



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 Henry Flats Cluster Subdivision consisting of 12 lots, located at 4300 West 400 South

Type of Decision: Administrative

Agenda Date: Tuesday, October 13, 2015

Applicant: Travis Wallace for PAANC LLC.

File Number: LVH051914

Property Information

Approximate Address: 4300 West 400 South.

Project Area: 12.34 Acres

Zoning: Agricultural (A-1 and A-2)

Existing Land Use: Vacant

Proposed Land Use: Residential Subdivision

Parcel ID: 15-049-0005 / 15-049-0011

Township, Range, Section: 6 North, 2 West Section 17

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Residential	West: Agriculture

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural A-1)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (Agricultural A-2)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivisions)

Background

The applicant is requesting preliminary approval of Henry Flats Cluster Subdivision located at approximately 4300 West 400 South in Western Weber County. The proposed subdivision will occupy 12.34 acres and will consist of 12 lots, with each lot being 20,000 square feet or larger. The parcel is split between the A-1 and A-2 zones, which both require 40,000 square feet and 150 feet of frontage. However, Henry Flats is being proposed as a cluster subdivision with lots being at least 20,000 square feet with 100 feet of frontage. This cluster subdivision was submitted prior to the recent changes to the cluster subdivision ordinance and falls under the provisions of the previous code.

The Western Planning Commission heard this item on July 14, 2015 and table preliminary approval for two items:

- Provide details and location of the secondary water pond and the delivery system.
A new secondary water pond is being shown on lot 11 along the rear property line. The water will be pressurized with a 6 inch lateral to each of the lots.
- Redesign the subdivision removing the property that is not owned by the developer, show proof the property is now owned by the developer, or provide a signed and notarized letter from all the property owners that the property is to be sold to the developer.

The applicant has provided a notarized letter from the property owners agreeing to sell the property to the developer (Lot 8 area).

The proposed roadway will be dedicated as a public road and will extend northerly from 400 South Street where it will provide one access to an adjacent parcel before extending further north. The Cluster Subdivision Ordinance allows a maximum bonus density of 50%, and the applicant is requesting the following:

- Fifteen percent bonus for meeting the intent of the Cluster Subdivision.
- Ten percent bonus for providing a stub road.

There are 10.32 net developable acres and a 25 percent bonus will give the applicant two additional lots. There will be 3.56 acres of open space (30 percent), with the open space left in a natural state.

Culinary water will be provided by Taylor West Weber with the developer creating a pond for irrigation water. A water capacity assessment letter needs to be provided prior to final approval. The applicant has Hooper Irrigation water shares. There is still a question as to where the secondary water pond will be located. This information should be presented to the Planning Commission.

The County Engineering Division wants the ditch in the front of the property to be piped. If the curb, gutter, and sidewalk are deferred, then the grade will need to be brought up to within a foot or less below the edge of asphalt. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. A Storm Water Construction Activity Permit is required for any construction that:

1. disturbs more than 5000 square feet of land surface area, or
2. consists of the excavation and/or fill of more than 200 cubic yards of material, or
3. requires a building permit for which excavation or fill is a part of the construction, and
4. is less than five acres shall apply for a county permit.

Wastewater treatment will be provided by individual septic systems. The original subdivision plat that was submitted had 13 lots. After a year of water monitoring and working with the Health Department, the Health Department has approved the subdivision for 12 lots with the condition that lots 7-12 are approved for a 3 bedroom home. A note on the plat and a covenant that is recorded as part of this subdivision needs to indicate this requirement. The reason for the limitation is because of the irrigation ditch on the rear of the lots.

The Weber Fire District has reviewed and approved the fire hydrant location. The applicant is asking for a deferral of curb, gutter, and sidewalk. However, since the lots are below 40,000 square feet, should curb, gutter, and sidewalk be required? The review from the Weber School District states "elementary students are not eligible for bussing to West Weber Elementary site".

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of the curb, gutter, and sidewalk?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the requirements of the Cluster Subdivision Ordinance and the Zone in which it is located. The subdivision also conforms to the General Plan by protecting open space and sensitive lands, promoting agricultural land.

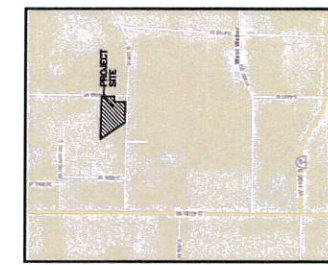
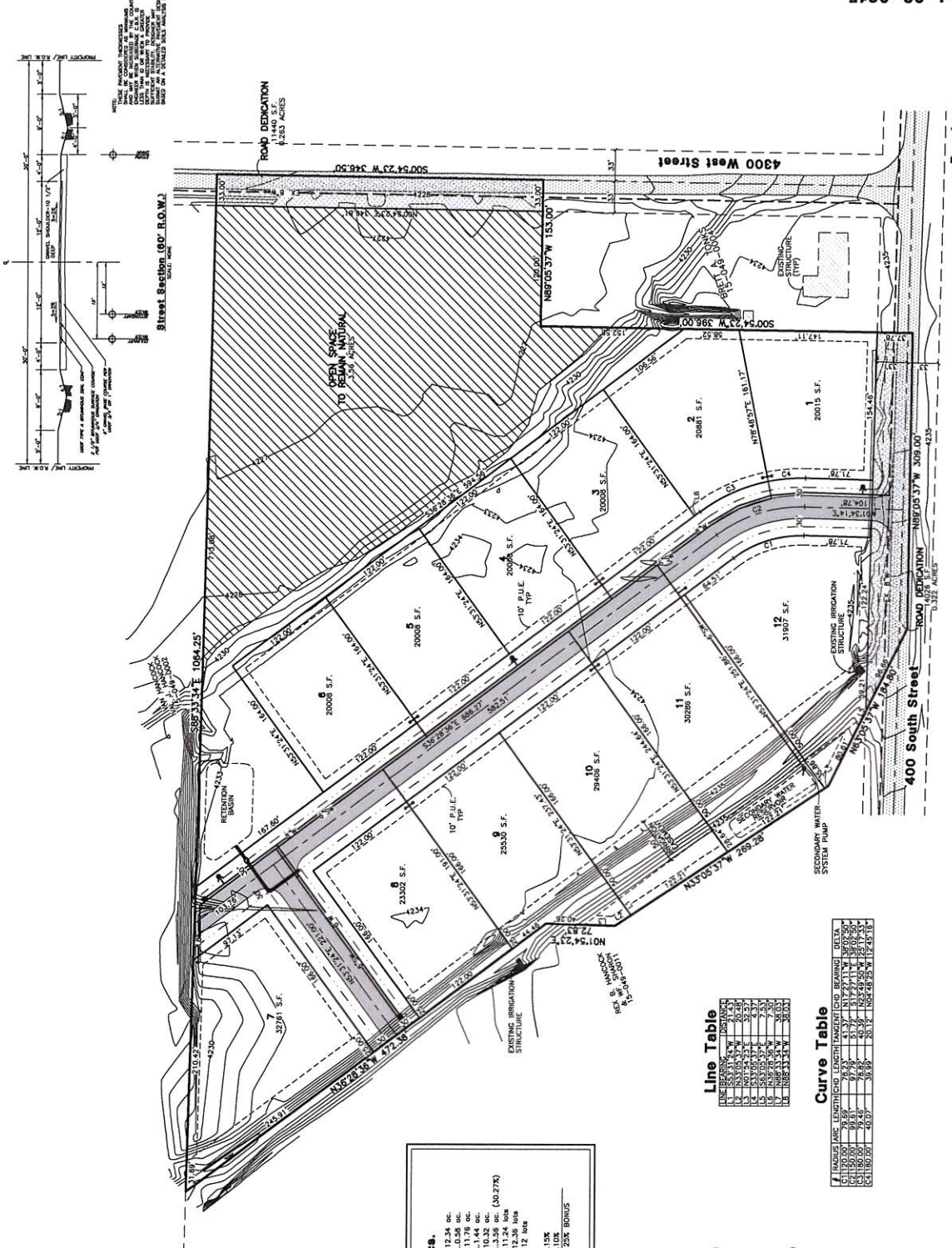
Staff Recommendation

Staff recommends preliminary approval of Henry Flats Subdivision with 12 lots, subject to staff and agency requirements, with the requirement for curb, gutter, and sidewalk, as this subdivision is within walking distance to West Weber Elementary School, the lots are smaller than an acre in size, and the students are not eligible for bussing.

Exhibits

- A. Revised subdivision plat
- B. Location Map
- C. Property owners letter agreeing to sell the additional property

Revised, Sept. 23, 2015



Vicinity Map

Design Specs.

- Total Area.....12.34 ac.
- Right-of-Way (outside).....0.58 ac.
- Development Area.....11.76 ac.
- Developable Area.....10.32 ac. (50.27%)
- Open Space.....3.58 ac.
- Bonus Density (10%).....12.56 lots
- Total Lots Proposed.....12 lots
- Bonus Points Breakdown
- Cluster Development.....10%
- Site Access.....25% BONUS

Line Table

LINE DESIGNATION	LENGTH	DISTANCE
1	181.00	181.00
2	181.00	362.00
3	181.00	543.00
4	181.00	724.00
5	181.00	905.00
6	181.00	1086.00
7	181.00	1267.00
8	181.00	1448.00
9	181.00	1629.00
10	181.00	1810.00
11	181.00	1991.00
12	181.00	2172.00

Curve Table

LINE DESIGNATION	RADIUS	LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	100.00	181.00	N117°21'11" W	181.00	117°21'11"
2	100.00	181.00	S117°21'11" W	181.00	117°21'11"
3	100.00	181.00	S117°21'11" W	181.00	117°21'11"
4	100.00	181.00	N117°21'11" W	181.00	117°21'11"
5	100.00	181.00	N117°21'11" W	181.00	117°21'11"
6	100.00	181.00	S117°21'11" W	181.00	117°21'11"
7	100.00	181.00	S117°21'11" W	181.00	117°21'11"
8	100.00	181.00	N117°21'11" W	181.00	117°21'11"
9	100.00	181.00	N117°21'11" W	181.00	117°21'11"
10	100.00	181.00	S117°21'11" W	181.00	117°21'11"
11	100.00	181.00	S117°21'11" W	181.00	117°21'11"
12	100.00	181.00	N117°21'11" W	181.00	117°21'11"

Legend

- - - PROPOSED CULINARY WATER LINE (SIZE VARIES)
- - - EXISTING CULINARY WATER LINE
- - - PROPOSED STORM DRAIN (SIZE VARIES)
- - - EXISTING STORM DRAIN
- - - PROPOSED SECONDARY WATER LINE
- - - EXISTING SECONDARY WATER LINE (SIZE VARIES)
- - - PROPOSED FIRE HYDRANT
- - - PLUS W/ 2" BLOW-OFF
- - - EXISTING ASPHALT SURFACE
- - - PROPOSED ASPHALT SURFACE

NOTES:

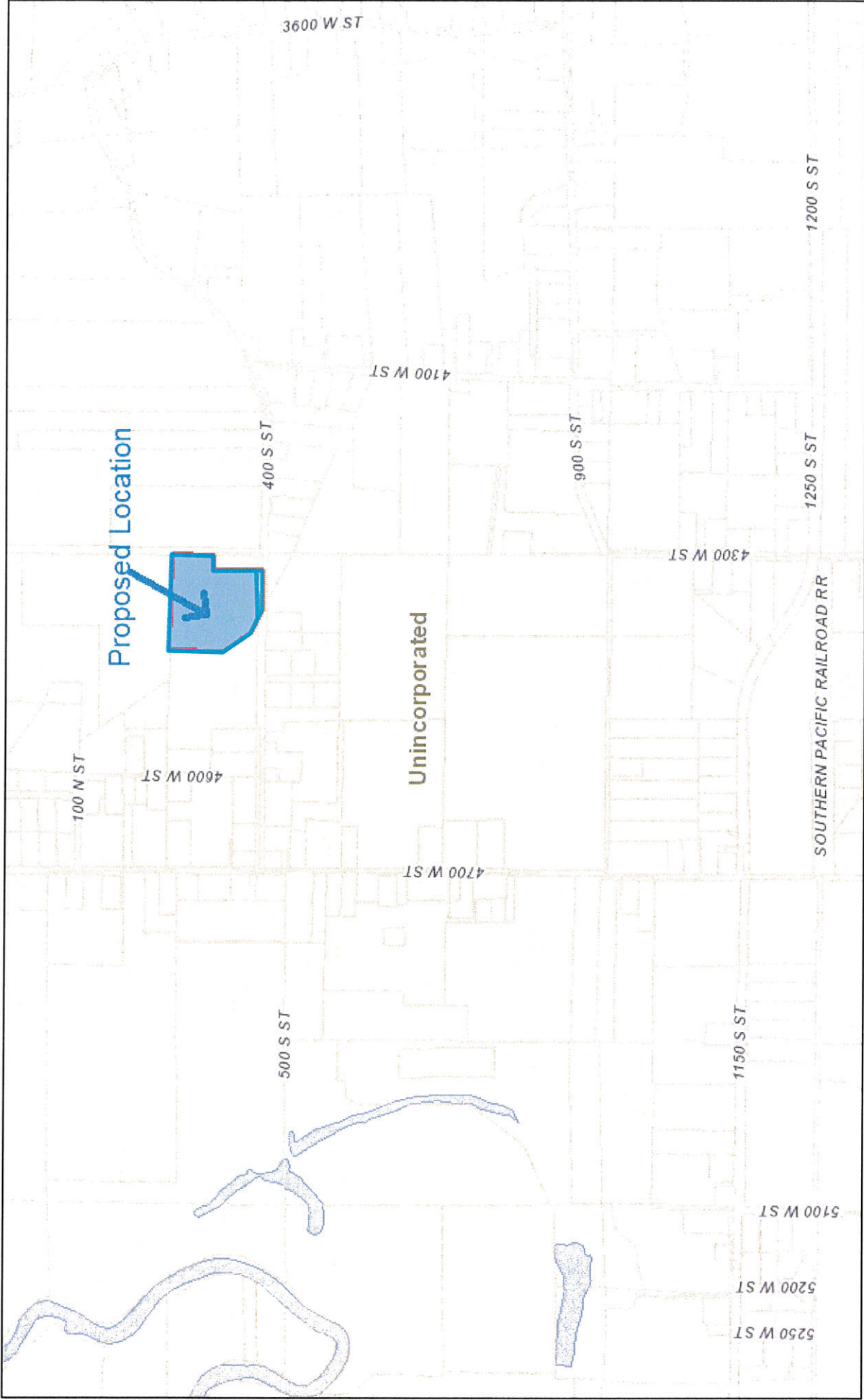
- CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
- LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS, AS APPROVED BY WEBER COUNTY HEALTH DEPT.
- THE DEVELOPER IS REQUESTING A DEFERRAL OF CURB, CUTTER AND SIDEWALK.
- WATER AND SEWERAGE ARE THE PROPERTY OF BEEK & ASSOCIATES, INC. 4105 S. HANCOCK BLVD. DECORAH, IOWA. A 6" WATER MAIN AND A 12" SEWER MAIN WILL BE PROPOSED FOR EACH LOT.

Henry Flats Cluster Subdivision

Weber County, Utah

Developer:
PLANIC, LLC
Travis Wallace
3672 W. 2550 S.
TAYLOR, UT 84401
(801) 540-9011

Proposed Location

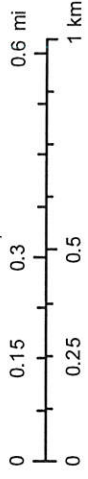


June 30, 2015

Street Labels

City Labels

1:18,056



To whom it may concern,

Both property owners whose land is being proposed as development for Henry Flats Subdivision Located at approx. 400 N and 4300 W in West Weber agree to the proposal and development of said subdivision and are willing to sell it to the Developer as a whole. Including Parcel ID 150-49-0005 owned PANNC Inc. and 150-49-0011 owned by Rex Hancock. Parcel 150-49-0011 is only part of the parcel. (What is located on the east side of the Hooper Irrigation canal only and will subdivided off of the larger portion on the west side of the canal.)

*See Plat Proposal

PANNC Rep x  9-8-2015

Rex Hancock x  9-8-2015

ACKNOWLEDGMENT

STATE OF UTAH)
 (ss.
COUNTY OF WEBER)

On the 8th day of September, 2015, personally appeared before me Paul Clark and Rex Hancock, the signer () of the foregoing instrument, who duly acknowledged to me that they executed the same.

Rachel J. Miller

NOTARY PUBLIC

My Commission Expires: *7/18/16*
Residing at: *Ogden.*

