

WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

March 08, 2016
5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. Administrative Items

- 1.1. LVS062416 Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2, located at approximately 120-292 South 7900 West, West Warren - Clifton Bell, Applicant
- 1.2. SPE2016-01 Discussion and action on a conceptual sketch plan endorsement request for the Barrow Land and Livestock Cluster Subdivision, located at approximately 6835 West 900 South - Dean and Justin Barrow, Applicants
- 1.3. Discussion on a possible zoning change for 1739 South 4700 West - Scott Martini

2. Public Comment for Items not on the Agenda
3. Remarks from Planning Commissioners
4. Planning Director Report
5. Remarks from Legal Counsel
6. Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary plan approval of Fall Widow Subdivision Phase 2

Type of Decision: Administrative

Agenda Date: Tuesday, March 08, 2016

Applicant: Clifton Bell

File Number: LVS062415

Property Information

Approximate Address: 120-292 South 7900 West, West Warren, UT

Project Area: 26.59 Acres

Zoning: A-2

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 10-037-0034

Township, Range, Section: Township 6 North, Range 3 West, Section 15

Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: JG

Applicable Ordinances

- Title 101, General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7, Agricultural (A-2) Zone
- Title 106, Subdivisions, Chapters 1, 2, 4, 7, & 8

Summary

The Planning Division is recommending preliminary approval of the Fall Widow Subdivision Phase 2, a standard subdivision consisting of five lots based on the findings and conditions outlined in this report. The proposed subdivision is located at approximately 120-292 South 7900 West Ogden, UT and is in the A-2 zone (see Exhibit A). The proposed subdivision conforms to both the zoning and subdivision requirements including adequate lot width, lot area, frontage and access along an existing and future dedicated county road with the exception of the maximum allowable block length and terminal street length standards. The proposed subdivision will utilize the existing infrastructure that was installed as part of the Fall Widow Subdivision Phase 1 that was approved and recorded July 9, 2007. Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2 (see Exhibit B) including additional drainage improvements and approximately 4,508 square feet of property has been proposed to be dedicated to Weber County along with the expansion of 7900 West upon recording the final plat.

As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation. As part of the subdivision review process, the proposal has been reviewed against the current subdivision ordinance and the standards in the A-2 zone. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

Background

The applicant received preliminary plan approval for the proposed subdivision which previously consisted of seven lots on November 10, 2015. A condition of approval was made to require the final improvement plans and final plat to reflect the required stubbed roadways to the adjacent east property (owned by Meibos parcel# 10-037-0021) and west property (owned by Higgs parcel# 10-037-0011) along the northern boundary of the subdivision. The applicant submitted a request to have further discussion on this standard due to the existing ground elevation falling below the building moratorium of 4,215 feet (see Exhibit C for the request for reconsideration). However, the applicant missed the 15 day deadline to appeal the recommendation made by the Planning Commission and without a significant change to the proposal, the preliminary plan could not be forwarded to the Planning Commission for reconsideration of this standard.

The applicant submitted a change request for preliminary plan approval of the Fall Widow Subdivision Phase 2 on January 20, 2016 and reduced the overall lots in the proposed subdivision from seven to five. The proposed application has been reviewed against certain standards in the LUC and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating larger lots which will preserve the openness of the area and maintain the rural atmosphere.

Zoning: The subject property is located in an Agricultural Zone more particularly described as the A-2 zone. The purpose of the Agricultural (A-2) zone is identified in the LUC §104-7-1 as:

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

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

Lot area, frontage/width and yard regulations: The A-2 zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet. The A-2 zone allows for additional permitted and conditional uses that require, at a minimum, 2 acres and up to 5 acres with a minimum lot width of 300 feet. The proposed subdivision will not qualify for any of the permitted uses requiring a 5 acre minimum due to insufficient lot width for these uses.

The proposed subdivision is a five lot subdivision that fronts a county road identified as 7900 West. Additional road dedication will take place upon recording the final plat to provide the adequate frontage and access for Lot 9. The current configuration of the property is primarily agricultural; however, the adjacent properties are primarily residential with an accessory use of agriculture. The proposed lots have over 2 acres in the A-2 zone and conform to the required lot area, frontage and width development standards of the A-2 zone for the permitted and conditional uses requiring a minimum of 2 acres as found in LUC §104-7.

Flood Plain: The proposed subdivision is located in the FEMA Flood Plain Zone "X" which is an area of minimal flood hazard and has been determined by FEMA to be outside of the 500 year flood level. The buildable portion of the site is at or above the elevation of 4,215 feet in elevation. Weber County has adopted a policy that restricts all construction below the elevation of 4,215 feet based on the 1986 lake level of 4,212 feet with consideration of a possible 3 foot wave action. The building moratorium requires that all land under the elevation of 4,218 feet shall be subject to review by the Planning Commission before a land use or building permit is issued. The review of this subdivision by the Planning Commission will meet this requirement to ensure that the plat map provides adequate information regarding the building moratorium below the elevation of 4,215 feet.

A note has been placed on the plat to provide adequate notice to future property owners of the potential for flooding and the need to address the following requirements during the building permit process:

1. No building shall take place on land which does not have at least 20,000 square feet on contiguous land area at 4215 finished land elevation or above.
2. Lowest habitable finished floor of any building or structure shall be at elevation 4216 or higher.
3. A septic tank drain field shall be at least 2 feet above the highest anticipated ground water level and the finished grade of ground surface shall be at least 4 feet above the anticipated high ground water level for which 3 feet must be native soil.

4. No basements shall be permitted.
5. Lowest part of building footings shall be at least 2 feet above the highest anticipated ground water level.
6. If using private culinary water well of less than 200 feet deep, the well shall be grouted for depth of at least 18 feet below the ground surface and the top of the well casing must be above the 4216 elevation.
7. These restrictions shall apply to all residential, industrial and commercial structures but not to agricultural buildings.

Culinary water and sanitary sewage disposal: Will serve and feasibility letters have been provided for the culinary water and wastewater disposal systems for the proposed subdivision (see Exhibit D). The culinary water for the proposed subdivision will be provided by West Warren-Warren Water Improvement District. Prior to final plat approval by the Planning Commission, a capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be required. Per the feasibility letter regarding the wastewater disposal systems, the seven lot subdivision will need to install Wisconsin Mound Onsite Wastewater Systems on each individual lot and will need to meet all requirements of the Weber-Morgan Health Department for all onsite wastewater system improvements.

Street and Block Standards: Additional infrastructure will be required to be installed for the Fall Widow Subdivision Phase 2 including additional drainage improvements and approximately 4,508 square feet of property will be dedicated to Weber County which will extend 7900 West approximately 68.29 feet upon recording the final plat (see Exhibit A).

It is essential at this point to address the maximum street and block standards per LUC §106-2. The preliminary plan requirements and approval procedures include a review of the proposed road connectivity plan showing how future roads can connect to provide circulation to future neighborhoods. Per LUC §106-2-1(b) *"the street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it."* In areas of flat land where topography presents no development barriers, minor terminal streets or cul-de-sacs proposed in subdivisions shall have a maximum length of 650 feet to the beginning of the turnaround and block lengths shall at a maximum be 1,300 feet with a minimum block length of 500 feet. During the preliminary approval in 2006 of Fall Widow Subdivision Phase 1, the applicant removed the lot located to the north of Lot 4 in order to reduce the maximum block length below 1,300 feet as measured from an uninstalled and undedicated future roadway identified in the Barbara Flats Subdivision. Currently 7900 West terminates at approximately 3,833 feet from the intersection with 900 South and the applicant has developed 18 lots along 7900 West, including the five additional proposed lots. The proposed street expansion will increase the terminal street length to approximately 3,912 feet (see Exhibit E).

The applicant has removed the northern most lots that were part of the initial proposal to again stay below what he has proposed as the maximum block length as measured from a 60' easement for a future road identified on Lot 1 of the Barbara Flats Subdivision (see Exhibit F). This future roadway has not been formally dedicated to Weber County; therefore, the overall proposed block length remains at 3,912 feet.

The Planning Division, County Engineering Division and Weber County Fire District all recommend that the applicant install the required stubbed roadways to the adjacent property owners located to the north of the proposed subdivision and to the further most east boundary of the proposed subdivision along the northern boundary of the parcel# 10-037-0034, which is the parent parcel for the proposed subdivision, in order to provide safe vehicular ingress/egress and to enable future development. Weber County does not allow for remnant parcels that fall below five acres or are not part of an approved phasing plan. If the Planning Commission agrees with the Planning Division's recommendation, the applicant will not be able to combine the four acre remnant parcel with the six acre remnant parcel located to the west of the subdivision. A condition of approval has been added to ensure that the final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent properties to the north and east (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision. This condition of approval will also include the need to absorb the four acre remnant parcel into the proposed subdivision by either increasing the size of the individual lots or by adding another lot to the subdivision.

If the Planning Commission feels that a variation or exception is warranted in relation to these subdivision standards, such a variation or exception can be made by the County Commission ONLY after receiving a recommendation from the Planning Commission per LUC §106-1-1 which states:

“In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission.”

Additional design standards and requirements: The proposed subdivision is relatively flat. There may be additional site preparation in conjunction with an approved building permit. The applicant will be required to install the improvements prior to the recordation of the final plat or provide the County with a cash bond for 110% of the total cost of the proposed improvements. The applicant will need to work diligently with the Weber County Engineering Division and the Weber County Fire District to ensure the required improvements meet the applicable standards and regulations. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Review Agencies: The proposed subdivision has been reviewed by the Weber County Engineering Division and the Weber County Surveyor’s Office. Both review agencies have outstanding conditions that will need to be addressed prior to submitting the final plat proposal (see Exhibit G). The Weber Fire District has reviewed and conditionally approved the proposal. A condition of approval has been added to ensure that all conditions of the review agencies will be addressed prior to final plat submittal.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes are due in full as of November 1, 2016.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary plan approval of Fall Widow Subdivision Phase 2, consisting of five lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter and a construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision will be part of the final plat submittal.
2. The final improvement plans and final plat shall reflect the required stubbed roadways to the adjacent north and east properties (owned by TK Swan Land LTD parcel# 10-037-0002 and Meibos parcel# 10-037-0021) along the northern boundary of the parent parcel of the proposed subdivision.
3. The four acre remnant parcel will need to be absorbed into the proposed subdivision by either increasing the size of the individual lots or by adding a sixth lot to the subdivision or combined with the agricultural parcel# 10-037-0036 located to the west of the proposed subdivision.
4. Requirements of the Weber County Engineering Division
5. Requirements of the Weber-Morgan Health Department
6. Requirements of the Weber Fire District
7. Requirements of the Weber County Surveyor’s Office
8. Requirements of the Weber County Recorder

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Proposed Preliminary Plan
- B. Proposed Improvement Drawings
- C. Reconsideration request
- D. Culinary and Wastewater Feasibility Letters
- E. Block Length
- F. Barbara Flats Subdivision
Review Agency Comments

Map 1

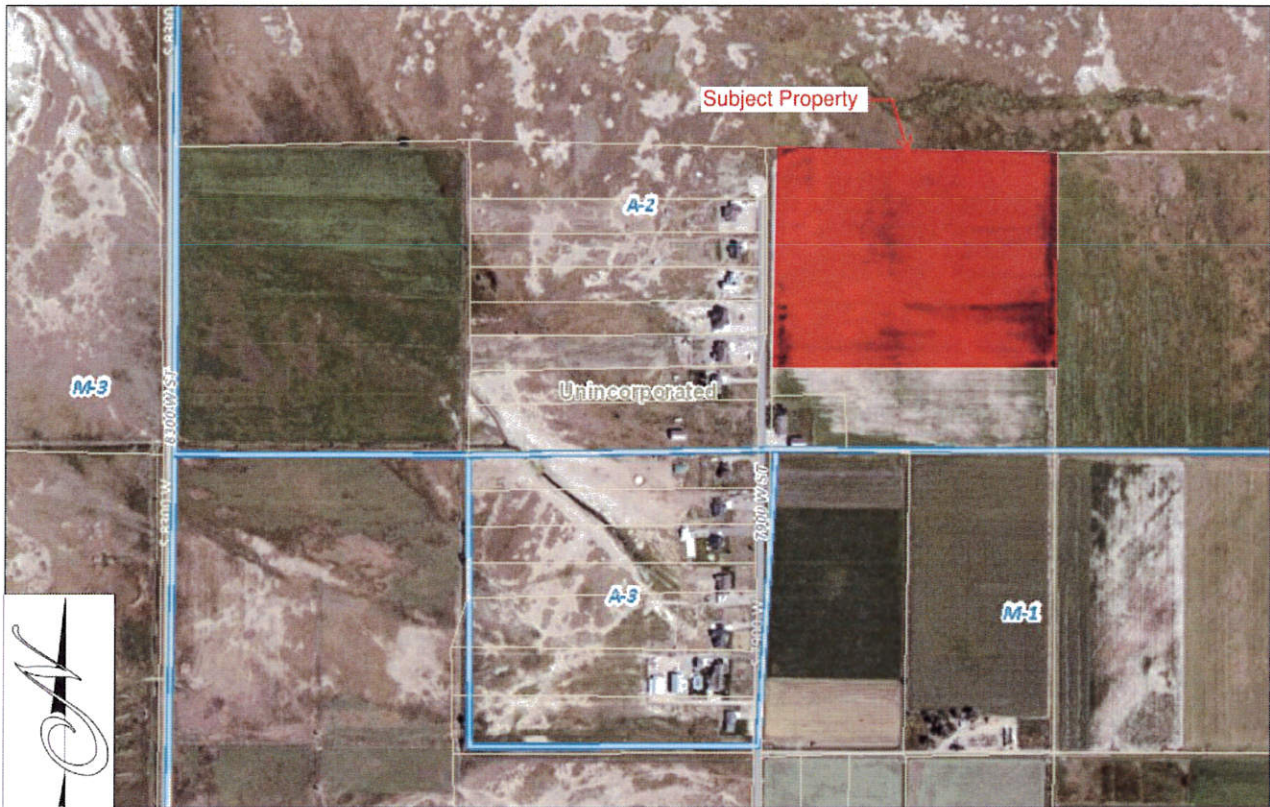


Exhibit B- Proposed Improvement Drawings

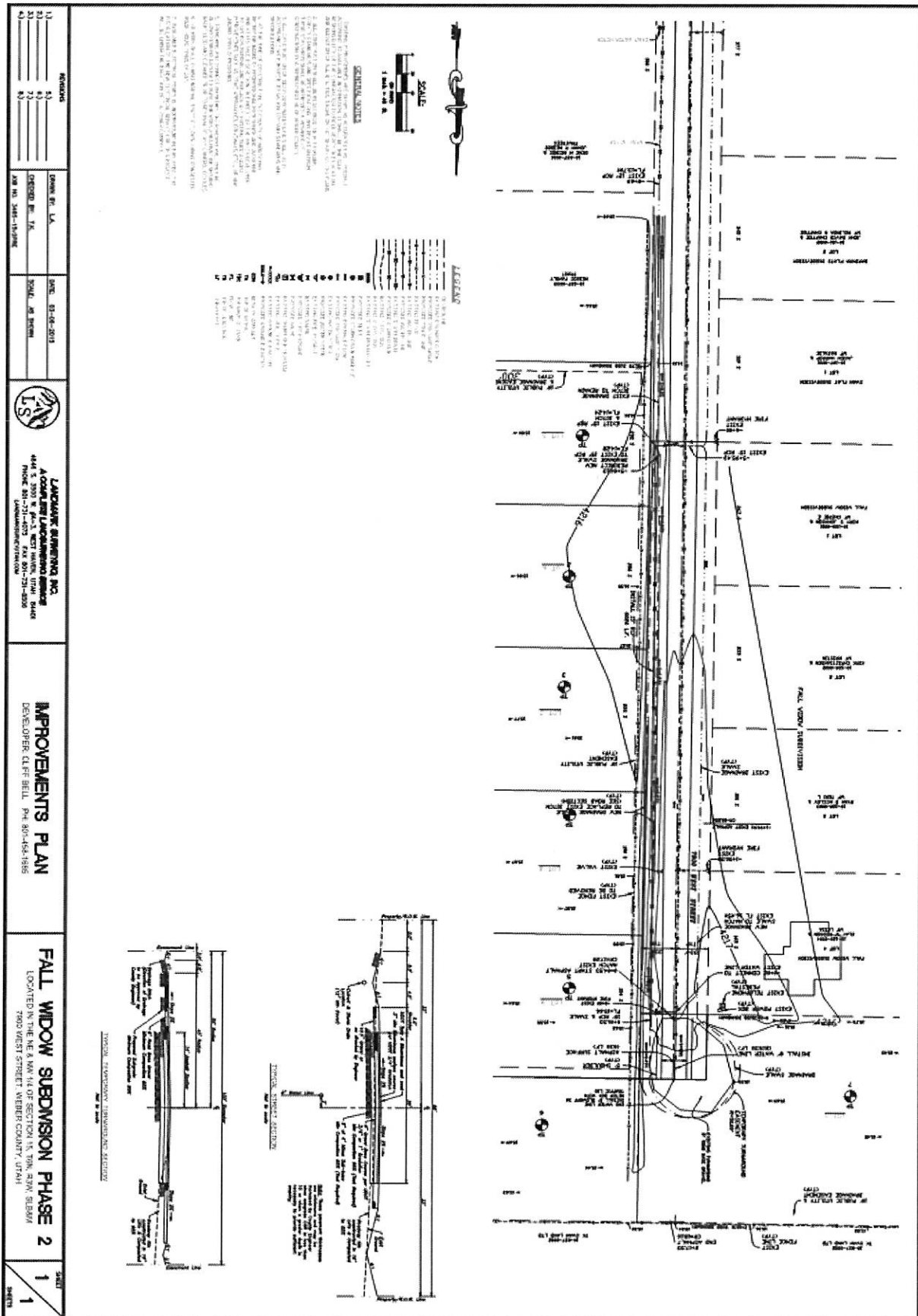


Exhibit C- Reconsideration Letter

Kippen,Ronda

From: Cliff Bell [cliffbell@readytek.net]

Sent: Wednesday, December 02, 2015 5:01 PM

To: Kippen,Ronda

Subject: Re: Variation request

The following is a request to discuss the division of the Fall Widow phase #2 subdivision that the road going west and all surrounding land around, would fall well below the elevation requirements therefore Cliff Bell is requesting further discussion on this proposal

On 12/2/2015 4:35 PM, Kippen,Ronda wrote:

Hello Cliff,

In order to appeal the decision made by the Planning Commission, we had to have a request "filed" within 15 days of the Planning Commission's recommendation, which is why I had repeatedly said I needed something in right by the end of the day on Nov. 25. However, I think we could address this through another avenue in the code but we will need to receive a recommendation from the Planning Commission to vary the subdivision standards. LUC §106-1-1: "In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the county commissioners, the appeal board for the subdivision ordinance, after a recommendation by the planning commission." You will need to petition the Planning Commission to vary the block length standard and you will need to provide evidence that there is some type of "unusual topographical or other exceptional conditions" that exist that support such a variance.

I will follow up with a phone call to you to discuss this option.

Respectfully,

Ronda Kippen

Planner II

Weber County Planning Division

Phone# 801.399.8768

Fax# 801.399.8862

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT
5783 WEST 950 NORTH
WARREN, UTAH 84404
801-731-1702

June 10, 2015

On behalf of: Cliff Bell

To Whom it May Concern:

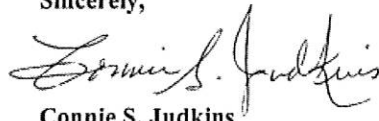
The West Warren-Warren Water Improvement District will supply culinary water to the Fall Widow Subdivision (phase two, seven lots) located at the approximate address of 200 N 7900 W in West Warren, Utah.

The Water is available upon request and payment of all applicable impact and connection fees and is due prior to service installation.

The amount owing is \$3,700.00 for each connection and impact fee.

Should you have questions or concerns, please contact the district clerk at 801-731-1702 after 9:00 AM weekdays or on weekends.

Sincerely,



Connie S. Judkins
District Clerk

RJ/csj

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



January 21, 2015

Cliff Bell
587 S 7900 W
Ogden, UT 84404

RE: Proposed subdivision: Fall Widow Phase 2
Parcel #10-037-0034

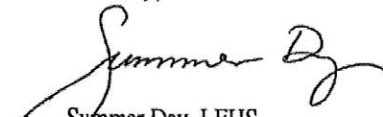
Mr. Bell.

After a review of the water table data collected for the following subdivisions: Barbara Flats, Swan Flats, Fall Widow Phase 1, and Cliff Flats it appears that the water data collected in 1999 on parcel #10-037-0020 is within 600 feet of the proposed 7 lot subdivision. The seven lot subdivision may be permitted for the installation of Wisconsin Mound Onsite Wastewater Systems with respect to water table; a soil evaluation is required on each individual lot before the lots are deemed feasible for the installation of an onsite wastewater system.

To be within the 600 foot parameter the wastewater system must be installed within the front yards of the home. The wastewater system must also maintain 100 feet separation from open water, thus requiring any ditches between 7900 W and the home to be pipes or filled for the properties to forgo additional water table monitoring.

Water table monitoring data collected during the feasibility study of the aforementioned subdivisions support the use of the 1999 water table data for the proposed subdivision. If you have any further questions you may contact this office.

Sincerely,


Summer Day, LEHS
Environmental Health Division

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



1438 West 2550 South
Ogden, Utah 84401

April 9, 2015

Cliff Bell
cliffbell@readytek.net

RE: 6025318 Fall Widow Phase 2

Dear Mr. Bell:

Rocky Mountain Power will supply power to property located at or near 200 S 7900 W, Ogden, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4428.

Respectfully,

A handwritten signature in black ink, appearing to read "E. Anderson".

Ellen Anderson
Journeyman Estimator
Rocky Mountain Power
Ogden Operations

April 7, 2015

BELL BUILT HOMES
WEBER COUNTY, UTAH

Dear Cliff Bell:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the FALL WIDOW SUB #2 development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but no limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. Address

Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,



Robert Comeau
Pre-Construction Representative

Exhibit F- Weber County Reviewer's Comments

Engineering Review:

Project: [Fall Widow Subdivision Phase 2](#) **User:** [Rochelle Pfeaster](#) **Department:** [Weber County Engineering Division](#) **Created:** 2016-01-25 15:44:04 **Modified:** 2016-01-25 16:05:52

Notes

- I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**
1. The submitted improvement plan shows a proposed storm drain pipe and swale replacing an existing ditch; What is that existing ditch currently used for? Where does it come from and where does it go?
 2. This road is too long to not have another access point. In order for more lots to be added to this road, a stub road through Barbara Flats Subdivision on the right of way which was dedicated at the time of recording needs to be built.
 3. Plan and profile construction drawings will need to be submitted for review.
 4. I don't see a detention pond, how will storm water be handled?
 5. An excavation permit is required for all work done within the existing right-of-way.
 6. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
- I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Weber County Fire District Review:

Project: [Fall Widow Subdivision Phase 2](#) **User:** [Brandon Thueson](#) **Department:** [Weber County Special Events](#), [Weber Fire District](#) **Created:** 2016-02-03 16:46:43 **Modified:** 2016-02-03 16:46:43 **Approved:** Yes

Notes

Date: February 3, 2016

Project Name: Fall Widow Phase 2 -Review 2

Project Address: ~100 S 7900 W, Hooper Utah

Contractor/Contact: Clifton Bell 801-458-1685

Fees: see attached pdf

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: **Weber Fire District.**

REVIEW STATUS: APPROVED

SPECIFIC COMMENTS:

1. Fire Hydrant(s): There are existing hydrants located along 7900 West. The maximum spacing between hydrants in a residential area is 500 ft.
2. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
3. Provide a temporary address marker at the building site during construction.
4. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
5. Radius on all corners shall be a minimum of 28'-0".
6. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
9. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
10. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for the Barrow Land and Livestock Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, March 08, 2016

Applicant: Dean and Justin Barrow

File Number: SPE2016-01

Property Information

Approximate Address: 6835 West 900 South

Project Area: 12.89 Acres

Zoning: A-1/A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential Development with Agricultural Open Space

Parcel ID: 10-036-0063

Township, Range, Section: Township 6 North, Range 3 West, Section 14

Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 104, Chapter 7 Agricultural Zone (A-2)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

Summary

The applicant has submitted a conceptual sketch plan for a 13 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1/A-2 and is currently 12.89 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision, 20% for providing roadway landscaping and design plan and 15% for providing public access to open space. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews nor recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.

Weber County Cluster Subdivision Sketch Plan Endorsement Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Agenda Date	Parcel Number(s) 100360013	Zoning A-1	Project Acreage 12.84 acres
-------------	--------------------------------------	----------------------	---------------------------------------

Applicant Contact Information	
Name of Property Owner or Authorized Representative BARROW LAND + LIVESTOCK LLC	Staff Member Providing Consultation
Email Address lindab@usdb.org	
Project Address 7116 W. 900 So.	

Project Information	
Approximately No. of Lots (Not including Bonus Lots) 11	Approximate Length and Width of Proposed Road Right of Way 1370 LF @ 66'; 165 LF @ 55'
Approximate No. of Bonus Lots (that may be requested at preliminary phase) 2	Approximate Road Area 2.62 acres
Approximate No. of Total Lots (including Bonus Lots) 13	Approximate Open Space Area 4.14 acres 32.1%
Average Lot Size or Range of Lot Sizes 21,489	Existing Adjacent Land Uses (Example: from, neighborhood, etc.) N: S: E: W:

Applicant Narrative (Including plans related to proposed use(s) and improvements within open space parcels)

Please explain your request.
 We are requesting approval and concept endorsement to develop a 13 lot cluster subdivision of nice single family homes. Subdivision will be governed by homeowner covenants to make this a very aesthetically beautiful development. We intend to have septic tanks approved by HEALTH DEPT. HEALTH DEPT. is Presently monitoring ground water Wells and exploration holes. We have approval letter from West Warren-Warren Water to provide culinary water. We will provide secondary water which will be pressurized from a storage pond already in place on our adjacent property. We have designed adequate open space (32.1% of project) which will be open to public. Open space will include walking + bicycle paths. We are contracting with professional landscapers to design + install evergreen and aspen trees

Sean Barrow
 Signature

and we will have lighting at intersections and in large parts of open space. This will be a very nice asset to our community.

I certify that I am signing this application form as the owner or authorized representative of the subject property and that all information submitted is true and correct to the best of my knowledge. Further, I understand and acknowledge that a sketch plan endorsement from the Planning Commission does not constitute a subdivision approval and does not vest or grant entitlements beyond those that currently exist under current zoning.

Barrow Land & Livestock Cluster Subdivision Sketch Plan



Exhibit A-Concept Plan



Vicinity Map

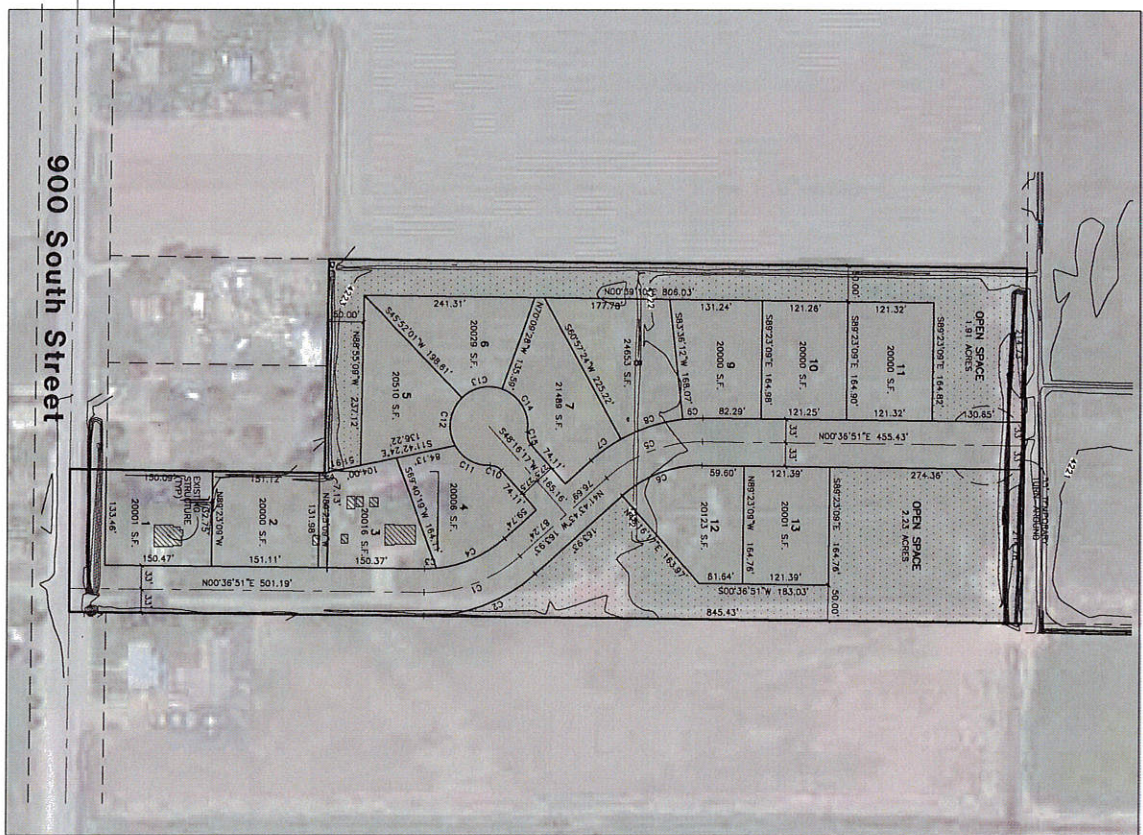


SCALE:
1"=80'

Design Specs.

Total Area	12.88 ac.
Open Space	1.81 ac.
Buildings	11.07 ac. (82.1%)
Open Space	1.81 ac.
Buildings	1.07 ac.
Open Space	1.81 ac.
Buildings	1.07 ac.
Total	12.88 ac.
Total	12.88 ac.

NOTE:
1. EXISTING ARE SHOWN WITH A ONE FOOT INTERVAL.
2. EXISTING STRUCTURES ARE TO BE REMOVED.



900 South Street
Weber County, Utah
Barrow Land Livestock Property

Curve Data

Curve No.	Stationing	Radius	Chord	Delta	Length
1	1+00.00	100.00	100.00	180.00	104.72
2	1+10.00	100.00	100.00	180.00	104.72
3	1+20.00	100.00	100.00	180.00	104.72
4	1+30.00	100.00	100.00	180.00	104.72
5	1+40.00	100.00	100.00	180.00	104.72
6	1+50.00	100.00	100.00	180.00	104.72
7	1+60.00	100.00	100.00	180.00	104.72
8	1+70.00	100.00	100.00	180.00	104.72
9	1+80.00	100.00	100.00	180.00	104.72
10	1+90.00	100.00	100.00	180.00	104.72
11	2+00.00	100.00	100.00	180.00	104.72
12	2+10.00	100.00	100.00	180.00	104.72
13	2+20.00	100.00	100.00	180.00	104.72
14	2+30.00	100.00	100.00	180.00	104.72
15	2+40.00	100.00	100.00	180.00	104.72
16	2+50.00	100.00	100.00	180.00	104.72
17	2+60.00	100.00	100.00	180.00	104.72
18	2+70.00	100.00	100.00	180.00	104.72
19	2+80.00	100.00	100.00	180.00	104.72
20	2+90.00	100.00	100.00	180.00	104.72

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO CHANGES SHOULD BE MADE ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESCRIBED HERE, WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSSES OF ANY KIND OR NATURE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS OR SPECIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Revised: Feb. 15, 2015

Project Info.
 Designer: Reese
 Engineer: Reese
 Date: 02/15/2015
 Name: BARROW PROPERTY
 Address: 900 S. 900 W. BARROW, UT 84304
 Phone: (801) 514-8194

Sheet: 1 of 1

Barrow Land Livestock Property
 PART OF THE SW 1/4 OF SECTION 14, T.6N., R.3W., S.1B & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Sketch Plan

REVISIONS

DATE	DESCRIPTION

Reeve & Associates, Inc.
 800 CHAMBERS STREET, SUITE 14, BOZEMAN, MONTANA 59717
 TEL: (406) 592-1188 FAX: (406) 592-1189 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • SURVEYORS • ENGINEERS • LANDSCAPE ARCHITECTS



Weber County Planning Division

To: Western Weber Planning Commission
From: Charles Ewert, AICP
Date: February 29, 2016
Subject: Scott Martini request Work Session to discuss possible zoning change on 4700 West

Planning Commissioners,

We are in receipt of a request from Scott Martini, an owner of land at 1739 South 4700 West, to discuss with the Planning Commission in work session the possibility of rezoning his property to a zone more suitable for a contractor storage yard. The property is currently zoned A-1.

I have been working with Scott to determine the best course of action, including reviewing principles of the general plan as it relates to the area. Because rezoning the property would be a deviation from the general plan Scott would like to gauge the Planning Commission's reception to the idea before making a decision on the best course of action.

Zones that allow a contractor storage yard and related incidental buildings are: Gravel (G), and Manufacturing (M-1, M-2, and M-3),

Another zone that might fit the owners desires could be the Commercial (C-3) zone, which allows for a "truck terminal."

When thinking about zone changes it is appropriate to consider all of the uses permitted by the respective zone.

Scott will better address his desires for the property in the work session. A map of the property is attached.

Scott Martini Property



February 29, 2016

- Parcels
- City Labels
- Street Labels
- Parcel Address

1:4,514



Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation © 2010 NAV/TEQ © AND

**Weber County Corporation**Weber County
2380 Washington Blvd
Ogden UT 84401**Customer Receipt**Receipt
Number **5691****Receipt Date****02/29/16**Received From:
Scott MartiniTime: 12:52
Clerk: mwald

Description	Comment	Amount
Planning Comm.	Planning Comm. pymt	\$50.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED: \$50.00
AMT APPLIED: \$50.00
CHANGE: \$0.00