

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 6, 2024
4:00 p.m.

1. Administrative Items

1.1 File No. LVT060523 - Request for final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space.

Planner: Tammy Aydelotte

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 for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space.

Agenda Date: Wednesday, November 6, 2024

Applicant: Heritage Land Development, LLC.
Selvoy Fillerup (Representative)

File Number: LVT060523

Property Information

Approximate Address: 4160 W 2200 S

Project Area: Phase 4 Lots: 10.563 Acres
Phase 4 Open Space: 15.04 Acres (142.38%)
Phase 4 Common Area: 1.05 acres

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0187, 15-078-0182

Township, Range, Section: T6N, R2W, Section 28 NW

Adjacent Land Use

North: Residential/1800 South S	South: Residential/Agricultural
East: Residential/Agricultural	West: Residential/Agricultural

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

2/11/2020 – Sketch plan endorsement by the Western Weber Planning Commission.

6/23/2020 – Preliminary approval granted by the County Commission.

5/18/2021 – Phase 1A recorded.

6/28/2022 – Phase 2 recorded.

8/3/2022 – Phase 1A Amendment recorded.

8/11/2023 – Phase 3 recorded.

9/19/2023 – Recommendation of final approval from Western Weber Planning Commission

The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**).

The applicant is now requesting final approval of Phase 4 (see **Exhibit B**).

The proposed Phase 4 is consistent with the approved preliminary plan and consists of 28 lots totaling 10.563 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (142.38%, per the preliminary/open space plan) consisting of 15.04 acres.

Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

Zoning: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

The proposal has been reviewed against the adopted zoning, subdivision, and cluster 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: Cluster subdivisions are listed as a permitted use with the A-1 Zone. A cluster subdivision requires a minimum lot area of 9,000 sq. ft. for a single family dwelling and a minimum lot width of 60 feet in the A-1 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and rear, and a side yard of 8 feet (20 feet for a side yard adjacent to a street). The proposed lot sizes within Phase 4 range from 9,286 to 16,458 sq. ft. and lot widths range from 53 to 125 feet.

Common and Open Space: The proposal includes 15.04 acres of agricultural open space for all of Phase 4 that will be individually owned and leased for agricultural production. There is also a 1.04 acre Common Area parcel included in Phase 4, which will include an expansion of the retention pond from Phase 3.

Bonus Density Criteria: The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and “Open Space Preservation Plan” (see **Exhibit A**). The bonus density is based on meeting the bonus density requirements outlined in LUC§108-3-8:

(a) *Western Weber Planning Area bonus density. In the Western Weber Planning Area, bonus density shall be awarded as a percentage increase over base density for subdivisions that meet the conditions in this subsection (a). No bonus shall be awarded for a subdivision with a gross acreage of less than ten acres. For subdivisions with a gross acreage of ten acres or more, the bonus density*

percentage shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. To qualify for bonus density, a subdivision shall:

- (1) Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
- (2) Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
- (3) Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Culinary water and sanitary sewage disposal: Taylor West Weber and Hooper Irrigation have both issued final approval.

Review Agencies: This proposal has been reviewed by all County reviewing agencies. Any comments and conditions will need to be addressed prior to recording the final plat.

Tax clearance: Current property taxes have been paid in full.

Western Weber Planning Commission Recommendation

The Western Weber Planning Commission recommends final approval of the Taylor Landing Cluster Subdivision Phase 4 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
4. A Street Tree plan shall be included with the escrow for required improvements, detailing the quantity and location of street trees within this subdivision, prior to appearing before the County Commission for final approval.
5. An unconditional final approval letter and a signature block for Taylor West Weber Water shall be shown on the final plat prior to final approval by the County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

This item went before the Western Weber Planning Commission as a consent item, so the above conditions and findings were presented from Planning Staff.

Exhibits

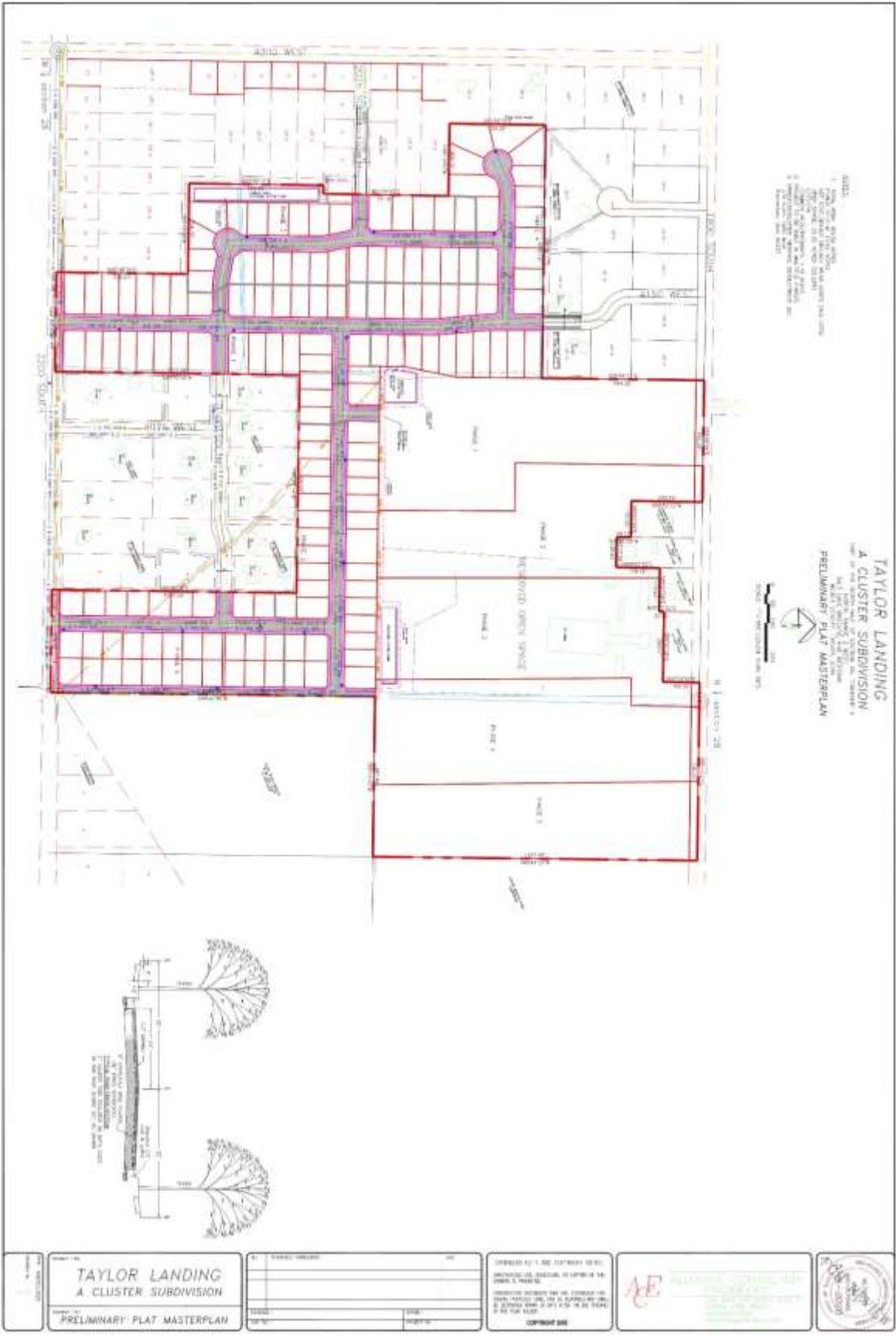


Exhibit B - Proposed Final Plat

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.



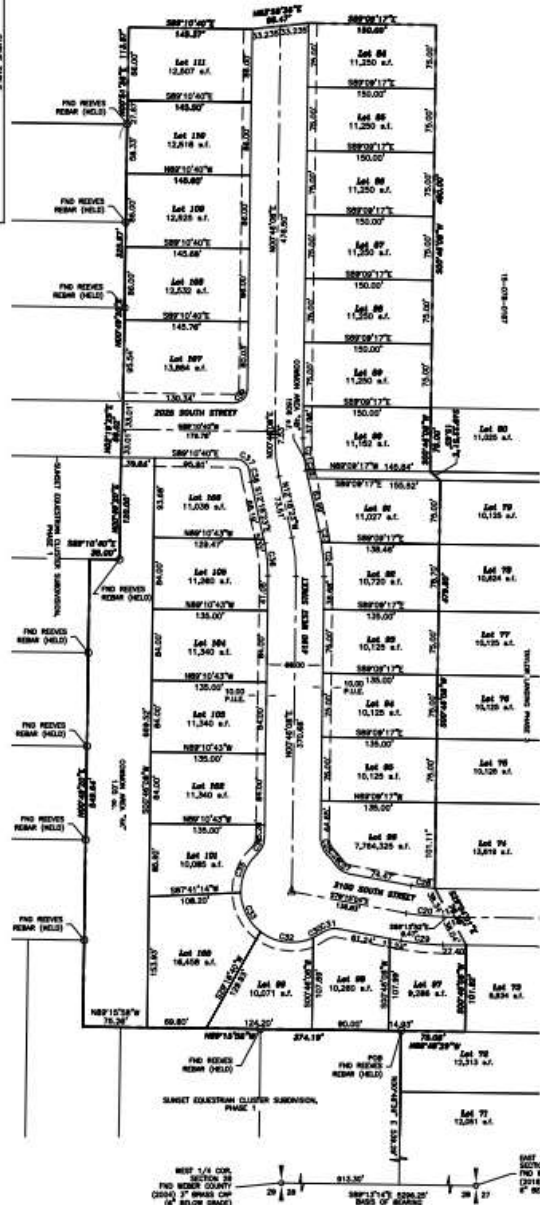
GENERAL NOTES
 1. The plat was prepared from a survey conducted by Taylor Land Development, Inc. on or about the 15th day of May, 2023.
 2. The plat was prepared from a survey conducted by Taylor Land Development, Inc. on or about the 15th day of May, 2023.
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OWNER'S DECLARATION
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

COOPERATION CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

COOPERATION CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

**TAYLOR LANDING PHASE 4
 A CLUSTER SUBDIVISION
 FINAL PLAT
 MAY 2023**



LOT	AREA	AREA	AREA
20	11,250 s.f.	11,250 s.f.	11,250 s.f.
21	11,250 s.f.	11,250 s.f.	11,250 s.f.
22	11,250 s.f.	11,250 s.f.	11,250 s.f.
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71	11,250 s.f.	11,250 s.f.	11,250 s.f.

WEBER COUNTY ATTORNEY
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WEBER COUNTY SHERIFF
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office, and that the same is a true and correct copy of the original plat as filed in my office.

WEBER COUNTY SHERIFF'S NOTES
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TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
FINAL PLAT

Developer:
 Taylor Land Development, Inc.
 470 North 2400 West
 Tremonton, Utah 84337

ALLIANCE CONSULTING ENGINEERS
 150 EAST 300 NORTH SCHEFF
 LOGAN, UTAH 84301
 (435) 792-5121
 allconlog@proton.com

RECORDING INFORMATION

BOOK	PAGE

PLAT RECORDS

PLAT NO.	

