



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 Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden.

Type of Decision: Administrative

Agenda Date: Tuesday, March 10, 2020

Applicant: Pat Burns

File Number: LVS021320

Property Information

Approximate Address: 1800 S 3800 W

Project Area: Approximately 40 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0006

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

Adjacent Land Use

North: Agricultural	South: 1800 South
East: Residential/Agricultural	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: SB

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

Sketch plan endorsement was given December 10, 2019. The applicant is requesting preliminary approval of Stagecoach Estates Cluster subdivision consisting of 55 lots, located at approximately 1800 S 3800 W, Ogden.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by preserving agricultural open space with open space easements (2003 Western Weber General Plan, Page 2-14).

Zoning: The A-1 zone allows Cluster Subdivision Development. The Cluster ordinance allows for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The proposal contains lots that range in size from .20 (9,000 square feet) to .48 acres.

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. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation prior to receiving a recommendation for final approval from the Planning Commission.

Review Agencies: The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.

Additional Design Standards: Applicant is requesting 40% bonus density. This is allowed as the bonus density shall equal the gross acreage of the subdivision (40 acres). Applicant is dedicating 50% of net developable area as open space, to be used for grazing. Applicant will maintain individual ownership of open space. The applicant will be required to dedicate an open space easement

to the County so that the open space remains undeveloped in perpetuity. This can be done through the dedication language on the final subdivision plat. Applicant will provide additional information as to the open space preservation plan. This includes soil and irrigation information, including a will-serve letter.

The applicant is proposing a standard urban roadway cross section within the internal roads of the subdivision. This proposed cross section does not include curb and gutter, as such the planning commission can require a deferral agreement, in which the owner would be required to install curb and gutter at the time the county so requests.

As required by our land use code, the applicant will provide one street tree, of at least two-inch caliper, every 50 feet on both sides of the street. This comes out to approximately 56 trees along 1750 South, and 38 trees along 3800 West. A third requirement for granting bonus density is compliance with Ogden Valley Dark Sky Ordinance. All exterior lighting of homes in this subdivision shall comply with the requirements outlined in LUC 108-16. On the final improvement plans, the improved surface of the pathway within the subdivision, including along 1800 South, must be shown to be 10 feet wide.

Staff Recommendations

Staff recommends preliminary approval of Stagecoach Estates Cluster Subdivision consisting of 54 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and following conditions:

1. A final approval letter, showing secured water shares, from Hooper Irrigation is required prior to receiving a recommendation for final approval from the Planning Commission.
2. On the final improvement plans, the improved surface of the pathway within the subdivision, including along 1800 South, must be shown to be 10 feet wide.

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.

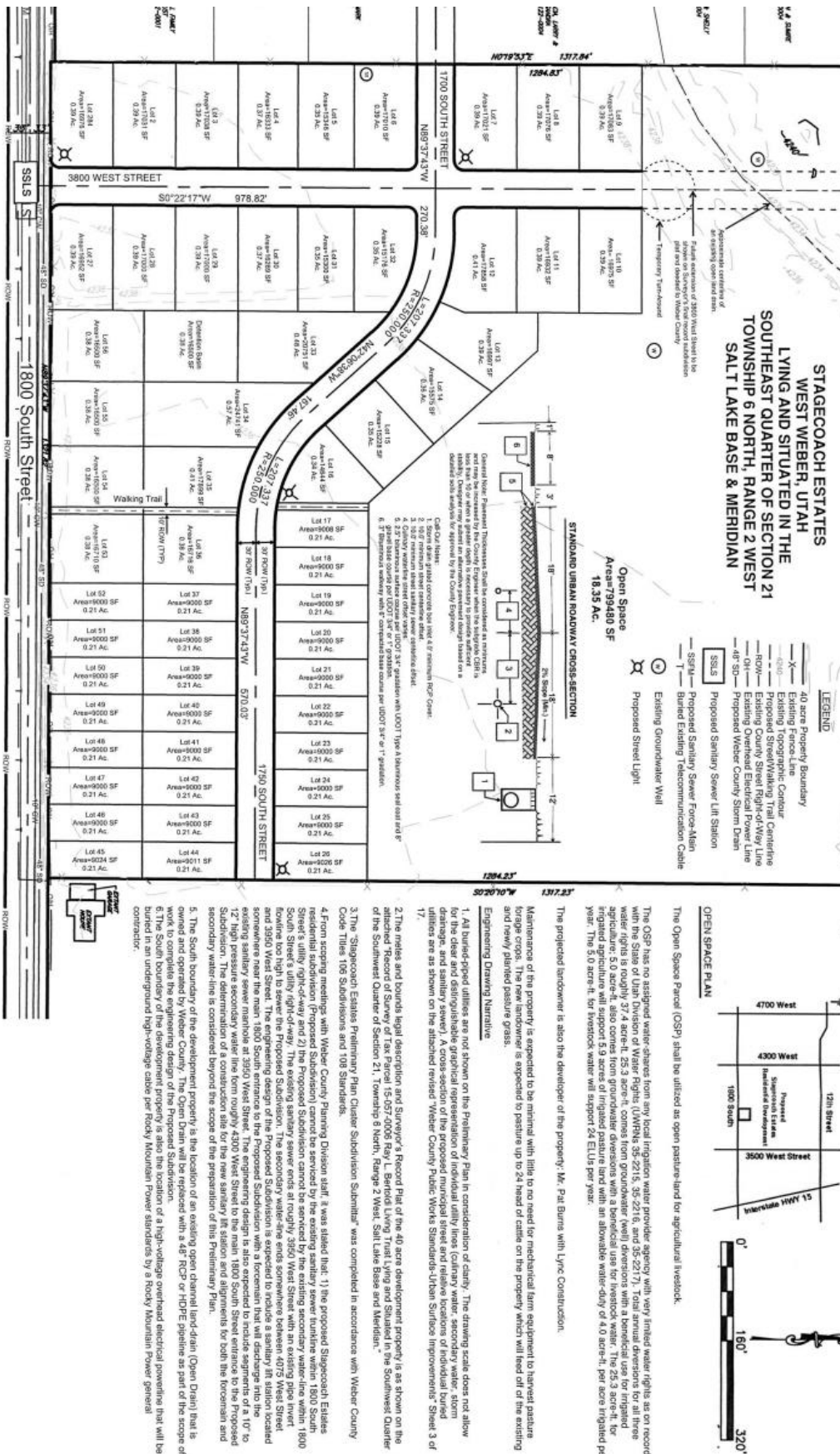
Exhibits

- A. Preliminary subdivision plat
- B. Application & Feasibility Letters

Area Map



Exhibit A - Preliminary Subdivision Plat



Stagecoach Estates Acreage & Lot Summary

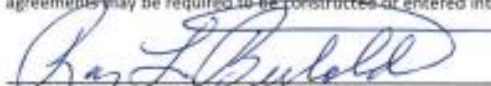
Acreages	acres	ft ²	No. Lots
Gross Development	40.00	1,742,400	
Street	3.31	144,184	
Net Developable	36.69	1,598,216	
Open Space	18.35	799,108	
Number 40KSF Lots ¹			39.96
Number Cluster Subdivision Lots ²			55.94

Notes:

1. Number 40KSF Lots= $((\text{Net Developable acreage}) \times (43,560)) / (40,000)$

2. Number of Cluster Subdivision Lots=(Number of 40KSF Lots)(1.40)

Exhibit B- Application & Feasibility Letters

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed 2/10/2020	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name Stagecoach Estates		Number of Lots 56	
Approximate Address 1800 S 3800 W		Land Serial Number(s) 15-057-0006	
Current Zoning A-1	Total Acreage 40		
Culinary Water Provider	Secondary Water Provider Hooper Irrigation	Wastewater Treatment Weber Sewer district	
Property Owner Contact Information			
Name of Property Owner(s) Ray L. Bertoldi		Mailing Address of Property Owner(s) 1530 Church St. Layton, UT 84041	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Patrick Burns		Mailing Address of Authorized Person 1407 N Mountain RD Ogden, UT 84404	
Phone 801-710-2234	Fax		
Email Address Pat@lynccconstruction.com		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Terrex Engineering & Construction		Mailing Address of Surveyor/Engineer P.O. Box 13059 Ogden, UT 84412	
Phone 801-458-9647	Fax		
Email Address ehchristensen@terrexeng-const.com		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail	
Property Owner Affidavit			
<p>I (We), <u>Ray L. Bertoldi, Trustee</u>, 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>10th</u> day of <u>February</u> , 20 <u>20</u>			

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

February 11, 2020

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 56 lots for Stagecoach Estates Subdivision at the approximate address of 3800 W. 1800 S. Taylor UT.

Requirements:

*Plan review fee=56 x \$25.00=\$1400.00

*Water rights fee = (\$4,363 per lot or current cost when paid) =\$243,936.00

*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.

*Adequate water lines must be installed to provide fire protection to the subdivision. The existing water line is 6" on 1800 South at this time, a 12" line must be installed from 3992 W. to 3688 W. on 1800 S. or from 3500 W. to 3912 W. on 1800 S. whichever is so desired by the developer. A 10" waterline needs to be installed on the street running North and South through the subdivision. All other lines may be 8".

*Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer and the district attorney.

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 having board approval 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 8/11/2020



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

February 10, 2020

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Stagecoach Subdivision

The development is located at 1800 South and 3800 West approximately and consists of 56 lots. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some changes possibly needed. The issues of concern are the lack of any water shares with the property. The developer has assured Hooper Irrigation that he will purchase shares but at this time, there are no shares attached to this property for development. The developer will also be required to bring the water to him and run the lines in front of the property. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,



Central Weber Sewer Improvement District

February 11, 2020

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

Reference: Stagecoach Estates Subdivision
3800 West 1800 South
Sanitary Sewer Will Serve Letter

Weber County Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for the proposed Stagecoach Estates Subdivision located at 3800 West 1800 South. This property is more or less described as a 40 Acre Parcel with Tax ID #15-057-0006. Central Weber Sewer Improvement District can accept and treat 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 nearest sanitary sewer line owned by Central Weber Sewer Improvement District is located at the intersection of 1800 S 4300 W.
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 any 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 will not take ownership nor responsibility for ongoing maintenance and operation of the collection system within the Stagecoach Estates Subdivision nor the collection line from the subdivision to the connection point at 1800 South 4300 West.
5. 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.

6. 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 allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

7. Impact Fees for each residential lot must be paid prior to or at the time a 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 L. Wood, P. E.
General Manager

cc: Mandy Peterson, Lync Construction
pat@lynconstruction.com