



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for a conditional use request for Halcyon, a Planned Residential Unit Development consisting of 39 residential units, and a 10.0 acre open space parcel.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, February 11, 2020
<b>Applicant:</b>	Wakeless Holdings, LLC
<b>Authorized Representative:</b>	Keith Ward
<b>File Number:</b>	CUP 2020-01

### Property Information

<b>Approximate Address:</b>	4075 West 1800 South
<b>Project Area:</b>	19.54 Acres
<b>Zoning:</b>	A-1
<b>Existing Land Use:</b>	Residential/Agricultural
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	15-057-0057
<b>Township, Range, Section:</b>	T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b>	Residential/Agricultural	<b>South:</b>	1800 South St.
<b>East:</b>	Residential	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@co.weber.ut.us">taydelotte@co.weber.ut.us</a> 801-399-8794
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

This PRUD approval request consists of two phases. This PRUD includes 39 lots, ranging in size from 0.23 to 0.99 acres. The open space will consist of a 10.00 acre agriculture parcel.

The applicant is requesting a 30 percent bonus density based on the preservation of 30% of the adjusted gross acreage as open space, as defined in 101-1-7. The development was originally planned to be a two-phased 'lot averaging' subdivision. Phase 1, consisting of 14 lots, was recorded on October 31, 2019. The 14 recorded lots are proposed to remain the same size, but will be included within the boundaries of the proposed PRUD. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review the general site and architectural design of the buildings, the layout of the parking areas and the landscaping.

## Analysis

**General Plan:** The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster style development with a minimum 30% open space.

**Zoning:** The subject property is located in the Agricultural A-1 Zone.

The purpose and intent of the A-1 zone is identified in the LUC §104-5-1 as:

*“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”*

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to *“allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.”* The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.23 acre lots to .99 acre lots and sized to accommodate single family homes.

The proposal includes the following minimum single family development standards:

- Yard development standards:
  - Front Yard: 20 feet
  - Side Yard: 8 feet
  - Rear Yard: 20 feet
- Maximum Building Height:
  - Single Family: 35' (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the preliminary and final subdivision plats. A condition of approval has been added to staff’s recommendation to ensure that the requested building setbacks are added to the preliminary and final subdivision plats.

During each individual phase, the County review agencies will be able to more thoroughly vet the preliminary and final development details to ensure that all conditions of approval and the applicable subdivision standards are met.

Conditional Use Review: The proposed PRUD is conditionally allowed in the A-1 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The standards for consideration for conditional use permits include:

- Standards relating to safety for persons and property
- Standards relating to infrastructure, amenities, and services
- Standards relating to the environment
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan
- Standards relating to performance
- Standards generally
- Voluntary contributions providing satisfactory compliance with applicable standards

These standards have been combined with the design review standards in this report. As a requirement of the conditional use permit, the applicant has provided a “Will-Serve Letter” from Taylor West Weber Water Improvement District and Central Weber Sewer District (see Exhibit E) for culinary and waste water services. If the applicant has not already annexed into the Central Weber Sewer District, it must be completed prior to final approval of the subdivisions within this proposed PRUD. The applicant, during the subdivision phase, will be required to provide proof of secondary water availability. The applicant has provided the required material to facilitate a thorough review of the proposed project including the project narrative, vicinity map, conceptual layout, and proposed landscaping for the development.

The general requirements for consideration by the Planning Commission for the proposed planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the proposed uses within the development and as a means of its integration into its surroundings; lighting and the size, location, design, and quality of signs if any; the residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.

*Bonus Density Request:* The County may grant a bonus density of up to 30 percent if the applicant preserves open space area equal to or greater than 30 percent of the PRUD's adjusted gross acreage per LUC §108-5-5(c)(2). The proposal meets this bonus density requirement. If the applicant preserves open space area above 30 percent, the county may grant a bonus density of up to 50 percent; however, overall bonus density potential shall be no greater than a percentage equal to the percentage of the PRUD's total area preserved as open space. The proposal dedicates 10 acres of open space which is 30% of the adjusted gross acreage; therefore qualifying for up to, and no more than 30 percent bonus density.

The applicant qualifies for the requested bonus density through adherence to the following:

LUC 108-5-5(c) (2)(a): "If a PRUD provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to **20 percent** bonus density may be granted." (g) "If a PRUD preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows: (1) For a parcel containing at least ten acres but fewer than 20 acres, up to a **15 percent** bonus density may be granted. The maximum bonus density that may be granted is 30%, as this is the amount of the gross acreage that is dedicated to open space.

With the 30 percent bonus density, the applicant will be able to add an additional 9 units to the 30 base units for an overall density of 39 units.

*Design Review:* The proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the County Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

- 1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes access from the existing County road identified as 1800 South. Along with the creation of additional county roads, sidewalk, curb and gutter will be installed within phase 2.
- 2) *Considerations relating to landscaping, screening and buffering.* The applicant has, on a conceptual level, addressed the areas in the development that will be landscaped. Staff feels that the landscaping, screening and buffering requirements as outlined in LUC §108-1-4(3) by implementing an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length
- 3) *Considerations relating to buildings and site layout.* The development currently consists of two phases, but will be combined into one subdivision, with a new application. Phase I which includes lots 1-14, was recorded 10/31/2019. The lot sizes in the PRUD will vary from 0.28 acre lots to 0.99 acre lots.

*Common Area/Open Space:* The general requirements for a PRUD identify the need to preserve common open space. The applicant is proposing to preserve approximately 10.0 acres of agricultural property. The proposed layout identifies the agricultural parcel, and is labeled as such. The County would like an open space easement, to ensure that the agricultural parcel remains as opens space. The 10.0 acre parcel will continue to be owned by the applicant, but plans to lease to local farmers for the purposes of cultivating either pasture grass or sweet corn.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* During the preliminary and final subdivision process, the applicant will be required to provide civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainages. The conceptual plans appear to provide adequate setbacks for the yard; however further evaluation will take place during the preliminary plan review. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Due to the conceptual nature of the proposal, the Weber County Surveyor’s Office has not reviewed the proposal. The Weber Fire District and Engineering Division have reviewed the proposal and have approved the conditional use request. A condition of approval has been made part of the Planning Commission’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Public Notice: Public notice is not required for conditional use applications; however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

### Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the County Commission shall review and consider the following, as applicable:
  - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
  - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
  - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
  - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*

### Staff Recommendation

Planning staff recommends approval of the request for a conditional use permit for Halcyon PRUD, a Planned Residential Unit Development consisting of 39 residential units, and a 10.0 acre open space parcel used for agricultural purposes.

1. The following setback standard shall be added to the final subdivision plats for review and approval: Front – 20’, side – 8’, rear – 20’, corner lot with a side facing a street – 20’.
2. Sidewalk, curb and gutter will be installed within the subdivision and along 1800 South.

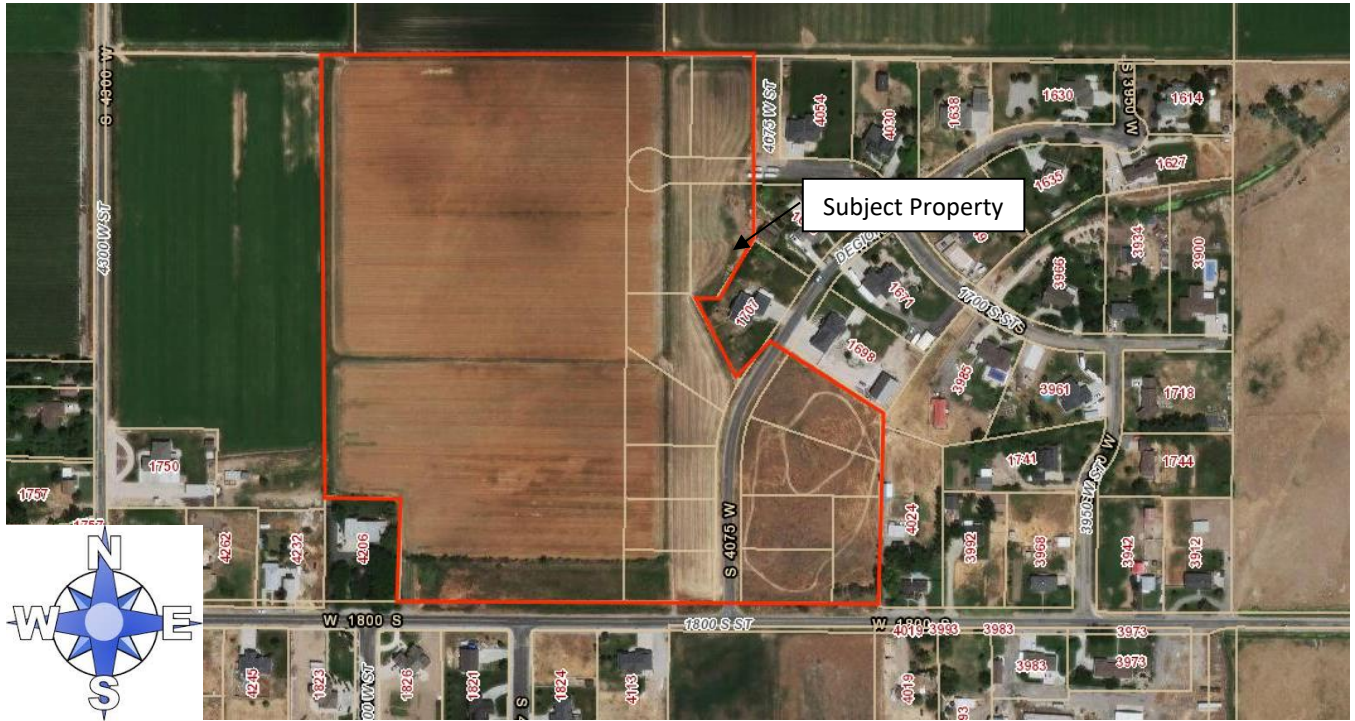
This recommendation is based on the following findings:

1. The proposed PRUD conforms to the West Central Weber County General Plan.
2. The PRUD is intended to allow for more flexibility of residential building sites.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conceptual drawings.
4. Up to a 30 percent bonus density may be granted based on the following:
  - a. If the applicant preserves open space area above 30 percent, the county may grant a bonus density of up to 50 percent; however, overall bonus density potential shall be no greater than a percentage equal to the percentage of the PRUD’s total area preserved as open space. The proposal dedicates 10 acres of open space which is 30% of the adjusted gross acreage; therefore qualifying for up to the 30 percent bonus density.
5. The proposal will not be detrimental to the public health, safety, or welfare.
6. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

### Exhibits

- A. Project Narrative
- B. Halcyon PRUD Conceptual Plan
- C. Proposed Lot Layout & Land Use Calcs
- D. Feasibility Letters

# Location Map





# PRUD Narrative

**Site: 4075 W 1800 S**

**Subdivision: Halcyon Lake Estates (name subject to change)**

**Developer(s): Wakeless Holdings, Tylor Brenchley and Keith Ward**

This Planned Residential Unit Development (PRUD) is designed to allow younger families to move “out of the city” and embrace the living in the country. The project consists of ~32 acres between phase 1 and phase 2 along with 10 acres of agricultural open space that will be actively farmed by local farmers in the area who have farmed in this areas in previous years.

Phase 1 was designed and implemented to match the surrounding homes with 14 large lots ranging in size from 26000 sqft to 43000 sqft supporting large estate homes to ensure we kept the feeling of disruption to exiting neighbors at a minimum. We learned from this design the larger lots and associated larger homes begin to be priced at a point far beyond reach of younger families who want to live in the area. The families who can afford it have expressed concern about the amount of property they would need to maintain and often look for alternative places to live.

Phase 2 is designed to strike a balance. 25 appropriate sized lots from 9600 sqft to 18000 sqft along with smaller permitted home sizes enabling more options for younger families to move to the country, but support empty nesters looking for a lot large enough for a bigger home without the large lot. The inclusion of curb, gutter and sidewalk, pressurized irrigation, public sewer, and tree lined lighted streets provide the amenities and neighborhood feel that most families are looking for while at the same time maintaining the ‘country feel’ as the adjacent 10 acres of open space along with surrounding ground is actively farmed.

Phase 2 includes more than 30% open space to qualify up to a 30% density bonus per Section 108-5-5. An to qualify for density increase it also includes a roadway landscape and design plan compliant with Section 108-5-5.2.a and a preserved agricultural open space easement for 10 acres or 32% of the gross project consistent with Section 108-5-5.2.g.1. Compliance of these to ordinances would allow us up to 39.5 lot density follow a 30% density bonus. Phases 1 and 2 have a total of 39 lots.

Feasibility letters have been obtained and were submitted with phase one from Central Weber, Taylor West Weber Water, Hooper Irrigation, and Weber Fire District which are located in the country project management site.

The PRUD will comply with all regulations and requirements outlined in Weber County’s PRUD ordinances and maintain significant open space for the benefit of the community members.

## Agriculturally Based Open Space Preservation Plan

The identified agriculturally based open space will be owned by the Wakeless Holdings (the developer) and will be leased to local farmers in the area. The design of the PRUD and the location of the open space was such to maintain current irrigation ditches as to not disrupt current farming operation on the 10 acres or impede irrigation needs of anyone downstream.

## Approved Landscape and Roadway Design

Attached to this application is a colored landscape design vehicle and pedestrian circulation, lighting, and street trees (shows more than 8 trees per 100 feet, but we will be following the standard of 8 trees per 100 feet of road). In addition this show a conceptual design of home placement throughout.





**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**

2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
January 22, 2019

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given and the District has the capacity to provide culinary water only for 25 lots for Halcyon Subdivision Phase 2 at the approximate address of 4150 W. 1800 S. Taylor Ut.

Requirements:

- \*Plan review fee=25 x \$25.00=\$625.00
- \*Water rights fee = (\$4,363 per lot or current cost when paid)=\$109,075.00
- \*Secondary water = Must provide pressurized secondary water system to each lot.
- \*Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee \$5,228 per lot (or current cost when paid).
- \*Cost for the water meter is \$375 plus \$100 for water use during construction.

**SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

  
\_\_\_\_\_  
Ryan Rogers - Manager

Expires 6/22/2020



Central Weber Sewer Improvement District

January 29, 2020

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: REVISED Halcyon Estates Subdivision  
Sanitary Sewer Will Serve Letter

This letter is in response to the Revision of the Halcyon Lake Estates Will Serve Letter to a REVISED Subdivision being renamed the Halcyon Estates Subdivision. Changing the Subdivision Lot count from 28 lots to 39 lots.

The original Will Serve Letter dated April 18th 2019 (copy attached) along with the additional changed information above is still valid information and will serve as the Will Serve Letter for the new Halcyon Estates Subdivision.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

A handwritten signature in blue ink that reads "Lance L. Wood". The signature is written in a cursive style.

Lance L. Wood, P. E.  
General Manager

cc: Keith Ward



Central Weber Sewer Improvement District

April 18, 2019

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: Proposed Halcyon Lake Estates Subdivision  
Sanitary Sewer Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed Halcyon Lake Estates Subdivision at approximately 4100 West and 1800 South. Central Weber Sewer Improvement District can accept the sanitary sewer discharge from this location. The following conditions that must be met prior to any connections being made to the District's sanitary sewer line.

1. **The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connections to the District's collection system and prior to the selling of lots. Because of the State of Utah annexation requirements this process will take 3 to 4 months. An annexation petition and instructions are available from the District's Office.**
2. If any sanitary sewer connections are made to the District's lines they will need to be designed and constructed according to the District's standard details and specifications. A copy of the District's details and specifications can be found at: <https://www.centralweber.com/information>.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
4. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

*Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

6. Impact Fees for each residential lot must be paid prior to or at the time each building permit is obtained.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance I. Wood, P. E.  
General Manager

cc: Keith Ward  
Tyler Brenchley