

Sandhill Crane Cluster Subdivision

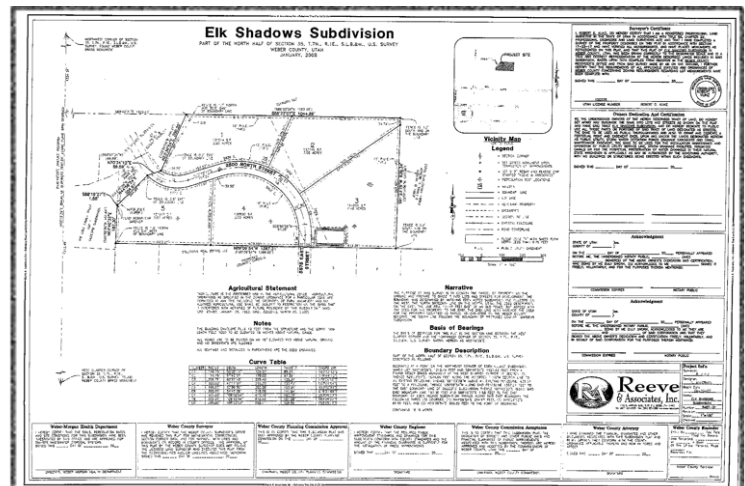
Narrative

Sandhill Crane is located at the termination of 2500 North Street in Eden at approximately 5800 East. It is an 18 acre parcel that has historically been used for grazing livestock. It is bordered on the north and east by the Lindsay Ditch owned by Eden Irrigation Company, and on the south by a Weber County storm drain. It is generally flat topography, with the grade of the property running generally east-southeast.



The property is bisected by a flood designation covering approximately 8 acres of the eastern portion of the property. Seasonal sheet flow impacts the property and generally follows the gradient of the property, ponding in the east-southeast. Homes can be built within the Zone A with minimal elevation requirements.

Previously, the property has been owned by the Weber School District with the idea that an elementary school would be constructed; and most recently had been approved for a subdivision with 5 three acre lots with 2500 North extending east and turning south for a potential future tie-in with 2300 North.



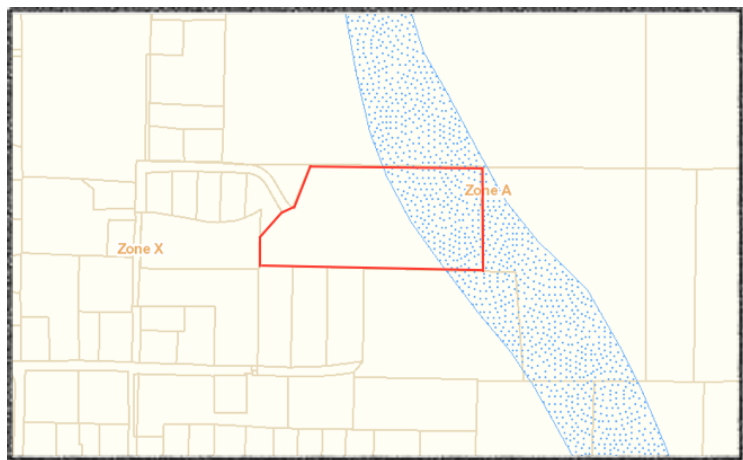
We reviewed options for the development of this parcel, including resubmitting the earlier, 5-lot subdivision plan. However, upon close review, we identified concerns that caused us to rethink this approach. First, this layout placed homes in the floodplain, and while homes would be constructed 18 inches above natural grade, in our view it is not our preference. Second, the extension of the road east and south seemed to provide little benefit, as both roads connect to 5600 East, with only a limited number of lots that would be served by the extension.

To address these concerns, we met with County planning and engineering staff. As we met and reviewed options for the development of this parcel within the constraints of the existing ordinance, we believe that we have come up with the best solution for development given the concerns with the floodplain and sheet flow. Our primary desire is to avoid having lots in the floodplain and provide a rural setting with open space accessible by all lots. The cluster subdivision was recommended by the planning staff. With the input and concurrence of the planning and engineering staff we have prepared our preliminary plan for the development of this parcel.

Neighborhood Circulation Plan

The ordinance requires a "Neighborhood circulation plan showing how future roads can connect to provide circulation to future neighborhoods". The following were considered for neighborhood circulation.

- There are only eight (8) existing lots on 2500 North, with the potential to add seven (7) more with this development.
- The depth of the lots on 2300 North would discourage traffic in the north/south direction.
- The added cost for both the development and ongoing county maintenance.
- Residents on 2300 North will not likely use a road through this development to get to 5600 East. Nor would those in this development use a new road to get to the intersection of 5600 East and 2300 North. Traffic will generally take the shortest route.



After reviewing this proposed subdivision with the planning staff, it was determined that a cul-de-sac would best serve this area. While this certainly limits vehicular circulation, we want to preserve the neighborhood feel and provide access to the open space. To accomplish this, we will integrate a walking trail that connects the open space of the subdivision from the public roadway to the parcel to the south. The current owners of this parcel are supportive of continuing this walking path through to 2300 North. This will provide a walkable community and foster a greater neighborhood feel for the residents. It will also provide access to the open space for the residents south of Sandhill Crane.

Bonus Density/Agricultural Preservation Easement

In order to accomplish the important objectives of 1) preserving open space; 2) providing trail access to the public; and 3) clustering the homes away from the sheet flow area and protecting them from potential water issues, we are seeking approval of the bonus density provided for in current County ordinance. The ordinance provides for a bonus density of 10% for clustering, 10% for an agricultural preservation easement, and 10% for public access to the trail between the Sandhill Crane Subdivision and the neighborhoods to the south along 2300 North.

The best use for the floodplain area is open space, as it will allow for the preservation of the historic context and feel of the area. An Agricultural Preservation Easement would allow for the open space to be preserved into perpetuity as community space and the potential for productive use for livestock or crops. A letter from the USU Extension Service has been provided with recommendation to enhance the Agricultural Preservation Easement.

The open space will wrap around the homesites with a 90-100 foot wide open area on the north or south depending on the lot. This will accomplish two important goals. First, it will provide all the homesites with direct access to the open space. Second, it allows for the berming and grading on the north to protect the lots from the sheetflow.

By grading the area to the north of the home sites, we could direct the sheet flow to the east, away from the homes. This, combined with a storm drain plan tied into the existing system, gives the best chance of dealing with the flow of water across the subdivision, isolating it from the homes, and preserving the native beauty of the surrounding area.

The walking trail between 2500 North and 2300 North will foster community integration and provide for easy pedestrian access for children to get to neighboring homes without using streets.

The granting of bonus density will allow us to create 7 smaller, one-acre lots, and maintain the economics of the subdivision, rather than creating 5 larger, three-acre lots that would sell for a higher price. Absent the bonus density, the loss in value created by the smaller lot sizes would prove prohibitive to the clustering of the lots, resulting in the loss of the aforementioned benefits of the cluster subdivision.