



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of the Sandhill Crane Cluster Subdivision, consisting of 7 lots.

Agenda Date: Tuesday, November 25, 2014

Applicant: Blake Wahlen, representing JW Valley Properties, LLC

File Number: UVS10292014

Property Information

Approximate Address: 2500 North 5700 East, Eden

Project Area: 17.96

Zoning: Agricultural Valley-3 (AV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 22-050-0001

Township, Range, Section: T7N, R1E, Section 35

Adjacent Land Use

| | | | |
|---------------|--------------------|---------------|--------------------|
| North: | Agriculture | South: | Residential |
| 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 6 (Agricultural Valley-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay Districts)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting preliminary approval of the Sandhill Crane Cluster Subdivision located at approximately 2500 North 5700 East in the Eden area. Since this is a cluster subdivision the applicant is asking for a 30 percent bonus, ten percent of which is for doing a cluster subdivision. The proposed project will occupy 17.96 acres and consist of 7 lots, 10.360 acres of open space, and will be serviced by approximately .74 acres of public road improvements. The 10.360 acres of open space will have an agricultural preservation easement and meets the requirement for 60 percent open space in a cluster. Most of the open space is in a flood zone. Since the applicant is asking for a 10 percent bonus for agricultural preservation the following is required at preliminary: An agricultural preservation plan has been submitted and a review of the plan has been done by an agricultural extension agency. The review by the extension office states that "the land is not a high priority for preservation in the current condition." The letter further states what could be done to increase its value for preservation. The recommendations from the agricultural extension agency should be required in order for a ten percent bonus to be granted. The land use code also states that "Lands that can be mitigated such as floodplain and wetlands are considered developable and shall be counted towards density."

The subdivision lies within the Agricultural Valley-3 (AV-3) Zone which requires 3 acres per dwelling and a minimum lot width of 150 feet. The subdivision, however, has been proposed as a "Cluster Subdivision" which will require a minimum lot area of 20,000 square feet (due to the Weber County Health Department requirements) and a minimum lot width of 100 feet. Most of the lots will be 40,000 square feet or larger.

The block length that is proposed measures approximately 1442.18 feet. According to Section 106-2-3(a) of the Weber County Code, blocks that exceed 800 feet in length may, at the discretion of the Planning Commission, be provided with a dedicated walkway through and near the center of the block. The applicant is proposing a trail between Lots 4 and 5 in order to connect to the subdivision to the south. Is there a trail or road for this trail to connect to? The applicant is requesting a 10 percent bonus for this trail. Staff is recommending no bonus as this trail leads to nowhere, however if there was a trail around the agricultural parcel that is open to the public then the Planning Commission should consider some type of a bonus density. The Land Use Code under the section of Preliminary Plan/ Requirements and approval procedures requires a "Neighborhood circulation plan showing how future roads can connect to provide circulation to future neighborhoods." The engineering and the planning staff agrees with the cul-de-sac because of the flood plain, and the limited amount of circulation that will be provided if the road continued. However, the Planning Commission needs to review the neighborhood circulation plan and make a determination that a cul-de-sac serves this subdivision best.

The property is 17.96 acres in size with 17.22 acres of net developable area once the road is subtracted. Since the zoning requires 3-acres, 5.74 lots would be allowed on this property. The applicant is asking for the maximum of a 30 percent bonus for the items listed above which will give them 7-Lots ($17.22 \text{ plus } 30 \text{ percent} = 22.38$. $22.38 / 3 = 7.46$). If no bonus is allowed for the trail, the applicant would lose one lot.

Culinary water will be provided by Eden Water Works Company and Secondary Water will be provided by Eden Irrigation. Wastewater Treatment will be a private septic system. Capacity Assessment letter on the water system is required from the state prior to final approval from the Planning Commission. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

The Weber County Engineer's Office has reviewed the project and a copy of their review is attached as an exhibit. All items need to be addressed prior to submitting for final approval.

The Weber Fire District has reviewed the project and has responded with an approval that is conditioned upon specific requirements. The cul-de-sac showed on the plans measures at a 75 foot diameter. Cul-de-sac's must be a minimum of 80 foot in diameter. Fire hydrants are spaced appropriately.

Trails, meeting Chapter 17 (Ogden Valley Pathways) of the Land Use Code have not been addressed on the preliminary plat; however, a *shared roadway* is an appropriate trail-type for this subdivision. A *side path* (5 feet wide, located 10 feet away from the travel lane) may also be appropriate along 2500 North Street. This side path may be approved in lieu of sidewalk according to Section 106-4-2(f) of the County's Code.

Summary of Ogden Valley Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of all of the curb, gutter, and sidewalk?
- Should a gravel pathway be constructed in lieu of a sidewalk along 2500 North Street to connect to the proposed mid block pathway? Would a trail on 2500 North connect to anything?
- Should a 30 percent bonus be granted?
- Agricultural preservation plan - who will maintain the agricultural easement? Will there be any structures built on the agricultural parcel?
- Is there a trail or road for this trail to connect to?

Conformance to the General Plan

The subdivision conforms to the General Plan by meeting the requirements of the Zone in which it is located and the Cluster Subdivision Ordinance.

Staff Recommendation

The Planning Division recommends preliminary approval of the Sandhill Crane Cluster Subdivision, subject to the following:

1. Compliance with all applicable standards (including construction of dedicated streets) and review agency comments.

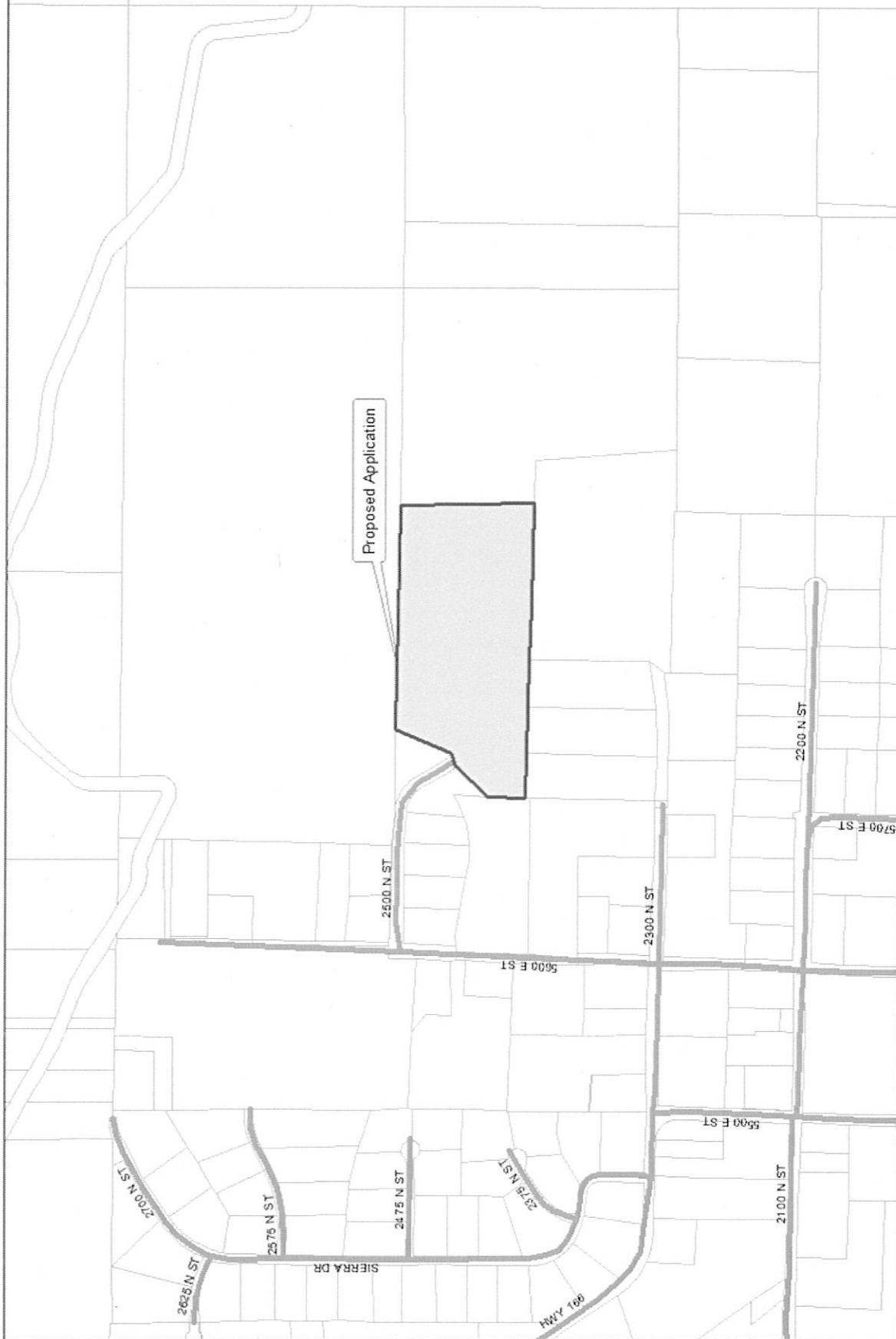
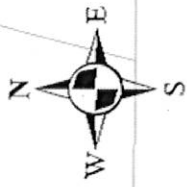
2. A deferral for curb, gutter, and sidewalk may be granted.
3. If a ten percent bonus is granted for the agricultural preservation plan, then the recommendations from the agricultural extension agency should be required and shown on the final plat.

The Planning Commission recommendation needs to include a recommendation on the requested 30 percent bonus. (The Planning Commission needs to review the neighborhood circulation plan and make a determination that a cul-de-sac best serves this subdivision since it is over the maximum block length, and review the agricultural preservation plan and make a determination on the requested 10 percent bonus as well as the 10 bonus for the trail).

Exhibits

- A. Proposed subdivision plat.
- B. Agricultural preservation plan
- C. Narrative, includes Neighborhood Circulation Plan, and Bonus Density Request
- D. Engineer's Office review
- E. Weber Fire District review

NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.



Sandhill Crane Cluster Subdivision

Agricultural Preservation Plan

The best use for the floodplain area is open space, as it will allow for the preservation of the historic context and feel of the area. An Agricultural Preservation Easement would allow for the open space to be preserved into perpetuity as community space and the potential for productive use for livestock or crops.

The open space will wrap around the homesites with a 90-100 foot wide open area on the north or south depending on the lot. This will accomplish two important goals. First, it will provide all the homesites with direct access to the open space. Second, it allows for the berming and grading on the north to protect the lots from the sheetflow.

Permitted Uses

Structures: Only structures used for agricultural or associated purposes may be built on the Agricultural Preservation Parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed and implements to support agricultural endeavors. Structures shall not be used for permanent or temporary residential purposes.

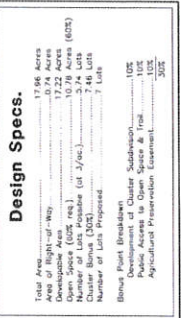
Crops and Animals: Permitted crops and animals are limited to only those crops and animals permitted by County zoning and use ordinances then in effect. Notwithstanding the foregoing, animals by type or in numbers that emit odors or whose presence can constitute a nuisance to the residential properties of the Subdivision, as reasonable determined by the HOA, are prohibited.

Waste and Maintenance: All animal or agricultural waste must be regularly removed from the Agricultural Preservation Parcel. Waste may be used as fertilizer, provided the waste is tilled, churned, disced or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Preservation Use: Except for items stored within appropriate containers or buildings, the Agricultural Preservation Parcel shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber or building materials, dirt or fill material, scrap metal, silage, grass clippings, tree clippings, or plant waste are not visible from the street nearest the Agricultural Preservation Parcel. No odor, including smoke from fires ignited for any reason, shall arise from the Agricultural Preservation Parcel so as to render neighboring and adjacent properties unsanitary, unsightly, or offensive. Barbecue grills, fire pits and fire places are allowed.

Ownership: The Parties agree that the Agricultural Preservation Parcel shall be owned by the HOA.

The Agricultural Preservation Parcel is required at all times to conform to the use restriction stated in the Preservation Easement attached.



| # | Age (yr) | Sex | Height (cm) | Weight (kg) | Body fat (%) | VO ₂ max (ml/min) | VO ₂ max (ml/kg/min) | VO ₂ max (l/min) | VO ₂ max (ml/kg/min) |
|----|----------|-----|-------------|-------------|--------------|------------------------------|---------------------------------|-----------------------------|---------------------------------|
| 1 | 24.98 | M | 176.75 | 72.30 | 12.20 | 3,420 | 19.35 | 3.42 | 19.35 |
| 2 | 20.67 | F | 168.63 | 55.63 | 10.70 | 2,400 | 14.38 | 2.40 | 14.38 |
| 3 | 20.76 | F | 164.65 | 54.49 | 10.70 | 2,400 | 14.58 | 2.40 | 14.58 |
| 4 | 14.75 | M | 146.75 | 55.31 | 10.70 | 2,400 | 16.38 | 2.40 | 16.38 |
| 5 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 6 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 7 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 8 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 9 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 10 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 11 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 12 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 13 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 14 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 15 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 16 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 17 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 18 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 19 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 20 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 21 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 22 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 23 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 24 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 25 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 26 | 25.31 | F | 164.31 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |
| 27 | 25.31 | F | 164.3 | 64.31 | 12.20 | 3,420 | 20.85 | 3.42 | 20.85 |

Eden District, Weber County, Utah

Developer:
Blake Wahlen
2080 East Oakridge Circle
Layton, UT 84040
(801) 510-6136

NOTES:

1. CONTIGUOUS ARE SHOWN WITH A ONE FOOT INTERVAL.

2. THESE ARE NOT SPECIFICATIONS ARE THE PROPERTY OF NEEDLE & ANTIPODES, INC. DO NOT CHANGE STREET, SUITE 14, UOEN, UOEN WAHI, AND SHALL NOT BE REPRODUCED, RE-PRINTED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF NEED & ANTIPODES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

Eden District, Weber County, Utah

Declaration of Agricultural Preservation Easement

This Declaration of Agricultural Preservation Easement agreement (the "Agreement") concerning Sandhill Crane Cluster Subdivision (the "Subdivision") (see Exhibit A) is made as of the ____ day of _____, 2014, by and between JW Valley Properties, LLC ("JW"), the Sandhill Crane Cluster Subdivision Homeowner's Association (the "HOA"), and Weber County, an incorporated county within the State of Utah (the "County"). JW, the HOA and the County are collectively referred to as the "Parties".

RECITALS

- A. JW is the owner of certain property located within Weber County, State of Utah, more fully identified by the preliminary plat submitted to the County as Sandhill Crane Cluster Subdivision (the "Subdivision").
- B. JW is developing the Subdivision into a cluster development within the scope of the County municipal code. The Subdivision will consist of individual residential building lots and an Agricultural Preservation Parcel as shown on Exhibit A.
- C. Prior to approval of the final plat for the Subdivision the Covenants, Conditions and Restrictions (the "CC&Rs") will be recorded against the Subdivision and the Agricultural Preservation Parcel. The CC&Rs shall restrict the use of the Agricultural Preservation Parcel consistent with this agreement and shall allow the HOA to enforce the restrictions placed on the Agricultural Preservation Parcel.
- D. The County desires to have standing to enforce the use restrictions on the Agricultural Preservation Parcel and is therefore a party to this Agreement.

Now therefore, in consideration of the mutual promises, covenants and conditions contained in this Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties, the Parties agree as follows:

- 1. Permitted Uses of the Agricultural Preservation Parcel: The Parties agree that the Agricultural Preservation Parcel shall be restricted to the following uses:
 - a. Structures: Only structures used for agricultural or associated purposes may be built on the Agricultural Preservation Parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed and implements to support agricultural endeavors. Structures shall not be used for permanent or temporary residential purposes.
 - b. Crops and Animals: Permitted crops and animals are limited to only those crops and animals permitted by County zoning and use ordinances then in effect. Notwithstanding the forgoing, animals by type or in numbers that emit odors or whose presence can

constitute a nuisance to the residential properties of the Subdivision, as reasonable determined by the HOA, are prohibited.

- c. Waste and Maintenance: All animal or agricultural waste must be regularly removed from the Agricultural Preservation Parcel. Waste may be used as fertilizer, provided the waste is tilled, churned, disced or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.
 - d. Agricultural Preservation Use: Except for items stored within appropriate containers or buildings, the Agricultural Preservation Parcel shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber or building materials, dirt or fill material, scrap metal, silage, grass clippings, tree clippings, or plant waste are not visible from the street nearest the Agricultural Preservation Parcel. No odor, including smoke from fires ignited for any reason, shall arise from the Agricultural Preservation Parcel so as to render neighboring and adjacent properties unsanitary, unsightly, or offensive. Barbeque grills, fire pits and fire places are allowed.
2. Easement: JW dedicates, grants and conveys a perpetual easement to the County and HOA upon the Agricultural Preservation Parcel; said easement to be used only to guarantee that the Agricultural Preservation Parcel will remain open and undeveloped except for the approved uses as set forth above and does not grant the HOA, the County or the public at large the right to use the Agricultural Preservation Parcel. The Parties agree that this Agreement is for the express purpose of enhancing the value and protecting the attractiveness of the Subdivision, and as such, the use restrictions state herein shall run with the land. This agreement is binding upon all claiming any right, title, or interest in the Subdivision and shall inure to the benefit of the Parties and their respective successors, assign, heirs or nominees.
 3. Ownership: The Parties agree that the Agricultural Preservation Parcel shall be owned by the HOA.
 4. Miscellaneous: The Parties agree that the Agricultural Preservation Parcel is required at all times to conform to the use restriction stated herein and the County zoning and use ordinances per applicable law. To the extent that there is a conflict between the use restrictions in this Agreement and the zoning and use ordinances, the more restrictive provision shall govern. In the event that the owner of the Agricultural Preservation Parcel violates any of the above referenced use restrictions or ordinances, any of the Parties may enforce the provisions of this Agreement.
 5. Attorney's Fees: If any legal action or any arbitration or other proceeding is brought or any action taken for the enforcement of this Agreement, the prevailing parties shall be entitled to recover reasonable attorney's fees and other incurred expenses, in addition to any other relief to which they may be entitled as a result of those proceedings.

6. Amendment: This Agreement may be modified and/or amended only by written agreement by the Parties or their successors or assigns.

In witness whereof, the Parties have executed this Agreement as of the date first written above.

JW Valley Properties, LLC

Sandhill Crane Cluster Subdivision HOA

Weber County



November 5, 2014

To whom it may concern,

Blake Wahlen requested that I provide a letter presenting my views regarding the creation of a ten acre Agricultural Preservation Easement on the Sandhill Crane Cluster Subdivision the Boyer Corp. has planned for Eden, Utah. While I appreciate open spaces, the value of the open space as an agriculture asset needs to be considered. A field that produces very little agricultural product and has low potential for providing income to a producer would be of low priority to preserve. Neglected open spaces can become an eye sores and actually damage the quality of life in the area.

Recently this property has not been irrigated and has had limited use as a pasture. This is a fairly low value use of the property. Ten acres is sufficiently large to be desirable for local farmers and ranchers to operate, but its value would increase tremendously if it were irrigated. I understand that the developers have sufficient shares of water to irrigate the land.

In its present use, I would not give the land a high priority for preservation. The land may benefit from laser leveling, it certainly would be valuable to provide a functioning irrigation system with sufficient water (20+ inches of water/acre) and planting improved pasture species or a harvestable crop etc. These investments in the land would increase its value for preservation.

I hope these thoughts are helpful in your decisions.

Best Regards,

James Barnhill

Utah State University Extension – Weber/Morgan Counties

James.barnhill@usu.edu

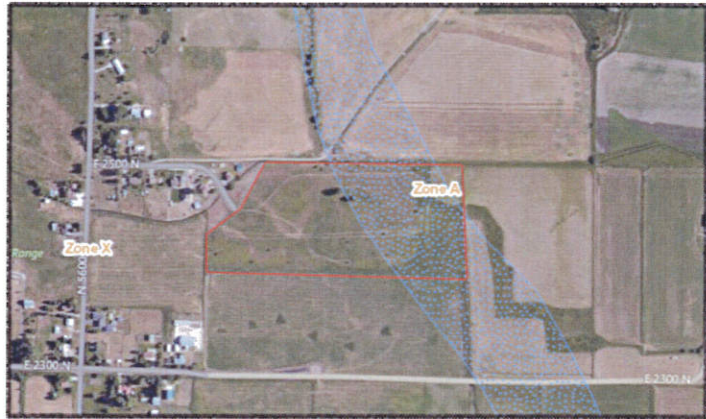
801 399-8208



Sandhill Crane Cluster Subdivision

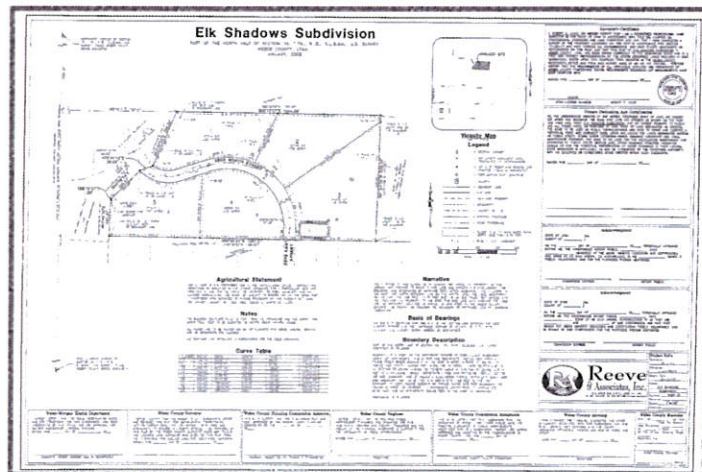
Narrative

Sandhill Crane is located at the termination of 2500 North Street in Eden at approximately 5800 East. It is an 18 acre parcel that has historically been used for grazing livestock. It is bordered on the north and east by the Lindsay Ditch owned by Eden Irrigation Company, and on the south by a Weber County storm drain. It is generally flat topography, with the grade of the property running generally east-southeast.



The property is bisected by a flood designation covering approximately 8 acres of the eastern portion of the property. Seasonal sheet flow impacts the property and generally follows the gradient of the property, ponding in the east-southeast. Homes can be built within the Zone A with minimal elevation requirements.

Previously, the property has been owned by the Weber School District with the idea that an elementary school would be constructed; and most recently had been approved for a subdivision with 5 three acre lots with 2500 North extending east and turning south for a potential future tie-in with 2300 North.



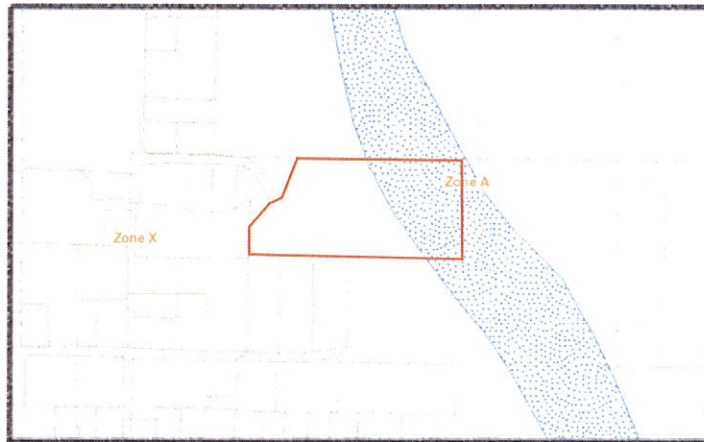
We reviewed options for the development of this parcel, including resubmitting the earlier, 5-lot subdivision plan. However, upon close review, we identified concerns that caused us to rethink this approach. First, this layout placed homes in the floodplain, and while homes would be constructed 18 inches above natural grade, in our view it is not our preference. Second, the extension of the road east and south seemed to provide little benefit, as both roads connect to 5600 East, with only a limited number of lots that would be served by the extension.

To address these concerns, we met with County planning and engineering staff. As we met and reviewed options for the development of this parcel within the constraints of the existing ordinance, we believe that we have come up with the best solution for development given the concerns with the floodplain and sheet flow. Our primary desire is to avoid having lots in the floodplain and provide a rural setting with open space accessible by all lots. The cluster subdivision was recommended by the planning staff. With the input and concurrence of the planning and engineering staff we have prepared our preliminary plan for the development of this parcel.

Neighborhood Circulation Plan

The ordinance requires a "Neighborhood circulation plan showing how future roads can connect to provide circulation to future neighborhoods". The following were considered for neighborhood circulation.

- There are only eight (8) existing lots on 2500 North, with the potential to add seven (7) more with this development.
- The depth of the lots on 2300 North would discourage traffic in the north/south direction.
- The added cost for both the development and ongoing county maintenance.
- Residents on 2300 North will not likely use a road through this development to get to 5600 East. Nor would those in this development use a new road to get to the intersection of 5600 East and 2300 North. Traffic will generally take the shortest route.



After reviewing this proposed subdivision with the planning staff, it was determined that a cul-de-sac would best serve this area. While this certainly limits vehicular circulation, we want to preserve the neighborhood feel and provide access to the open space. To accomplish this, we will integrate a walking trail that connects the open space of the subdivision from the public roadway to the parcel to the south. The current owners of this parcel are supportive of continuing this walking path through to 2300 North. This will provide a walkable community and foster a greater neighborhood feel for the residents. It will also provide access to the open space for the residents south of Sandhill Crane.

Bonus Density/Agricultural Preservation Easement

In order to accomplish the important objectives of 1) preserving open space; 2) providing trail access to the public; and 3) clustering the homes away from the sheet flow area and protecting them from potential water issues, we are seeking approval of the bonus density provided for in current County ordinance. The ordinance provides for a bonus density of 10% for clustering, 10% for an agricultural preservation easement, and 10% for public access to the trail between the Sandhill Crane Subdivision and the neighborhoods to the south along 2300 North.

The best use for the floodplain area is open space, as it will allow for the preservation of the historic context and feel of the area. An Agricultural Preservation Easement would allow for the open space to be preserved into perpetuity as community space and the potential for productive use for livestock or crops. A letter from the USU Extension Service has been provided with recommendation to enhance the Agricultural Preservation Easement.

The open space will wrap around the homesites with a 90-100 foot wide open area on the north or south depending on the lot. This will accomplish two important goals. First, it will provide all the homesites with direct access to the open space. Second, it allows for the berming and grading on the north to protect the lots from the sheetflow.

By grading the area to the north of the home sites, we could direct the sheet flow to the east, away from the homes. This, combined with a storm drain plan tied into the existing system, gives the best chance of dealing with the flow of water across the subdivision, isolating it from the homes, and preserving the native beauty of the surrounding area.

The walking trail between 2500 North and 2300 North will foster community integration and provide for easy pedestrian access for children to get to neighboring homes without using streets.

The granting of bonus density will allow us to create 7 smaller, one-acre lots, and maintain the economics of the subdivision, rather than creating 5 larger, three-acre lots that would sell for a higher price. Absent the bonus density, the loss in value created by the smaller lot sizes would prove prohibitive to the clustering of the lots, resulting in the loss of the aforementioned benefits of the cluster subdivision.

Engineering

Project: Sandhill Crane Cluster Subdivision
User: Chad Meyerhoffer
Department: Weber County Engineering Division
Created: 2014-11-18 08:40:05
Modified: 2014-11-18 08:41:18

Notes

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. Please see redlines on Sandhill Crane Engineering Review Nov 2014 pdf (below) and address redlines.
2. The subdivision will need to have curb gutter and sidewalk unless a deferral is granted.
3. We will need a letter from the water and secondary water Companies stating that they approve of the design of their utility.
4. All the necessary easements will need to be shown for the utilities.
5. Final Improvement plans will need to be stamped by a Engineer.
6. Will the subdivision have secondary water?
7. We will need a plan and profile of the roadway design.
8. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed.
9. A set of as-built drawings will need to be submitted to our office when the project is completed.
10. Cluster mailboxes are not required as part of the subdivision development in the Eden Post Office District. A letter from the post office approving the mailbox type and location shall be submitted to the County before final approval of the subdivision. The County must also approve of the location.
11. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 3" minus sub-base and 6" road-base. Compaction test on both will be required.
12. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
13. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer

Weber County Engineering Dept.

Phone: (801) 399-8004

e-mail: cmeyerho@co.weber.ut.us

Files

| Name | Size | Date Uploaded |
|--|--------|---------------------|
| Sandhill Crane Engineering Review Nov 2014.pdf | 757 KB | 2014-11-18 08:40:37 |

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Weber Fire District Review

Project: [Sandhill Crane Cluster Subdivision](#)
User: [Brandon Thueson](#)
Department: [Weber Fire District](#)
Created: 2014-11-17 11:12:30
Modified: 2014-11-17 11:12:53

Notes

Date: November 17, 2014

Project Name: Sandhill Crane Cluster Subdivision

Project Address: 2500 North 5700 East Eden Utah 84136

Contractor/Contact: Blake Wahlen wahlen@q.com 801-510-6136

Fees: see attached pdf

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: [Weber Fire District](#).

REVIEW STATUS: MAKE CORRECTIONS

SPECIFIC COMMENTS:

1. The cul-de-sac shown on the plans measures at 75 foot diameter. Cul-de-sac's must be a minimum of 80 foot in diameter.
2. Fire Hydrant(s): Fire hydrants are spaced appropriately.
3. Fire Flow: All structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
4. Provide a temporary address marker at the building site during construction.
5. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
6. Radius on all corners shall be a minimum of 28'-0".
7. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
8. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
9. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
10. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
11. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

A written response for this review is required.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal

Files

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