



## 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 Barrow Land and Livestock Cluster Subdivision.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, March 08, 2016

**Applicant:** Dean and Justin Barrow

**File Number:** SPE2016-01

#### Property Information

**Approximate Address:** 6835 West 900 South

**Project Area:** 12.89 Acres

**Zoning:** A-1/A-2

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential Development with Agricultural Open Space

**Parcel ID:** 10-036-0063

**Township, Range, Section:** Township 6 North, Range 3 West, Section 14

#### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential/Agricultural

#### Staff Information

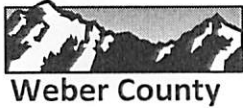
**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

### Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 104, Chapter 7 Agricultural Zone (A-2)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

### Summary

The applicant has submitted a conceptual sketch plan for a 13 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 A-1/A-2 and is currently 12.89 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision, 20% for providing roadway landscaping and design plan and 15% for providing public access to open space. 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.



Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

Western Weber Planning Commission  
**NOTICE OF DECISION**

Barrow Land & Livestock, LLC  
c/o Dean Barrow  
6835 W 900 S  
Ogden, UT

March 14, 2016

Case No.: SPE2016-01

You are hereby notified that your sketch endorsement application for the Barrow Land and Livestock Cluster Subdivision located at approximately 7116 W 900 S, West Warren, UT, was conceptually reviewed and approved by the Western Weber Planning Commission in a public meeting held on March 8, 2016. The approval was granted based on the following findings:

1. The proposed conceptual subdivision meets the purpose and intent of the Sketch Plan Endorsement as found in the Weber County Land Use Code.
2. The proposed conceptual subdivision meets the intent of the Cluster Subdivision Ordinance.

The next step in the process will be to submit a complete preliminary cluster subdivision application including all required supporting information to the Weber County Planning Division for review. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.

## 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	Parcel Number(s) <i>100360013</i>	Zoning <i>A-1</i>	Project Acreage <i>12.84 acres</i>
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**Applicant Contact Information**

Name of Property Owner or Authorized Representative <i>BARROW LAND &amp; LIVESTOCK LLC</i>	Staff Member Providing Consultation
Email Address <i>lindab@usdb.org</i>	
Project Address <i>7116 W. 900 So.</i>	

**Project Information**

Approximately No. of Lots (Not including Bonus Lots) <i>11</i>	Approximate Length and Width of Proposed Road Right of Way <i>1370 LF @ 66'; 165 LF @ 55'</i>
Approximate No. of Bonus Lots (that may be requested at preliminary phase) <i>2</i>	Approximate Road Area <i>2.62 acres</i>
Approximate No. of Total Lots (Including Bonus Lots) <i>13</i>	Approximate Open Space Area <i>4.14 acres 32.1%</i>
Average Lot Size or Range of Lot Sizes <i>21,489</i>	Existing Adjacent Land Uses (Example: from, neighborhood, etc.) N:                      S:                      E:                      W:

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

Please explain your request.  
 We are requesting approval and concept endorsement to develop a 13 lot cluster subdivision of nice single family homes. Subdivision will be governed by homeowner covenants to make this a very aesthetically beautiful development. We intend to have septic tanks approved by HEALTH DEPT. HEALTH DEPT. IS Presently monitoring ground water wells and exploration holes. We have approval letter from West Warren-Warren Water to provide culinary water. We will provide secondary water which will be pressurized from a storage pond already in place on our adjacent property. We have designed adequate open space (32.1% of project) which will be open to public. Open space will include walking + bicycle paths. We are contracting with professional landscapers to design + install evergreen and aspen trees.

*Heather Barrow*  
 \_\_\_\_\_  
 Signature

and we will have lighting at intersections and in large parts of open space. This will be a very nice asset to our community.

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.

# Barrow Land & Livestock Cluster Subdivision Sketch Plan

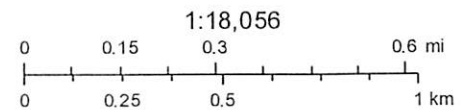
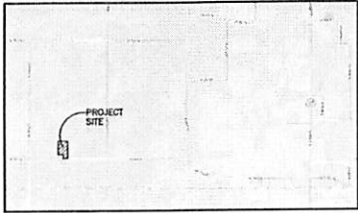


Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation © 2010 NAVTEQ © AND



Vicinity Map



SCALE  
1"=80'

Design Specs.	
Total Area	12.89 ac.
Right-of-Way	2.82 ac.
Developable Area	10.27 ac.
Open Space	4.14 ac. (32.1%)
Base Density	11.15 lots
Bonus Density	
104 Purpose and Intent	
204 Street Trees and Lighting	
154 Public Access to Open Space	
Total Lots Proposed	13 lots (16.3% Bonus)

NOTE:  
1. CENTROURS ARE SHOWN WITH A ONE FOOT INTERVAL.  
2. EXISTING STRUCTURES ARE TO BE REMOVED.



900 South Street

## Barrow Land Livestock Property

Weber County, Utah

**Curve Data**

CURVE ID	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	147.87	200.00	162.01 1/2°	S20°33'42" E	144.40
02	179.17	200.00	162.01 1/2°	N69°26'18" W	163.50
03	17.04	107.00	51.029°	N69°26'18" W	17.05
04	15.06	117.00	56.754°	S74°29'02" E	13.84
05	147.87	200.00	162.01 1/2°	S20°33'42" E	144.40
06	181.24	167.00	142.40 1/2°	S20°33'42" E	170.63
07	21.51	233.00	174.410°	N30°23'02" W	21.48
08	92.09	233.00	174.410°	S17°43'12" E	91.50
09	18.51	233.00	174.410°	S22°55'11" W	18.48
10	92.09	200.00	162.01 1/2°	S22°55'11" W	17.13
11	47.83	200.00	162.01 1/2°	S22°55'11" W	27.10
12	42.44	200.00	174.410°	S22°55'11" W	42.44
13	48.93	200.00	169.583°	S19°08'44" E	58.27
14	60.32	200.00	172.758°	N69°26'18" W	70.01
15	38.38	200.00	162.01 1/2°	N25°57'24" E	17.13

**Developer:**

Barrow Land Livestock, LLC  
Dean & Justin Barrow  
6835 W. 900 S.  
Ogden, UT. 84404  
(801) 514-8194



REVISIONS	DATE	DESCRIPTION

**Barrow Land Livestock Property**  
PART OF THE SW 1/4 OF SECTION 14, T.6N., R.3W., S.1E. & M. 1, U.S. SURVEY  
WEBER COUNTY, UTAH

**Sketch Plan**

**Project Info.**  
Engineer: H. Reeve  
Designer: C. Cove  
Begin Date: MARCH 9, 2015  
Name: BARROW PROPERTY  
Number: 6352-01

Sheet **1** of **1** Sheets

Revised: Feb. 15, 2015