



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Application Request: A public hearing for consideration of a requested rezone from A-1 to RE-15 on approximately 10.00 acres.
Agenda Date: Tuesday, December 13, 2022
Applicant: Chad Buck
File Number: ZMA 2022-01

PROPERTY INFORMATION

Approximate Address: 4520 W 2200 S
Zoning: The area to be rezoned is currently A-1
Proposed Land Use: Residential, RE-15

ADJACENT LAND USE

North: Agriculture
East: New High School
South: 2200 South St.
West: Agriculture

STAFF INFORMATION

Report Presenter: Tammy Aydelotte
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801-399-8794
Report Reviewer: CE

Applicable Ordinances

§ 102-5: Rezoning Procedures

§ 104-2: Agricultural Zones (A-1), 104-3: Residential Estates Zones (RE-15)

Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Summary

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 10.00 acres. The owner seeks this zoning to allow for "...greater housing densities near existing or planned school sites..." (see newly adopted General Plan, Land Use Goal 7.1.2, per applicant's narrative). The RE-15 zone has the following minimum site development standards:

Lot area: 15,000 square feet

Lot width: 100 feet

Setbacks:

Front – 30'

Rear – 30'

Side - 10 feet with total width of 2 side yards not less than 24 ft.

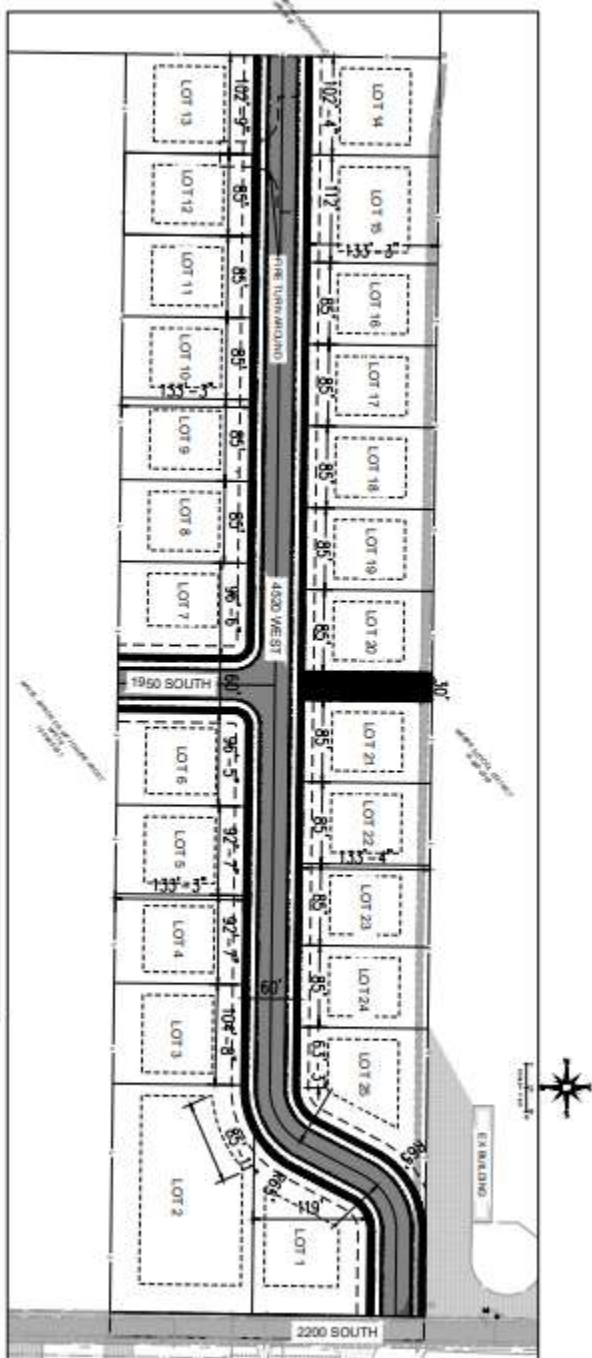
The following maps show the existing zoning and the proposed zoning for this project.



Policy Analysis

Concept Plan

The concept site plan that was provided with this application is below.



Western Weber County General Plan

The Western Weber County General Plan Future Land Use Map shows this site in a future “medium density” residential area. The general plan states the following rezone requests in areas that allow for medium-sized residential lots: “In areas planned for medium-sized lots, the County should consider rezoning property to allow 15,000 square-foot lots. Generally, this coincides with the RE-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle 1.2. Proposed roadway layouts should provide for good network connectivity, and limit dead-end/cul-de-sac streets (2022, pg. 86). Street and pathway networks should be proposed to connect neighborhoods and adjacent land uses (2022, pg. 100, Transportation Principle 6.2)

Zoning

The RE-15 zone would be considered a ‘medium-density’ zone, with a minimum lot area of 15,000 square feet, and a minimum lot width requirement 100 feet.

The RE-15 zone allows a maximum building height of 35 feet.

Smart-Growth Principles

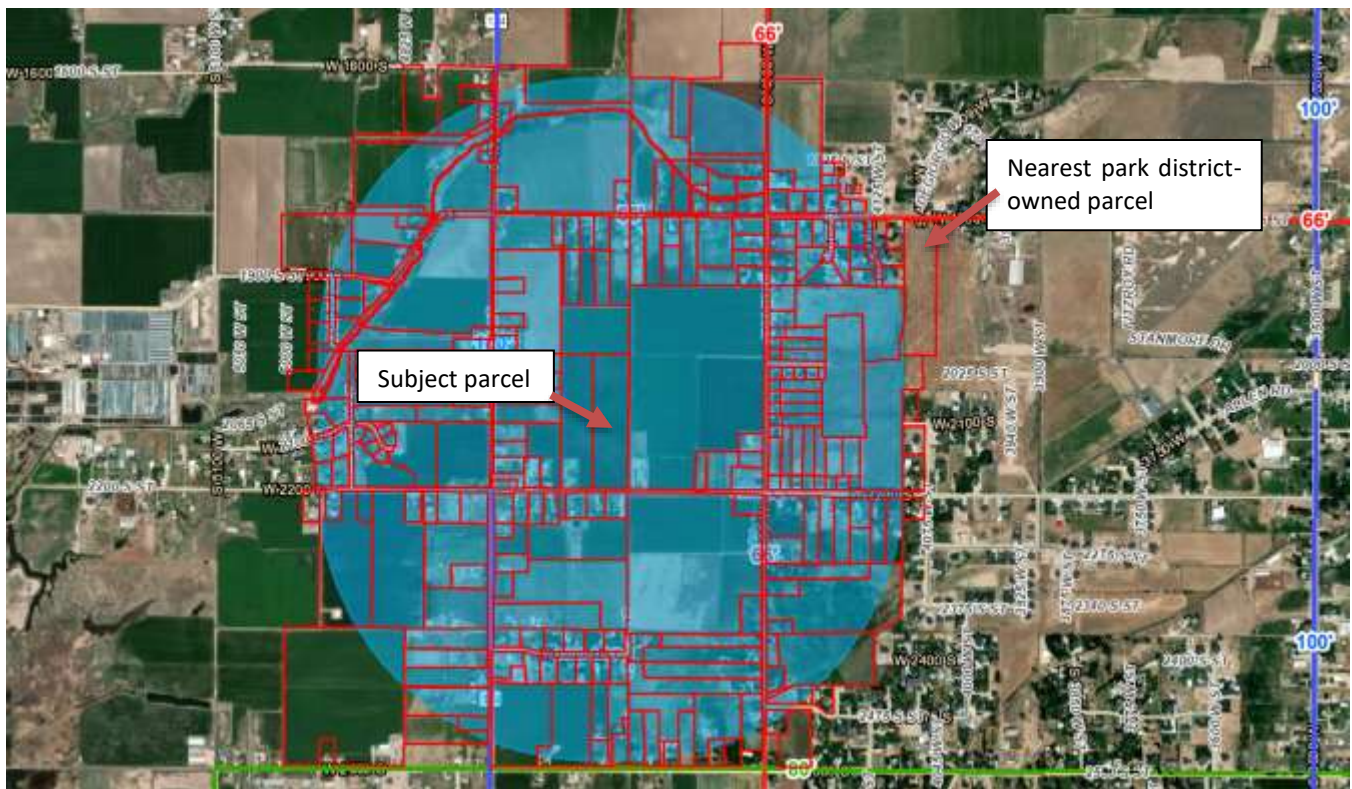
The following are smart growth principles and how the developer is proposing to meet these goals as a requirement of their rezone request.

Public Roads and Trails (Street Connectivity and Pathway & Trail Connectivity)

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission. **Engineering gave a rough cost to design 200 South between 4300 W and 4700 W at around \$50k. If you are looking at a per lot cost just to design (at the subdivision level), it would come out to approximately \$2k/lot. Again, we would look more closely at this at subdivision.**

Parks and Recreation (Open Space and Recreation Facilities)

The parks district would like to see a 5-acre community park within a ½ mile of every residence, and a regional park within 2 miles of every residence. The image below shows the location of the nearest park located just outside of the ½ mile buffer, as the crow flies, not walking distance from the subject parcel.



The applicant has not proposed any unique park area or amenities. The applicant is suggesting use of the adjacent school facilities should be sufficient. However, information submitted to Planning from the School District is that the campus will not be open to the public for park purposes. The Planning Commission should determine the minimum park investment to merit this rezone request. Staff recommends getting input from the parks district before making a decision on this item.

Culinary and Secondary Water Conservation Planning

The developer is proposing 8-foot wide park strips with rock/gravel. Planning is asking for a minimum 6-inch angular rock in the park strips.

Dark Sky

The developer is proposing compliance, with street lighting as well as residential lighting, to the Weber County Dark Sky ordinance.

Emissions and Air Quality

Along with requirements from Planning, the developer is proposing efficient street connectivity to reduce air pollution.

Renewable Energy

The developer has not specifically addressed this item, however, the Planning Commission may consider this as part of their application, and make recommendations that are proportionate to what the developer is asking for.

County Rezoning Procedure

The land use code lists the following as considerations when the Planning Commission makes a recommendation to the County Commission:

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and

Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*

- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. The extent to which the proposed amendment may adversely affect adjacent property.*
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.*
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Staff Recommendation

Staff recommends one of the following options to the Planning Commission:

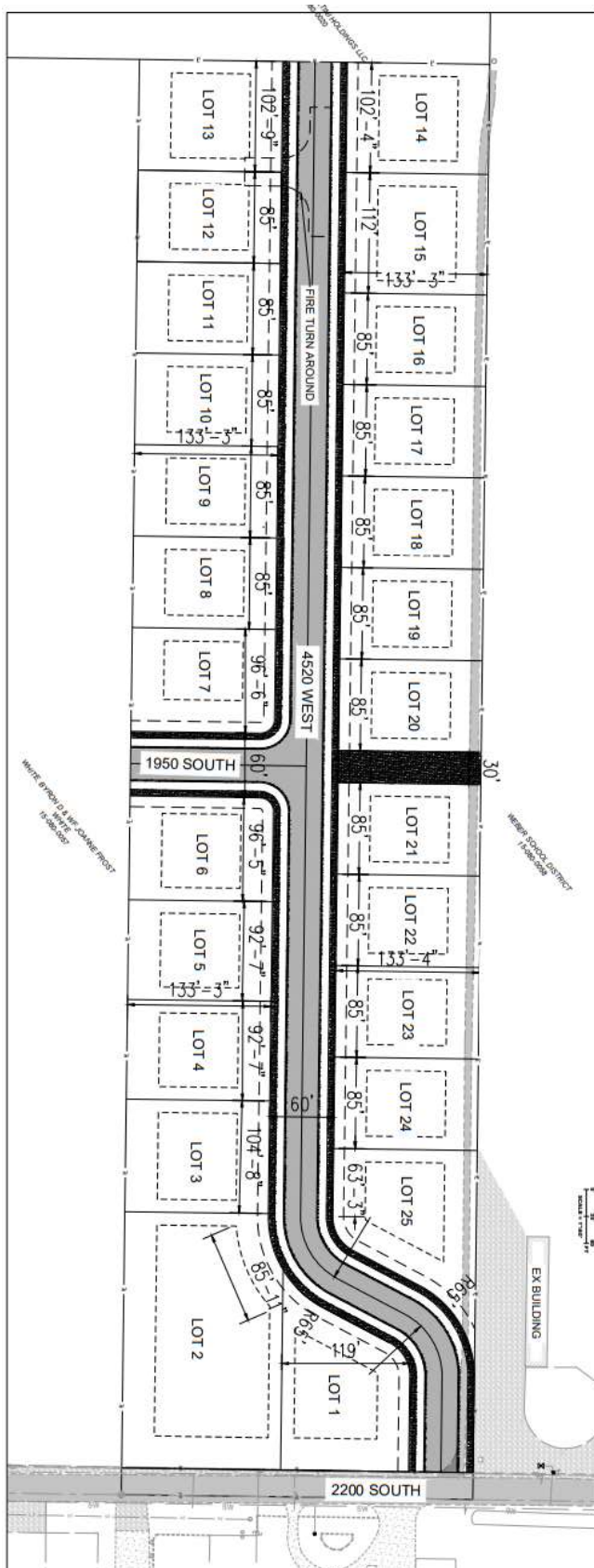
1. Table this item until the open space requirement has been addressed by the developer. This is a smart-growth principle that Planning feels would be a great public benefit to the residents of Western Weber County. Planning would recommend this option.
2. Forward a positive recommendation to the County Commission. Prior to consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - a. **Development agreement with a preliminary road design at subdivision. 80' wide three lane ROW.**
 - b. That the appropriate amount of right-of-way (40 feet of half-width) along 2200 South St. will be dedicated to the county , along with installation of pathway along 2200 South St., per the newly adopted Western Weber General Plan (2022).
 - c. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - d. Prior to submittal of the first plat, the developer shall submit to the County a park plan acceptable to the park district.
 - e. The concept plan be updated to show dedication of right-of-way along the northern boundary of the project area.
 - f. The final layout of streets and infrastructure shall conform to the updated concept plan.
 - g. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - h. The park strips shall have six-inch angular rock.

This recommendation comes with the following findings:

1. The proposal implements certain goals and policies of the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

Exhibits

Exhibit A: Concept Plan & Narrative.



LOT AREAS			
LOT #	AREA	LOT #	AREA
LOT 1	16,780.30 SQ FT (0.39 ACRES)	LOT 14	13,639.32 SQ FT (0.31 ACRES)
LOT 2	34,648.30 SQ FT (0.80 ACRES)	LOT 15	14,927.49 SQ FT (0.34 ACRES)
LOT 3	13,950.90 SQ FT (0.32 ACRES)	LOT 16	11,329.82 SQ FT (0.26 ACRES)
LOT 4	12,348.75 SQ FT (0.28 ACRES)	LOT 17	11,330.62 SQ FT (0.26 ACRES)
LOT 5	12,348.80 SQ FT (0.28 ACRES)	LOT 18	11,331.41 SQ FT (0.26 ACRES)
LOT 6	12,825.42 SQ FT (0.29 ACRES)	LOT 19	11,332.22 SQ FT (0.26 ACRES)
LOT 7	12,821.37 SQ FT (0.29 ACRES)	LOT 20	11,333.10 SQ FT (0.26 ACRES)
LOT 8	11,315.18 SQ FT (0.26 ACRES)	LOT 21	11,334.01 SQ FT (0.26 ACRES)
LOT 9	11,319.41 SQ FT (0.26 ACRES)	LOT 22	11,334.90 SQ FT (0.26 ACRES)
LOT 10	11,323.33 SQ FT (0.26 ACRES)	LOT 23	11,335.70 SQ FT (0.26 ACRES)
LOT 11	11,327.25 SQ FT (0.26 ACRES)	LOT 24	11,336.49 SQ FT (0.26 ACRES)
LOT 12	11,326.45 SQ FT (0.26 ACRES)	LOT 25	16,317.28 SQ FT (0.37 ACRES)
LOT 13	13,897.81 SQ FT (0.31 ACRES)		

This is a request to rezone 10 acres from A1 zone to medium density residential per the newly approved Western Weber County General Plan. This subdivision will be a lot averaged subdivision, with the street connectivity incentive, which means it's eligible for 25 lots. (Land Use Action Item 1.2.2) This also fits in well with the utilities section of the new General Plan which states in Goal 7.1.2, "Consider supporting slightly greater housing densities near existing or planned school sites." This project will be next to the new high school being built in Taylor. This subdivision will also have various lot sizes (Land Use Action 1.4.6 bullets 1&2) which could give variety to the home sizes, price points, and demographics of the neighborhood.

This subdivision is approximately a quarter of a mile from existing sewer. We are willing to pay a substantial cost to bring the sewer to this subdivision, benefiting 11 current residents and potentially hundreds more. All other utilities are in 2200 South and accessible to the subdivision.

I understand that the county wishes for Smart Growth principles to be included as much as possible. I will address how we have tried to implement those principles into this project.

1 – Street Connectivity. The main subdivision road connects to 2200 South at the east end of the project, allowing the county proposed north-south road at 4500 west to continue.

In addition, the east-west road of the subdivision is located on the property line of land to the west, allowing a future connection to 4700 West without disturbing existing homes. This road is also in the middle of the subdivision, keeping block lengths within county parameters.

2 – Pathway Connectivity. This subdivision will not be near any of the county trails, but we will provide sidewalks throughout the subdivision, as well as a 30-foot-wide dedicated walkway to the new high school. These will allow safe access to the school and the church.

3 – Open Space / Recreation facilities. This community will be next to the soccer fields and tennis courts of the new school. Sidewalks and the walkway should make these easily accessible.

4 – Dark Sky. Any street lights required will have fixtures that point down to the ground. Homebuilding requirement could allow only can lights on the exterior of the home. (Community Character 3.1 & 3.2.2)

5 – Water Conservation. Park strips will be an 8 foot wide xeriscape (gravel/rocks) area with a slight dip to carry storm water to the retention basin.

I believe this subdivision would be a great benefit to Taylor and fits well with the stated goals of the new Western Weber General Plan.

Chad Buck
Singletree Acres LLC

