



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVW122722 – A request for final approval of the Grove at JDC Ranch Phase 1 (30 lots).

Agenda Date: Tuesday, November 28, 2023

Applicant: Steve Anderson (Nilson Land Development)

Property Information

Approximate Address: 2855 W North Plain City Road

Project Area: 9.795 acres

Zoning: R-1-10

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-020-0014, 19-020-0010

Township, Range, Section: 7N, 2W Section 27

Adjacent Land use

| | |
|---------------------------------------|--|
| North: Agricultural | South: Agricultural |
| East: Agricultural/Residential | West: Agricultural/ Residential |

Staff Information

Report Presenter: Felix Lleverino
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Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 12 Single Family Residential Zone R-1-10
- Title 106, Subdivisions

Background/History

A rezoning of this parcel from A-1 to R-1-10 was approved by the County Commission on September 6th, 2022. The rezone includes a Development Agreement that is recorded on title with the entry number 3257495. The planning staff reviewed the development agreement to ensure that the requirements are satisfied.

On February 21, 2023, the Western Weber Planning Commission granted preliminary approval of West Ridge Subdivision phases 2 and 3 (57 lots).

On June 13th 2023, the Western Weber Planning Commission forwarded a positive recommendation to the County Commission for final subdivision approval of The Grove at JDC Ranch Phase 1 (30 lots).

All remaining subdivision improvements are included with the final cost estimate that is approved by the Weber County Planning Division and Engineering Department. The funds totaling \$1,183,194.12 will be held in escrow from a Cache Valley Bank letter of credit.

Summary

The applicant is requesting final approval of The Grove at JDC Ranch Phase 1 (Formerly West Ridge Subdivision) which has a total of 30 single family dwelling lots. The road system within Phase 1 will provide connection with adjacent developments to the south and west. A 10' wide side walk will be built on the west side of 2875 West Street.

Analysis

General Plan: The Weber County Future Land Use Map indicates that the land is intended for mixed-use residential and commercial. This proposal will provide the single family dwelling development type to this mixed-use residential area.

Zoning: The property is located within the R-1-10 Zone. The purpose of these zones is stated in the LUC §104-12.

The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.

Site Development Standards: The minimum lot size is 80 wide and 10,000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Common Area: The planned open space and the public amenities within will be managed and maintained by The Grove at JDC HOA. The creation of the HOA is the developer's responsibility. The HOA document will be reviewed by the Planning Division and the County Attorney's office before it is registered with the State and Recorded.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water District has provided a capacity assessment letter after the District approved of the improvement plans. Before the District will provide culinary water to phase 1, the developer must furnish proof of secondary water.

Secondary Water: Weber-Box Elder Conservation District will serve this development with secondary water for outdoor watering purposes. The District's inclusion requirements and the secondary water infrastructure must be installed before building permits are issued.

Sewer Services: Annexation into the Central Weber Sewer Improvement District is complete as of April 18th, 2022.

Public Street Connectivity: This development is designed to facilitate efficient street connections to adjacent properties and to provide pedestrian pathways that join together public gathering spaces such as parks and sport fields.

Review Agencies: The Weber County Surveying has approved of The Grove at JDC Ranch with a condition that the developer enter into a Street Monument Improvement Agreement. The County Engineering Department has approved of the final improvement plans and the Subdivision Improvements Guarantee. The Weber County Planning Division recommends approval of Phase 1. The Weber Fire District has posted approval with comments regarding the placement of fire hydrants.

Staff Recommendations

After the Western Weber Planning Commission forwarded a positive recommendation for final approval to the County Commission, the planning staff recommends final approval of The Grove at JDC Ranch Phase 1 (30 lots).

1. Before the subdivision plat is recorded funds to cover the cost of the remaining subdivision improvements for phase 1 are secured and the improvements guarantee is complete.
2. The improvements guarantee is recorded.

The following findings are the basis for the staff's recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. The Grove at JDC Ranch Phase 1 plat
- B. Improvements Guarantee

Area Map

