SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application, final approval of the Coldwater Meadows subdivision (5 lots)

Agenda Date: January 21, 2015

Applicant: John Hansen

File Number: SUB 2014-07

PROPERTY INFORMATION

Address: Approximately 2100 North 800 East

Project Area: 4.795 Acres

Zoning: R-1-12.5 / RE-20

Existing Land Use: Vacant Lot / Assisted Living Center

Proposed Land Use: Residential

Parcel ID: 170750099, 170750098

ADJACENT LAND USE

North: Agriculture

East: Agriculture

South: Residential

West: Assisted Living Facility / Agriculture

STAFF INFORMATION

Robert O. Scott, AICP

rscllt@nogden.org

(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 12 (Subdivision Regulations)

North Ogden Zoning Ordinance 11-7B (Single Family Residential Zone R-1-12.5)

North Ogden Zoning Ordinance 11-7A (Suburban Residential Zone RE-20)

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant is requesting final approval of the first phase 5 lots of a 27 lot subdivision at approximately 2100 North and 800 East known as Coldwater Meadows. This application is incorporating the Quail Meadow Assisted Living subdivision (1) lot into this subdivision. The Quail Meadow Assisted Living subdivision is being vacated and combined with some additional acreage to form lot 5. The Quail Meadow Assisted Living facility will be using this additional land to expand their facility. The Quail Meadow Assisted Living subdivision is zoned RE-20 and will need to be rezoned to R-1-12.5.
Coldwater Meadows Phase 1 Subdivision
2 of 3 Pages

The 5 lot subdivision is on 4.795 acres. The R-1-12.5 zone requires a minimum lot size of 12,500 square feet on interior lots and 13,500 square feet on corner lots with a frontage requirement of 100 feet. The property where lots 1-4 are located is currently vacant.

STAFF / REVIEW AGENCY COMMENTS
A technical review committee met on September 23, 2013. The applicant will need to comply with the requirements from the referral agencies.

The overall layout of the subdivision provides appropriate access to the adjoining properties. All lots meet the minimum size and frontage requirements.

The City Engineer has submitted a staff review dated January 2, 2015. There are comments regarding agreements and service letters, the plat, construction drawings, and general approval items. Each of these comments will need to be addressed as part of the final submittal. (See Exhibit B) One comment deals with whether or not there will be a fence constructed between the subdivision and the existing agricultural lands. This question should be posed to the applicant.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning Ordinances?
- Will a fence be constructed along the north boundary of the subdivision and the existing agricultural lands?

CONFORMANCE TO THE GENERAL PLAN
The proposed subdivision meets the requirements of applicable North Ogden city ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as single family residential.

CONDITIONS OF APPROVAL
Requirements of the North Ogden City Engineer
Requirements of the Technical Review Committee

STAFF RECOMMENDATION
Staff recommends preliminary approval of this application for Coldwater Meadows subdivision Phase 1 with the conditions from the reviewing agencies and subject to the property zoned RE-20 is rezoned to R-1-12.5.

EXHIBITS

A. Proposed plat for Coldwater Meadows Phase 1
B. City Engineer Report
MEMORANDUM

To: Rob Scott, North Ogden Community Development Director  
    Stacie Cain, Community Development Coordinator  
    Great Basin Engineering

From: Matthew Hartvigsen, P.E. – City Engineer

RE: COLDWATER MEADOWS PHASE 1 SUBDIVISION – ENGINEERING PLAN REVIEW

Date: January 2, 2015

This is a residential development located on 2100 North and 800 East. It contains 4.795 acres and 5 lots. Lot 5 includes the existing Quail Meadows Assisted Living Center. We received a plat and construction plans on December 19, 2014 which we have reviewed. Below is a list of our review comments:

Comment

Reports, agreements and Service Letters

1. A service letter will be needed from Pineview Irrigation. The letter will need to include approval of the proposed irrigation utility plan. Final approval should be subject to the service letter.

2. The Northview Fire Department will need to approve the location of fire hydrants and review the development from an emergency services perspective. Please provide Ryan Barker with a copy of the drawings.

3. Submit a geotechnical report with recommendations on the pavement section, depth to groundwater, basement depths and handling groundwater, soil bearing capacity, etc.

Plat

4. Please provide an easement for a turn-around at the north end of 800 East.

5. Provide a location map on the plat.

6. Change the Narrative to only include 5 lots and change the dates to 2015.

7. Please show addresses on the plat. Addresses will be assigned by Gary Kerr, Building Official.

8. Place a note on the plat indicating the fire flow limits the maximum square footage of a house to 6,200 square feet. “In accordance with Appendix B of the 2012 International Fire Code homes with a fire-flow calculation area greater than 6,200 square feet will be required to install an interior fire sprinkler system.”

9. Place a storm drain easement on Lot 5 along 2100 North for the detention basins. Provide a note stating that the responsibility to manage the control gate should be given to North Ogden City. The note should also indicate that the property owner is responsible for the maintenance of the basin and cannot change the grading or piping without written permission from the City.

Construction Drawings

10. Provide a control gate on the detention basin outlet control structure. Provide a detail of the structure on the plans.

11. Show water, sewer and irrigation services to each lot. Pair water service lines at alternating common lot lines. Pair irrigation service lines at the other common lot lines.

12. Show both culinary water lines in 2100 North – a 14” transmission line and a 12” pump line.

13. There is a high voltage power line in 2100 North that is owned by North Ogden City. It runs from the well house to the booster station at Fruitland Drive. Please show this on the plans.

14. Provide a storm water pollution prevention plan with the drawings.
Comment

15. Show a street light at the intersection of 2100 North and 800 East.

16. The planning commission/city planner should clarify any required fencing. Normally a fence is required between residential and agricultural use. Show any required fencing on the construction plans.

17. We recommend that the developer construct a pressure regulator vault on 800 East at 2100 North. However, no regulator valves are recommended at this time. This will allow the development to be served from the low pressure line on 2100 North (65 psi) for now but allow a shift to higher pressure (95 psi) when the system connects to Fruitland Drive and/or 2300 North in the future.

General Approval Items

18. An engineer’s cost estimate will need to be provided for all public right-of-way improvements. Our office will check the estimate and provide final approval. This estimate will establish the monetary guarantee necessary for the required improvements. A ten percent contingency will need to be added to the total guarantee.

19. Prior to construction a preconstruction meeting will need to be held with the City. No work can begin until drawings have been approved and a preconstruction meeting has been held.

20. When the drawings are in order our office will affix an approval signature on the final public improvement plans. Only approved construction drawings with the city engineer’s signature will be allowed on the job site.

If you have any questions please feel free to contact me.