.7 41 5482 WEST CENTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SAIT LAKE BASE AND MERRIDAN, US SURVEY FOUND WEBER COUNTY BASS CAP MONUMENT MARKED 1963 IN GOOD CONDITION (BM 4217.94) _______ 5 40,000 S.F. 0,918 ACRES BFE-4219.7 FFE-4221.7 5458 WEST S01'45'02"W 258.28 WEBER COUNTY ENGINEER HEREN CENTRY HAT THE REQUIRED POUND MARCHEREN STANDARDS AND DRAWNES FOR THE SHEDWISDN COMERGE WITH THE COUNTY STANDARDS AND THE AUGUST OF THE FRANCH CHARACTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. RECHANGE AT THE GOLTH QUARTER CONNETS OF SECTION 7: SAN DON'T ASSO, MINDE CAN THE CONTROLLED OF ANSESS STREET, 1949 SE TEST TO THE SOUTH HAS OF OWER WOOD BOOK SERROWSCH, PERCE SENSORY OF AMORE SAN SOUTH LIKE 36140 FEET, THENCE SOLVENOUS WE 25-20 HEET, THENCE SESS SAND WE ARE HEET, THENCE SOLVENOUS WE 25-20 HEET, THENCE MORSON SOUTH LIKE 36140 FEET, THENCE SOLVENOUS WE TO THE OWN'T OF BENCHMANNICA WE SAND IN FEET ACHIES THE SECTION LIKE TO THE OWN'T OF BENCHMANNICA. RIVER WOOD BEND CONTAINING 197,709 SQUARE FEET OR 4.539 ACRES TURN AROUND BOUNDARY DESCRIPTION WEBER COUNTY ENGINEER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANCE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH WEBER, 2011 THE DE TO CHAIN THE MINE SUBMINION ACCEPTANCE THE DESCRIPTION THE MINE SUBMINION PAIL THE THEORY CLARAMITE OF FINES CHAPOCRASSICS AND ASSOCIATED WITH THE SUBMINION, THEROID ARE RECEIVED WHERE CLARAMITE OF THE CHAMISSICHES OF SCHIET THE C 20 HANSEN FARM WEBER COUNTY COMMISSION ACCEPTANCE ATTEST _SBS'37'31"E (BASIS OF BEARINGS) 3030.43' (M) TEC 15-024-0006 REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT) 21.152 ACRES , WEBER COUNTY COMMISSION THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN, ALL LOT CORNERS TO BE SET WITH A 5/8/x 24" REDAR AND RED PLASTIC CAP STAMPED "RECYC & ASSOCIATES". THE BASS OF EEVENANS FOR THIS PLAT IS THE LINE RETWEEN THE CENTER OF SECTION 7, TORNISHING 6 NORTH, BASIGE 2 NOTS; SLIT IN BASE AND MERICHAN U.S. SURREY AND A FOUND FOUND WITNESS CORNER (NEER COUNTY BRASS OF MONUMENT AND AXA REDWOOD POST). STORM FERCON AS: 385°37"3"TE BASIS OF BEARINGS CURVE TABLE I - HERRIF CESTRY THAT THE WERRE COLANT SURFCONS'S COPICE LANS ROWGEN DIS SULF PAR MUNICIPALITY CONTROLLED TO THE MATERIAL AND THE I HARMONY CONTROLLED THE WEBER COUNTY SURVEYOR WEBER COUNTY SURVEYOR Subdivider: ALLAN KARRAS CENTURY 21 2609 N MAIN SUNSET, UT 80415 1000 FOUND WITNESS CORNER (WEBER COUNTY BRASS CAP MONUMENT DATED 1966 AND 4X4 REDWCOD POST) AGRICULTURE IS THE PREFERENCE LISE IN THE AGRICULTURE AGRICULTURE AGRICULTURE OPERATORS OF SPECIFIC IN THE ZORNEG PERATURE AGRICULTURE PROMITTION A NOT THE AGRICULTURE PERATURE OF FARM MICHIEFT AND 10 AGRICULTURE AGRICULTU WEBER COUNTY ATTORNEY NOTE: 1. A FLOOD PLAN DEVELOPMENT PERMIT 1. S REQUIRED PRIOR TO CONSTRUCTION AGRICULTURAL STATEMENT WEBER COUNTY ATTORNEY LEGEND 506'19'29'E-EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, CALCULATED - FINISHED FLOOR ELEVATION - SOIL EXPLORATION HOLE - 5/8" x 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES" - FIRE HYDRANT STREET CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS - SECTION CORNER - EXISTING FENCELINE = BOUNDARY LINE = ADJOINING PROPERTY - EXISTING DIRT ROAD - EXISTING PAVEMENT = EASEMENTS ROAD DEDICATION FOR 5500 WEST STREET SECTION TIE LINE

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Project Info.

R. KUNZ

& Associates, Inc.

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ROBERT D. KUNZ

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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