



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North.

Agenda Date: Tuesday, June 11, 2013

Applicant: Kade Bambrough

File Number: LVB042313

Property Information

Approximate Address: 4202 West 3600 North

Project Area: 8.0 acres

Zoning: A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 190090031

Township, Range, Section: 7N 2W Sec 21

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 6 (A-2 Zone)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North, located at 3995 West 3600 North. The Planning Commission granted preliminary approval of the subdivision on May 14, 2013.

The applicant is requesting to divide a vacant 8 acre parcel into three new building lots. This three lot subdivision is on 8 acres and is located in the A-2 Zone. The A-2 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. The lots meet these requirements. An extension of 4675 North is required for this subdivision, which will stub to a 5 acre parcel to the west.

The proposed lots will receive culinary water services from Bona Vista Water and will have individual septic systems. Two new fire hydrants are required with the extension of the road. The applicant has submitted written comments and updated plans addressing the preliminary agency review comments. The subdivision will not be placed on the County Commission agenda for final approval until all of the review agency requirements have been addressed.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends final approval of Bambrough Subdivision (3 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 3600 North and 3675 North.

Exhibits

- Proposed plat for Bambrough Subdivision
- Responses to Engineering Comments

Maps

Adjacent Land Use

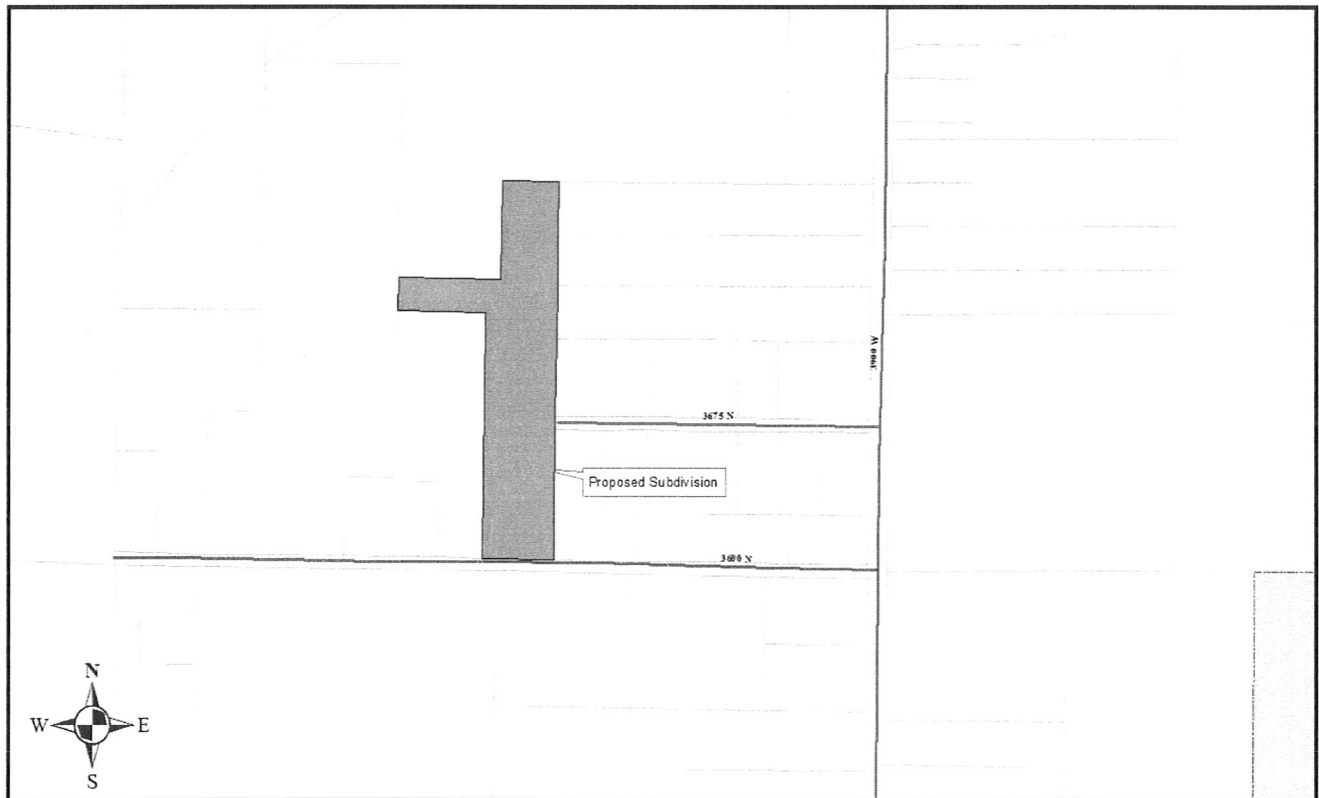
North: Agricultural

South: Residential

West: Residential/Vacant

East: Residential

Map 1



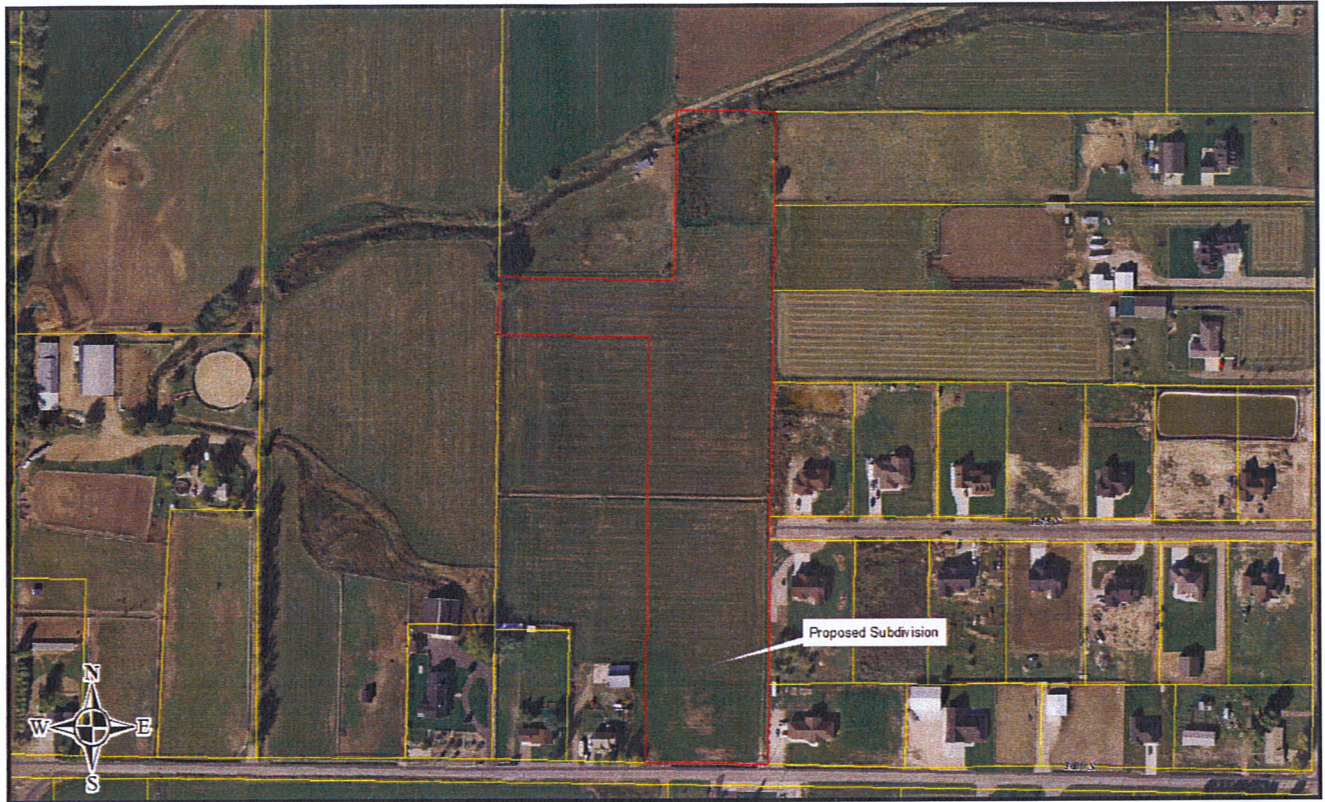


Exhibit B

Wilkinson, Sean

From: Bambrough, Kade R - Roy, UT [Kade.R.Bambrough@usps.gov]
Sent: Wednesday, June 05, 2013 4:10 PM
To: Wilkinson, Sean; Hatfield, Ben
Cc: Cal Bambrough; Bambrough, Ariel A Civ USAF AFMC AFLCMC/WWMFI
Subject: Bambrough Subdivision

Sean and Ben,

Here is that needed addressed prior to approval and how they have been dealt with / being dealt with. Please call me with any questions or suggestions.

Thanks,

Kade Bambrough
(801) 791-7406

The proposed subdivision will need to have curb, gutter and sidewalk 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.

I have signed letter stating the deferral.

Test pit locations must be shown on the plat.

It is currently on the plat.

Construction drawings of the proposed roadway will be required and must include all proposed utilities. Drawings must also show the tie in of proposed utilities to the existing utilities on 3600 North Street and 3675 North Street.

On the new plat

The road section shown on the submitted drawing is not legible.

It is now

How will storm water be dealt with? A retention pond will be required. Please submit a storm water study for review.

Working on with storm water engineer. Trying to figure rather it's necessary to have a retention pond or if 3 M.P.I. soil and 1 foot of grade from one end to the other is sufficient.

The irrigation ditch in the front of the property on 3600 North street will need to be piped. Plans must be approved by the irrigation company and submitted to our office for review. 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.

Plans for 24" concrete irrigation pipe is within code and a 28" to 24" reduction on the east end of the property with headgate. Drawn and signed by Drew Moyes (board of directors for Plain City Irrigation).

A 10' Public Utility Easement must be shown along the boundary of the subdivision.

Done

There will need to be an easement given for the existing ditches and/or drainages in the subdivision.

On the plat

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.

Its on there now.

An excavation permit is required for all work done within the existing right-of-way.

Need a permit application. Engineer knows how to apply and says it's simple.

All improvements need to be either installed or escrowed for prior to recording of the subdivision.

Improve irrigation ditch prior to final. Escrow the road, power and gas if it won't hold up process too much.

A Storm Water Construction Activity Permit is required for any construction that:

disturbs more than 5000 square feet of land surface area, or

consist of the excavation and/or fill of more than 200 cubic yards of material, or

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.

Need a permit application. Engineer knows how to apply and says it's simple

A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required.

After all items have been addressed a wet stamped copy of the improvement drawings will be required.

Submitted to the Miradi