



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Halcyon Lake Estates Subdivision, consisting of 28 lots located at approximately 4100 W 1800 S, Ogden.

Type of Decision: Administrative

Agenda Date: Tuesday, May 14, 2019

Applicant: Tyler Brenchley, Keith Ward

File Number: LVH 040419

Property Information

Approximate Address: 4100 W 1800 S

Project Area: Approximately 40 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0011, -0039

Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

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

Background and Summary

The applicant is requesting preliminary approval of Halcyon Lake Estates Subdivision, consisting of 28 lots, located at approximately 4100 W 1800 S, Ogden. The proposal includes a recreation lake in the middle of the development which will be surrounded by residential lots. The proposed subdivision, if the recommended conditions are imposed, is 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 the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-5-7 the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. All lots within the proposed subdivision meet the zoning requirements for area and width.

The A-1 zoning allows for lot averaging subdivisions, provided that the proposal does not include more lots than are otherwise allowed by zoning, and that the average lot width and area for lots within the subdivision conforms to the zoning standard of 150 feet of lot frontage and 40,000 square feet of area. The average lot width in this subdivision is 150 feet and the average lot area is approximately 41,000 square feet. The applicant has shown a lot summary table on the preliminary plan, indicating the widths and area of each lot.

As part of the subdivision process, the proposal has also been reviewed for compliance with the current subdivision ordinance in LUC §106-1. This proposal contains a remainder parcel boundary which is not currently shown on the preliminary plan. According

to the final plat requirements (106-1-8(c)(3)) the remaining boundary and area must be shown on the plat. If the remainder parcel has an area of 5 acres or greater the final plat shall indicate that the parcel is not approved for development. Prior to receiving final subdivision approval from the planning commission the applicant is required to demonstrate compliance with all final subdivision requirements.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. A condition of the will serve letter from Central Weber Sewer is that the property be annexed into the Central Weber Sewer Improvement District prior to any connections to the system. This requirement has been made a condition of preliminary approval.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: The applicant is proposing that lots 15 through 27 gain access through a private road known as Ski Lake Drive. The applicant has shown that access will be provided to undeveloped properties to the north of this development. The applicant is proposing sidewalk, curb and gutter, along Ski Lake Drive as well as 1800 S. The applicant is requesting to enter into a deferral agreement for curb, gutter, and sidewalk along 1700 S and 4075 West streets.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends preliminary approval of Halcyon Lake Estates Subdivision consisting of 28 lots. This recommendation is subject to all review agency requirements and the following conditions:

1. That the property be annexed into the Central Weber Sewer Improvement District prior to recording the final subdivision plat.
2. The boundary and area of the remainder parcel must be shown on the final plat, as required by LUC 106-1-8(c)(3).
3. A note shall be placed on the final subdivision plat that reads "for each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. An amendment to any part of this subdivision shall comply with Section 106-2-4(b) of the Weber County Code."

The recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

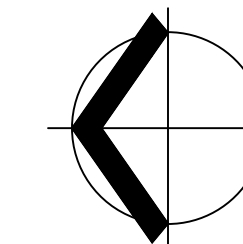
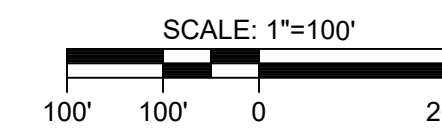
Exhibits

- A. Preliminary subdivision plat

HALCYON LAKE ESTATES

"A LOT-AVERAGED SUBDIVISION"

LOCATED IN THE SW 1/4 OF SECTION 21, T.6N R.2W
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UT
APRIL, 2019



VICINITY MAP
N.T.S.

LEGEND

PROPERTY

- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

UTILITIES

- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- E — ELECTRIC LINE
- G — NATURAL GAS LINE
- IRR — IRRIGATION LINE

SYMBOLS

- ⊙ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊖ STORM DRAIN MANHOLE
- ⊗ WATER VALVE
- IRRIGATION STRUCTURE

MARTINI FAMILY TRUST
PT OF 15-057-0009

TRESORELLE LLC
PT OF 15-057-0039

JOAN DEGIORGIO TRUSTEE 1/2 ETAL
PT OF 15-057-0011

LAND HOLDINGS LLC
DEAN & KATHY MARTINI
PT OF 15-057-0035

DESIGN DATA

TOTAL AREA: 47.97 AC
LOT AREA: 26.74 AC
R.O.W AREA: 4.83 AC
ZONE: A1 (28 LOTS > 100' WIDTH)
AVG LOT WIDTH: 150.19'
AVG LOT SIZE: 41,593.88'

LOT SUMMARY TABLE

LOT #	WIDTH	AREA (SF)
1	148.97'	34562.87'
2	148.97'	35603.09'
3	149.93'	33933.11'
4	154.82'	37474.67'
5	97.69'	42951.98'
6	99.72'	34873.08'
7	124.42'	28519.67'
8	120.00'	25566.78'
9	120.00'	25557.88'
10	125.00'	26874.63'
11	125.00'	26875.00'
12	174.16'	43075.10'
13	177.50'	42804.12'
14	110.00'	27500.75'
15	140.00'	29362.74'
16	303.71'	42270.49'
17	168.94'	41941.05'
18	150.00'	42675.00'
19	150.00'	42675.00'
20	150.00'	42675.00'
21	150.00'	42675.00'
22	150.00'	42675.00'
23	150.00'	42675.00'
24	150.00'	42675.00'
25	150.00'	42675.00'
26	150.00'	42675.00'
27	150.00'	42675.00'
28	216.62'	160131.75'

LINE TABLE

NO.	BEARING	LENGTH
L1	S34°01'02"W	27.01'
L2	S34°01'02"W	130.43'
L3	N55°58'58"W	60.00'
L4	S89°02'21"E	53.00'
L5	S89°02'25"E	57.93'
L6	S89°07'25"E	56.01'
L7	S36°23'21"E	13.08'
L8	N00°30'47"E	80.19'
L9	N89°07'58"W	50.10'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°26'08"	268.82'	100.57'
C2	11°42'46"	268.82'	54.95'
C3	13°58'36"	328.80'	80.21'
C4	13°58'33"	328.80'	80.20'
C5	5°11'54"	328.80'	29.83'
C6	91°54'37"	144.13'	231.20'
C7	34°17'20"	144.13'	86.25'
C8	53°03'18"	144.13'	133.46'
C9	180°19'13"	149.04'	469.06'
C10	119°57'03"	40.00'	83.74'
C12	30°00'00"	120.00'	62.83'
C13	59°38'45"	120.00'	124.92'
C14	89°38'45"	30.00'	46.94'
C15	41°24'33"	30.00'	21.68'
C16	131°24'29"	50.00'	114.68'
C17	131°09'17"	50.00'	114.45'
C18	41°24'35"	30.00'	21.68'

PREPARED BY
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COPPER, UTAH 84404
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFO
HALCYON LAKE ESTATES
A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
"A LOT-AVERAGED SUBDIVISION"

OWNER
WAKELESS HOLDINGS LLC
TYLER BRENCHLEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
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and
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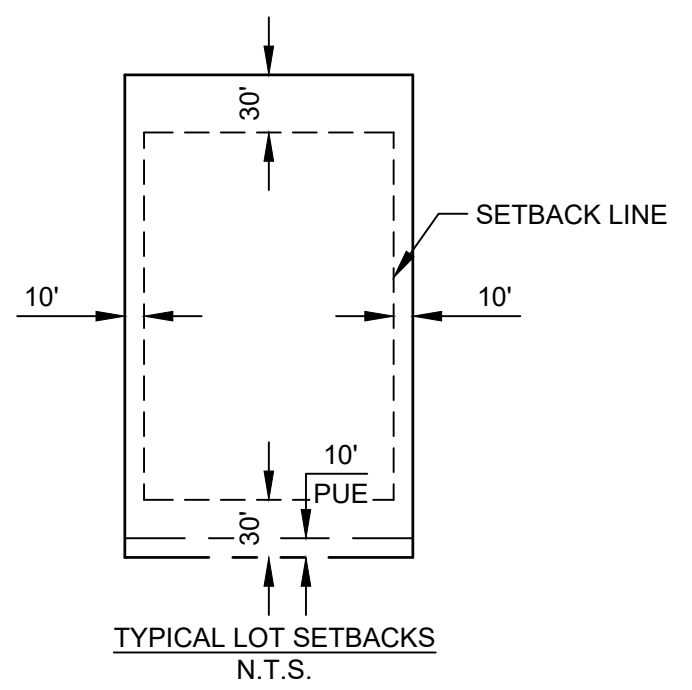
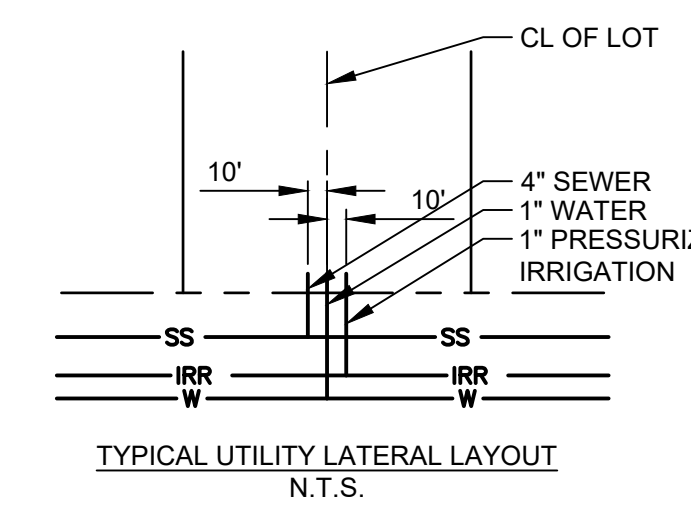
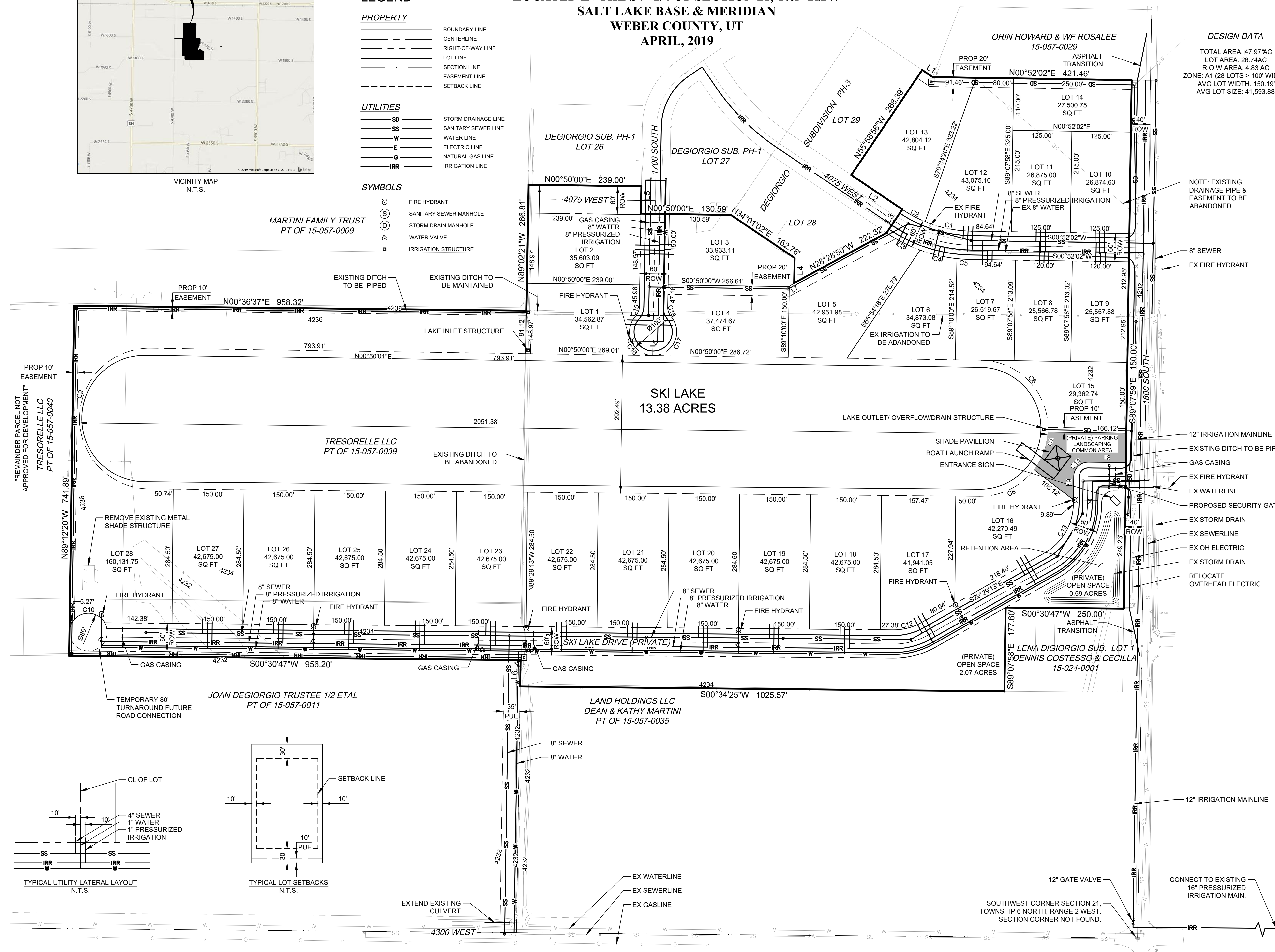
REVISIONS/SUBMISSIONS

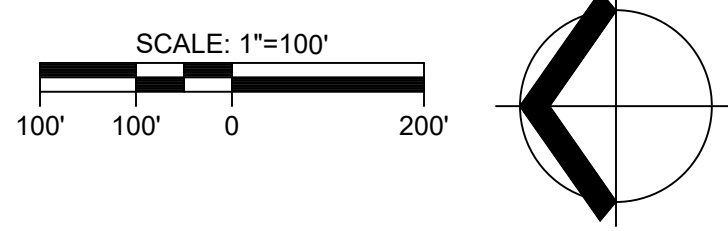
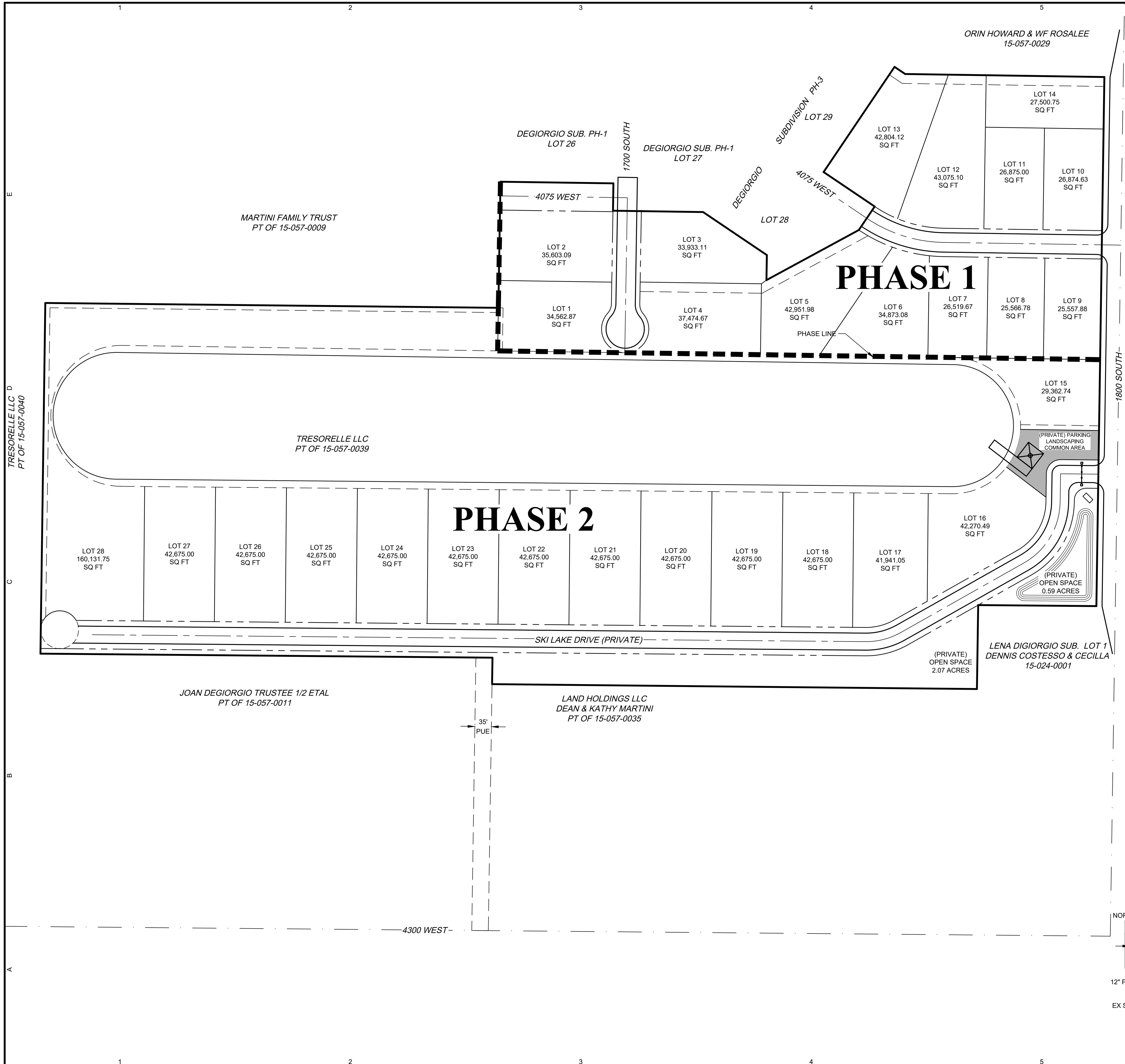
PRE	DATE	DESCRIPTION
5/3/19	PRELIMINARY PLAT	

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C-SP.dwg	
DRAWN BY:	MAC	
CHECKED BY:	DSS	
DESIGNED BY:	BW	

PRELIMINARY PLAT
UTILITY PLAN

SHEET NAME
PP-01
SHEET 1 OF 2





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PRELIMINARY NOT FOR CONSTRUCTION

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 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
 "A LOT-AVERAGED SUBDIVISION"

OWNER
WAKELESS HOLDINGS LLC
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REVISIONS/SUBMISSIONS		
PRE	5/3/19	PRELIMINARY PLAT
MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C-SP.dwg	
DRAWN BY:	MAC	
CHECKED BY:	DSS	
DESIGNED BY:	BW	

PRELIMINARY PLAT PHASING PLAN
PP-02
 SHEET 2 OF 2

