

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 17, 2024
4:00 p.m.**

- 1. Minutes: December 20, 2023**
- 2. Administrative Items**
 - 2.1 LVT102323** - Request for final approval of the Orchards at JDC Ranch Phase 1, located at 2850 W 2600 N, Plain City. **Planner: Tammy Aydelotte**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of December 20, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: December 6 2023 Approved

2. Administrative Items

- 2.1 LVA080123:** Request for final approval of Anselmi Acres Subdivision Phase 2, consisting of 6 lots located at approximately 4300 W 1400 S. **Planner: Steve Burton**

July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots. The Planning Commission decision was based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before each plat records.
2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.

Phase 1, consisting of 33 lots has received final approval from the County Commission. Phase 2 originally had 4 lots, and currently has 6 lots. This means two of the six proposed lots have not received preliminary approval. Even though there are two lots which have not received preliminary approval, the phase 2 plat consists of six lots which is considered a small subdivision on its own. Therefore, the Planning Director can give final approval to the six lot phase.

The applicant is now requesting a recommendation for final approval from the Planning Director. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

Staff recommends that the Planning Director grant final approval of Anselmi Acres Phase 2, consisting of 5 lots. The recommendation is based on the following conditions:

1. **The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 2 subdivision plat records.**
2. **The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements in the subdivision, to be reviewed and approved by county staff before the subdivision plat records.**
3. **Before the subdivision plat records, final unconditional letters will need to be submitted by the developer from Taylor West Weber Water and Hooper Irrigation.**

The recommendation is based on the following findings:

1. **With conditions imposed, the project complies with the approved development agreement.**
2. **The project follows the general plan.**
3. **With conditions imposed, the project meets the requirements of the Weber County Land Use Code.**

Director Grover approved this item with the conditions and findings in this staff report.

2.2 UVH091423 – Request for final approval of Hadlock Subdivision 2nd Amendment, a two-lot subdivision located in the AV-3 zone, at approximately 2965 E 5100 N, Liberty, UT, 84310. This request includes roadway dedication to continue 2950 East St. **Planner: Tammy Aydelotte**

The applicant is requesting a recommendation of final approval of Hadlock Subdivision 2nd Amendment, a small, connectivity- incentivized subdivision, consisting of two residential lots, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Hadlock Subdivision 2nd Amendment, a connectivity-incentivized subdivision, consisting of two lots, and continuation of road dedication of 2950 East Street. This proposed subdivision is located at approximately 2965 E 5100 N, Liberty, UT, 84310, in the AV-3 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **A substandard road agreement, along with a deferral agreement will need to be signed prior to recording the final plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan**
2. **The proposed subdivision complies with applicable county ordinances**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned

*Respectfully Submitted,
June Nelson
Lead Office Specialist*



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of the Orchards at JDC Ranch Phase 1, located at 2850 W 2600 N, Plain City.
Agenda Date: Wednesday, January 17, 2024
Application Type: Subdivision, administrative
Applicant: Bryan Bayles
File Number: LVT102323

Property Information

Approximate Address: 2850 W 2600 N
Project Area: 9.905 acres
Zoning: R1-10, R-3
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 19-019-0007, -0008, 0009

Adjacent Land Use

North: Plain City	South: Plain City
East: Farr West	West: Plain City

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794
Report Reviewer(s): FL

Applicable Ordinances

- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 includes 39 cluster single-family cottage lots with 6.2 acres of open space.

On September 19, 2023 the Western Weber Planning Commission recommended preliminary approval of the application. The development agreement associated with the property requires the preliminary plan to be reviewed by the County Commission after receiving approval from the planning commission.

On October 3, 2023, the County Commission granted preliminary approval. Including this phase, the Master Developer is platting 39 out of the 725 units allowed under the development agreement, leaving 686 residential units left to plat in other phases of development. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R1-10 and R-3 zones. The following are the purpose and intent of the R1 and R-3 zones:

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.

The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 1 is located in both the R-1-10 and R-3 zones. R1-10 allows single-family lots that are 10,000 square feet in size with 60 feet of lot width. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. Lots in the Orchards at JDC Phase 1 range in size from 3,300 square feet to 9,500 square feet with a range in lot width from 45 feet to 129 feet.

The development agreement states that there is no minimum lot size or frontage requirement for the clustered single-family cottage lots.

Common and Open Space: The proposal includes the platting of a 2.625-acre park (Open Space Parcel A) and a 0.244 acre drainage easement and trail area (Open Space Parcel B) that will be dedicated to Weber County, and maintained by the HOA in the Southeast village. The development agreement concept and open space plan suggested a parcel of approximately two acres in the Southeast village. The park includes 7 parking spaces and hard surface trails. The open space plan shows the required picnic areas and the playground area (**see Exhibit B**).

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Bona Vista Water Improvement District for culinary water, Weber-Box Elder Conservation District for secondary water, and Central Weber Sewer for sanitary sewer service. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: Phase 1 of the Orchards includes 2275 North St, 2825 West St, and 2675 North St, all 60 ft. wide public right of ways that include a 5-foot concrete walkway on each side. There are also 20 wide private drives that access each lot in this phase.

Review Agencies: This preliminary plan has been reviewed by the Planning Division and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the county surveyor and engineering division.

Staff Recommendation

Staff recommends final approval of the Orchards at JDC Ranch Phase 1 at 2850 W 2600 N, Plain City.

This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
3. The applicant will be required to indicate the types of trees that will be installed in the park strips.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

- A. Proposed Final Plat
- B. Open Space Plan

Location map



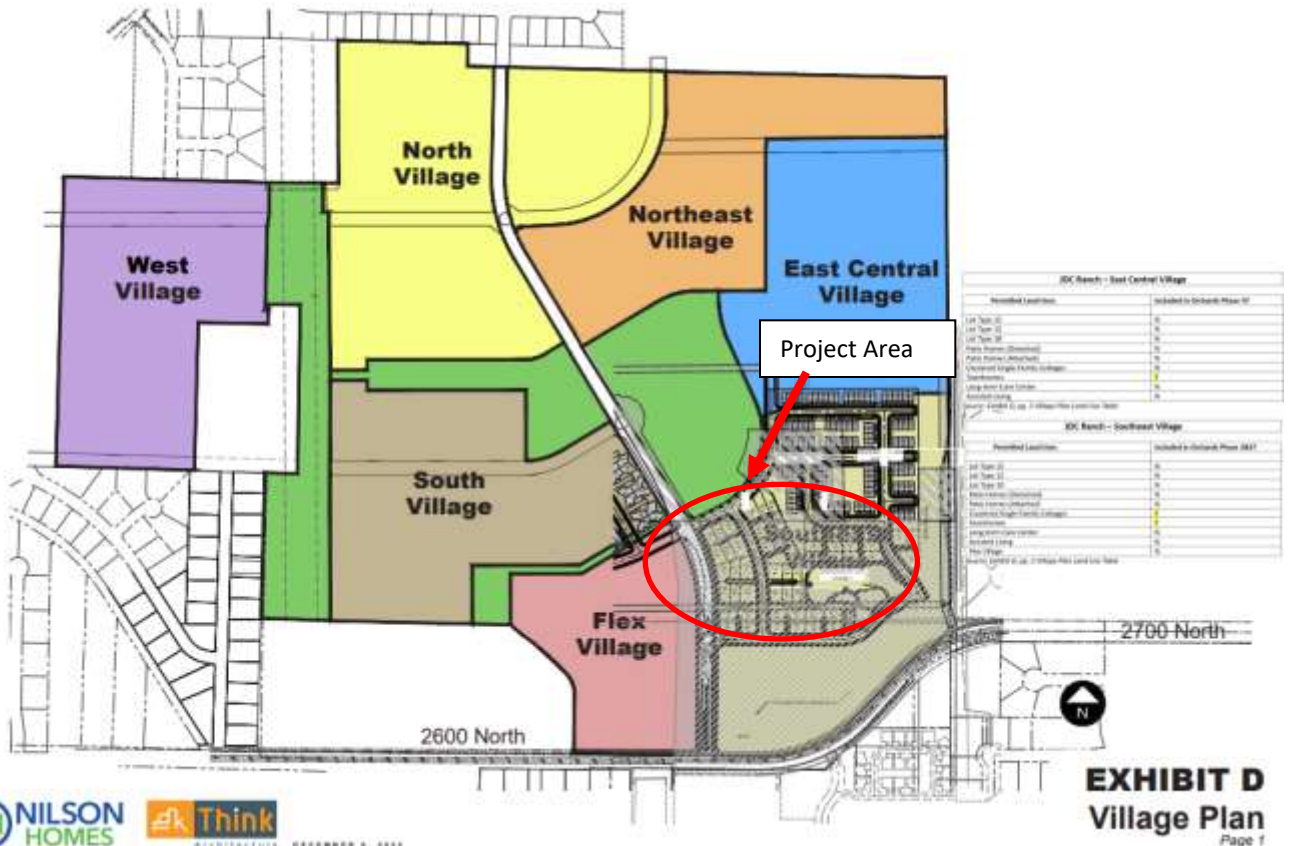
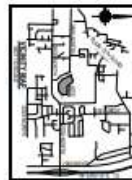


Exhibit A - Proposed Final Plat

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHWEST QUARTER SECTION 27, TOWNSHIP 7 NORTH, RANGE 7 WEST, SALT LAKE COUNTY, UTAH



INTENT AND COUNTY KNOWLEDGE

I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the applicant, and that I am the author of the foregoing plat, and that the contents of the same are true and correct to the best of my knowledge and belief.

- GENERAL NOTES
1. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND RECORDS.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND RECORDS.



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THE ORCHARDS AT JDC RANCH PHASE 1

OWNER'S DECLARATION
I, the undersigned, being duly sworn, depose and say that I am the duly authorized representative of the applicant, and that I am the author of the foregoing plat, and that the contents of the same are true and correct to the best of my knowledge and belief.

RECORD OF BOOKS
COUNTY CLERK

COUNTY ATTORNEY
COUNTY ENGINEER

COUNTY COMMISSION ACCEPTANCE
COUNTY ENGINEER

EN SIGN logo and contact information.

REGISTERED COUNTY ENGINEER information.

COUNTY COMMISSION ACCEPTANCE box.

COUNTY ATTORNEY box.

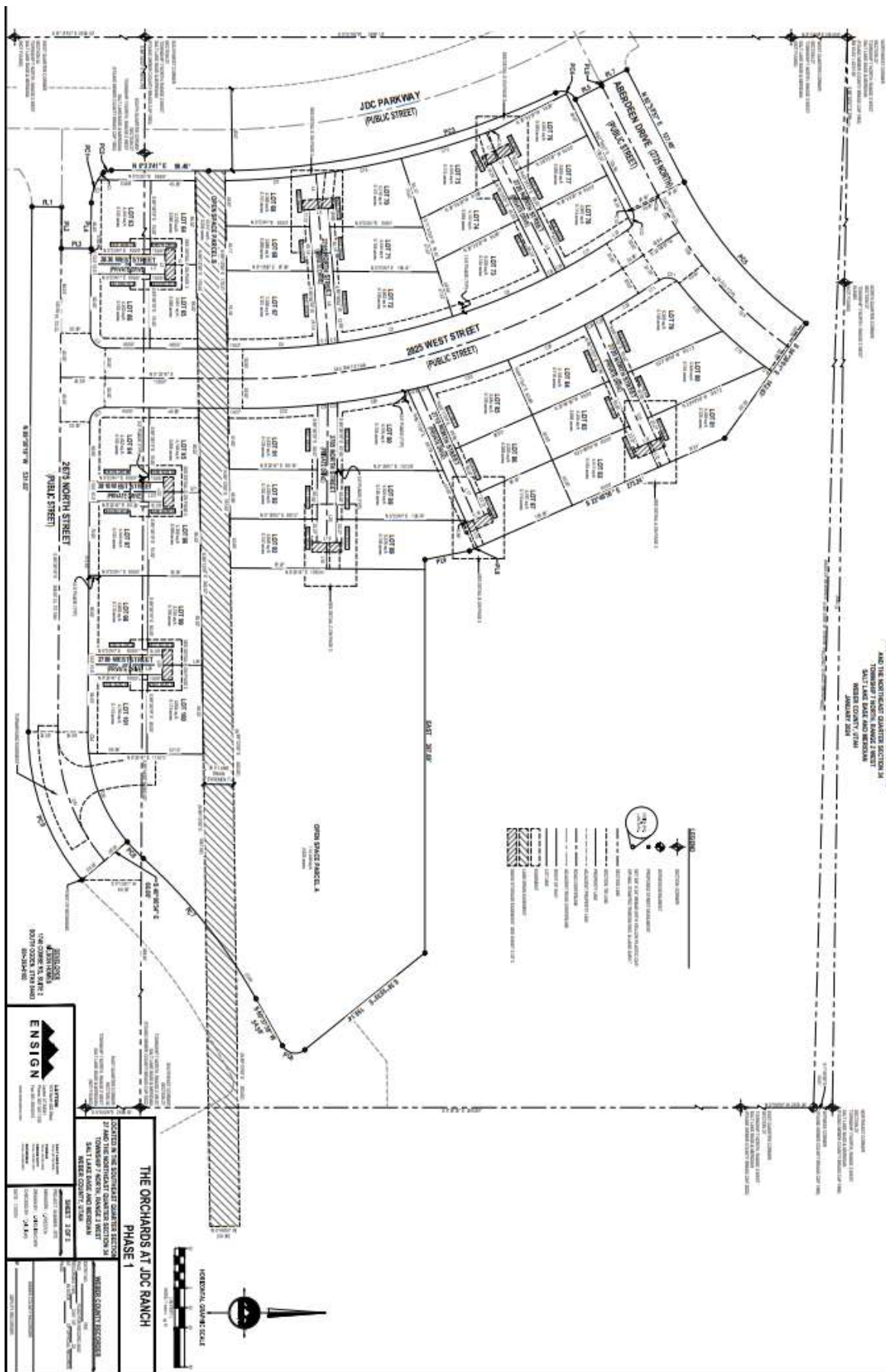
COUNTY ENGINEER box.

COUNTY CLERK box.

OWNER'S DECLARATION box.

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE NORTHEAST QUARTER SECTION 34
AND THE SOUTHWEST QUARTER SECTION 35
TOWNSHIP 7 NORTH RANGE 1 WEST
SHEET LAND STATE AND BROWN
WESTERN COUNTY, IOWA



ENSIGN

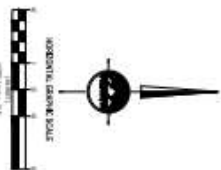
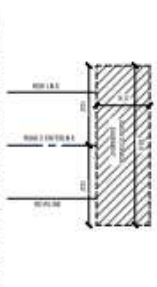
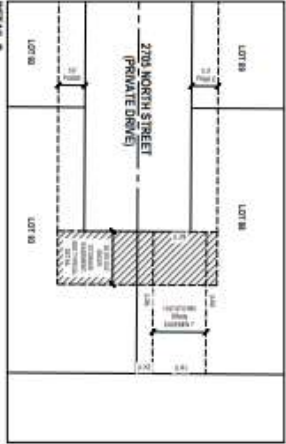
THE ORCHARDS AT JDC RANCH PHASE 1

WESTERN COUNTY RECORDS

WESTERN COUNTY ASSOCIATE

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHWEST QUARTER SECTION 27
 AND THE NORTHEAST QUARTER SECTION 24
 T12N, R10E, S44W
 SALT LAKE BASIN AND MERRIAM
 WATERSHED
 WASHINGTON COUNTY, UTAH
 JANUARY 2024



**THE ORCHARDS AT JDC RANCH
 PHASE 1**

LOCATED IN THE SOUTHWEST QUARTER SECTION 27
 AND THE NORTHEAST QUARTER SECTION 24
 T12N, R10E, S44W
 SALT LAKE BASIN AND MERRIAM
 WATERSHED
 WASHINGTON COUNTY, UTAH

WARRANTY
 THE UNDERSIGNED WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ENGIN
 ENGINEERING & ARCHITECTURE
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119
 TEL: (801) 571-1000
 FAX: (801) 571-1001
 WWW.ENGIN.UTAH.COM

DATE: 01/23/24
PROJECT: THE ORCHARDS AT JDC RANCH PHASE 1
SHEET: 1 OF 3
SCALE: AS SHOWN

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 01/23/24

APPROVED BY: [Signature]
DATE: 01/23/24

Exhibit B – Open Space Plan

