

WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

April 12, 2016

6:00 p.m.

- *Pledge of Allegiance*
 - *Roll Call:*
1. Approval of the meeting minutes
 - 1.1. Approval of the February 09, 2016 and the March 08, 2016 meeting minutes
 2. Consent Agenda
 - 2.1. LVH051914 Consideration and action on a request for final approval of Henry Flats Cluster Subdivision consisting of 12 lots, located at 4300 West 400 South; Travis Wallace Agent for PAANC LLC
 3. Administrative Items
 - 3.1. Engineering presentation and discussion on sewer expansion in Western Weber County
 - 3.2. LVM031016 Consideration and action on an administrative application, for final approval of McLean Subdivision, 1 lot, located at approximately 771 South 4100 West; Susan McLean, Applicant
 4. Public Comment for Items not on the Agenda
 5. Remarks from Planning Commissioners
 6. Planning Director Report
 7. Remarks from Legal Counsel
 8. Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 5:30 p.m. in Room 108. No decisions are made in the pre-meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Western Weber County Planning Commission held on February 09, 2016, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Mark Whaley, Chairman; Jannette Borklund, Wayne Andreotti, Lance Greenwell, Roger Heslop, John Parke
Member Excused: Michael Slater
Staff Present: Scott Mendoza, Assistant Planning Director; Jim Gentry, Principal Planner; Charles Ewert, Principal Planner; Ronda Kippen, Planner; Iris Hennon, Zoning Enforcement; Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

1. Minutes

1.1. Approval of December 08, 2015 and the January 12, 2016 meeting minutes

Commissioner Borklund indicated that on the December 8th minutes, Page 2, the committee listed should be the Ogden Trails Committee; on Page 3 the BOV rep is spelled Mike Vause; on Page 4 Last Para. should read the "Parking Lot on 29th Street. Mark Whaley declared the meeting minutes of December 08, 2015 and January 12, 2016 approved with the indicated corrections.

No Exparte Communication was expressed.

2. Consent Agenda

2.1. LVR072916 Consideration and action on final approval of Russell Place Subdivision, 6 lots at 4000 West 2200 South Matt Leavitt, Agent

2.2. LVA120315 Consideration and action on final approval of Atkinson Subdivision #2, 2 lots, at approximately 2448 S 3500 W – Jeff Atkinson, Agent

MOTION: Commissioner Borklund moved to approve Consent Agenda Items 2.1 and 2.2 subject to staff and agency recommendations including following the requirements of the zoning ordinance. Commissioner Heslop seconded the motion. A vote was taken and Chair Whaley indicated that the motion carried with all members present voting aye.

3. Administrative Items:

Chair Whaley indicated that the following agenda item will be heard next:

3.3. Update on Road Condition at Intersection of 900 S 7900 W

Jared Andersen, Weber County Engineer, explained that on 12th Street and 3500 W., they received funds through WACOG on the projects and they hired a consultant who will evaluate and will tell them what they should be doing on each and every intersection to keep the traffic going and make it safe. On this particular intersection, 900 South and 7900 W, there is a 60% plan to put a deceleration turning lane for traffic heading west. There are no additional plans at that intersection currently. With the extra lane, they will have shoulders, asphalt, and utility upgrades including water work. They will include the Planning Commission on their weekly emails where they report on their present status.

Commissioner Greenwell asked if 7900 W will be widened as it interfaces with 12th Street. Jared Andersen replied that they want to taper it down to the existing road once they hit the ROW line of 12th Street. Commissioner Heslop stated that the present width is very narrow and there have been vehicles in the ditch at all hours. Are there any plans to widen that so it meets fire district requirements for fire truck access?

Jared Andresen and Rick Grover are in the process of creating a list of which roadways need improving. They are excited that Proposition 1 passed and they are getting some funds to improve the roadways. There haven't been the funds to date to address some of the pressing improvement issues.

Brock Loomis indicated that he agreed with staff and their findings. He represents one of three families that has purchased the property together and would like to develop it. With people loving it, it is hard to find property for sale that meets their standards. Their two main goals were to find a design that achieved a comfortable way to access from Skyline Drive down. They are excited for the opportunity to present their application and proposal.

Commissioner Heslop asked their timeline for the extension of Skyline Drive and for a road that extends from a proposed drive. Brock Loomis indicated that they understand that without the extension of Skyline Drive, their project will not happen. The sewer laterals are already in and they are working with getting the water laterals in. The access road would be the last improvement to go in.

Commissioner Borklund asked if they will have any utility improvements in the right of way, and Mr. Loomis replied that they would have some sewer and water running to the back lots.

Corey Combe, 2181 E Combe Road, stated that there is a big berm on the south side of Combe Road that makes it hard to access his property. He understands it will be removed when the extension of Combe Road goes in; however, he is not sure where the water will go. He asked if the detention basins are only to retain Mr. Loomis' property and Ben Hatfield replied that the detention basins are only for this development.

Corey Combe asked what makes this different from a flag lot because it looks like four flag lots to him. It is a narrow road and there is a problem with snow removal and storage. Brock Loomis indicated that they plan on having 20 ft. of asphalt instead of 16 ft.

MOTION: Commissioner Heslop moved to approve AE 2015-06 Consideration and action on an access exception to use a private right-of-way (R.O.W.) as the primary access for four lots in the Mountains Edge Subdivision at approximately 2060 E Ryan Circle – Brock Loomis, Agent, subject to the findings requirements from the Engineers, Fire District and other standards in the staff report such as the requirements of the Weber County Engineering Division, the installation of the proposed improvements, the requirements of the Weber Fire District, completing and recording the subdivision, meeting the design criteria listed in Land Use Code Section 108-7-29 Access Easement Standards and looking at the parking restrictions as they have discussed. They make the following findings:

- Property boundary conditions are such that the parcel to be subdivided has frontage where two main roads intersect in a unique way which will provide slope and access limitations that do not typically occur and is undesirable. As the remaining property surrounding the site has been developed and has existing access, it is impractical for a full street or cul-de-sac to be required at this location.
- Due to the unique design, topography, steepness, and construction of the County Road project extending Skyline Drive; it is impractical to require a separate access for each of the 4 lots in the subdivision

Commissioner Parke seconded the motion. A vote was taken and Chair Whaley indicated that the motion carried by a unanimous vote with Commissioners Andreotti, Borklund, Greenwell, Heslop, Parke and Chair Whaley voting aye.

3.2. LVM121615 Consideration and action on final approval of Mountains Edge Subdivision, 4 lots, at approximately 2060 East Ryan Circle – Brock Loomis, Agent

Ben Hatfield presented a staff report and stated that the applicant is requesting final approval of Mountains Edge Subdivision (4 lots). The property is located in the Two-Family Residential Zone (R-2) and the Single-Family Residential Zone (R-1-10) at approximately 2060 E Ryan Circle. The proposed subdivision is 1.55 acres. The R-1-10 Zone requires single family dwellings to be on lots with minimum area of 10,000 square feet and a minimum width of 80 feet. The 4 lots will be accessed by a 20 foot private right of way (R.O.W.) with a 16 foot wide asphalt driveway with curb and gutter on each side for a length of 140 feet.

The location of the proposed subdivision and access is on a corner property adjacent to two main roads (Skyline Drive and Combe Road) which are expanding due to a county construction project. The intersection of these two roads will have a round-about, which will limit the appropriate locations for driveway points of access. The applicant has requested approval of an access exception (AE 2015-06). The proposed joint access is approximately 150 feet from the

5. **Public Comments for Items not on the Agenda** No comments were made.

6. **Remarks from the Planning Commissioners**

- Commissioner Andreotti indicated that it looks like the river project out west is in its final stages. He would like a report of what has been done and what still needs to be done, etc. They gave a presentation to the County Commissioners, and he can have them make that same presentation. Could they have that in their pre-meeting or work session rather than in a regular meeting, and Rick Grover stated yes.
- Commissioner Andreotti stated that he would like another field trip to the subdivisions out west to look at how the fields will drain. It would be good if they can get there just as the snow starts melting off. Commissioner Borklund indicated that the engineers did not attend the previous field trip.

Chris Crockett asked how the field trips have happened with the Open meetings Act in the past, and Sherri Sillitoe indicated that they noticed the field trip on the agenda with its location and then they met prior to their regular meeting. They have also noted that the public is invited to attend if they wished. Scott Mendoza indicated that they have tried to accommodate the Planning Commission member's schedules and met prior to their meeting at approximately 3:30 p.m. and then they arrive back to the Weber Center at approximately 5-5:30 p.m. Commissioner Whaley asked Commissioner Andreotti to meet with staff to make the necessary arrangements in scheduling.

Chris Crockett indicated that the field trips are addressed in their Rules of Order Page 4c2.

7. **Planning Director Report**

- Rick Grover asked that regarding the 12th Street road project updates by an email. Would the members like that? The members replied that they would like this.
- It is important and even critical that they make extremely good findings in their motions. It is very critical that they do that. They will probably have a special training in a month or so with the State's Ombudsmen to discuss the Rules of Orders, etc.
- It takes a lot of staff times and resources with packets. He is wondering if it would be possible to just email the packets to the members. He wanted to get the members take on this issue. The following comments were made:

Chair Whaley indicated that he would be fine with an email packet as long as he receives it a week before the meeting.

Commissioner Heslop stated that would be fine with him.

Commissioner Borklund stated that it is fine with her.

Commissioner Andreotti stated that is fine with him.

Commissioner Greenwell stated that is fine with him.

It would be good to have a hard copy agenda at the meeting and it was noted that this will free up staff resources.

8. **Remarks from Legal Counsel**

Chris Crockett stated that the Legislature is currently in session and several of the proposed bills affect land use. He participates in a committee which monitors bills that the county would be interested in. He listed some examples of the subjects the proposed bills include. Mr. Crockett encouraged them to review the proposed bills and become involved if they are interested.

Commissioner Heslop asked if they could be sent a copy of the bill numbers so they can go in and follow them. He asked if the Planning Commission members could go there and lobby. Chris Crockett indicated that the County can take various positions on bills. There are mechanisms for asserting the county's opinion such as through UAC, etc.

Chair Whaley indicated that in the Rules of Procedure, regarding Exparte Communications, the 2012 and the 2015 versions are in conflict. He believes they should address the question of Exparte communication before each topic rather than at the beginning of the meeting. He felt that it was a distraction to have it at the beginning. The proposed new version recognizes that the Planning Commissioners would know which items are on the agenda and whether they would have any conflicts.

Minutes of the Western Weber County Planning Commission held on March 08, 2016, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT

Members Present: Mark Whaley, Jannette Borklund, Wayne Andreotti, Roger Heslop
Member Excused: Lance Greenwell, John Parke, Michael Slater
Staff Present: Rick Grover, Planning Director; Jim Gentry, Principal Planner; Charles Ewert, Principal Planner; Ronda Kippen, Planner; Chris Crockett, Legal Counsel; Iris Hennon, Zoning Enforcement Officer, Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

No Exparte Communication was expressed.

1. Administrative Items:

1.1. LVS062416 Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2, located at approximately 120-292 South 7900 West, West Warren – Clifton Commissioner Bell, Applicant

Ronda Kippen presented a staff report and indicated that the proposed subdivision conforms to both the zoning and subdivision requirements including adequate lot width, lot area, frontage and access along an existing and future dedicated county road with the exception of the maximum allowable block length and terminal street length standards. Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2, including additional drainage improvements and approximately 4,508 square feet of property, has been proposed to be dedicated to Weber County along with the expansion of 7900 West upon recording the final plat. This plan is revised from the previous plan that was reviewed in November 2015.

During the preliminary approval in 2006 of Fall Widow Subdivision Phase 1, the applicant removed the lot located to the north of Lot 4 in order to reduce the maximum block length below 1,300 feet as measured from an uninstalled and undedicated future roadway identified in the Barbara Flats Subdivision. Currently 7900 West terminates at approximately 3,833 feet from the intersection with 900 South and the applicant has developed 18 lots along 7900 West, including the five additional proposed lots.

The applicant would like to appeal this decision to the County Commission if the Planning Commission feels that an exception is warranted in relation to the subdivision standards. Such a variance or exception can be made by the County Commission only after receiving a recommendation from the Planning Commission per LUC §106-1-1 which states: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission." The code states that the Planning Commission's recommendation will stand as the preliminary approval if not appealed within 15 days of date of decision.

Staff recommends preliminary plan approval of Fall Widow Subdivision Phase 2, consisting of five lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent north and east properties (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision.

The other thing that creates a problem is that currently the proposed subdivision will create a remnant parcel of 4.4 acres and there is a remnant parcel of 6 acres left over from Phase 1. The applicant has proposed that he would just combine the two to be above the five-acre remnant parcel requirement per the Weber County Land Use Code. By

4. Requirements of the Weber County Engineering Division
5. Requirements of the Weber-Morgan Health Department
6. Requirements of the Weber Fire District
7. Requirements of the Weber County Surveyor's Office
8. Requirements of the Weber County Recorder

Also, that there is no exceptional condition topographically that causes them that they can vary what the ordinance requirements are. Commissioner Andreotti seconded the motion. A vote was taken and Chair Whaley indicated that the motion was unanimous with Commissioners Borklund, Andreotti, Heslop, and Chair Whaley voting aye.

1.2. SPE2016-01 Discussion and action on a conceptual sketch plan endorsement request for the Barrow Land and Livestock Cluster Subdivision, located at approximately 6835 West 900 South – Dan and Justin Barrow, Applicants

Ronda Kippen indicated that she will let the applicant discuss what their vision is for the area. This is not a public hearing but they can accept public comment if they want to. Chris Crockett, Legal Counsel, replied that is correct, the Planning Commission can accept public comment if they want to. Ronda Kippen indicated that she did not send out any notices for this but will for preliminary approval.

Chair Whaley said this is a new concept for them. He is anxious to see how this works out. Their objective of allowing a sketch plan endorsement was to eliminate some of the effort and time and expense that go into a final application. Ronda Kippen indicated that they will ask the applicant if the new tool was helpful as they go through the process.

Ronda Kippen indicated that the applicant has submitted a conceptual sketch plan for a 13 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1/A-2 and is currently 12.89 acre agricultural parcel. The right of way is 2.62 acres; developable area will be 10.27 acres, open space will be 4.14 acres. Base density is 11.18 lots and they are asking for a 16.3% bonus density based on 10% being granted for the purpose and intent meeting the purpose and intent of a cluster subdivision, 20% for street trees and lighting (which will come in at preliminary approval time), and then 15% for providing public access to open space. There are 13 lots proposed.

The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews nor recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan were attached to the staff report as Exhibit A.

Ronda Kippen indicated that she included the vicinity map in the staff report. It is a split zoning between the A-1 and A-2 Zoning.

Commissioner Borklund asked if the lights have to be street lights, and Ronda Kippen indicated that they do not want to create anything where they have a lot of light pollution, but they have to make it a safe, walkable area.

Justin Barrow indicated that they didn't know how the process works, but they would like to have some type of approval document tonight as his sketch plan endorsement. He didn't know how this process works.

Chair Whaley indicated that they were told some information in their pre-meeting and he wondered if the Barrows wanted to further comment. Chair Whaley asked if there was anyone in the audience that would like to comment on this agenda item. No public comment was made for this proposal.

Commissioner Borklund asked if the open space was the area on one side of the road and then around the outside, and Justin Barrow indicated that she is correct. They have a masterplan of all of their properties and with this plan they want to go with a cowboys and Indians theme. Some of the street names they would request may be to that nature. They would like the main road, which is the historical center of West Warren that they used to call Reese Station, and they believe it is appropriate to start the community off right. They want to beautify it. They love the western theme lifestyle and would like to leave that as a legacy. They would like to propose things like wagon wheels, pines, and aspens along the roadways with trails and eventually someday a horse facility for the home owner's association.

Commissioner Andreotti said he will have a pressurized water system. Mr. Barrow said hopefully, they would like to use it as their secondary water system as well.

Commissioner Borklund indicated that typically you want the more intense uses to be in the middle of a development and buffer out as it gets to the residences. To her it does not make sense from a planning standpoint but she does not know what the owners in that area want. In trying to find a solution for one land owner, it causes problems for others. Charles Ewert stated that they like to look at ordinances on a community basis.

Scott Martini asked Mr. Martini if he is only going to utilize the entire parcel or just the three acres. Scott Martini indicated that he has 8 dump trucks there. They haul salt, asphalt and road base for the State, Staker Parsons, etc. They do not store material at the site. It is for a place to park the trucks and a small shop to work on the trucks all at once and keep it inside. The shop would be approximately 120 x 50-60 wide. If they end up with some rotomill, they would spread it out on the property. Where the trucks park they would use rocks. They would asphalt around the building and landscape it to make it look nice. Commissioner Andreotti indicated that they already have equipment storage areas in Western Weber County.

Commissioner Borklund said she doesn't have any heartburn with what they are doing.

Charles Ewert stated that there are a lot of different activities in the area. The nursery is located in the A-2 Zone and utilizes truck delivery.

Chair Whaley indicated that he realizes there is a specific definition for the various zones and there is a purpose for those. He doesn't see there would be any concern.

Commissioner Heslop indicated he doesn't have any objections as there is a similar business to the north and it has had a complaint. The nursery uses larger trucks using the road several times a day. In looking at the facility that Scott Martini currently has his vehicles at, he doesn't see where it would distract from the neighborhood. To look at a major zone change, we would need to involve the neighbors.

The County is contemplating a new general plan in the future. Charles Ewert indicated that they are still working on ordinance modifications, but the general plan study has not been funded yet. It is not technically illegal to spot zone now, but it used to be. You can rezone if you have thought about the community on the basis as each owner comes in for land permits. He doesn't believe we would call this a spot zone based on that premise.

Chris Crockett indicated that the point tonight would be for Mr. Martini to go back with what the general thought was with his proposal. Any future formal process would dictate the next procedurally steps that must be taken. There will be more information to come; they are not asking for approval at this time. There are specific code questions that will have to be answered and adhered to.

Charles Ewert indicated that he believes that the A-2 Zone is probably where such a use would fit as there is already a nursery within the general area. They will have to do further research on whether the property is still in an Agricultural Protection Area.

Commissioner Andreotti indicated that he believes there will be more information coming to act upon.

Commissioner Heslop commended Mr. Martini for coming and asking rather than doing.

4. Planning Director Report

Rick Grover stated that in the work session he talked a little about having a little dialogue about motions. The first motion tonight went very well; the findings were specified and read out, the approval was indicated clearly as far as conditions or addressed. He believes that is very important. They want to work on in their staff reports as they bring those before the Planning Commission, that they make those findings and conditions very clear so it is easy for the Planning Commissioners to make motions as agenda items come before them.

- They will work in their staff report suggested motions and appropriate findings.
- In making the first motion, was the format of the staff report helpful?
- Were there things they could do better to be helpful to the members in making findings for motions?



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Henry Flats Cluster Subdivision consisting of 12 lots, located at 4300 West 400 South

Type of Decision: Administrative

Agenda Date: Tuesday, April 12, 2016

Applicant: Travis Wallace for PAANC LLC.

File Number: LVH051914

Property Information

Approximate Address: 4300 West 400 South.

Project Area: 12.34 Acres

Zoning: Agricultural (A-1 and A-2)

Existing Land Use: Vacant

Proposed Land Use: Residential Subdivision

Parcel ID: 15-049-0005 / 15-049-0011

Township, Range, Section: 6 North, 2 West Section 17

Adjacent Land Use

| | |
|---------------------------|---------------------------|
| North: Agriculture | South: Agriculture |
| East: Residential | West: Agriculture |

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural A-1)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (Agricultural A-2)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivisions)

Background

The applicant is requesting final approval of Henry Flats Cluster Subdivision located at approximately 4300 West 400 South in Western Weber County. The proposed subdivision will occupy 12.34 acres and will consist of 12 lots, with each lot being 20,000 square feet or larger. The parcel is split between the A-1 and A-2 zones, which both require 40,000 square feet and 150 feet of frontage. However, Henry Flats is being proposed as a cluster subdivision with lots being at least 20,000 square feet with 100 feet of frontage. This cluster subdivision was submitted prior to the recent changes to the cluster subdivision ordinance and falls under the provisions of the previous code.

The proposed roadway will be dedicated as a public road and will extend northerly from 400 South Street where it will provide one access to an adjacent parcel before extending further north. The Cluster Subdivision Ordinance allows a maximum bonus density of 50%, and the applicant is requesting the following:

- Fifteen percent bonus for meeting the intent of the Cluster Subdivision.
- Ten percent bonus for providing a stub road.

There are 10.32 net developable acres and a 25 percent bonus will give the applicant two additional lots. There will be 3.56 acres of open space (30 percent), with the open space left in a natural state.

Culinary water will be provided by Taylor West Weber with the developer creating a pond for irrigation water. A water capacity assessment letter needs to be provided prior to final approval. The applicant has Hooper Irrigation water shares. The Weber Fire District has reviewed and approved the fire hydrant location.

Wastewater treatment will be provided by individual septic systems. The Health Department has approved the subdivision for 12 lots with the condition that lots 7-12 are only approved for a 3 bedroom home. A note on the plat and a covenant that is recorded as part of this subdivision needs to indicate this requirement. The reason for the limitation is because of the irrigation ditch on the rear of the lots.

The County Engineering Division has reviewed the engineering drawings and has sent a redlined copy back for corrections.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Codes?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the requirements of the Cluster Subdivision Ordinance and the Zone in which it is located. The subdivision also conforms to the General Plan by protecting open space and sensitive lands, promoting agricultural land.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of Taylor-West Weber Water
- Irrigation plans need to be approved by Engineering Division
- Requirements of the Weber Fire District
 - Fire District Impact fees
- A construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines
- A Capacity Assessment Letter on the water system
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

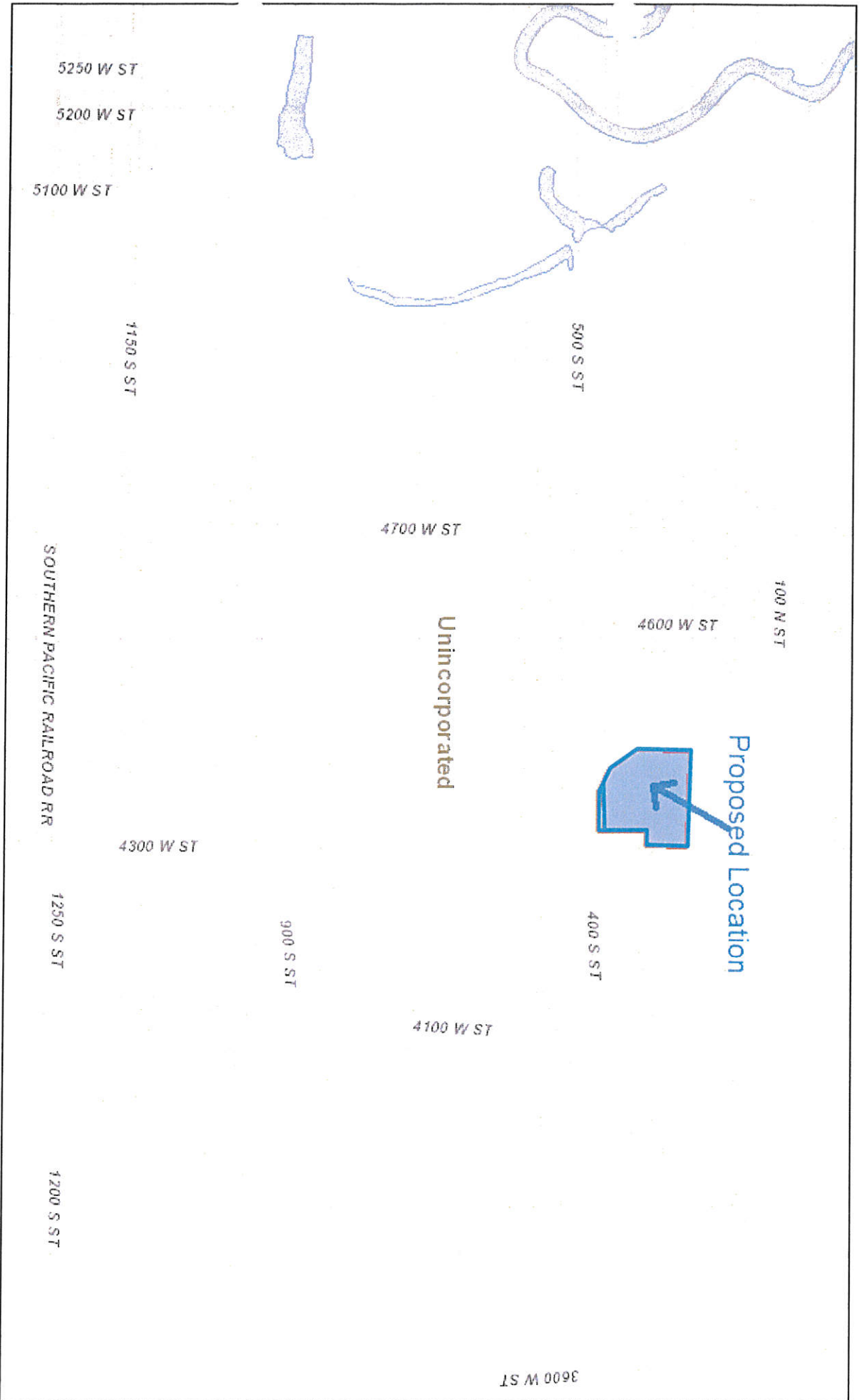
Staff Recommendation

Staff recommends final approval of Henry Flats Subdivision with 12 lots, subject to staff and agency requirements, with the requirement for curb, gutter, and sidewalk.

Exhibits

- A. Subdivision plat
- B. Location Map

Proposed Location



June 30, 2015

Street Labels

City Labels





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, for final approval of McLean Subdivision (1 lot).

Application Type: Administrative

Agenda Date: Tuesday, April 12, 2016

Applicant: Susan McLean

File Number: LVM 031016

Property Information

Approximate Address: 771 South 4100 West

Project Area: 1.2 acres

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-046-0013

Township, Range, Section: T6N, R2W, Section 16

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: BH

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

Background

The applicant is requesting final approval of McLean Subdivision (1 lot), located at approximately 771 South 4100 West in the A-1 Zone. The property is an eight acre agricultural parcel with a 1.65 acre lot being divided off and the remaining parcel will remain in agricultural. The subdivision meets the area and lot width requirements of this Zone. The subdivision is within walking distance (892 feet) of West Weber Elementary school. Curb, gutter, and sidewalk needs to be installed as part of this subdivision. The review by the school districts states that "only secondary students are eligible for bus service". The property is outside of any Agricultural Protection Areas.

Taylor-West Weber water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and Environmental Health Department has approved the At-Grade septic system as means of waste water disposal. The Weber Fire district is requiring 1 new fire hydrant.

In considering roads and block lengths, the Weber County Land Use Code 106-2-1(a) states "the street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it." Weber County Land Use Code 106-2-3 Blocks talks about areas of flat land where topography presents no development barriers, minor terminal streets or cul-de-sacs proposed in subdivisions shall have a maximum length of 650 feet to the beginning of the turnaround and block lengths shall at a maximum be 1,300 feet with a minimum block length of 500 feet. The lot is 510 feet to the intersection to the south and 1,700 feet to the intersection to the north. There is a 50 foot space between this subdivision and the next parcel to the north that a future road could utilize; however the County Engineering Division wants this space to be 66 feet wide for a future road. The Engineering Division also wants a utility easement along the frontage.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of Taylor West Weber Water
 - Hooper Irrigation
 - Impact fees
- Requirements of the Weber Fire District
- All improvements need to be either installed or escrowed for prior to recording of the subdivision including curb, gutter, and sidewalk

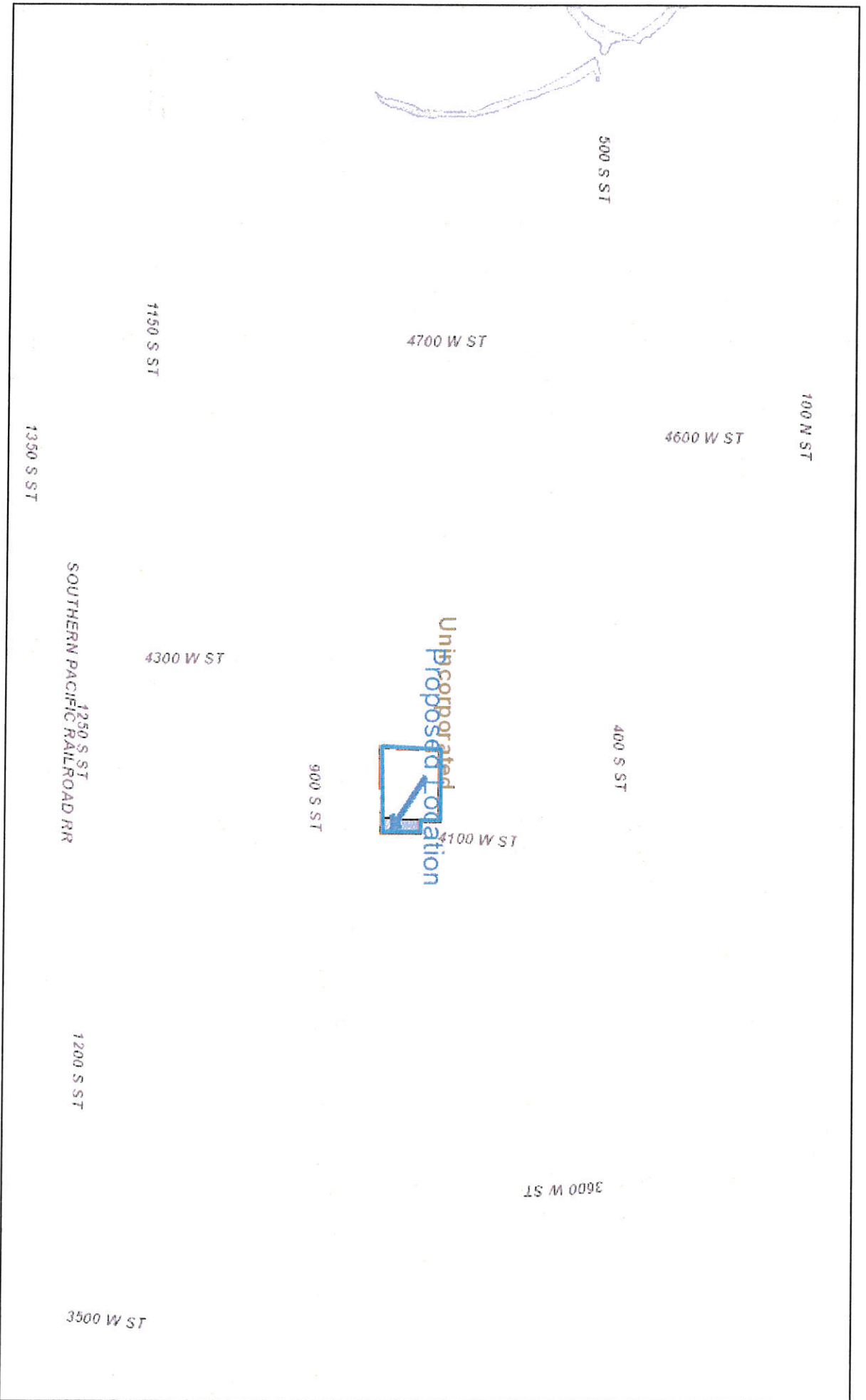
Staff Recommendation

Staff recommends final approval of McLean Subdivision with 1 lot, subject to staff and agency requirements, with a recommendation concerning curb, gutter, and sidewalk.

Exhibits

- A. Subdivision Plat
- B. Location Map

Location Map



Street Labels
City Labels

