



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Heatherglen Subdivision Phase 2 consisting of 4 lots.
Agenda Date: Tuesday, June 12, 2012
Applicant: Arthur Pluim, Linda Pluim, and Howard Pluim
File Number: LVH051112

Property Information

Approximate Address: 3979 North 3175 West
Project Area: 4.5 Acres
Zoning: Agricultural A-1
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 19-010-0045
Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North: Agricultural	South: Agricultural
East: Agricultural	West: Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5 (Agricultural Zone A-1)
- Weber County Subdivision Ordinance

Background

Heatherglen Subdivision Phase 2 is a four lot subdivision in Bay View Ranchettes. Each lot contains at least 40,000 square feet and has a lot width of 150 feet, which meets the requirements of the A-1 Zone. Frontage for Lots 1 and 2 is on 4000 North, Lot 3 is a corner lot on 4000 North and 3175 West, and Lot 4 has frontage on 3175 West. A substandard road agreement is required for all of the Bay View Ranchettes area. When 80 percent of the original 32 lots are approved for development the owners of the lots are required to bring the gravel roads up to county standards. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and it has been confirmed that potential students are eligible for bussing.

Review agency comments must be addressed prior to final approval from the County Commission. The Weber County Engineering Division is requiring the ditches along 4000 North and 3175 West. to be piped with 15 inch reinforced concrete pipe. The Weber Fire District is requiring two new fire hydrants, one to be placed at the property line between Lots 2 and 3 on 4000 North, and at the property line between lots 3 and 4 on 3175 West. Culinary water is provided by the Bona Vista Water Improvement District, secondary water is provided by the Weber Basin Water Conservancy, and waste water treatment is provided by individual septic tanks.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of Weber County Engineering Division
- Requirements of Weber-Morgan Health Department
- Requirements of Weber Fire District
- Requirements of Bona Vista Water Improvement District and Weber Basin Water Conservancy District

Staff Recommendation

Staff recommends final approval of Heatherglen Subdivision Phase 2, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

Location Map



Exhibit B

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Engineering Review 1

Project: Heatherglen Subdivision Phase 2
User: Rochelle Pfeaster
Department: Weber County Engineering Division
Created: 2012-05-16 15:41:59
Modified: 2012-05-16 15:41:59

Notes

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. The proposed subdivision will need to have curb, gutter and sidewalk along 4000 North as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. The ditches along 4000 North and 3175 West Streets will need to be piped with 15" RCP, the irrigation company will need to approve the pipe size on 3175 W. Catch basins will be required on 4000 N. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
3. 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 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
4. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 1. The proposed name of the subdivision.
 2. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
 3. Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.
 4. The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
 5. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.
 6. The boundary lines of the tract to be subdivided showing bearings and distances.
 7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 8. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
 10. North point, scale and date.
 11. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.
 12. The location of percolation test holes on each lot.
 13. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
 14. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
5. An excavation permit is required for all work done within the right-of-way.
6. 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. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
7. 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 Utah Discharge Pollution Elimination Systems (UPDES) 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 Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

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Weber Fire District Review

Project: Heatherglen Subdivision Phase 2
User: Ted Black
Department: Weber Fire District
Created: 2012-05-31 16:22:38
Modified: 2012-05-31 16:22:38

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- C (1) One existing and (2) Two new fire hydrant(s). Maximum Spacing 500 ft.
- I Fire flow 1500 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One existing and two new fire hydrants are required. New fire hydrants are required at the property line between lots 2 and 3 on 4000 North and at the property line between lots 3 and 4 on 3175 West. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N 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.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

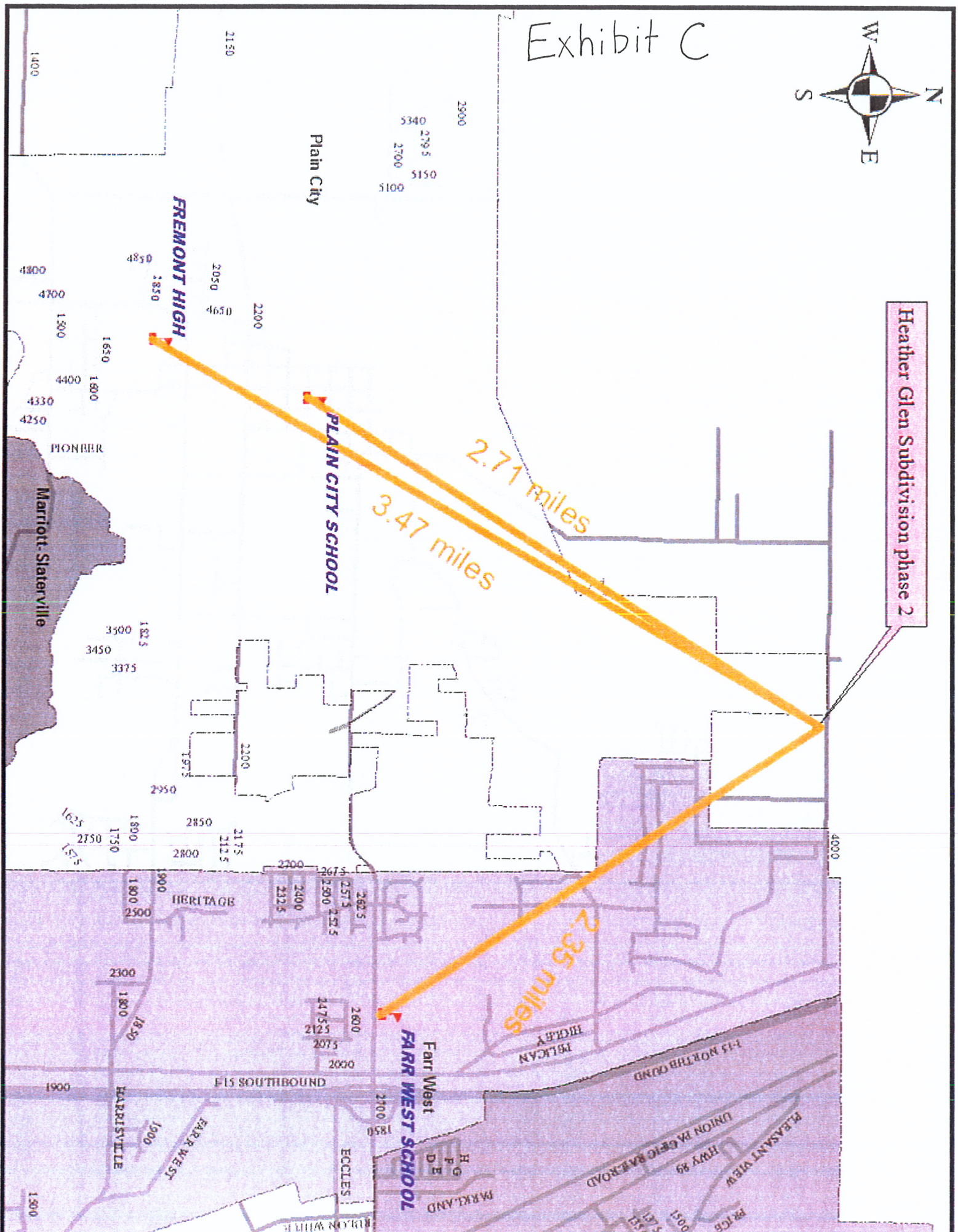
General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. 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.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to 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.

Exhibit C



Heather Glen Subdivision phase 2

FREMONT HIGH

PLAIN CITY SCHOOL

FARR WEST SCHOOL

2.71 miles

3.47 miles

2.35 miles

Plain City

Marriott-Slaterville

HERITAGE

HARRISVILLE

FARR WEST

I-15 SOUTHBOUND

I-15 NORTHBOUND

PLEASANT VIEW

BRICE

UNION PARKWAY

RWY 89

PARKLAND

HOLLY HILLS

ECCLIES

Farr West

H G

F E

D E

2625

2575

2500

2515

2400

2325

2300

2200

2175

2125

2800

2850

1975

2200

2050

4650

2200

2150

2900

5340

2795

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5150

5100

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