



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Application Request: ZMA 2023-08 A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South.

Agenda Date: Tuesday, February 13th, 2024

Applicant: Doug Hamblin

PROPERTY INFORMATION

Approximate Address: 4000 W 3300 S, Ogden, UT, 84401

Zoning: The area to be rezoned is currently A-2

Proposed Land Use: Residential, R1-15 and Residential R-3

ADJACENT LAND USE

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

STAFF INFORMATION

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767

Report Reviewer: CE

Applicable Ordinances

§ 102-5: Rezoning Procedures

§ 104-2: Agricultural Zones (A-2), 104-12: Residential Estates Zones (R1-15)

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.

Development History

This request was presented before the Planning Commission on December 12th 2023 as a work session item. In that meeting, the planning commission discussed roadway alignments and park space.

On January 9th, 2024 this proposal was heard by the Planning Commission in a public hearing. It was unanimously agreed to table the request until the developer applies for a General Plan Amendment to amend the Future Land Use Map.

Summary

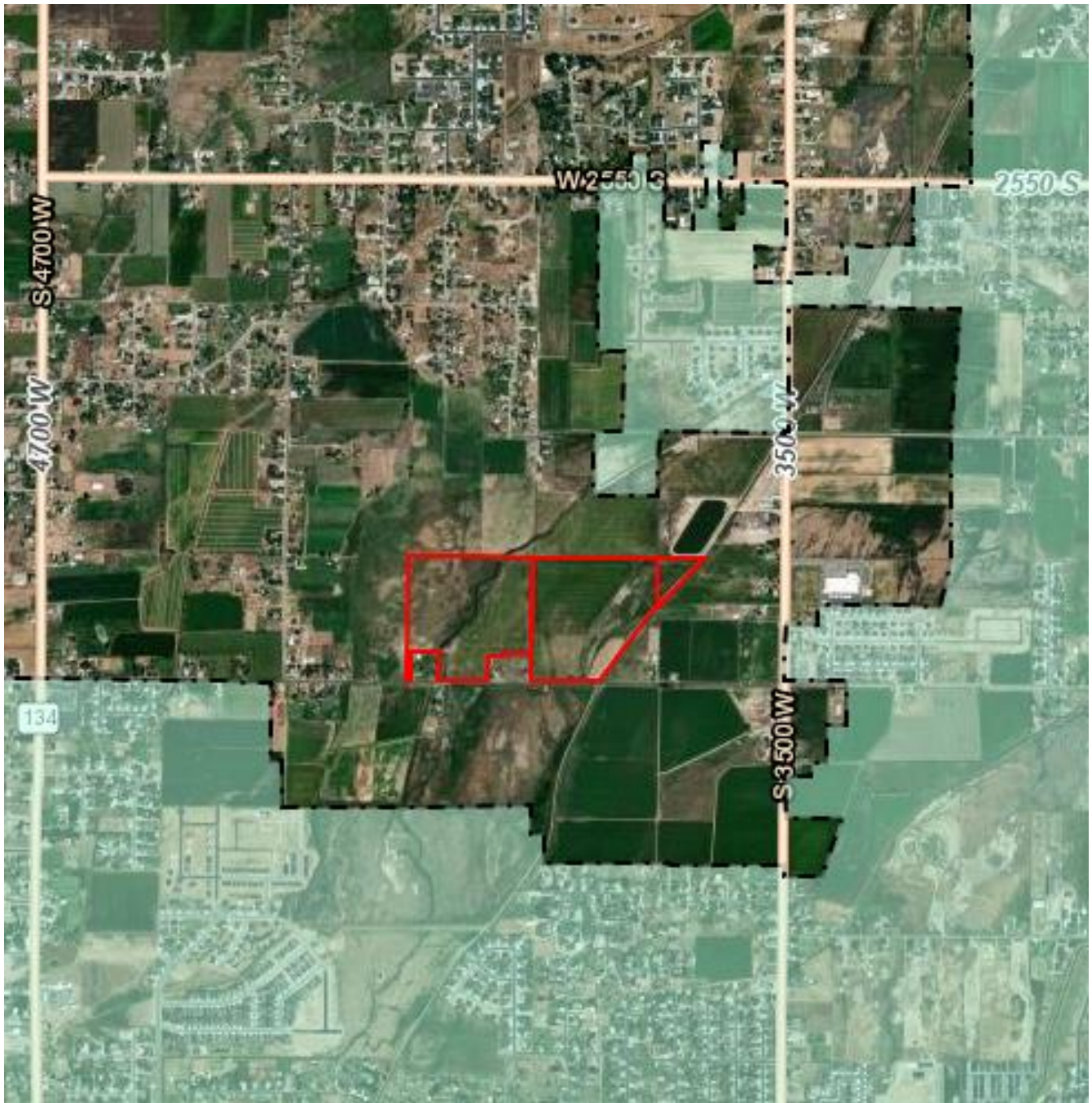
On November 15th 2023 the Weber County Planning Division and Weber County Engineering held a road and pathway connectivity discussion of the Navy Meadows site, it was agreed that several amendments to the concept plan should be made to better conform to the West Central Weber General plan and section 106-2-4.030, which directly pertains to subdivision design for connectivity.

The applicant, Mr. Doug Hamblin, requests that the West Weber Planning Commission forward a positive recommendation of this rezone from the Agricultural A-2 zone to the Residential R1-15 zone and the Residential R-3 zone. The entire project area amounts to 72.75 acres.

To give the Planning Commission an understanding of the potential number of units, the planning staff has prepared the following paragraph describing the calculations used for determining the residential development potential.

The concept plan is requesting approval for a total of 98 townhouse units which would require at least 5.87 acres. The concept plan designates 374,268 square feet or 8.59 acres for R-3 zoning. The remaining area that would be rezoned to R1-15 equates to 64.16 acres which would allow for the potential of 186 dwelling units.

Area Map



Policy Analysis

Section 102-5-6 of the Land Use Code provides direction regarding the duties of the Planning Commission when taking action on legislative items such as rezones:

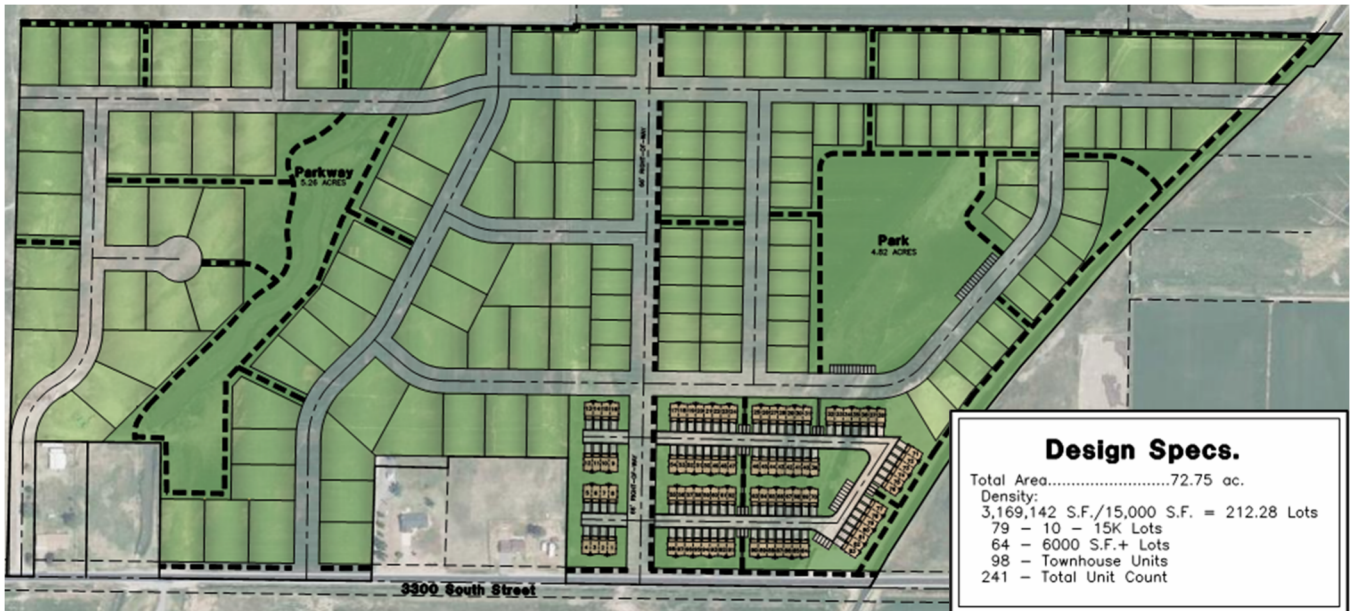
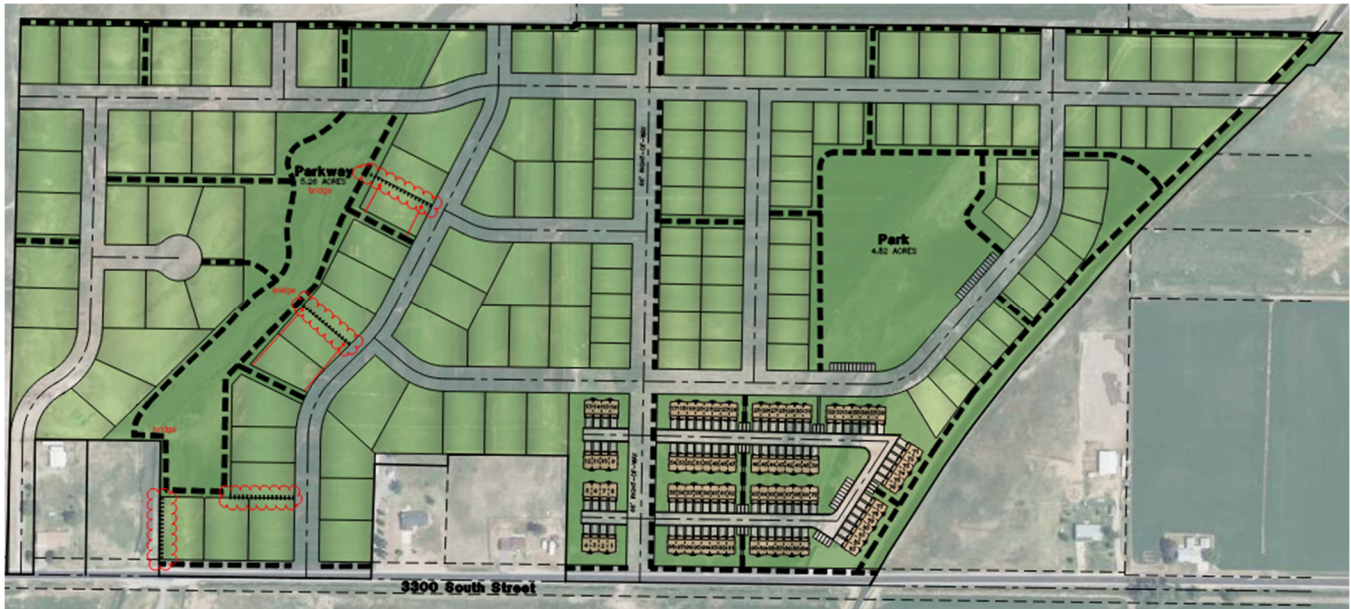
A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:

The code goes on to list the six criteria, each of the following sections is the staff's analysis of these relevant criteria when considering this rezone request. The following sections provide information to help the Planning Commission evaluate the request. Each subsequent section will be titled, County Rezoning Procedure (with its relevant criteria).

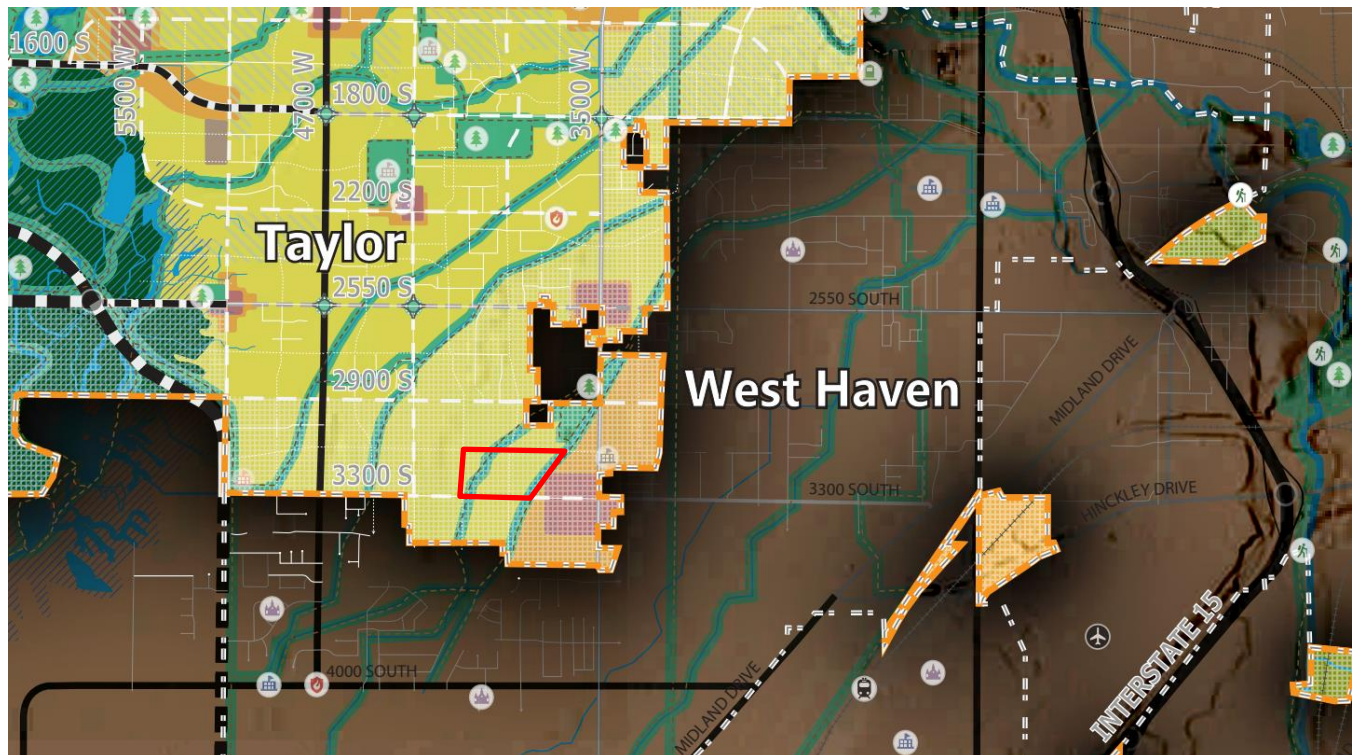
County Rezoning Procedure (a)

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

Concept Plan with staff comments



Future Land Use Map 2022 Western Weber General Plan



Western Weber County General Plan

Section 102-5-2 of the Weber County Code suggests that a rezone should comply with the applicable general plan. The general plan that applies to the subject property is the Western Weber General Plan (2022).

The General Plan's Future Land Use Map shows that this location is part of the West Haven City Annexation plan while also planned for medium-density residential development. For the developer to create multi-family housing in the form of townhouses, the Planning Commission may consider designating the southeast corner of the property as R-3 zoning after considering the proximity of neighboring mixed-use commercial and mixed-use residential development planned to the east. Pages 52 and 56 of the general plan guide the allowance of medium-sized residential lots and multi-family housing:

"In areas planned for medium-large sized lots, the County should consider rezoning the property to allow 15,000 square-foot lots."

Generally, this coincides with the R1-15 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). With the inclusion of the staff-recommended pathway and street connections, this development will be able to meet the needs of the local users while aligning with the intentions of the general plan.

"Townhomes, connected patio homes, du, tri, and quad plexes, and similar housing styles may provide a more palatable option for families who cannot afford a single-family residence, but do not want the lifestyle of a higher density apartment complex."

The townhouse is a great option for young couples and first-home buyers who are looking for more affordable housing options. The creation of townhouses in this location will provide for a better mix of housing options while creating an incentive for the developer to afford the park spaces with park amenities.

Zoning

The R1-15 zone would be considered a 'medium-density' zone, with a minimum lot area of 15,000 square feet, and a minimum lot width requirement of 100 feet. However, with a development agreement, and the standards in the R1-15 zoning ordinance, the actual area standards may be averaged across all lots within the development. The table below is included to help make a comparison between the existing A-1 zone and the R1-15 zone code:

The R-3 zone would accommodate Single-family Dwellings and Multi-family dwellings. It would also serve as a transition from medium and low-density zoning, found within the A-1, RE-15, and R1-15 zones, to more intensive mixed-use residential and mixed-use commercial.

Site Development Standards

Zone	A-1	R1-15	R-3
Area	40,000	15,000	8,000
Width	150	100	50
Front	30	30	15
Side	10,14	10, 14	8
Rear	30	30	20
Max height	35	35	35

Unique standards that apply to the Navy Meadows development can be found in the development agreement. There are several standards related to pathways, right-of-way improvements, and Parks District contributions that will help ensure fulfillment. The following standards about site development, or some slight variation of them, shall be included in the recorded development agreement:

- In a subdivision, the actual allowed minimum lot area may be reduced to no less than 6,000 square feet in the R1-15 zone and 8,000 square feet in the R-3 zone for a multi-family building if in compliance with the following:
- The total number of lots allowed in the subdivision shall be no greater than the gross developable area divided by the minimum Lot area specified in the R1-15 zone and the R-3 zone.
- Each lot adjacent to a lot in another subdivision, including across a street, shall be no smaller than 80 percent of the minimum lot area of 15000 square feet. The area proposed for the R-3 zone is adjacent to vacant land and will not be subject to this requirement.

Smart-Growth Principles

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

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

Mr. Hamblin has created a concept plan that shows a mix of residential street widths throughout Navy Meadows that are designed as minor neighborhood collector streets of 50'-60' wide, major neighborhood streets that are 66', and minor collector streets that are 80'. The Minor Neighborhood Collector Streets from the Future Streets and Transit Map indicate that 50' to 60' ROW is sufficient for two-way travel with enough space for street parking and a sidewalk on both sides. These neighborhood streets can be designed in a manner that provides for slow speeds with many residential driveway accesses, and local pedestrian use. The Major Neighborhood Streets are designed to extend through local residential areas while providing multimodal connectivity. The Navy Meadows plan facilitates connections northward and westward for further residential adjacent development. The planning staff review of the concept plan includes the creation of a 10' pathway surrounding the 4.82 acre park with connections to adjacent pathways and a mid-block pathway connection northward.

Parks and Recreation (Open Space and Recreation Facilities)

The vision written in the Western Weber General includes public parks that are connected by pathways, where residents and visitors can participate in recreational activities improving the life and well-being of families. The Staker Farms Park to the north includes a pathway along the Hooper Slough with a 100' open space corridor on both sides of the slough which will eventually align with the Navy Meadows pathway.

The Taylor West Weber Park District will be the owner of the park and two parkways within the Navy Meadows development. Discussions with the Parks District indicate that the typical amount of water shares needed is one share per acre, and it is preferable by the District that the developer remove a couple of lots from the east side of the park to accommodate a parking lot. The developer and the District will organize further negotiations for park amenities such as trees, benches, parking areas, restrooms, a playground, and a pavilion. The Planning Division will write into the development agreement that the developer include the sufficient amount of water shares with the voluntary donation and other mutually agreed upon park amenities.

Culinary and Secondary Water Conservation Planning

Water-wise landscaping is regulated by a recently adopted code that will apply to all new development. Section 108-7-12 states that no more than 35 percent of the front and side yard or 3,000 square feet of the lot may be irrigated turfgrass, the turf grass within a landscaped area is capped at 15 percent within multi-family developments, and irrigated land areas less than eight feet in width may not be planted with turfgrass.

Dark Sky

Outdoor lighting standards found in Chapter 108-16 apply to all new developments in the unincorporated western weber area. Community Character Action Item number 3.1.1. states that all new lighting is downward-directed away from the sky.

Emissions and Air Quality

With the addition of interconnected pathways and streets residents will have more options to efficiently access their community rather than complete reliance on a vehicle.

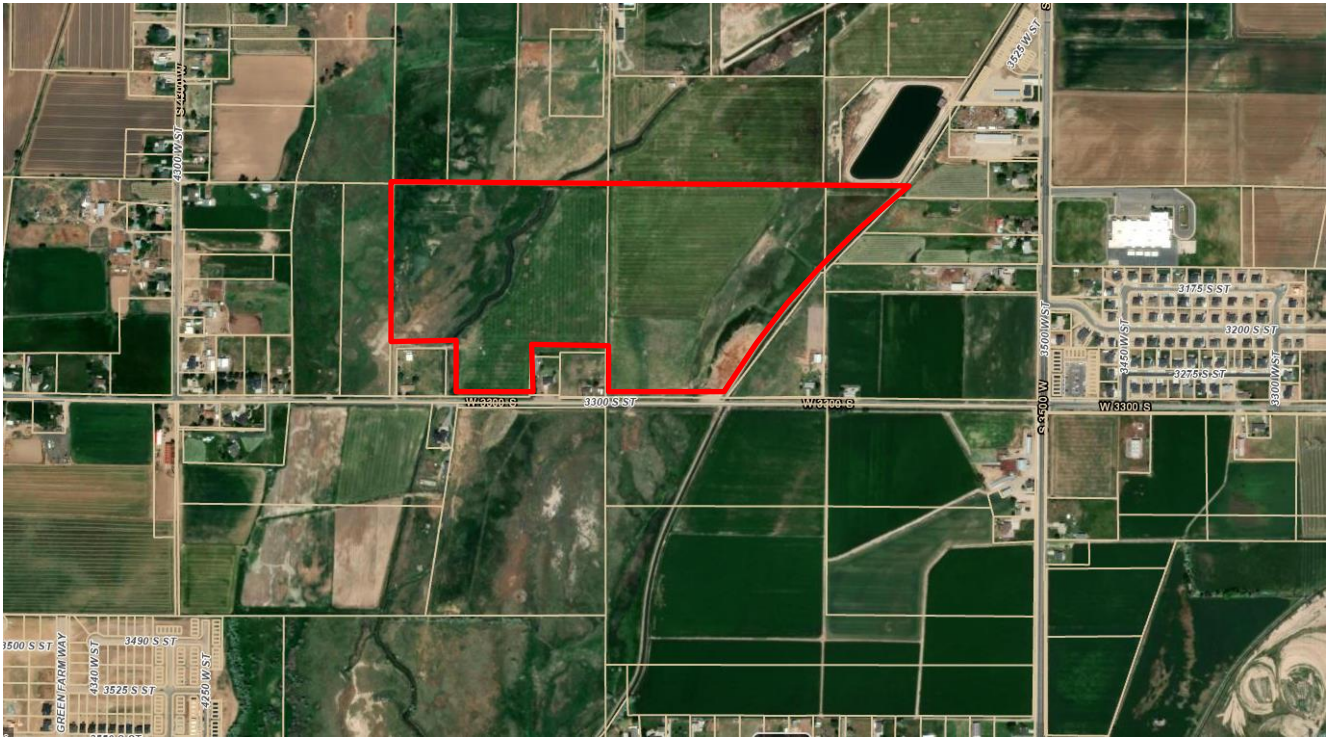
Renewable Energy

The developer has not specifically addressed this item, however, the Planning Commission may require added measures, and make recommendations that are proportionate to what the developer is asking for.

County Rezoning Procedure (b)

- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*

Existing development eastward is largely compatible with the Navy Meadows Proposal and other vacant parcels can be anticipated to develop similarly. Property to the north and west can become medium-large size residential, according to the general plan. Surrounding landowners have the option to convert the land to residential uses, doing so will create opportunities to create a more cohesive built environment along major transportation corridors.



As you can see, residential uses are intermingled with agricultural uses of the surrounding land. Several residential subdivisions to the south and east have a mix of lot sizes from 1,075 square feet to one acre.

County Rezoning Procedure (c)

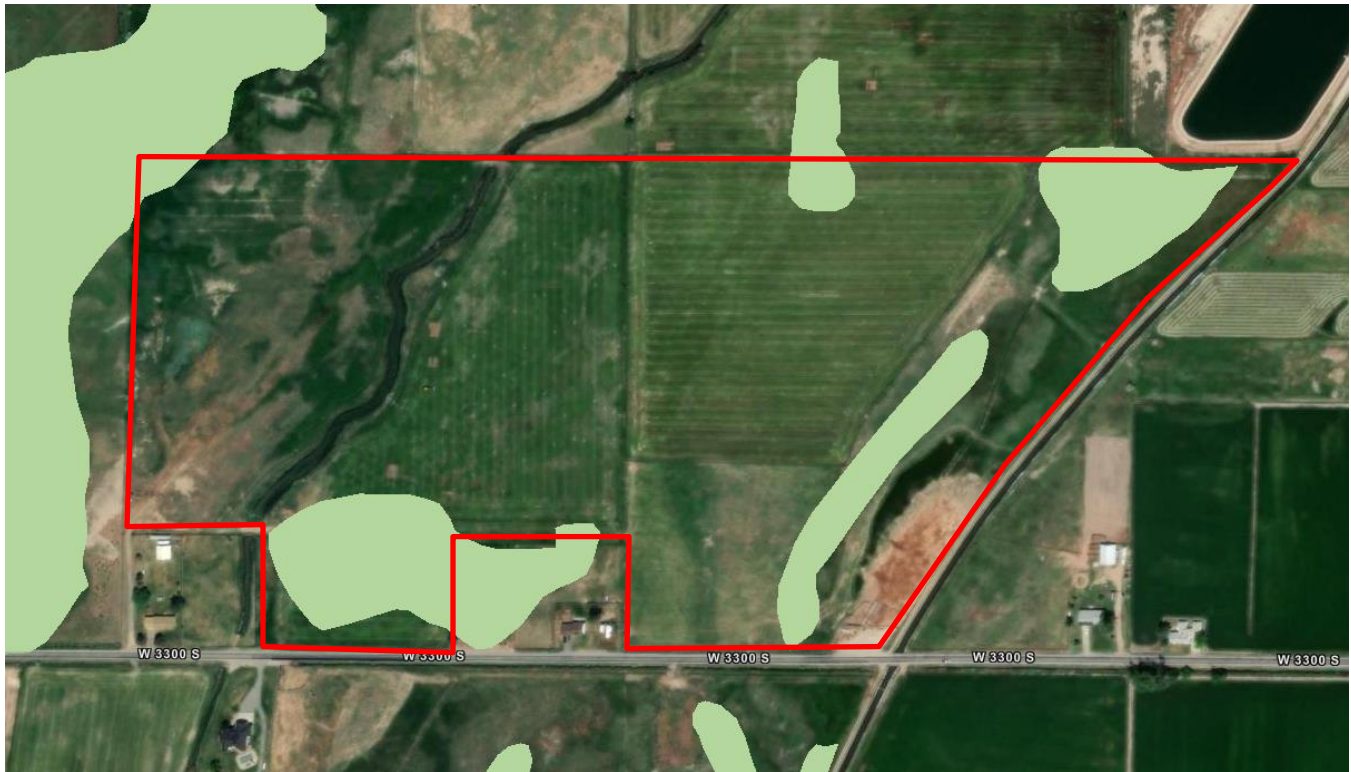
c. The extent to which the proposed amendment may adversely affect adjacent property.

Agricultural land throughout Western Weber that is actively producing a seasonal crop carries with it impacts that affect the natural landscape and create numerous nuisances such as noise, dust, light pollution and others. New residents who choose to live in an area that remains largely agricultural must understand that the sites and smell of agriculture contribute to the rural feel of Western Weber, making it a unique place for the enjoyment of all walks of life. It remains undeniable that the addition of over two hundred dwelling units will result in more traffic and more people, which in-turn will place an increased load on utilities, facilities, and services. However, with the extension of sewer services, the implementation of water conservation measures, and the enforcement of county codes intended to implement smart growth principles, the impacts will be lessened.

County Rezoning Procedure (d)

d. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

The County regards the Hooper Slough as an important local place-making ecological feature of Western Weber. The Hooper Slough pathway with its natural buffer of trees and grasses has the potential to become an invaluable public amenity. It is for this reason that the General Plan identifies this area for preservation. A rezone of this land and subsequent development of this land will not degrade areas designated by the General Plan. The image below is taken from the Utah Geological Survey Wetlands Mapper and indicates the presence of what is classified as a Freshwater Emergent Wetland. The County Code contains standards for the identification, preservation, and replacement of these wetlands. A discussion with the County Engineering Department indicates that this feature should first be investigated by the Army Corp of Engineers. If they are found to be wetlands, the County will enforce mitigation and replacement measures.



County Rezoning Procedure (e)

- e. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

The Navy Meadows Development will undoubtedly increase the traffic demands on roads and intersections, particularly at the intersections of 3300 South. The General Plan's Future Streets Map shows 3300 South becoming 80' wide minor collector street which will facilitate 3300 South becoming a three-lane road with curb, gutter, and a ten-foot pathway on the north side of the street. These improvements to 3300 South will be made to the entire length of the development. 3300 South Street is included as part of the Wasatch Front Regional Council's Regional Transportation Plan as being re-aligned to connect to Hinckley Drive which will provide direct access to Interstate I-15.

County Rezoning Procedure (f)

- f. *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.*

Residential development in western weber will take place in tandem with the expansion of facilities and services. The Navy Meadows Development is under consideration because of the proximity to, and location within, utility services that will be extended to serve this residential development. Culinary and secondary water infrastructure connections exist within proximity to this proposal, for which, the district has provided an Ability to Serve letter. The Central Weber Sewer District will require annexation into the district. The total number of units has increased since the initial application submittal which has led to a discrepancy between the total number of units shown on the concept plan and the total number of units stated in the ability to serve letters. Before this is presented before the County Commission, the staff will require updated letters.

Staff Recommendation

Staff recommends that the Planning Commission consider the rezone request and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Planning Commission Model Motion

Staff provides to the planning commission the following model motions:

Motion for positive recommendation **as is**:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South. I do so with the following findings:

Example findings:

1. *The zoning map amendment are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health and welfare of Western Weber residents.*
4. [add any other desired findings here].

Motion for a positive recommendation **with changes**:

Forward a positive recommendation to the County Commission. Before 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:

1. That the concept plan includes the appropriate width of right-of-way for all planned streets within the development to conform with the latest version of the general plan.
2. The streets and pathways are designed to comply with the Section 106-2-4.030 Connectivity-Incentivized Subdivision code.

3. Coordinating with the Parks District, the concept plan includes the creation of a 10' pathway surrounding the 4.82 acre park with connections to adjacent pathways and a mid-block pathway connection northward.
4. Coordinating with the Parks District, the developer includes sufficient water shares for the park spaces.
5. The Pathways include shade trees, plantings and benches placed at distances recommended by the Parks District.
6. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan and the.
7. There shall be no single-family dwelling access from the planned 80' wide right-of-way collector streets.
8. 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.

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.

Motion to table:

I move we table action on File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South to [state a date certain], so that:

Examples of reasons to table:

1. *We have more time to review the proposal.*
2. *Staff can get us more information on secondary, culinary, and sewer services.*
3. *The applicant can get us more information on traffic impacts to 900 South Street.*
4. *More public noticing or outreach has occurred.*
5. [add any other desired reason here].

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South, with the following conditions. I do so with the following findings:

Examples findings for denial:

1. *The proposal is not adequately supported by the General Plan.*
2. *The appropriate Ability to Server letters are not provided*
3. *The area is not yet ready for the proposed changes to be implemented.*
4. [add any other desired findings here].

Exhibits

Exhibit A: Concept Plan & Narrative.



Hamblin Investments

Weber County Planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Navy Meadows- Recreational Facilities Plan

To whom it may Concern,

With the passing of the new Master Plan of Western Weber County, we are requesting Navy Meadows be zoned to R-1-15 Zoning. We have met with the Planning Department Staff and have provided the requested roadway and pathway connections. The Development is in accordance with the General Plan. It provides a mix of lot sizes needed to create a livable community.

We met with the Western Weber Parks District on September 26, 2023 to show them our plans for a large community park, several natural parkways and a walking trail that runs throughout the subdivision. We plan on donating this property to Weber County to ensure its use as open space for future residents within and around the community. The Western Weber Parks District is excited to receive this property to meet future demands of the residents of West Weber County.

There will be a large community park within the center of the subdivision that is 2.74 acres. There will be a large natural parkway which incorporates a walking trail that runs through it which is 4.98 acres on the western side of the subdivision. There will also be a smaller natural parkway that will incorporate a walking trail that runs through it which is 2.28 acres on the eastern side of the subdivision.

The proposed development will incorporate the Smart Growth Principals of the Master Plan. We look forward to working with the Weber County staff; Planning Commission and County Commission on creating a well thought out and planned community.

Please contact us with any questions or concerns.

Sincerely,

Hamblin Investments
Jason Hamblin
Phone: 801-726-5886 / Email: jasonhamblin34@gmail.com

Doug Hamblin
Phone: 801-725-3782 / Email: db_hamblin@msn.com

Exhibit B: Ability to serve letters



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

~~5/24/2023~~

1/5/24 RR

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that Taylor West Weber Water District (the "District") has the **Ability to serve** the District has the capacity to provide **only** culinary water for the Navy subdivision consisting of ~~245~~ ^{RR} ₂₄₅ eru's and possibly connections for facilities at the parks. By means of a 10" water line on 3300 S. The property is located near 3300 S. 3700 W. Taylor UT. This is simply an ability to serve letter.

Requirements:

Requirements will be issued pending Board approval and a preliminary will serve letter will be issued.

Taylor West Weber Water reserves the right to make or modify the level of service based on the engineering review or other circumstances that may arise before subdivision approval is issued.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

Expires 11/24/~~2023~~

2024
RR

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

changes made by Ryan Rogers
1/5/24 RR



Hooper Irrigation Co.

PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

June 14, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Navy Meadows

The Navy Meadows Subdivision is located at approximately 3300 South and 4300 West. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. The plans are still preliminary and there will be items confirmed prior to final approval of the plans, specifically piping of private ditches and considerations for the Hooper Irrigation Canal which traverses within the boundaries of the proposed subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

This development alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

May 25, 2023

Felix Lleverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Navy Meadows
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Jason Hamblin, for Hamblin investments proposed 211 residential residences, located approximately 3300 S. 3500-4300 W Weber County. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. 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 water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the district prior to any connection to the district's line. This annexation must be complete before the sale of any lots in



Central Weber Sewer Improvement District

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

Digitally signed by Clayton Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER",
OU="CENTRAL WEBER SEWER",
CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.05.25 14:35:41-0600

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Jason Hamblin