

Winston Park Subdivision – Narrative & Plan
3701 W 1800 S
Ogden, UT. 84401

Ogden 3, LLC
Owners and managers:
Igor Maksymiw
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Overall Development Plan for Winston Park

The location of this 40 acre parcel is located at 3701 W 1800 S. The location of the property also lends itself too more a country, rural, and suburbia feel. The parcel of land is under the A-1 zoning and we are seeking a ‘Planned Residential Unit Development’ [PRUD] for this parcel. We envision individuals and families having some open spaces to get out and have outdoor things to do yet be able to take advantage of all of the convenient services of planned subdivision. The subdivision will offer 1/3 acre lots ranging from 12,000-13,000 square foot lots. Within the subdivision itself we will create a small park where owners will commonly share (on the back sides of their properties) for extra space for kids to run and play. We will also feature a walking trail for exercise and fresh air out in the common open space area.

Emergency Services Road

A 20 ft wide gravel road, built to hold 75,000 lbs will be constructed for a secondary emergency access for the use of Weber County Fire Department, as an alternative road, in case of fire and emergency uses. An easement between lots 26 and 27 will be established for the fire emergency access and to aid those living in the southern most part of the subdivision.

Common Open Space: Walking trail & Park

In the open space a walking trail will be accessible through lots 26 and 27 for residents and the general public to walk and enjoy a small park. The residents within the Winston Park subdivision will maintain the walking trail and park area. Another small park or green space will be implemented inside of the subdivision and will only be used by those who live within the Winston Park subdivision.

Open Space for Agricultural Use

10 acres within the development will be dedicated pasture or farming land East and North East of the planned subdivision (as shown in our conceptual plan). This open space will be dedicated to either horse grazing or agricultural farming purposes. If used for horses or cow grazing, a fence will be constructed and maintained by the leasee. This will provide a more rural, open feeling for those that purchase land within Winston Park. By utilizing the pasture area for limited grazing it will help maintain the growth of grasses and weeds.

Roads and Foot Paths within the Subdivision

60 ft wide road will be built throughout the subdivision providing ample room for regular traffic and emergency vehicles throughout Winston Park. Sidewalks will be found on both sides of the roads. Green space will be also be found between the curb of the road and the sidewalks for grass and trees to enhance the look and feel of the subdivision.

Housing types

No basements will be allowed. Slab on grade houses or split level type homes that are built out of the ground will only be the house types allowed within Winston Park. A minimum of 1,800 square foot homes will be the requirement for the beginning home size.

Building & Construction

A mixed approach will take place for individual lot development & Construction. Ogden 3, LLC will engage builders to purchase lots. Lots will also be sold to independent individuals for owners to engage builders of their preference.

Sec 108-5-5 Area And Residential Density Regulations

In the Agricultural (A-1, A-2, and A-3) Zones, 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 as defined in section 101-1-7. However, if the applicant preserves open space area above 30 percent, the county may grant a bonus density of up to 50 percent. 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 county may award bonus densities based on an accumulation of any combination of the following:

Section 108-5-5 Area and Residential Density Regulations	Percentage of potential Bonus Density
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.	20%
2 (d) If a PRUD provides a common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public.	15%
2 (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.	15%
Total	45% Bonus Density
Percentage requesting to have 54 lots	42%

Base and Bonus Density Calculation under (PRUD):

Base:

40.259 Acres Total Parcel

4.873 Acres Roads

35.386 Acres

 / 2 (half or 50% for open space)

17.693 Acres (50% open space goal)

35.386 acres

x 43,560

1,541,414.16 Total Square Feet

/ 40,000 per lot zoning

38.535 Base Lot Density per zoning

38.535 Base Lots

x 45% Bonus Density –granted by implementing ‘density regulations’ listed above in chart.

17.340 Bonus lots earned

38.535 Base Lots

17.340 Bonus Lots

55.875 Total potential lots considering bonus density. Winston Park is requesting 54 lots.