



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres.		
Type of Decision:	Administrative		
Applicant:	Wade Rumsey		
Agenda Date:	March 9, 2021		
Approximate Address:	3701 West 1800 South		
Project Area:	40.259 Acres		
Zoning:	A-1		
Existing Land Use:	Residential/Agricultural		
Proposed Land Use:	Residential-		
Parcel ID:	15-078-0002		
Township, Range, Section:	T6N, R2W, Section 28 NE		

Adjacent Land Use

North:	1800 South St.	South:	Agricultural
East:	Agricultural	West:	Agricultural/Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

1/12/2021 – Western Weber Planning Commission recommended approval for the conditional use of a Planned Residential Unit Development. Receiving a recommendation for approval from the Planning Commission is the first step in the PRUD process.

1/19/2021 – Weber County Commission approved CUP 2020-18, approving 42% bonus density, and overall development plan.

2/4/2021 – Application submittal for Winston Park PRUD Subdivision.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster style development with a minimum 30% open space.

Zoning: The A-1 zone conditionally allows Planned Residential Unit Developments. Although the proposed lot sizes are smaller than otherwise allowed by the A-1 zone, the platting of the lots is in conformance with the approved site plan provided as part of conditional use permit approval.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement

District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires an approval letter from Hooper Irrigation prior to receiving a recommendation for final approval from the Planning Commission.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.” The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.23 acre lots to .99 acre lots and sized to accommodate single family homes. This proposal includes 54 lots and two open space parcels.

The proposal included and was approved with the following minimum single family development standards:

- Yard development standards:
 - Front Yard: 20 feet
 - Side Yard: 6 feet, 15 feet on a corner lot where the side lot line is adjacent to a street.
 - Rear Yard: 20 feet
- Maximum Building Height:
 - Single Family: 35' (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the preliminary and final subdivision plats a setback for “Side, facing street corner lot”. . A condition of approval has been added to staff’s recommendation to ensure the setbacks are included as a note on the final plat, as per LUC §104-5-7.

Applicant is planning one phase for this development.

Public Road Infrastructure: The applicant shows public roads throughout this subdivision, including a road stub to the south and east of the development.

Review Agencies: The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.

Staff Recommendation

Staff recommends preliminary approval of Winston Park PRUD Subdivision consisting of 54 lots, and two open space parcels. This recommendation is based on the review agency requirements and following conditions:

1. An approval letter from Hooper Irrigation is required prior to receiving a recommendation for final approval from the Planning Commission.
2. The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.
3. Annexation into Central Weber Sewer District will be required prior to receiving a final recommendation from the Planning Commission.
4. Per Engineering, communication from the Army Corps of Engineers acknowledging either a presence or lack of wetlands on the project area must be obtained prior to scheduling for recommendation of final approval from the planning commission.

The recommendation is based on the following findings:

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

Exhibits

- A. Water/Sewer Feasibility
- B. Proposed Lot Layout

Location Map





2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/17/2020

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 54 lots for the Winston Park Subdivision at the approximate address 3600 W. 1800 S. Taylor, Utah.

Requirements:

- Plan review fee= \$100 per lot = \$5400
- Water rights fee = Must be paid before subdivision approval is given. \$4363.00 per lot (Total \$235,602.00 54 lots) or current cost when paid.
- It is expected that the developer will upgrade the water line along the entire frontage of 1800 South. The existing water line is now a 6" line which will not accommodate the new subdivision. A new line needs to be installed. An 8" line is required for the subdivision. The District would like to participate in the upgrade and install a 12" line for future growth. The District will pay the offset from an 8" line to a 12" line.
- Secondary Water = Must connect to Hooper Irrigation pressurized secondary water.
- Impact Fees (\$5,228 per lot or current cost when paid).
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

SUBDIVISION APPROVAL 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 date it is issued.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Expires 5/17/2021

Ryan Rogers – Manager
Taylor West Weber Water Improvement District



Central Weber Sewer Improvement District

September 16, 2020

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

Reference: Proposed 38 Lot Winston Park Subdivision
Sanitary Sewer Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed 38 Lot Winston Park Subdivision located at approximately 3800 West and 1800 South. See the attached plat. Central Weber Sewer Improvement District [District] can accept the sanitary sewer discharge from this location. We offer the following comments.

1. The nearest District owned line for connection is on 4300 West. **It will be the developer's responsibility to provide information as to where the connection to the District's sanitary sewer will be and submit that information to the District.**
2. 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>.
3. The plans and details for the 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 within the subdivision.
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

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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 each building permit is obtained. The District's current impact fee is \$2,464 per Equivalent Residential Unit (ERU).

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

Attachment: Winston Park Subdivision

cc: Hyrum Osguthorpe hyrum@benchmarkcivil.com
Igor Maksymiw <igormaksymiw@aol.com>

Exhibit B-Proposed Plat

LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET W/ REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET W/ REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET M.O.U. TO BE DONE		EASEMENT LINE
			RIGHT OF WAY LINE

WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
2020

GRAPHIC SCAL



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP MONUMENT SET IN
CONCRETE FLUSH WITH ROAD SURFACE
MONUMENT SET IN 1963 BY WEBER COUNTY
SURVEYOR DEPARTMENT. GOOD CONDITION)

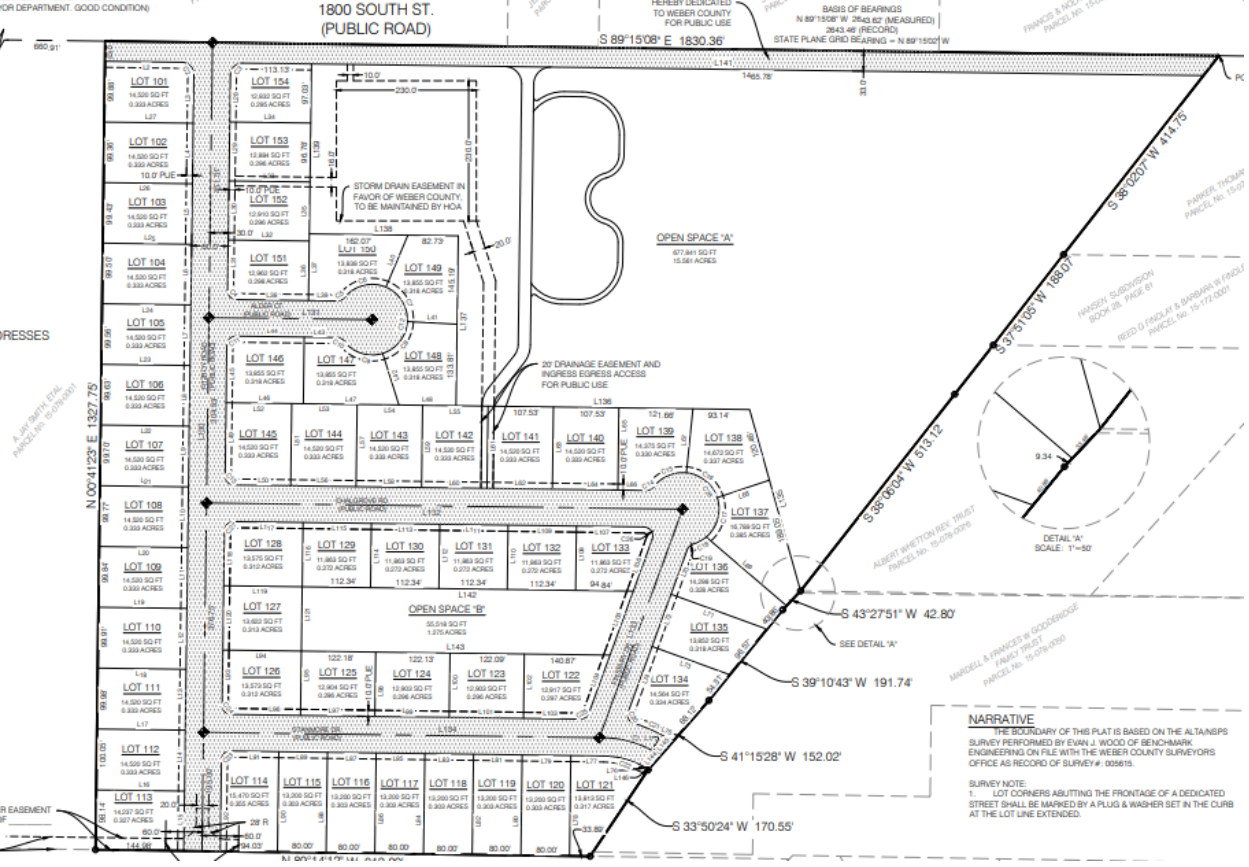
RAY L BERTOOD, TR
PARCEL NO. 15-057-0006

JEFFERY & TRACY EAST
PARCEL NO. 15-059-0007

JEFFERY & TRACY EAST
PARCEL NO. 15-057-0006

WEBER COUNTY BENCHMARK
62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'
(FOUND 3" BRASS CAP SET IN 6"
CONCRETE POST, SET IN 1984 BY
BUREAU OF RECLAMATION, GOOD
CONDITION)

NOTE:
FOR LOT ADDRESSES
SEE PAGE 2



NARRATIVE
THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTAIRNSP
SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK
ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS
OFFICE AS RECORD OF SURVEY # 000619.

SURVEY NOTE
1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED
STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB
AT THE LOT LINE EXTENDED.

BY DOCUMENT
M. GREGG CHURCHMAN