



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING REGULAR AND WORK SESSION AGENDA

August 04, 2015

5:00 p.m.

Pledge of Allegiance

Roll Call:

1. Administrative Items

a. New Business

1. SPE2015-01

Discussion and action on a conceptual sketch plan endorsement request for the Holley Farm Cluster Subdivision located at 800 N 7800 E in the AV-3 Zone (Richard and MaryAnn Holley, Applicants)

2. Public Comment for Items not on the Agenda

3. Remarks from Planning Commissioners

4. Planning Director Report

5. Remarks from Legal Counsel

6. Adjourn to Convene to a Work Session

WS1. DISCUSSION: Regarding Agri-Tourism operating in cluster subdivision open space

WS2. TRAINING: Planning Commission

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
No pre-meeting will be held*



(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for the Holley Farm Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, August 04, 2015

Applicant: Richard and MaryAnn Holley

File Number: SPE2015-01

Property Information

Approximate Address: 800 North 7800 East

Project Area: 12.1 acres

Zoning: AV-3

Existing Land Use: Agricultural

Proposed Land Use: Residential Development with Agricultural Open Space

Parcel ID: 21-006-0036

Township, Range, Section: Township 6 North, Range 2 East, Section 7 & 8

Adjacent Land Use

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

Staff Information

Report Presenter: **Ronda Kippen**
 rkippen@co.weber.ut.us
 801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions
- Title 108, Chapter 7 Supplemental and Qualifying Regulations, Section 29 Flag lot access strip, private right of way, and access easement standards
- Title 108, Chapter 7 Supplemental and Qualifying Regulations, Section 31 Access to a lot/parcel using a private right of way or access easement
- Title 108, Chapter 7 Supplemental and Qualifying Regulations, Section 32 Access to a lot/parcel at a location other than the front property line

Summary

The applicant has submitted a conceptual sketch plan for a four lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned AV-3 and is currently part of a larger 77 acre agricultural parcel. The applicant would like to utilize a private right of way to gain access to the subdivided lots and has requested an access exception to be granted by the Planning Director for two of the lots that would not front the proposed private right of way. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews nor recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.

Exhibit A**Weber County Cluster Subdivision
Sketch Plan Endorsement Application**

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Agenda Date Aug 4, 2015	Parcel Number(s) 21-006-0036	Zoning AV-3	Project Acreage 12.1
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Applicant Contact Information

Name of Property Owner or Authorized Representative MaryAnn Jackson Holley	Staff Member Providing Consultation Ronda Kippen
Email Address mholley7@msn.com	
Project Address 800 North 7800 East	

Project Information

Approximately No. of Lots (Not including Bonus Lots) 4	Approximate Length and Width of Proposed Road Right of Way 600' x 30'
Approximate No. of Bonus Lots (that may be requested at preliminary phase) None	Approximate Road Area 600' x 30'
Approximate No. of Total Lots (including Bonus Lots) 4	Approximate Open Space Area 5 acres
Average Lot Size or Range of Lot Sizes 1.75 acres	Existing Adjacent Land Uses (Example: from, neighborhood, etc.) N: Residential S: Agriculture E: Agriculture W: Agriculture

Applicant Narrative (Including plans related to proposed use(s) and improvements within open space parcels)

Please explain your request.

Four lot cluster subdivision to be accessed off of a private right of way


Signature

I certify that I am signing this application form as the owner or authorized representative of the subject property and that all information submitted is true and correct to the best of my knowledge. Further, I understand and acknowledge that a sketch plan endorsement from the Planning Commission does not constitute a subdivision approval and does not vest or grant entitlements beyond those that currently exist under current zoning.

Exhibit A



Holley Cluster Subdivision Vicinity Map

Exhibit A

WEBER COUNTY, UTAH
 PLANNING COMMISSION APPROVAL
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP WAS PREPARED BY THE WEBER COUNTY PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

WEBER COUNTY ATTORNEY
 I HAVE REVIEWED THE FOREGOING, SUBMITTED AND CONFIRMED THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

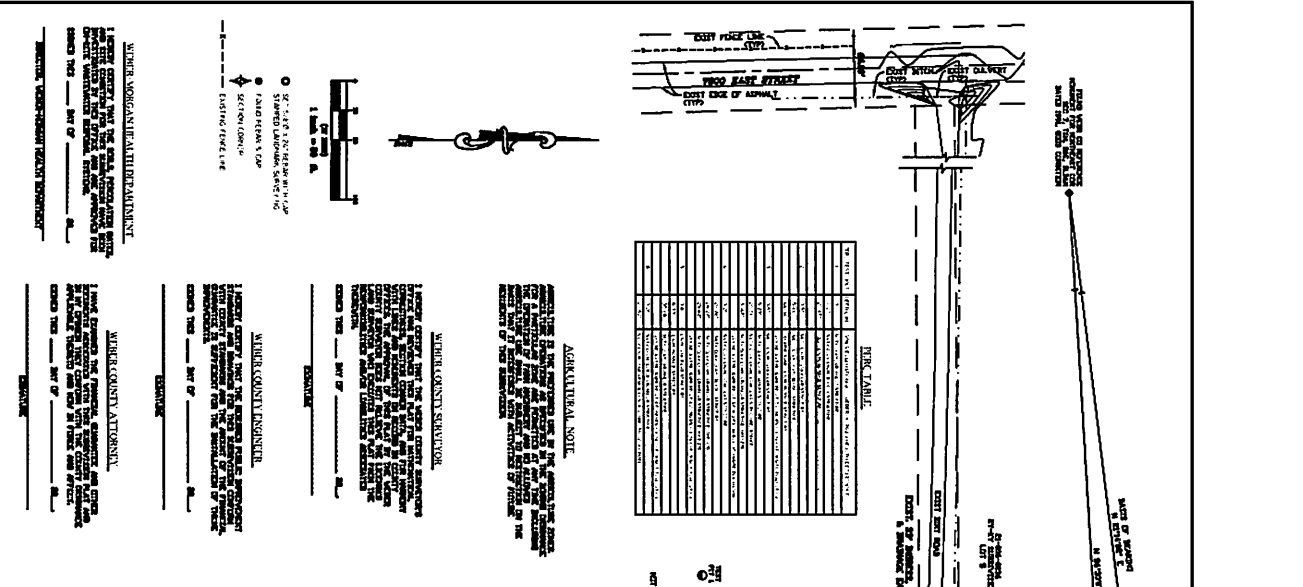
WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP WAS PREPARED BY THE WEBER COUNTY ENGINEER AND IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

WEBER COUNTY COMMISSIONER
 I HAVE REVIEWED THE FOREGOING, SUBMITTED AND CONFIRMED THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

WEBER COUNTY COMMISSIONER
 I HAVE REVIEWED THE FOREGOING, SUBMITTED AND CONFIRMED THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

WEBER COUNTY COMMISSIONER
 I HAVE REVIEWED THE FOREGOING, SUBMITTED AND CONFIRMED THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

WEBER COUNTY COMMISSIONER
 I HAVE REVIEWED THE FOREGOING, SUBMITTED AND CONFIRMED THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.



TABLE

LOT NO.	AREA (ACRES)	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
LOT 1	1.750	76,230	17.50%
LOT 2	1.750	76,230	17.50%
LOT 3	1.750	76,230	17.50%
LOT 4	1.750	76,230	17.50%
OPEN SPACE	317,652.28	3,001	69.50%
TOTAL	7.000	432,172	100.00%

AGRICULTURAL NOTE
 THIS MAP IS FOR THE PURPOSE OF SUBDIVIDING THE ABOVE DESCRIBED LAND INTO LOTS FOR AGRICULTURAL USE. THE LOTS ARE TO BE USED FOR AGRICULTURAL PURPOSES AND ARE NOT TO BE USED FOR RESIDENTIAL OR COMMERCIAL PURPOSES. THE LOTS ARE TO BE USED IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

BOUNDARY DISCLOSURE
 THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY RECORDS OF THE WEBER COUNTY PLANNING COMMISSION AND THE WEBER COUNTY ENGINEER. THE BOUNDARIES ARE NOT GUARANTEED AND SHOULD BE VERIFIED BY THE BUYER BEFORE PURCHASING ANY LOT.

OWNER'S DISCLOSURE
 THE OWNER OF THE ABOVE DESCRIBED LAND IS THE WEBER COUNTY PLANNING COMMISSION. THE OWNER IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THE MAP OR THE SUITABILITY OF THE LAND FOR ANY PARTICULAR USE.

ACKNOWLEDGEMENT
 I, THE UNDERSIGNED, HAVE READ AND UNDERSTOOD THE FOREGOING AND I HEREBY CERTIFY THAT THE FOREGOING IS IN ACCORDANCE WITH THE WEBER COUNTY ZONING ORDINANCES AND THE WEBER COUNTY SUBDIVISION ACT.

HOLLEY FARM SUBDIVISION
 A PART OF THE NORTHEAST 1/4 OF SEC. 7 AND
 PART OF THE NORTHWEST 1/4 OF SEC. 8 T.6N., R.2E., S.1B.8M.
 WEBER COUNTY, UTAH
 APRIL 2015