



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on Design Review # 2012-11 regarding a request to install a gate at the entrance of Falcon Crest Subdivision
Agenda Date:	Tuesday, September 25, 2012
Applicant:	Brian DeHart (Falcon Crest HOA)
File Number:	DR 2012-11

Property Information

Approximate Address:	8900 East 1800 South
Project Area:	N/A
Zoning:	Forest Valley Zone (FV-3)
Existing Land Use:	Residential Subdivision
Proposed Land Use:	Subdivision Entry Gate
Parcel ID:	21-071-0004
Township, Range, Section:	T6N, R2E, Section 28

Adjacent Land Use

North:	Residential/Agriculture	South:	Residential
East:	Residential	West:	Agriculture

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 12-B (Forest Valley Zone FV-3)
- Weber County Subdivision Ordinance

Background

Falcon Crest Subdivision was approved in 1996 as a 12 lot subdivision with private roads. The Home Owners Association (HOA) is now requesting approval to install a gate at the subdivision entrance. The FV-3 Zone allows an accessory building or accessory use that is customarily incidental to a permitted use. The purpose of the gate is to provide additional security for the subdivision. The proposed gate location is on Falcon Way approximately 60 feet south of the intersection with 1800 South, where two existing entry monuments currently stand. Stone pillars will replace the existing monuments and will support the metal gate. Each of the pillars has a stone wall that extends approximately 15 feet to the north of the gate. The areas adjacent to the stone pillars and walls will be landscaped with native trees and plants. Shielded lighting that meets the requirements of Chapter 39 (Ogden Valley Lighting) is proposed at the gate structure. In addition to the gate, a new subdivision entry sign will be installed in front of the stone wall on the west side of Falcon Way. The sign is approximately 12 square feet in size and meets the requirements of Chapter 32-B (Ogden Valley Signs). Trash dumpsters or other equipment must be appropriately screened and secured. See Exhibit B in the applicant's narrative for a rendering of the stone pillars/walls, gate, and landscaping.

Review comments from the Building Inspection Division, Weber Fire District, and Engineering Division are attached as Exhibit B. The gate is required to have a Knox box and Knox switch for the Fire District, and a building permit is required. The Engineering Division's main concern is that the gate has sufficient area for large vehicles to turn around. The proposed location, which is approximately 60 feet south of 1800 South, provides an adequate turn around area with a reasonable slope, and is a safe distance from the County road.

Summary of Planning Commission Considerations

- Does the proposed subdivision gate meet the requirements of applicable County Ordinances and review agency requirements?

Conformance to the General Plan

Falcon Crest is an approved subdivision with private roads. The gate design is compatible with the Valley's rural character and the proposed gate addition does not affect the goals or objectives of the Ogden Valley General Plan in a negative manner.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber Fire District

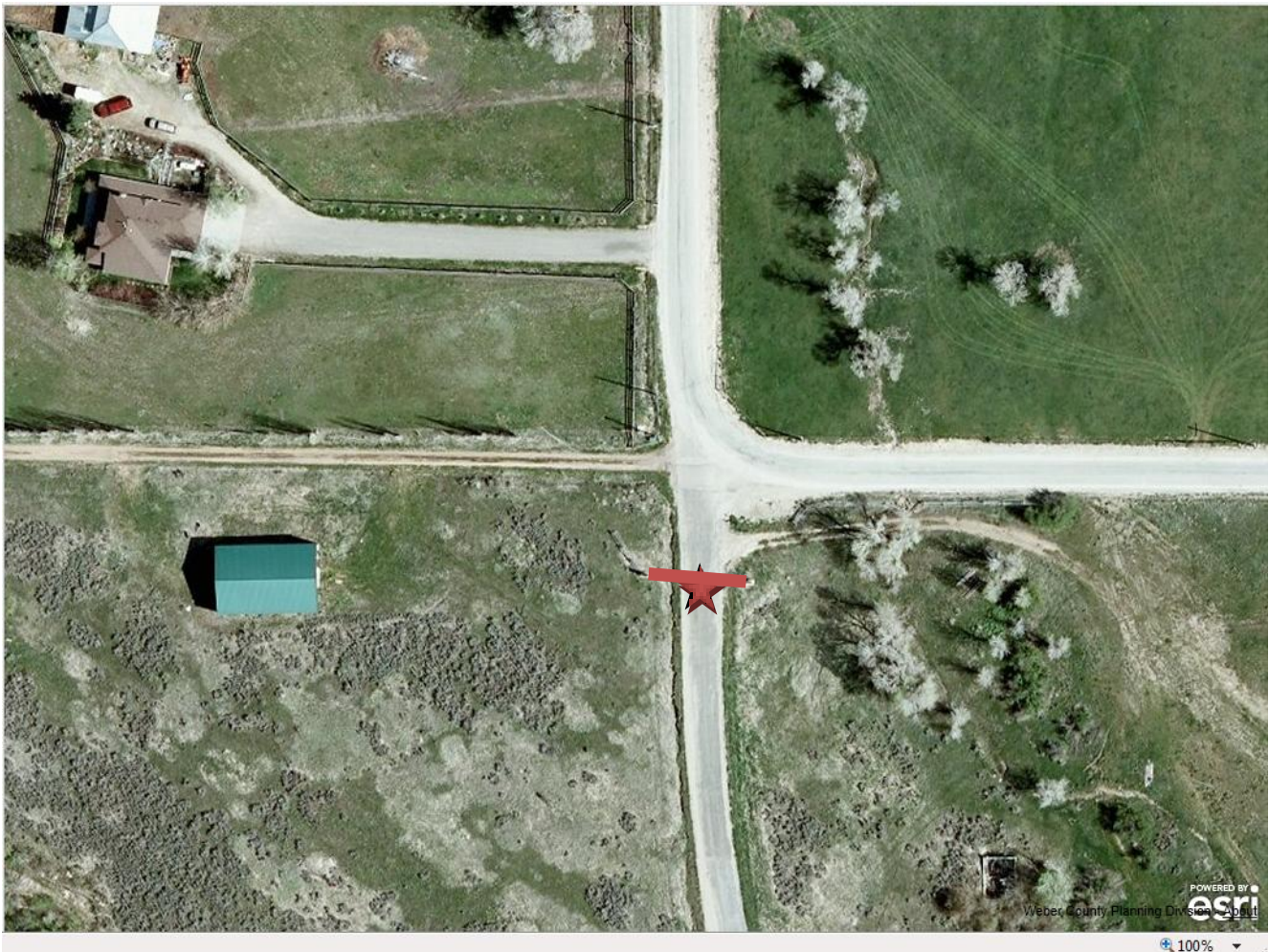
Staff Recommendation

Staff recommends approval of the proposed Falcon Crest gate and entry features. The gate is an accessory use to the private subdivision and it complies with applicable ordinance and review agency requirements.

Exhibits

- A. Applicant's Narrative including Exhibits A, B, C, D
- B. Review Agency Letters

Map 1



Location Map

