



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, July 14, 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 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

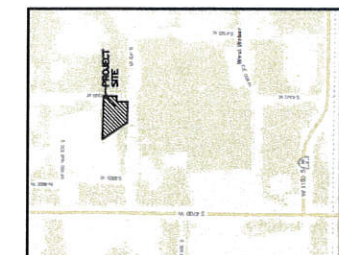
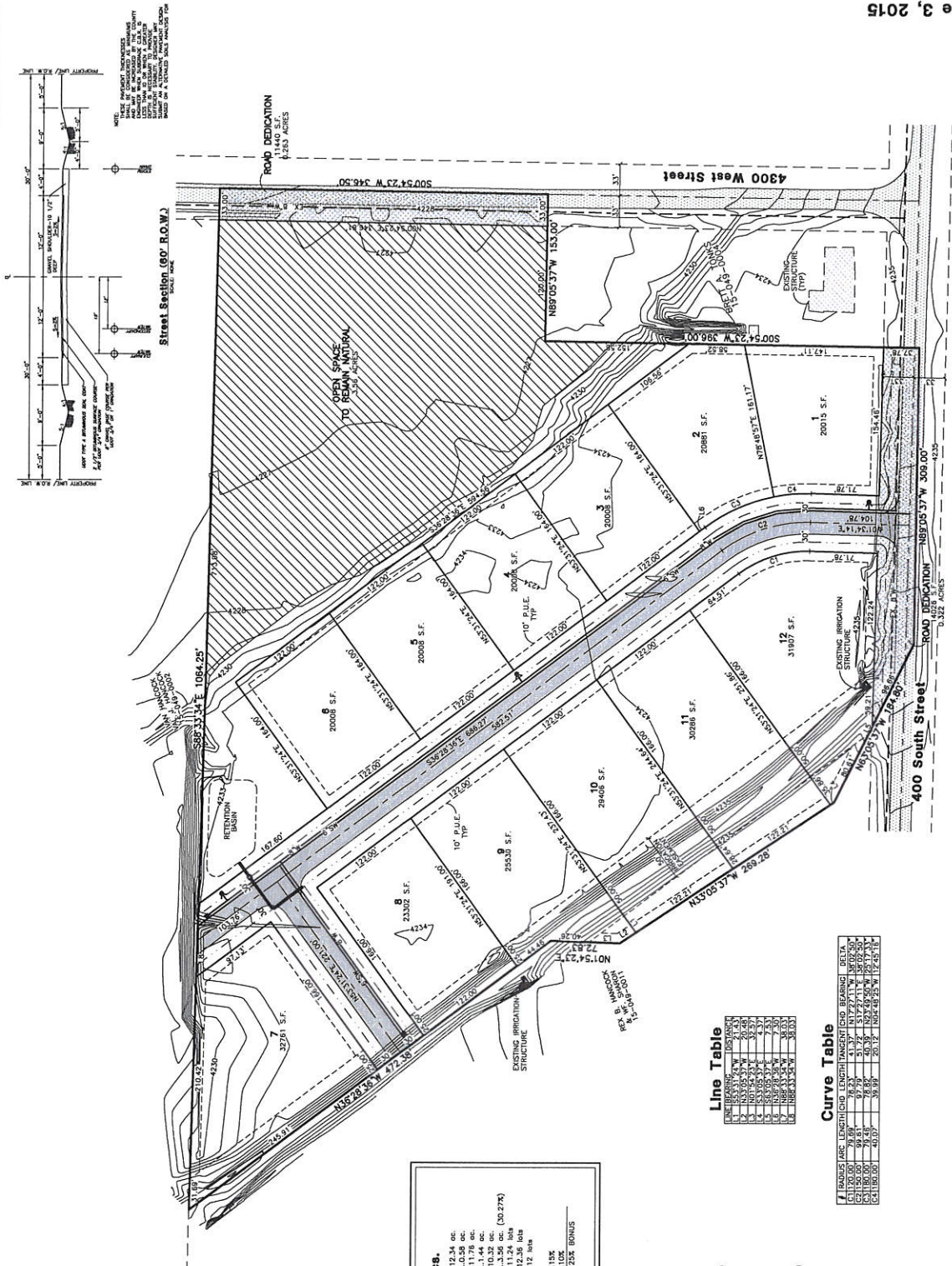
Staff recommends preliminary approval of Henry Flats Subdivision with 12 lots, subject to staff and agency requirements, with the requirement for curb, gutter, and sidewalk, as this subdivision is within walking distance to West Weber Elementary School, the lots are smaller than an acre in size, and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

Exhibits

- A. Proposed subdivision plat
- B. Location Map

Revised: June 3, 2015

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



Vicinity Map

Design Specs.

Total Area: 12.34 ac.
 Development Area: 11.76 ac.
 Right-of-Way: 1.44 ac.
 Open Space: 1.25 ac. (50.27%)
 Base Density: 11.24 lots
 Bonus Density (DD): 12.36 lots
 Bonus Density (DD): 12 lots
 Cluster Development: 15%
 Sub-Roads: 10%
 25% Bonus

Line Table

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	10154.23	10154.23	0.00	0.00
2	10154.23	10154.23	0.00	0.00
3	10154.23	10154.23	0.00	0.00
4	10154.23	10154.23	0.00	0.00
5	10154.23	10154.23	0.00	0.00
6	10154.23	10154.23	0.00	0.00
7	10154.23	10154.23	0.00	0.00
8	10154.23	10154.23	0.00	0.00
9	10154.23	10154.23	0.00	0.00
10	10154.23	10154.23	0.00	0.00
11	10154.23	10154.23	0.00	0.00
12	10154.23	10154.23	0.00	0.00

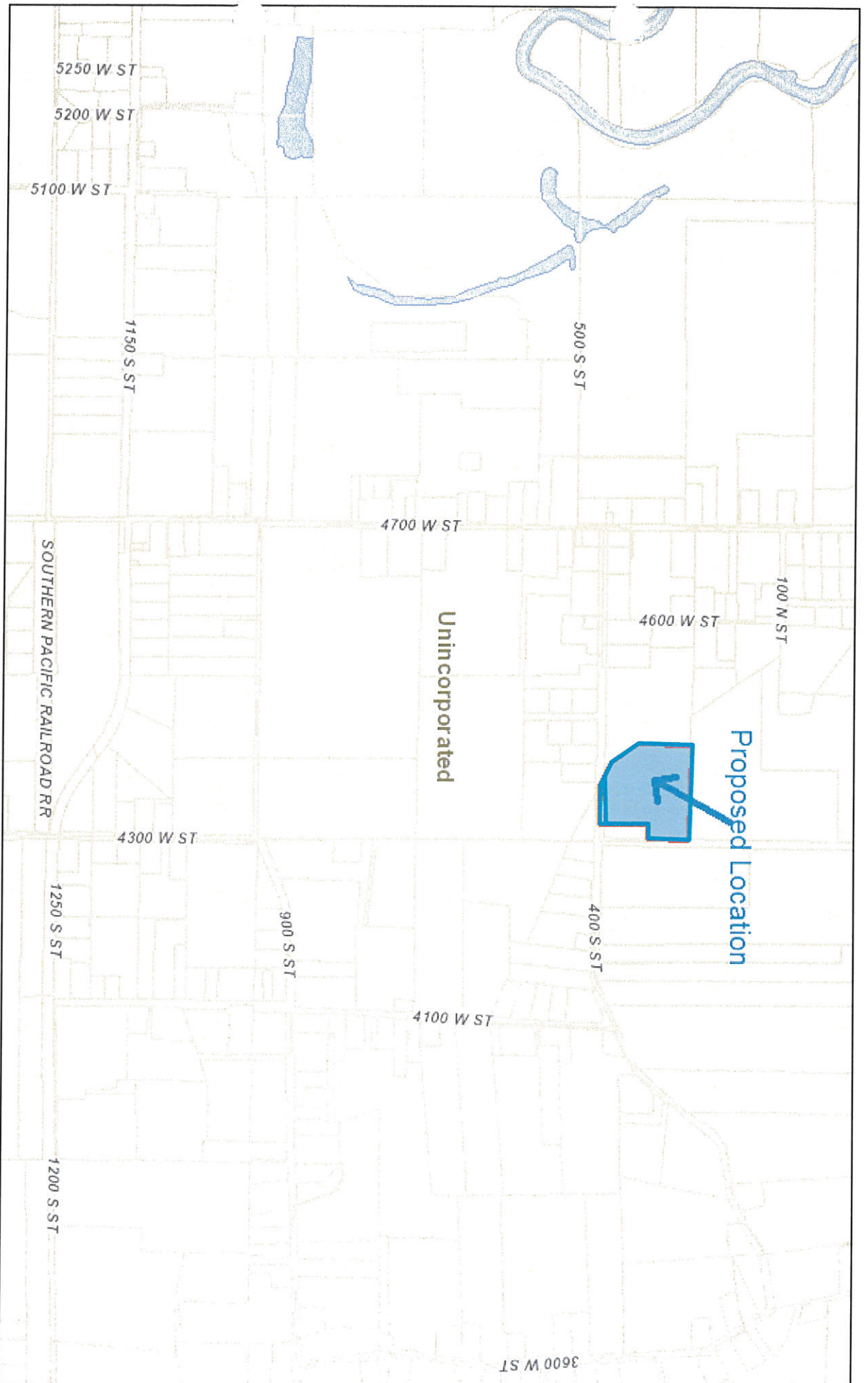
Curve Table

STATION	LENGTH	TANGENT	CHORD	BEARING	DELTA
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00
10154.23	10154.23	10154.23	10154.23	0.00	0.00

- Legend**
- W- PROPOSED CULINARY WATER LINE (SIZE VARIES)
 - E- EXISTING CULINARY WATER LINE
 - SD- PROPOSED STORM DRAIN (SIZE VARIES)
 - E- EXISTING STORM DRAIN
 - W- PROPOSED SECONDARY WATER LINE (SIZE VARIES)
 - E- EXISTING SECONDARY WATER LINE (SIZE VARIES)
 - H- PROPOSED FIRE HYDRANT
 - B- PLUS W/ 2' BLOW-OFF
 - A- EXISTING ASPHALT SURFACE
 - S- PROPOSED ASPHALT SURFACE

- Notes:**
- CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
 - THE DEVELOPER IS REQUESTING A GENERAL OF CURB, GUTTER AND SIDEWALK.
 - AN IRRIGATION POND WILL BE CONSTRUCTED WITH A PUMP TO PROVIDE PRESSURIZED SECONDARY WATER TO THE POND.
 - THE IRRIGATION POND WILL BE INSTALLED IN THE ROAD AND A LATERAL WILL BE PROVIDED FOR EACH LOT.

Proposed Location



June 30, 2015

Street Labels

City Labels

