



Synopsis

Application Information

Application Request: Consideration and action on preliminary approval of Kastle Acres, an 11-lot subdivision.
Type of Decision: Administrative
Agenda Date: Tuesday, April 14, 2020
Applicant: Lane Kap, Owner; Chris Cave, Representative
File Number: LVK122019

Property Information

Approximate Address: 2300 S 4700 W, Taylor, UT, 84401
Project Area: 13 acres
Zoning: Agricultural (A-1)
Existing Land Use: Agriculture
Proposed Land Use: Residential
Parcel ID: 15-079-0119
Township, Range, Section: T6N, R2W, Section 29 SE

Adjacent Land Use

North: Agriculture	South: Residential
East: Agriculture	West: 4700 West St, Residential, Agriculture

Staff Information

Report Presenter: Scott Perkes
 sperkes@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

Background and Summary

The applicant is requesting preliminary approval of Kastle Acres, an 11-lot subdivision, including continuation of a county, dedicated road (4700 West St) located at approximately 2300 S 4700 W in the A-1 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

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 (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the A-1 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in the A-1 Zone. See **Exhibit A** for the proposed subdivision plat.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-1 zone – 20,000 square feet. Lot width in the A-1 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone. Analysis of the proposed lot configuration has shown compliance with the lot-averaging minimums for the A-1 zone.

DESIGN DATA	
TOTAL AREA.....	13.00 ACRES
AREA OF RIGHT-OF-WAY...	2.24 ACRES
NET AREA.....	10.76 ACRES
AVERAGE LOT SIZE:	42,610 S.F.
AVERAGE FRONTAGE:	192.91 FEET

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-1 zone standards in LUC § 104-5.

Culinary water, secondary water, and sanitary sewage disposal: Taylor West Weber Water has given Feasibility and preliminary approval for culinary water services, for 10 lots (see **Exhibit B**). An updated letter will need to be provided indicating capacity to service an additional lot, for a total of 11 lots.

Taylor West Weber Water requires that pressurized secondary water be provided to each lot. As such, the applicant has begun the application process with Hooper Irrigation to provide secondary water. A feasibility letter from Hooper Irrigation for secondary water will be required prior to submitting for final approval.

Central Weber Sewer Improvement District has provided a will-serve letter to accept sanitary sewer discharge from the project (see **Exhibit C**).

Review Agencies: To date, the Planning Division and Engineering Division along with the Weber Fire District and Hooper Irrigation Company have reviewed the proposed subdivision. All review agency requirements must be addressed and completed prior to this subdivision being forwarded for final approval.

Additional Design Standards: The LUC §106-4-2(f) requires sidewalk to be installed in developments that are within walking distance as established by a school district. In consultation with the Weber School District, it has been determined that this project is located within walking distance (1.5 miles) of District property that is slated for immediate development of a future high school (see **Exhibit D**). As such, sidewalk or an approved walking path will be required as part of the improvements. The County also requires sidewalks to be installed along 4700 W Street along the subdivision frontage unless UDOT provides a waiver letter. If waived by UDOT, a deferral agreement may be approved by the County Commission.

The submitted preliminary plat depicts sidewalks being provided on both sides of the new right-of-way. However a sidewalk will need to be depicted along 4700 W Street, or a UDOT waiver letter must be provided, prior to scheduling for final approval.

Regional Connectivity:

The proposed subdivision will create one new public street along with a turnaround easement to provide primary access for all 11 lots. The development will also dedicate approximately 5 feet of ROW along its frontage of 4700 West to complete the full 50' of ROW required along the western half of 4700 West. Prior to scheduling for final approval, this public street will require an access approval letter from UDOT.

Finally, the development will dedicate 19 feet of right of way along the eastern property boundary in anticipation of future development on adjacent properties. This 19 feet of dedicated ROW represents the half-width portion of ROW that falls on the subject property to allow for the future extension of 4500 West to the North. The property owner to the East (Lena M Jusko Trustee) was consulted regarding the alignment of this ROW dedication to determine if they would be interested in developing alternative scenarios that could better accommodate their property for future development. This property owner indicated that they do not intend to develop their property and thereby have no desire to negotiate alternative alignment scenarios.

For the time being, this 19 feet of dedicated ROW will be improved as a pathway and bollards will be required on either end to ensure it is not used as a substandard street.

Tax Clearance: There are no outstanding tax payments related to this parcel. The 2020 property taxes are not considered due at this time.

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. These notices were modified to accommodate preliminary approval being considered during a planning commission meeting held electronically in accordance with Utah Executive Order 2020-5. This order suspended the enforcement of provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

Staff Recommendation

Staff recommends preliminary approval of Kastle Acres Subdivision, an 11-lot subdivision, located at approximately 2300 South 4700 West, Taylor. This recommendation is subject to all review agency requirements, and the following conditions:

1. An updated will-serve letter from Taylor West Weber Water Improvement District indicating capacity for an 11th lot prior to scheduling for final approval.
2. A feasibility letter be provided from Hooper Irrigation prior to scheduling for final approval.

3. Proof of secured culinary and secondary water prior to scheduling of final approval.
4. An access approval letter from UDOT approving the subdivision to take access off of 4700 W Street must be submitted prior to scheduling for final approval.
5. A sidewalk must be depicted as an improvement along the subdivision's frontage with 4700 W Street unless UDOT provides a waiver letter. If waived by UDOT, a deferral agreement must be submitted and approved by the County Commission.
6. An escrow must be established for the improvements prior to scheduling for final approval.

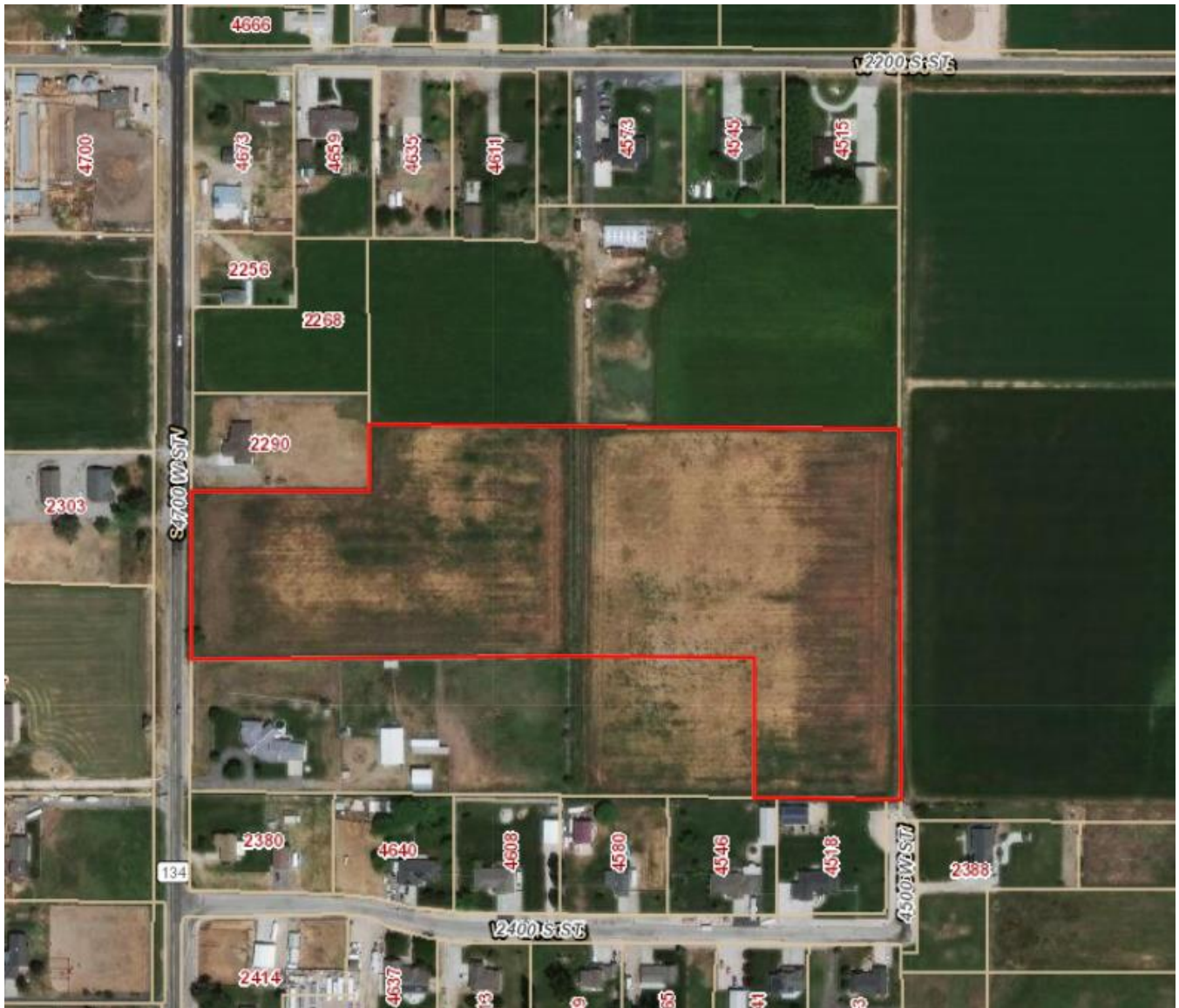
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Subdivision plat
- B. Culinary Water Will-Serve Letter
- C. Sanitary Sewer Will-Serve Letter
- D. Future High School Site Map

Area Map



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
December 11, 2019

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given and the District has the capacity to provide culinary water only for 10 lots for Layne Kap at the approximate address of 2362 S. 4700 W Taylor Ut. (The Green Property)

Requirements:

*Plan review fee=10 x \$25.00=\$250

*Water rights fee = (\$4,363 per lot or current cost when paid)=\$43,630.00

*Secondary water = Must provide pressurized secondary water system to each lot.

*Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee \$5,228 per lot (or current cost when paid).

*Cost for the water meter is \$375 plus \$100 for water use during construction.

SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Ryan Rogers - Manager

Expires 6/11/2020



Central Weber Sewer Improvement District

December 18, 2019

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Kastle Acres Subdivision
4700 West 2300 South (approximately)
Sanitary Sewer Will Serve Letter

Weber County Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for the eleven (11) lot Kastle Acres Subdivision located at approximately 4700 West 2300 South. Central Weber Sewer Improvement District can accept the sanitary sewer discharge from this location. The following conditions that must be met prior to any connections being made to the District's sanitary sewer line.

1. If any sanitary sewer connections are made to the District's lines they will need to be designed and constructed according to the District's standard details and specifications. A copy of the District's details and specifications can be found at: <https://www.centralweber.com/information>.
2. The plans and details for any sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
3. The District will not take ownership nor responsibility for ongoing maintenance and operation of the collection system within the Kastle Acres Subdivision nor the collection line from the subdivision to the connection point on 2200 South
4. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

6. Impact Fees for each residential lot must be paid prior to or at the time a building permit is obtained.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.
General Manager

cc: Emilee Roche, Reeve & Associates

Exhibit B – Future High School Site Map

