

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

June 26, 2024
4:00 p.m.

1. Administrative Items

1.1 DR 2024-01: Request for approval on a design review application for hard-surface parking for a future Western Weber Park.

Planner: Tammy Aydelotte

1.2 LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W.

Planner: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for approval on a design review application for hard-surface parking for a future Western Weber Park.
Agenda Date:	Wednesday, June 26, 2024
Applicant:	Lance Peterson, Representative for Western Weber Parks District
File Number:	DR 2024-01

Property Information

Approximate Address:	4050 W 1800 S, Ogden, UT 84401
Project Area:	Approximately 1.00 acre
Zoning:	Agricultural Zone (A-1)
Existing Land Use:	Taylor Landing Open Space
Proposed Land Use:	Regional Park (in three phases)
Parcel ID:	15-798-0029
Township, Range, Section:	T6N, R2W Section 28 Quarter Section NW

Adjacent Land Use

North:	1800 South St	South:	Residential
East:	Vacant Land	West:	Residential

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	FL

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 (A-1 Zone)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval of a design review for the Western Weber Parks District, to improve 9.50 acres into a regional park. Phase A would include the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C will include various sport courts, and fields (see **Exhibit B**).

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, as warehousing is a permitted use in the A-1 zone.

Zoning: The subject property is located within the Agriculture (A-1) Zone. Parking is a permitted use in the A-1 zone. The parking of trailers can be considered an accessory to the main use of this parcel. The purpose of the A-1 Zone can be further described in LUC §104-22-1 as follows:

- (c) *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

- a. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- b. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- c. *Direct orderly low-density residential development in a continuing rural environment.*

Public Parks are a permitted use in the A-1 zone.

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies three phases of parking improvements, as well as a drainage basin. As this proposal will not affect traffic flow, other than to create more organization, staff does not anticipate and issues with traffic safety and congestion. There is a traffic circulation road proposed around the perimeter of the future park. Completion of this road will occur in subsequent phases/applications.

Access to the proposed addition area will not change from the current access off of 1800 South Street (see exhibit B). Staff feels that the existing parking is adequate for the proposed future park.

Considerations relating to landscaping.

...

(2) Ground cover. The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (c)(7) of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.

(3) Drought tolerant plants. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required in Title 108, Chapter 2.

Watering. All landscaped areas containing living plant material shall be provided with an automatic watering system except as authorized by the land use authority. An automatic watering system shall provide unique watering stations, each with their own valve, whereon vegetation with similar watering needs are grouped. Low emitting watering devices shall not be located on the same station as sprinkler heads.

Per LUC §108-7-12:

- (a) **Landscape standards.** The following water-wise landscaping standards apply to all new development in the Western Weber Planning Area:
 - (1) In single-family residential developments, no more than 35 percent of the front and side yard of a lot or parcel, or no more than 3,000 square feet of the entire lot or parcel, may be irrigated turf grass, whichever is greater; and
 - (2) In commercial, industrial, institutional, and multi-family developments, no more than 15 percent of the total landscaped area may be irrigated turf grass. This provision shall not apply to active recreational areas that meet the design and landscape standards of Weber Basin Water Conservancy District; and
 - (3) Irrigated turf grass in a parkstrip, and any other yard area with a width of less than eight feet, is prohibited.

Considerations relating to buildings and site layout. The proposal meets site development standards of the A-1 Zone. The applicant has proposed improvement of parking areas, as an accessory to the proposed future park. Improvements will take place in three phases, however this application simply addresses the parking closest to 1800 South Street, and applications for subsequent phases will be submitted to Weber County for formal review. This proposal shall include any necessary improvements along 1800 South Street. These improvements include 5' sidewalk along the south side of 1800 South Street. Phase A does not include any lighting. Phase A will include of designation of a storm drain area, as well as installation of asphalt to accommodate 90 parking stalls. Phase B will include continuation of the interior roadway, as

well as various sport courts, and Phase C includes installation of asphalt to accommodate 89 parking stalls. Engineering may have additional standards related to curb, gutters, and drainages that shall be addressed by the applicant.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Staff Recommendation

Staff recommends approval of the Taylor West Weber Parks District Design Review Application. This application is for Phase A of the proposed development, only. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until the all review agency requirements have been met (Engineering).
2. Any additions/changes to existing signage, or additions/changes to existing exterior lighting must be approved by the Planning Department.

This recommendation is based on the following findings:

1. Parking lots are allowed as an accessory to the main use (a proposed public park) within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Application & Narrative
- B. Site Plan, Phasing, Lighting Plan

Map 1



Exhibit A – Application & Narrative

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#) [Building Permit](#)

Project Description Taylor West Weber Park District is building a Park in the Taylor Landing subdivision. This application is for one of three planned parking lots for this park. This parking lot will accommodate 90 vehicles and is located on the north side of the park.

Property Address 4075 West 1800 South
Unincorporated Weber County, , UT, 84401

Property Owner Taylor West Weber Park District Taylor West Weber Park District
801-940-7255
jlancepeterson@comcast.net

Representative james lance peterson - Treasurer Shae Bitton - Chair
801-940-7255
jlancepeterson@comcast.net

Accessory Dwelling Unit False

Current Zoning A-1

Subdivision Name Taylor Landing

Number of new lots being created 0

Lot Number

Lot Size

Frontage

Culinary Water Authority Taylor-West Weber Water District

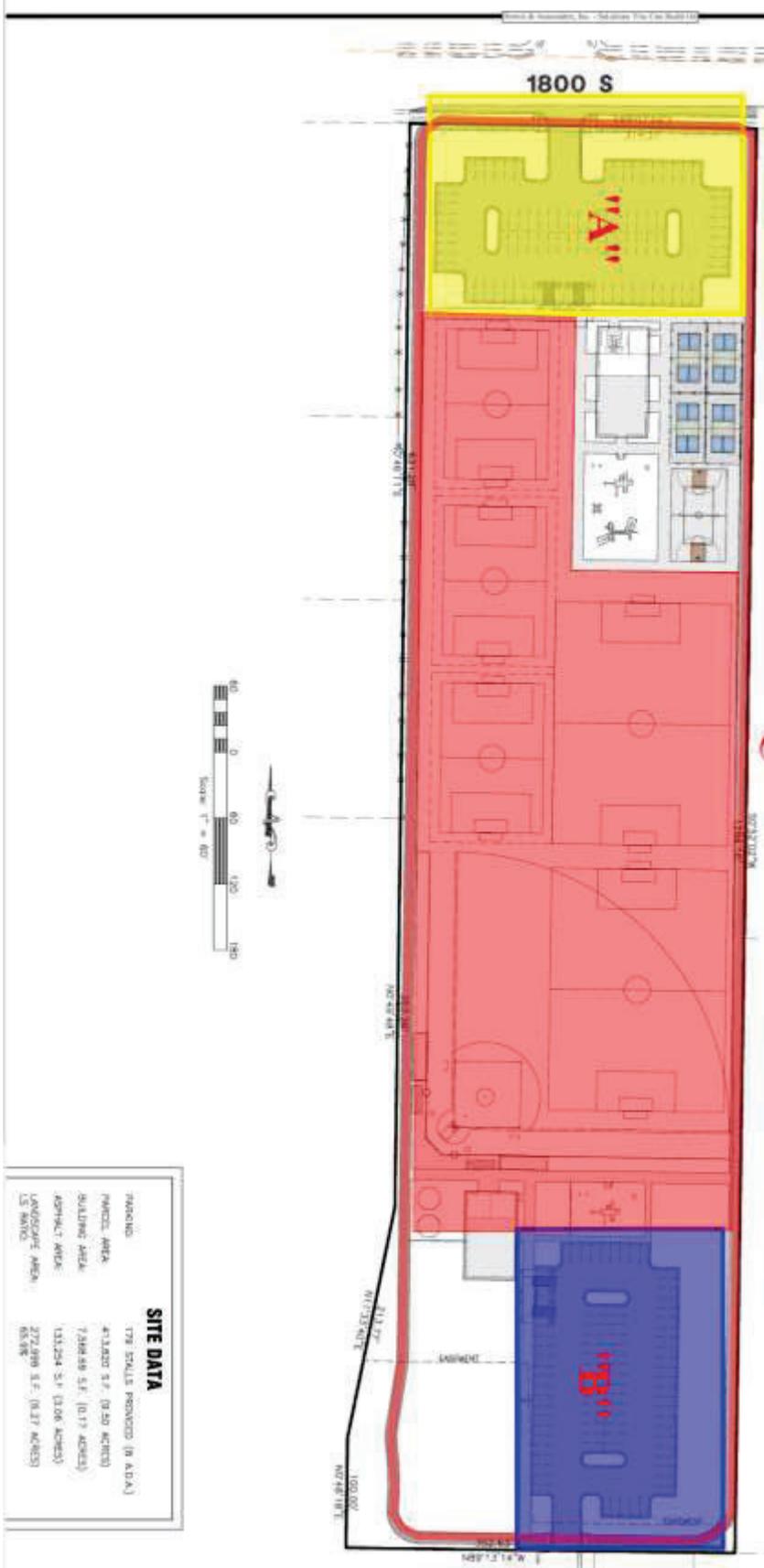
Secondary Water Provider Hooper Irrigation Company

Sanitary Sewer Authority Central Weber Sewer

Nearest Hydrant Address 1800 South

Signed By Representative, James Lance Peterson

Exhibit B – Site Plan & Phasing Plan





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W.

Agenda Date: Wednesday, June 26, 2024

Applicant: Chad Buck (Owner)

Property Information

Approximate Address: 2200 South 4520 W

Project Area: 10 acres

Zoning: R1-15

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-080-0008

Township, Range, Section: 6N 2W Section 29

Adjacent Land use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 (Agricultural)
- Title 106, Subdivisions

History and Background

A rezone of this property was presented to the Western Weber Planning Commission on December 13th, 2022. On January 10th, 2023, the rezoning request returned to the Planning Commission at which time it received a unanimous positive recommendation.

This rezone proposal was presented to and unanimously approved by the County Commission on May 30th, 2023. Then returned before the County Commission on September 5th, 2023 to approve a revised version of the development agreement that specified the developer's responsibilities regarding the future pathway connection to the new Weber County High School.

Preliminary approval from the Planning Commission was granted on September 19th, 2023.

Final approval from the Plannign Commission was granted on January 9th, 2024.

Final subdivision approval from the Planning Director was considered on January 26th, 2024.

Summary

The applicant is requesting final approval of the Singletree Acres Subdivision (25 lots) at approximately 2200 South 4520 West.

The R1-15 Zone Code allows for lots as small as 9,000 square if within a connectivity-incentivized development such as this. This development plan shows lots no smaller than 10,600 square feet in area and no less than 80' in width, which complies with Section 106-2-4.030 regulating connectivity incentivized subdivisions.

A development agreement accompanies the rezone. Throughout the review process, up until recording the subdivision plat, the planning staff will ensure that all of the development agreement requirements are satisfied, particularly subdivision design elements such as a pathway connecting to Weber High School property, and neighborhood street alignment.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to pages 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

Zoning: The property is located within the R1-15 Zone. The purpose of this zone is stated in the LUC §104-12.

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.."

Site Development Standards:

R1-15 Zone:

Minimum lot width: 80 feet
Minimum lot area: 15,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 60 feet
Minimum lot area: 6,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code with incentives from the connectivity-incentivized subdivision code. The total gross area of the subdivision amounts to 10 acres, the base density of 10 acres results in the maximum number of 29 lots.

The developer voluntarily designed the street layout to conform with Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1 acre taken up by roads towards the net developable acreage.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter for the entire 25-lot Subdivision.

Secondary Pressurized Water: Hooper Irrigation Company has provided a final will-serve letter for the entire 25-lot Subdivision. "The district has pressurized irrigation water available for the project and the appropriate number of water are surrendered." The construction plans have received final approval, and the fees are paid.

Sewer Services: Annexation into the Central Weber Sewer District is complete.

Development Agreement, Concept: The rezoning proposal of this property from A-1 to R1-15 included a development agreement and concept. The Planning Division has reviewed the development agreement and concept, and has found that the Singletree Subdivision plat complies with both.

Review Agencies: The Weber County Planning Division has made the developer aware of the final remaining requirements that will need to be completed before the plat may be recorded. The Weber County Engineering Department agrees that this proposal is ready for recording after the final plat and the final civil drawings are approved. The Surveying Department has submitted a final review of the final subdivision plat. Comments related to a turn-around at the end of 4520 West and the fire hydrant spacing from the Weber Fire District are satisfied.

Staff Recommendations

Staff recommends final approval of Singletree Acres Subdivision, a proposal to create 25 residential lots. This recommendation is based on the following conditions:

1. All subdivision improvements are designed in accordance with the development agreement.
2. An improvements guarantee is recorded with the final subdivision plat.

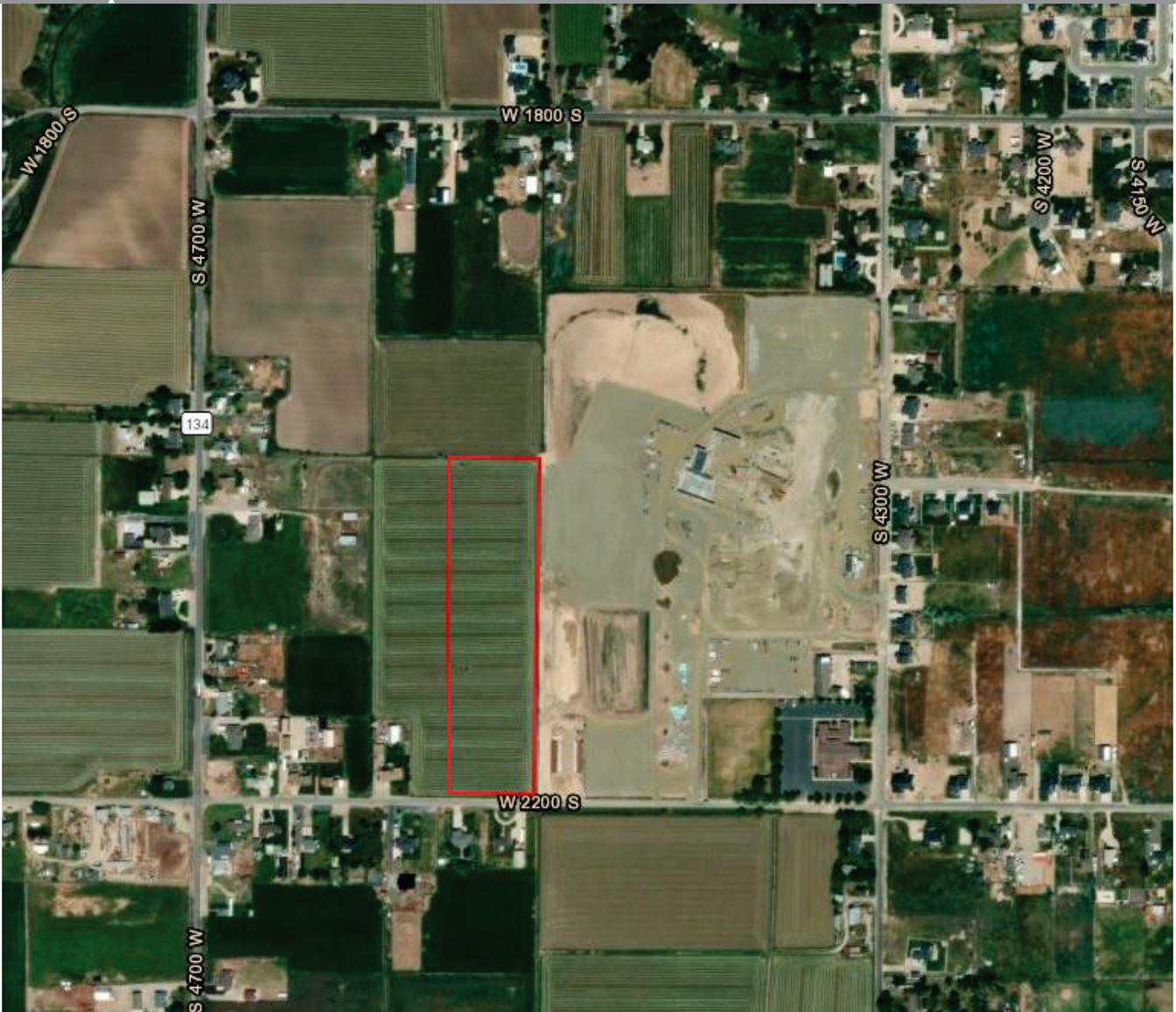
The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable county codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Singletree Acres Subdivision plat
- B. Civil plans (select pages)

Area Map





1246 E Driggs Ave
SLC, UT 84106
www.irecivil.com (801) 261-1111



SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
JAMES W. WILSON
WEBER COUNTY ENGINEER
No. 2011-00141-0001
Date: 12/20/2011
www.irecivil.com

REV	COMMENT

SHEET NO. **C000**
COVER PAGE

SINGLETREE ACRES SUBDIVISION

4520 WEST 2200 SOUTH TAYLOR, UTAH 84401

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	1 OF 1	PLAT
3	C100	GENERAL NOTES
4	C200	SITE PLAN
5	C300	UTILITY PLAN
6	C301-C305	PLAN AND PROFILE
7	C400	GRADING PLAN
8	C500	EROSION CONTROL PLAN
9	C600	DETAILS

1. ALL WORK SHALL CONFORM TO WEBER COUNTY'S STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE
EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS
LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND
DEPTH OF ALL UTILITIES IN THE FIELD. THE CONTRACTOR SHALL VERIFY THE
INFORMATION IS NOT TO BE RELEASING AS BEING EXACT OR COMPLETE. THE
CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS
BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES



VICINITY MAP

