



Staff Report of the Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment consisting of a minor modification of the existing open space preservation parcel.

Agenda Date: Wednesday, April 6, 2022

Applicant: Marshae Stokes

File Number: LVT021722

Property Information

Approximate Address: 4000 W 2200 S

Project Area: 12.8 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-750-0029

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

Adjacent Land Use

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

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

Taylor Landing Phase 1A was originally recorded on May 18, 2021. Phase 1A consisted of 28 clustered residential lots along with the dedication of 12.81 acres of open space. Since this time, the applicant has worked with local residents and the Western Weber Parks District to identify 9.5 acres of land within the previously dedicated 12.81 acre open space parcel that could be donated to the Western Weber Parks District.

This proposed minor amendment to Phase 1A (see **Exhibit A**) serves as an instrument to create the 9.5 acre park parcel. It will also serve as an amendment to the original Open Space Preservation Plan and Preliminary Plan for the 5-phase, 156-lot Taylor Landing Cluster Subdivision as a whole.

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.”

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision amendment is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Open Space: The proposal keeps the originally dedicated 12.81 acres of open space needed for all of Phase 1A and Phase 1B. However, the proposed amendment splits the 12.81 acres into an Open Space Parcel A (9.5 ac.) and an Open Space Parcel B (3.07 ac.). Parcel A will be donated to the Parks District to serve as a regional park. LUC Sec. 108-3-5(6)b. allows for open space parcels within cluster subdivisions to be conveyed to a local park district. Parcel B will continue to be utilized as an agricultural parcel.

LUC Sec. 108-3-5(a) calls for the following to occur in regards to the modification of an existing open space preservation parcel:

"If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan."

Culinary water and sanitary sewage disposal: Taylor West Weber Water and Hooper Irrigation Company will continue to provide the culinary water and secondary water connections. Wastewater disposal systems (sewer) for the subdivision will continue to be served by the Central Weber Sewer Improvement District.

Review Agencies: This proposal has been reviewed by all County reviewing agencies. Any remaining comments and conditions will need to be addressed prior to recording the final plat.

Planning Division Recommendation

Planning staff recommends final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment. This recommendation for approval is subject to all review agency requirements.


This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed amendment adheres to the open space requirements the Cluster Subdivision Ordinance
3. The proposed subdivision complies with applicable County ordinances.

Administrative Approval

Administrative final approval of the Taylor Landing Subdivision Phase 1A 1st Amendment, is hereby granted based on the conditions and finding stated in this planning division staff report.

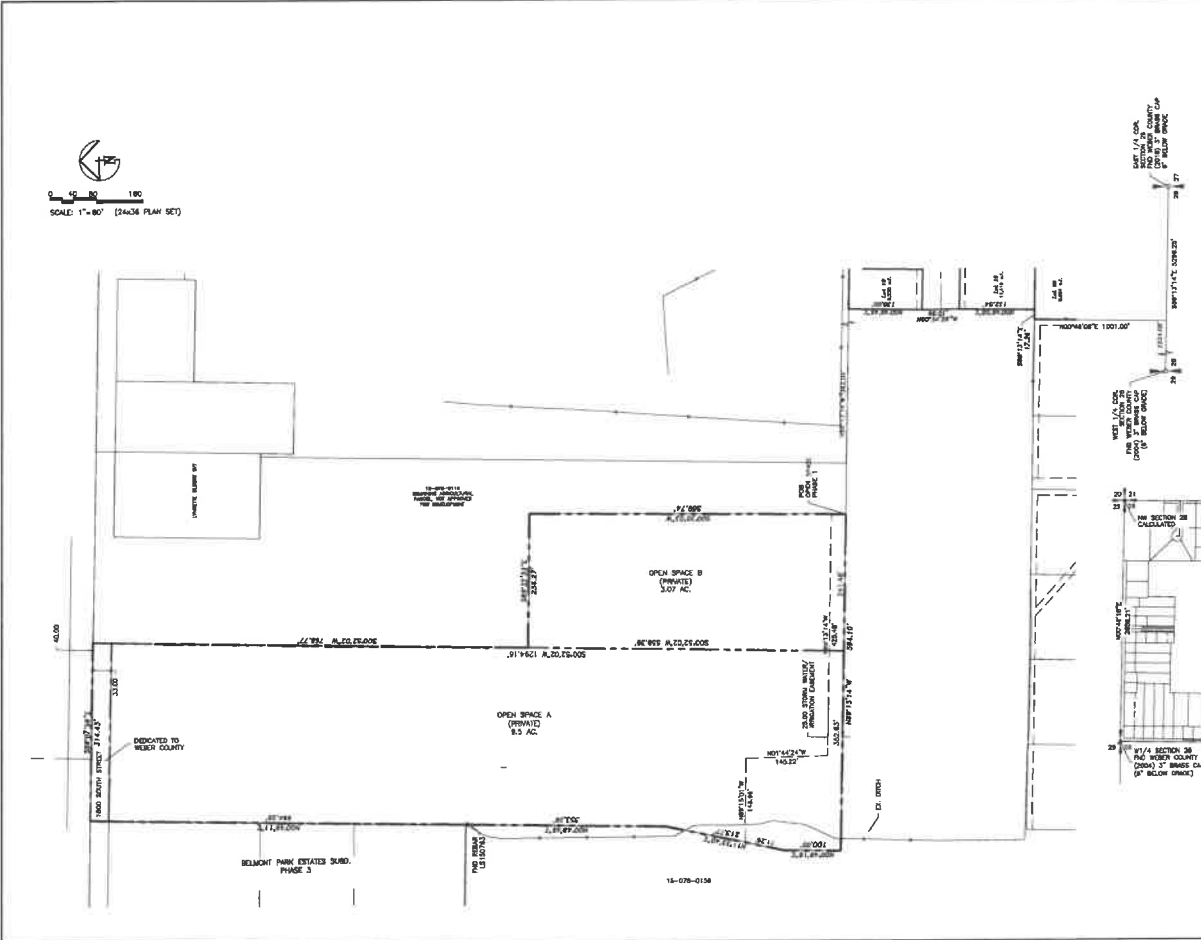
Date of Administrative Approval: 1/16/22


Rick Grover Steve Burton
Weber County Planning Director Principal Planner

Exhibits

- A. Taylor Landing Phase 1A 1st Amendment Final Plat

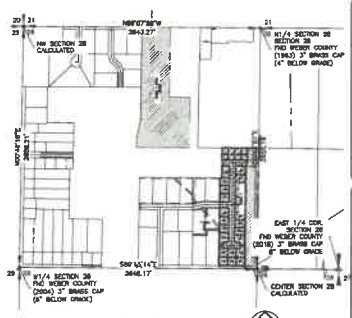
SCALE: 1"=80' (24x36 PLAN SET)



**TAYLOR LANDING PHASE 1A,
1st AMENDMENT
A CLUSTER SUBDIVISION
PART OF THE UNDIVIDED QUARTER OF SECTION 28,
TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE 5th LANE BORE AND
MIDDLE MERIDIAN
FINAL PLAT
MARCH 2022**

OPEN SPACE PHASE I BOUNDARY DESCRIPTION
Part of the East Half of the Northeast Quarter of Section 28,
Township 8 North, Range 2 West of the 5th Lane Bore and
Middle Meridian is as follows:
Commencing at the West Quarter Corner of Section 28, Township 8
North, Range 2 West of the 5th Lane Bore and Middle Meridian,
more particularly at a Range Corner; thence S 89° 32' 33" E 128.28 feet
along the north line of the Northeast Quarter of said Section 28;
thence N 02° 52' 23" W 688.74 feet; thence S 89° 32' 33" E 128.28
feet; thence N 02° 52' 23" W 688.74 feet; thence S 89° 32' 33" E 128.28
feet to the POINT OF BEGINNING and running
thence N 89° 12' 14" W 864.10 feet;
thence N 02° 52' 23" W 688.74 feet to the Southeast Corner of
Section 28; thence S 89° 32' 33" E 128.27 feet;
thence N 02° 52' 23" W 688.74 feet to the north line of the
Northeast Quarter of said Section 28;
thence S 89° 32' 33" E 128.27 feet;
thence N 02° 52' 23" W 688.74 feet to the point of beginning,
containing 12.81 acres, more or less.

NOTES:
TAYLOR LANDING CHANNEL SUBDIVISION
TOTAL AREA: 108.63 ACRES
PUBLIC RIGHT-OF-WAY: 3.86 ACRES
NET DEVELOPABLE OPEN SPACE: 8.86 ACRES
NET OPEN SPACE: 85.87 ACRES (84.28%)
PHASE I (INCLUDES PAVIA AND FUTURE PH18)
TOTAL AREA: 12.81 ACRES
PUBLIC RIGHT-OF-WAY: 0.89 ACRES
NET DEVELOPABLE OPEN SPACE: 8.89 ACRES
NET OPEN SPACE: 12.81 ACRES (99.25%)



SECTION CONTROL MAP
SECTION 28-1000

COUNTY RECORDER
State of Utah, County of Weber, recorded and Book of the report
of _____ File _____ Per _____
Date _____ Time _____
City _____

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**TAYLOR LANDING PHASE 1A
1st AMENDMENT
PART OF THE UNDIVIDED QUARTER OF SECTION 28,
TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE 5th LANE BORE AND
MIDDLE MERIDIAN
FINAL PLAT**

DATE: 3/15/22
SHEET NO. 2 OF 2