



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 02, 2018
4:00-5:00 p.m.

1. Consideration and action on a request for final approval of Favero Legacy Cluster Subdivision Phase 1 1st Amendment, an amendment to open space parcels C and D.
2. Consideration and action on a request for approval of Circle N Subdivision, a three-lot subdivision, with right-of-way area to be dedicated on 3350 North Street.
3. *Adjournment*

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The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Favero Legacy Cluster Subdivision Phase 1, 1st Amendment

Type of Decision: Administrative

Agenda Date: Wednesday, May 02, 2018

Applicant: Robert Favero

File Number: LVF040218

Property Information

Approximate Address: 3750 West 2200 South Taylor, 84401

Project Area: 2 acres

Zoning: Agricultural (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Open space parcels within a cluster subdivision

Parcel ID: 15-627-0007, 15-627-0008

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) 1-7 (Definitions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Development History

Favero's Legacy Cluster Subdivision Phase 1 was recorded on May 9, 2017.

Background

The owner of open space parcels C and D is requesting final approval for an amendment to the open space parcels to create buildable areas that would allow the placement of agricultural structures within both open space parcels. The buildable envelope will allow for agricultural structures to be placed only within the buildable envelope where the maximum building area coverage cannot exceed 5 percent of the total open space lot area. Each open space parcel contains 43,560 sq. ft. which would allow the maximum building coverage of 4,356 sq. ft. Minimum yard setbacks for an "Other Main Building" in the A-1 Zone apply to all structures placed within the buildable envelope.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

Zoning: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

"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."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the A-1 zone in LUC §104-5 to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Individually Owned Open Space Parcels: Open Space Parcels C and D contain one acre each. The Cluster Code requires that individually owned open space parcels may not be less than one acre.

Secondary Water: Hooper Irrigation has provided a letter stating that Favero's Legacy Cluster Subdivision has sufficient shares of stock to connect to the pressurized system. The Irrigation of open space parcels will utilize secondary water.

Bonus Density Requirements: Bonus density granted for open space preservation and the community garden will not be affected by this proposed amendment.

Open Space Preservation Plan: The Open Space Preservation Plan states that "Building inside these designated envelopes will be used for agricultural purposes, storage of equipment, and/or shelter for animals and commodities. All building will be built with new materials and completed within 12 months from the time they are started."

Review Agencies: The Weber County Engineering Department is requiring that the applicant enters into a deferral agreement for the improvements along 3900 West. Weber County Surveying has reviewed the proposal and has items that will be adequately addressed by a revised plat.

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are due in full as of November 30, 2018.

Public Notice: A notice was mailed not less than ten calendar days prior to the preliminary approval meeting 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

Weber County Planning Division recommends final approval of Favero Legacy Cluster Subdivision Phase 1 1st Amendment, an amendment to open space parcels C and D. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A Deferral Agreement for asphalt, curb, gutter, and sidewalk for the area along 3900 West Street shall be entered into by the owner.
2. Structures built within the buildable envelope will be used for agricultural purposes, storage of equipment, and/or shelter for animals and commodities.
3. Structures built within the buildable envelope are not to exceed 5% of the total size of the parcel.
4. Minimum yard setbacks for an "Other Main Building" in the A-1 Zone apply to all structures placed within the buildable envelope.

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 ordinances.

Administrative Approval

Administrative final approval of Favero Legacy Cluster Subdivision Phase 1, 1st Amendment, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: MAY 2, 2018


Rick Grover
Weber County Planning Director

Exhibits

- A. Favero's Legacy Cluster Subdivision Phase 1 1st Amendment Plat
- B. Recorded Subdivision Plat
- C. Recorder's plat

Area Map



PART OF THE SE.1/4, OF SECTION 28, T.6N., R.2W., S.L.B. & M.
FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE 1

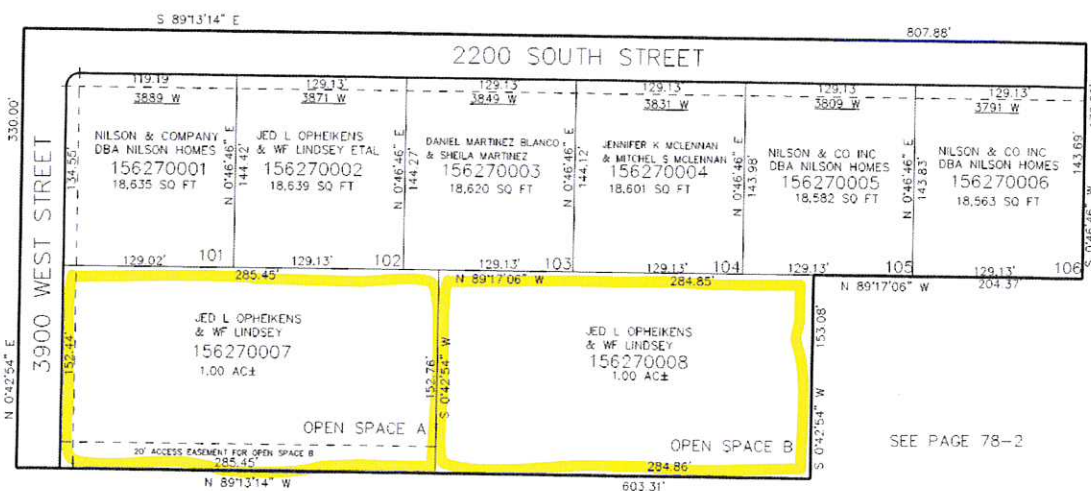
627

TAXING UNIT: 514

IN WEBER COUNTY

SCALE 1" = 60'

SEE PAGE 78-2



SEE PAGE 78-2

SEE PAGE 78-2

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 81, PAGE 12 OF RECORDS