



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a 12 month time extension for Sandhill Crane Cluster Subdivision, consisting of 7 lots.

Type of Decision: Administrative

Agenda Date: Thursday, February 25, 2016

Applicant: Blake Wahlen, representing JW Valley Properties, LLC

File Number: UVS10292014

Property Information

Approximate Address: 2500 North 5700 East, Eden

Project Area: 17.96 acres

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: BH

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)

Background

Sandhill Crane Cluster Subdivision (7 Lots) was recommended for final approval on February 25, 2015 by the Ogden Valley Planning Commission. The subdivision is located at approximately 2500 North 5700 East in the Eden area and is zoned Agricultural AV-3. The Planning Commission granted the applicant a 22 percent bonus (10 percent bonus for doing a cluster subdivision, 10 percent bonus for an agricultural preservation parcel, and a 2 percent bonus for a trail). 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. The agricultural bonus density was approved with the condition that the agricultural preservation parcel is to be irrigated, graded, and planted. The agricultural preservation easement will be recorded with the subdivision plat. The applicant is showing a 142 foot by 142 foot (20,164 square foot) buildable area in the agricultural preservation easement where agricultural structures can be built.

A two percent bonus density was granted for trails if they get written permission for the pathway to be on the property to the south and that it would run in perpetuity if the property was sold. This easement will have to be recorded with the recording of the subdivision plat.

The applicant is requesting a one year time extension due to delays "because of the uncertainty in the secondary water market due to the pending resolution of the Summit/Powder Mountain issue", and have only recently acquired additional secondary water rights.

Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) further states: "Time Limitation for Final Approval. A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase."

Summary of Planning Director Considerations


- Does this subdivision meet the requirements of applicable County Codes?

Conformance to the General Plan

The granting of a time extension will not affect the Ogden Valley General Plan.

Staff Recommendation

Based upon the findings listed above, administrative approval for a one year time extension of Sandhill Crane Cluster Subdivision (7 Lots) is hereby approved this 25 day of February, 2016.



Rick V. Grover
Weber County Planning Director

Exhibits

- A. Applicants narrative
- B. Proposed subdivision plat
- C. Location map
- D. Notice of Decision

Jim Gentry
Weber County Planning Division

February 23, 2016

RE: Sandhill Crane Cluster Subdivision Extension

Mr. Gentry,

We request an extension of one year for the final approval of the Sandhill Crane Cluster Subdivision. Because of the uncertainty in the secondary water market due to the pending resolution of the Summit/Powder Mountain issue, we have only recently acquired additional secondary water rights and have determined to proceed with the subdivision. We request additional time to complete the final requirements for final approval.

Thank you.

A handwritten signature in dark ink, appearing to be 'Steve Waldrip', with a stylized, cursive script.

Steve Waldrip

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2015



Proposed Application





Weber County Planning Division
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Voice: (801) 399-8791
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Ogden Valley Township Planning Commission
NOTICE OF DECISION

February 25, 2015

JW Valley Properties
2080 East Oakridge Circle
Layton Utah, 84040

You are hereby notified that final approval of Sandhill Crane Cluster Subdivision (7 lots) subdivision was granted on February 24, 2015, by the Ogden Valley Township Planning Commission (with a 10 percent bonus for doing a cluster subdivision, 10 percent bonus for an agricultural preservation parcel, and a 2 percent bonus for a trail), subject to the following conditions:

- Requirements of the Weber County Engineering Division
- Final approval letter from Eden Water Works
- 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 Fire District final approval letter
- The agricultural preservation parcel is to be irrigated, graded, and planted. Recording of the agricultural easement with the subdivision plat.
- Approval letter from the irrigation company
- Curb, gutter, and sidewalk deferral
- All improvements need to be either installed or escrowed for prior to recording of the subdivision
- The recording of the pathway easement on the adjoining property

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,

Jim Gentry, Planner
Weber County Planning Commission