



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for design review approval to permit a temporary (two weeks) demolition operation for improvements within the Suncrest Meadows Subdivisions.

Type of Decision: Administrative

Agenda Date: August 30, 2018

Applicant: Suncrest Meadows Subdivision

Authorized Agent: Carson Young

File Number: DR# 2018-13

Property Information

Approximate Address: 4945 W 2550 S, Taylor

Project Area: 21.07

Zoning: Agricultural (A-2) Zone

Existing Land Use: Turkey Farm

Proposed Land Use: Demolition Operation

Parcel ID: 15-086-0013, 15-086-0027, 15-086-0029

Township, Range, Section: Township 6 North, Range 2 West, Section 32

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
 fleverino@webercountyutah.gov
 801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Weber County LUC Title 104, Chapter Agricultural (A-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review

Summary and Background

The applicant is requesting design review approval for a temporary demolition operation to produce material for the development of improvements within the Suncrest Meadows Subdivision. The operation is proposed to exist for a maximum of 2 weeks. The staff has determined that a temporary demolition operation is a use which is customarily incidental to the construction of infrastructure in a subdivision and is, therefore, a permitted use in the A-2 Zone.

Analysis

Design Review: LUC §108-1-2 requires a design review for manufacturing uses to ensure that the general design, layout, and appearance of the site is orderly and harmonious with the surrounding neighborhood. The project will not impact an area larger than one acre and therefore may be approved administratively.

As part of the design review, the Planning Division shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The operation is blocked from view by existing buildings and concrete structures. To reduce dust that would impede visibility of vehicles traveling along 2550 South street, constant water will be applied to concrete scrap piles. At its first location, the demolition operation will be located no closer than 150 feet from 2550 South street. And each subsequent location will not be closer than 308 feet from 2550 South street.

- *Outdoor advertising:*
 - The project will not include any outdoor advertising.
- *Landscaping:*
 - A temporary demolition operation is a use which is customarily incidental to the construction of infrastructure in a subdivision, and is considered residential, and therefore exempt from the landscaping requirement as outlined in LUC §108-2-3.
- *Building and site layout:*
 - There are no buildings being proposed as part of the project. Material that is to be crushed will be kept wet to mitigate dust. The closest the demolition operation will be 243' from the nearest residence. As demolition progresses, it will be moved to three different locations within the subdivision boundary.
 - The proposed hours of operation are from 8 AM to 5 PM, Monday through Friday.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

Conformance to the General Plan

The proposal conforms to the West Central Weber General Plan by providing improvements for residential development in the agricultural zones.

Staff Recommendation

The Planning Division recommends approval of file# DR 2018-13, subject to all review agency requirements and with the following conditions:

1. Demolition will be allowed only for on-site material to be used for improvements within the Suncrest Meadows Subdivision. No off-site material may be brought in for demolition and no on-site material may be crushed and then exported to other locations.
2. The site plan and mitigation controls must be followed as well as other conditions stated in this staff report.
3. The hours of operation shall be from 8 AM to 5 PM, Monday through Friday.

The recommendation based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project conforms to the West Central Weber General Plan.
3. The proposed project will not negatively affect public health, safety, or welfare.
4. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative design review approval to permit a temporary (two weeks) demolition operation for improvements within the Suncrest Meadows Subdivisions. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

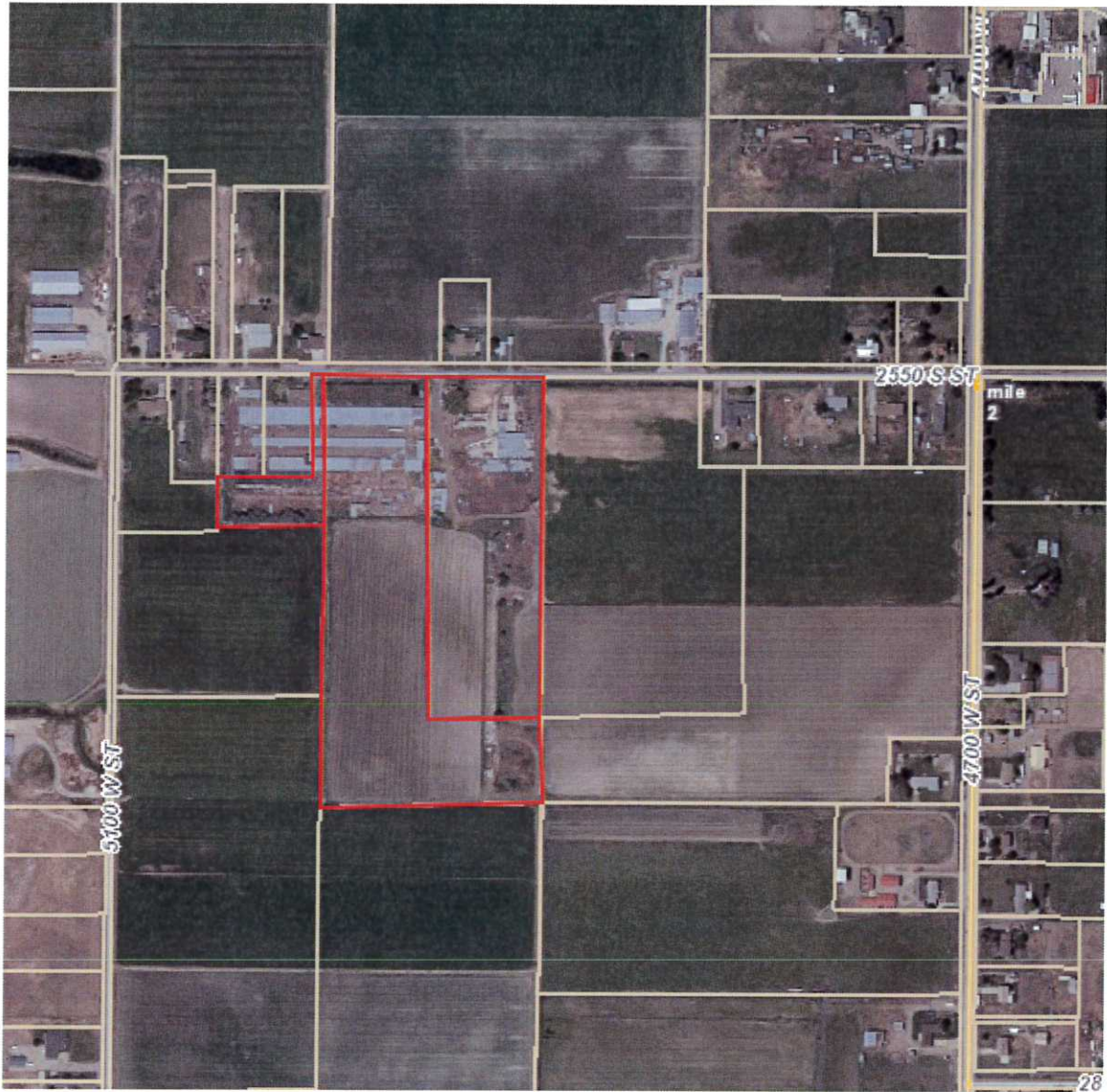
Date of Administrative Approval: 8/12/18


 Rick Grover
 Weber County Planning Director

Exhibits

- A. Design review application and narrative
- B. Site Plan

Vicinity Map



Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) SunCrest Meadows - Weber LLC		Mailing Address of Property Owner(s) 905. 24th street Ogden Ut. 84401	
Phone 801-941-2018	Fax 801-778-0090		
Email Address Carson.jones@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Carson Jones		Mailing Address of Authorized Person 905. 24th street Ogden Ut. 84401	
Phone 801-941-2018	Fax 801-778-0090		
Email Address carson.jones@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name SunCrest Meadows Subdivision		Current Zoning A-1/A-2	Total Acreage .5
Approximate Address 4945 W. 2550 S. Taylor		Land Serial Number(s) 15-086-2013 0027 0029	
Proposed Use Demolish & crush existing buildings for new Residential Sub.			
Project Narrative Will be in operation for no longer than 14 days The purpose of this application is for the Demolition & crushing of the existing /nuisance buildings. we have torn down the existing Turkey barns & seperated the organic material from the concrete. For the best intrest for the enviroment wo decided to crush the concrete & use on site rather than use far more resourses and have a much bigger footprint. The crusher sits about 200' south of 2550 and is blocked in part by existing bldgs & foundation structures that are still standing. constant water will be applie directly to piles ^{with hoses} from an existing water connection no more than 150' away. Traffic on 2550 is minimal and will not be impacted by this project. This Project will have between 3 & 5 people operating and will work between 8:00 AM & 5:00 PM. No off site hauling will take place with this operation. /No off site ON			

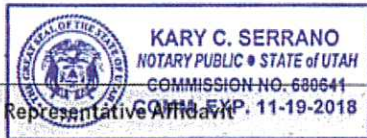
Property Owner Affidavit

I (We), Carson Jones, member, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Suncrest Meadows - Weber LLC
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 18th day of Aug, 2018



[Signature]
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

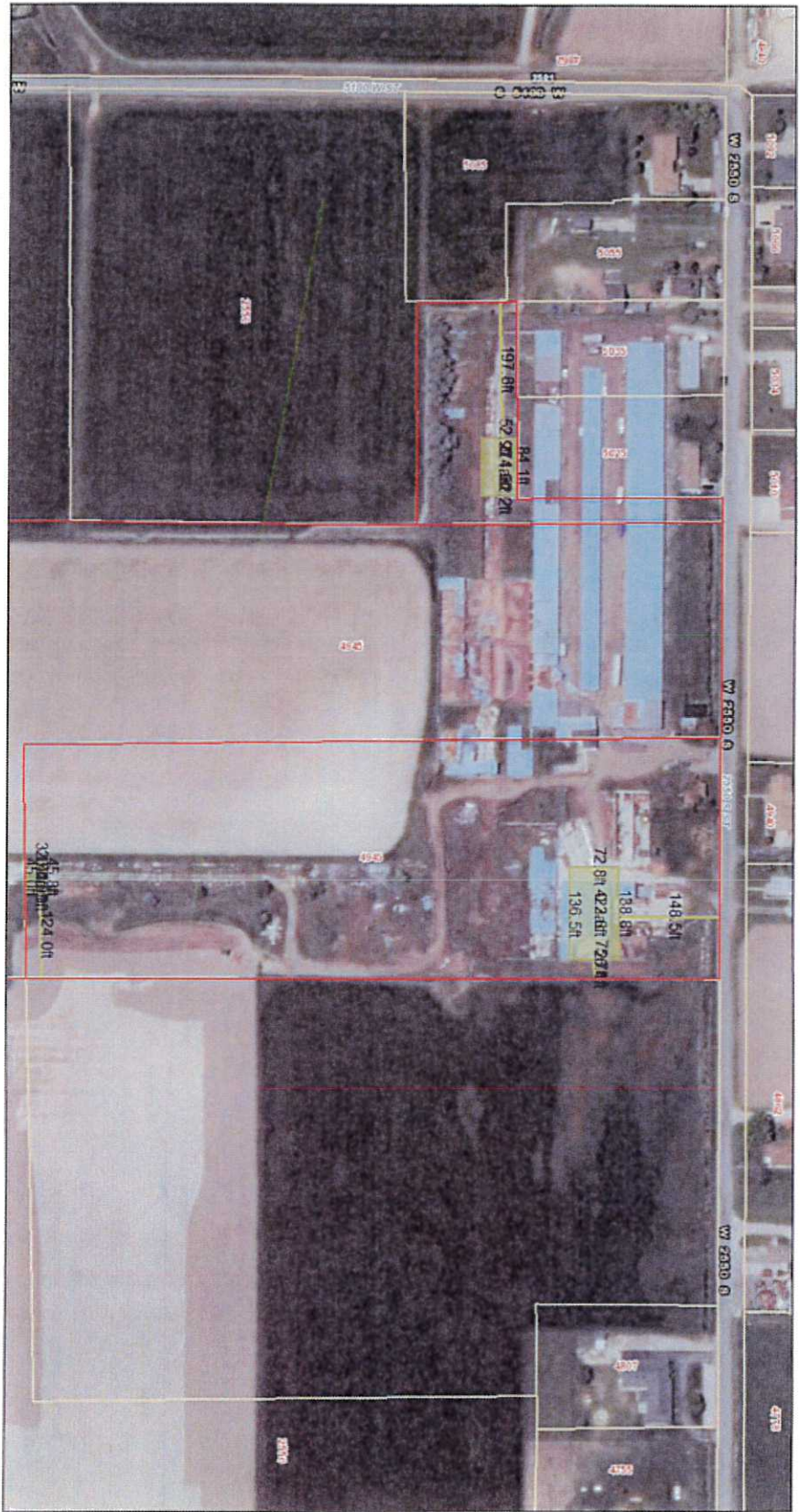
(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

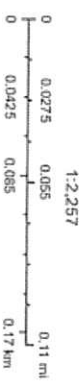
(Notary)

ArcGIS Web Map



August 16, 2018

- Street Labels
- Parcel Address
- Parcels
- World Transportation



Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web Application for ArcGIS
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