



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 plan approval of Sun Crest Meadows Subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, February 21, 2017
Applicant:	Stan Nielsen and Dee Wight
Authorized Representative:	Carson Jones
File Number:	LVS120716

Property Information

Approximate Address:	2550 S 4700 W, Taylor, UT
Project Area:	Approximately 52 acres
Zoning:	A-1, A-2
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-086-0013, 15-086-0027, 15-086-0018, 15-086-0009, 15-086-0019, 15-086-0028, 15-086-0029
Township, Range, Section:	Township 6 North, Range 2 West, Section 32

Adjacent Land Use

North:	2550 S	South:	Agricultural
East:	Residential	West:	Residential/Agricultural

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 104, Zones, Chapter 7, Agricultural (A-2) Zone
- Title 106, Subdivisions

Background

The applicants have submitted a request for preliminary plan approval of the Sun Crest Meadows Subdivision, a standard subdivision consisting of 47 lots, separated into 5 phases. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation. As part of the subdivision review process, the proposal has been reviewed against the current subdivision ordinance and the standards in the A-1 and A-2 zones. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

The proposed subdivision is located at approximately 2550 N 4700 W, Taylor, UT and is in both the A-1 and A-2 zones. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development. The proposed subdivision, in compliance with the recommended conditions, conforms to both the zoning and subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area (see Exhibit A).

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in both the Agriculture (A-1) and (A-2) Zones.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The purpose of the Agricultural (A-2) zone is identified in the LUC §104-7-1 as:

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: Both the A-1 and A-2 zones require a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet for a single family dwelling. Minimum yard set-backs for a single family dwelling in both zones are 30 feet on the front and rear, and a side yard of 10 feet with a total width of two side yards not less than 24 feet. The proposed lot sizes within this subdivision will range from 40,000 to 56,000 square feet and the lot widths range from 150 to 318 feet in length, conforming to the site development standards of both the A-1 and A-2 zones.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit B).

Additional design standards and requirements: A guarantee of Improvements will be required as outlined in LUC § 106-4-3.

Per the LUC §106-4-2 (e): "Curbs and gutters shall be installed on existing and proposed streets by the applicant." Per the LUC §106-4-2 (f): "Sidewalks shall be required by the planning commission for reasons of safety and public welfare." A condition of approval has been included in the staff recommendation to ensure these requirements are met. The Engineering Division has also recommended that curb, gutter, and sidewalk be installed on both sides of all proposed roads within the subdivision.

Deferrals for curb, gutter, and sidewalk will be required along the existing county and state roads, 2550 South and 4700 West. A condition of approval has been included in the staff recommendation to ensure this requirement is met.

A capacity assessment letter has been provided for this proposal (see Exhibit C). A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

The preliminary plan shows future connectivity to the south and west through road stubbing. During a pre-application meeting, the Planning office requested that the applicant provide connectivity to 4700 West (State Road) or to provide a formal letter denying the request to connect to that road. To, date the proposed plan does not show connectivity to 4700 West. A condition of approval has been included in the staff recommendation to ensure this requirement is met.

Review Agencies: To date, the proposed subdivision has been reviewed by the Engineering Division, Surveyor's Office, and the Fire District. A condition of approval has been added to ensure that all conditions of the Review Agencies will be addressed prior to final plat submittal.

Tax clearance: There are no outstanding tax payments currently related to these parcels.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary plan approval of the Sun Crest Meadows Subdivision, consisting of 47 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. Curb, gutter, and sidewalks will be required on both sides of the roads within the subdivision as outlined in LUC §106-4-2(e) and (f).
3. A deferral agreement for curb, gutter, and sidewalk, specifically along 2550 South and 4700 West, must be filed and recorded with the final Mylar.
4. A guarantee of Improvements will be required as outlined in LUC § 106-4-3.
5. The applicant must provide access to 4700 West, or provide an access denial letter from UDOT.

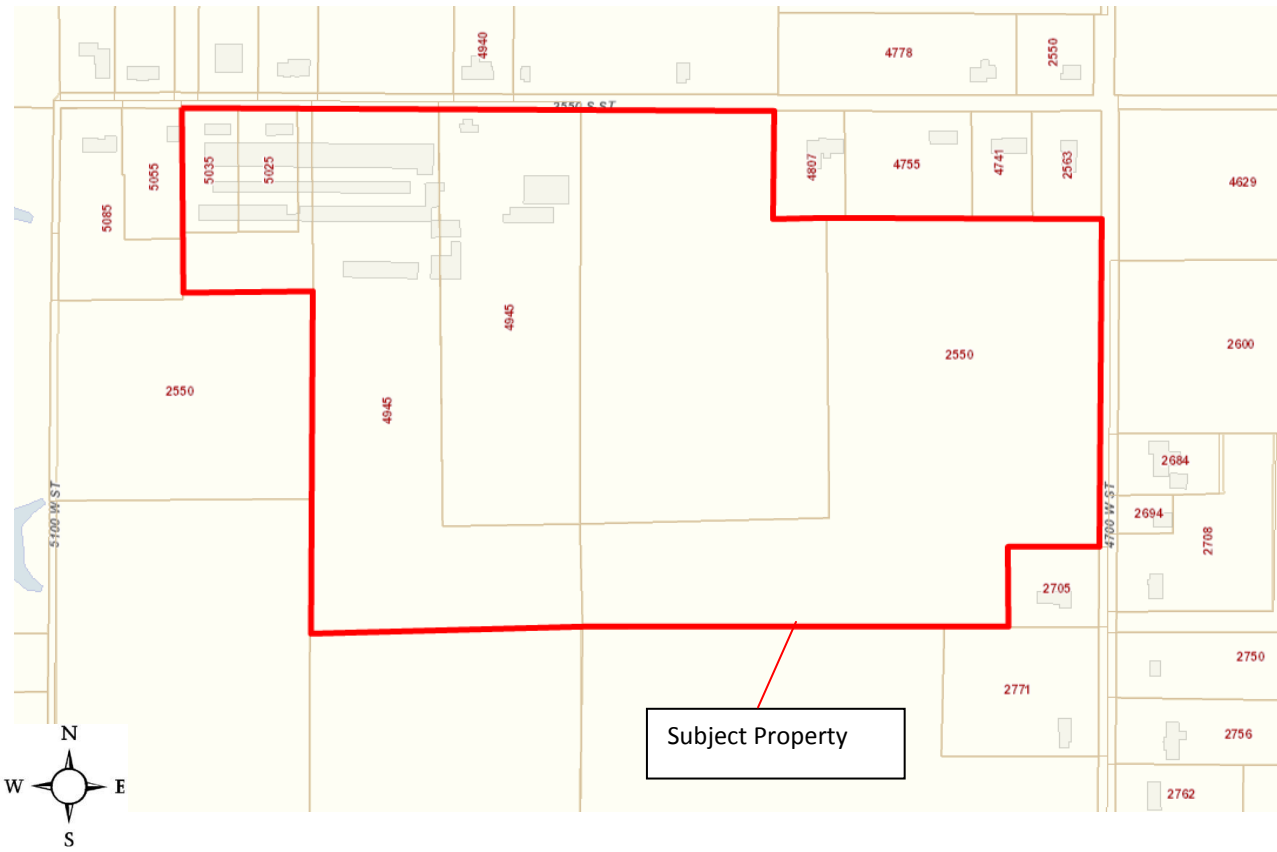
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed Preliminary Plan
- B. Culinary and Wastewater Feasibility Letters
- C. Capacity Assessment Letter
- D. Public Comment: Letter from Cory and Linda Hancock, Javier and Kristin Zamora, and Roger and Elona Shields
- E. Public Comment: Letter from Richard Alvord
- F. Public Comment: Acknowledgement of Receipt and Letter from Jonathan Grover for Favero Farms, LC, A.G. Favero Sons, LLC, Tom Favero & Dave Favero
- G. Pictures dated 2/7/2017, submitted by Tom Favero

Map 1



Map 2

