



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final approval of Mallard Springs Subdivision (21 lots).
Agenda Date:	Tuesday, May 13, 2014
Applicant:	Doug Hamblin
File Number:	LVM081913

Property Information

Approximate Address:	4000 West 2550 South
Project Area:	24.89 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0021
Township, Range, Section:	6N 2W Sec 28

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Parkinson sparkinson@co.weber.ut.us 801-399-8768
Report Reviewer:	SW

Applicable Codes

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

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 Mallard Springs Subdivision (21 lots). The applicant wants to divide a vacant 24.89 acre parcel and create twenty-one new building lots. This subdivision is located in the A-1 Zone. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. These lots meet these requirements. An eastward extension of 2475 South from within Hunter Place Subdivision is required for this subdivision. A separate main access will come from 2550 South at approximately 4050 West. Two road stubs will be left for future development, including a 10.5 acre parcel to the west and a 21.82 acre parcel to the north.

The proposed lots will receive culinary water services from Taylor West Weber Water and secondary water from Hooper Irrigation. These lots will have sewer service from the Central Weber Sewer Improvement District. Eight new fire hydrants are proposed with the extensions of the new roads.

Preliminary approval for Mallard Springs subdivision was granted during the September 25, 2013 Planning Commission meeting with the following conditions: (Conditions are in black and what the applicant has done to comply are in red):

1. The requirements of staff and other reviewing agencies, particularly engineering issues regarding flood potential and requirements along the canal.
 - The applicant submitted plans to deal with any flood potential including detention ponds.

- The plans also show a fence on the rear property lines of Lots 16 and 17 which are the two (2) parcels that abut the canal.
- 2. That curb, gutter, and sidewalk improvements be installed within the development.
 - The latest set of construction plans shows the entire development having curb, gutter and sidewalk.
- 3. A study addressing the traffic and the potentially unsafe location of the new road to tie into 2550 South.
 - The applicant had Reeve & Associates conduct a traffic study (see Exhibit "B"). Within the letter it states that the Annual Average Daily Traffic (AADT) will be 200 vehicles per day generated from this development.
 - Study also looked at the location of the proposed road (4050 West) as it connects into 2550 South. The proposed 4050 West road is 656 feet east of 4150 West and is 165 feet west of the canal. In both directions there is a clear line of site of 1,000 feet or more.

Summary of Planning Commission Considerations

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

Conformance to the General Plan

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

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department
- Requirements of the Central Weber Sewer Improvement District

Staff Recommendation

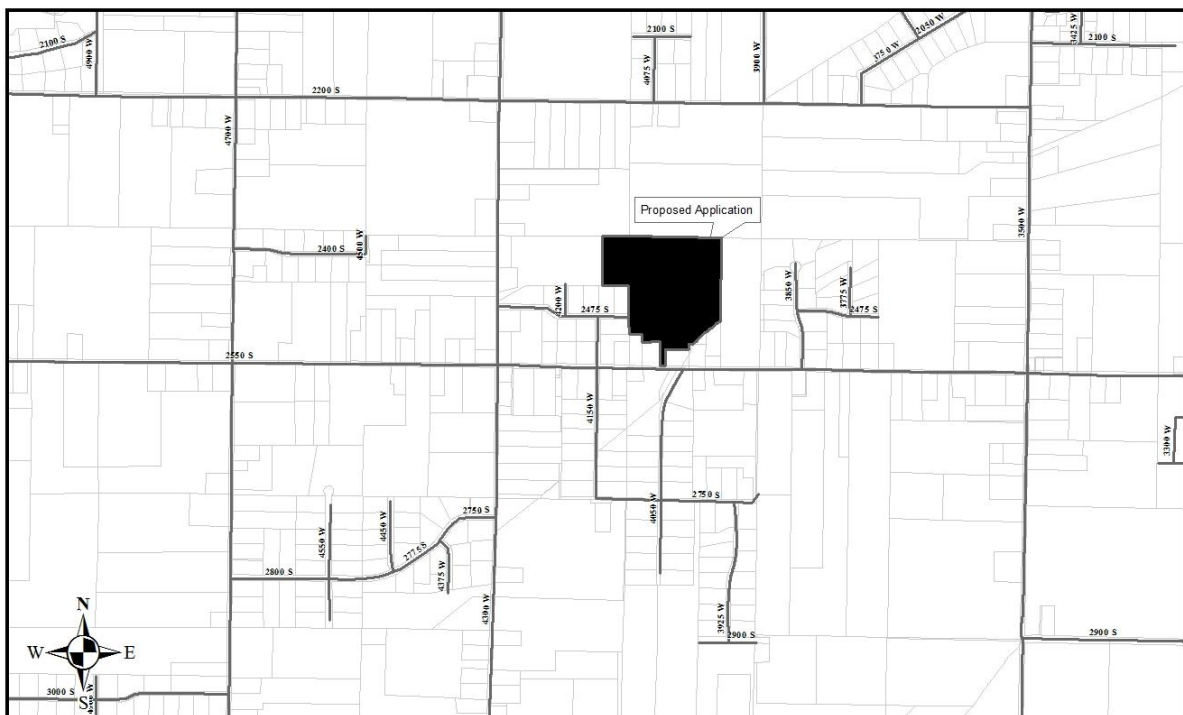
Staff recommends final approval of Mallard Springs Subdivision (21 lots), conditioned on complying with all review agencies requirements.

Exhibits

- A. Proposed plat for Mallard Springs Subdivision
- B. Traffic letter from Reeve & Associates

Maps

Location Map 1



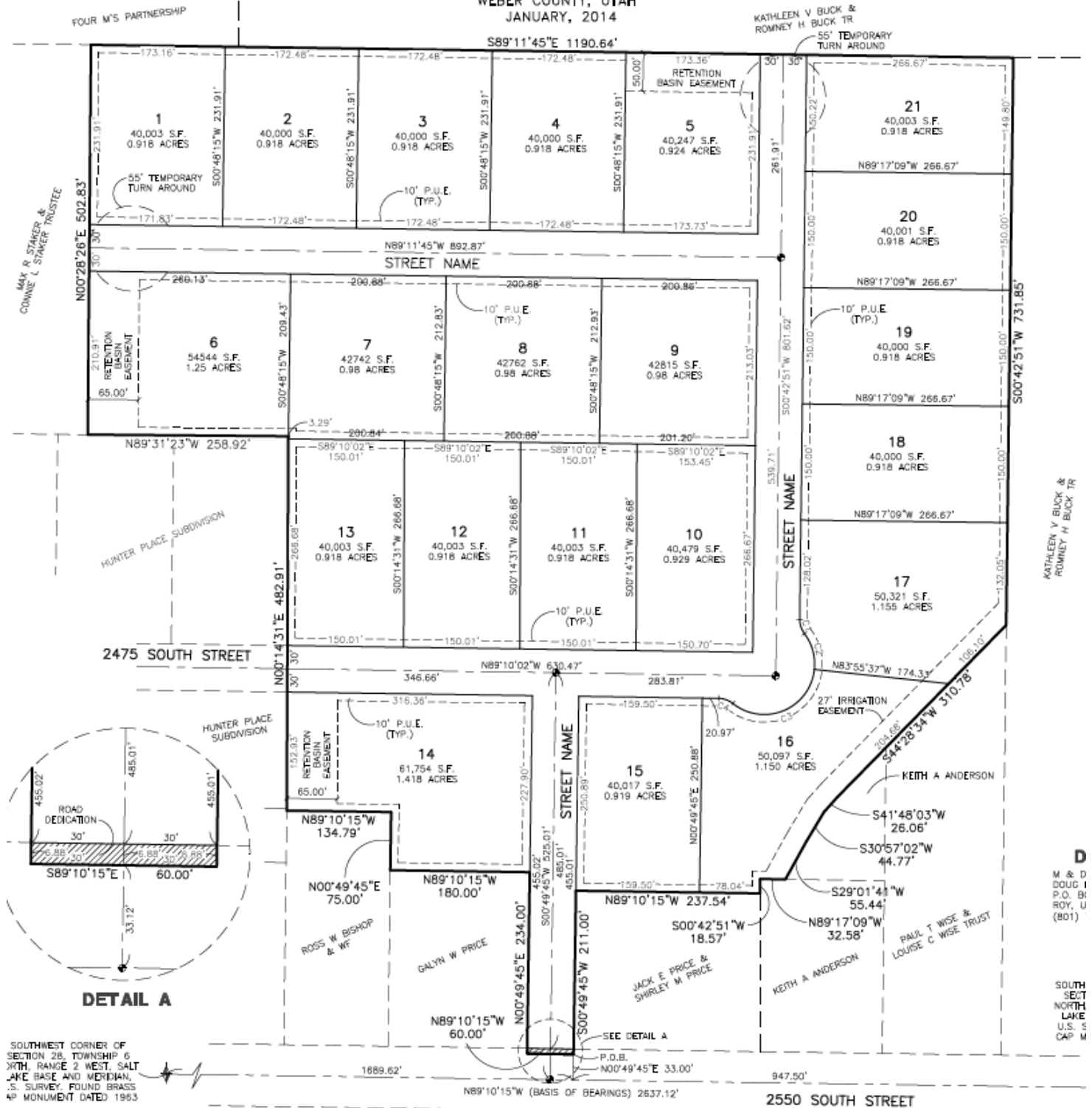
Location Map 2 - Aerial



Exhibit A - Proposed Plat

MALLARD SPRINGS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 JANUARY, 2014



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April 9, 2014

Mr. Steve Parkinson
Planner II
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Planning Division
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Ogden, Utah 84401-1473

Project: *Mallard Springs Subdivision*
RE: *Weber County Planning Division – Traffic Letter*

Dear Mr. Parkinson:

As per your request, we are submitting to you this report of the traffic letter on the proposed Mallard Springs Subdivision located at 4050 West and 2550 South in Weber County, UT. The proposed residential development includes 21 new homes to be constructed to the north of 2550 South. A new road, 4050 West, is proposed to connect the new subdivision to 2550 South. This Traffic Letter discusses the traffic that will be generated from the residential development and the site distances to the nearest intersection and canal.

The number of new trips that will be generated for the proposed residential development was determined using trip generation figures obtained from ITE Trip Generation Manual 9th Edition. With 21 new homes being built and using the Single Family Detached Housing Figure (210), we were able to determine the AM Peak Hour, PM Peak Hour and Annual Average Daily Traffic (AADT) These results can be found in Table 1 below.

Table 1 – Traffic Generation

<i>Peak</i>	<i>Generated Trips</i>
<i>AM</i>	<i>16</i>
<i>PM</i>	<i>21</i>
<i>AADT</i>	<i>200</i>

The proposed residential development will generate 16 vehicles during the AM peak hour, 21 vehicles during the PM peak hour and a total of 200 vehicles throughout the entire day. These accesses the development will be dispersed onto 2475 South to 4300 West and also onto 2550 South. This is a very small amount of vehicles and will have little impact on the existing Level of Service to 4300 West and 2550 South Street.

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Reeve & Associates, Inc.



From centerline to centerline, the proposed 4050 West Street is located 656.0' to the east of 4150 West Street and 165.0' to the west of the canal (See attached Figure). In both directions there is a clear line of site to where you can see beyond the intersection and canal creating a site distance of 1000.0' or more.

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas Hunt', is written over a light blue circular stamp.

Thomas Hunt, E.I.T.
Project Engineer
Reeve & Associates, Inc.
thunt@reeve-assoc.com

