SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application, final approval of the Taylor Hill subdivision (7 lots).

Agenda Date: March 4 2015

Applicant: Lonnie Kendall

File Number: SUB 2015-01

PROPERTY INFORMATION

Address: 3250 North Mountain Road

Project Area: 2.83 Acres

Zoning: R-1-10 and R-1-12.5

Existing Land Use: Single Family Home

Proposed Land Use: Residential

Parcel ID: 16490046, 16490108, 1649010074, and 1649010110

ADJACENT LAND USE

North: Residential

East: Vacant / Residential

South: Residential

West: Residential

STAFF INFORMATION

Robert O. Scott, AICP
rscoott@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 12 (Subdivision Regulations)
North Ogden Zoning Ordinance 11-7B Single Family Residential Zones (R-1-10 & R-1-12.5)

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 by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant is requesting final approval of a 7 lot subdivision at approximately 3250 North Mountain Road known as Taylor Hill Subdivision. The 7 lot subdivision is on 2.83 acres and is located in the R-1-10 (5 lots) and R-1-12.5 (2 lots) zones. The R-1-10 zone requires a minimum lot size of 10,000 square feet on interior lots and 11,000 square feet on corner lots with a frontage requirement of 90 feet. 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. All of the proposed lots are interior lots. The property is currently vacant. This subdivision will provide a connecting link on Mountain Road between two existing subdivisions (Northcrest and Indian Cove). The property sits on a hillside with some fairly steep slopes.
STAFF / REVIEW AGENCY COMMENTS
Past Comments Provided by Review Agency which needed to be addressed:

*A letter from Pineview Irrigation was provided stating, that the additional shares of water needed for irrigation have been obtained and all fees have been paid. The letter includes approval of the proposed irrigation utility plan.

There is a unique situation with two adjoining undevelopable parcels 1600440032 next to lot 5 and 1600490077 next to lot 1. It is unfortunate that these two parcels have not been included with this subdivision or other adjoining lots.

There is also a restriction on building size and fire flow limitations, i.e., any home with constructed above 6,200 square feet will be required to have a sprinkling system.

STAFF/REVIEW AGENCY COMMENTS FINAL:

The City technical review committee met on October 3, 2014 and provided comments. The comments were addressed as condition of final approval.

The City Engineer has provided a plan review dated February 24, 2015. (See Exhibit C)

If the applicant would like to pursue a payback agreement for the expanded width of Mountain Road, then he should approach the city council with that request.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and Zoning Ordinances?
- Do the requirements from the referral agencies address the future development needs of this subdivision?

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

Review requirements of the Technical Review Committee
Review recommendations of the North Ogden City Engineer

STAFF RECOMMENDATION

Staff recommends final approval of this application for the Taylor Hill Subdivision subject to the conditions from the reviewing agencies.

EXHIBITS

A. Final Plat for Taylor Hill Subdivision
B. Application
C. City Engineer Report
MEMORANDUM

To: Rob Scott, North Ogden Community Development Director
    Stacie Cain, Community Development Coordinator
    Landmark Surveying, Inc

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

RE: TAYLOR HILL SUBDIVISION – PLAN REVIEW

Date: February 17, 2015

This is a residential development located on Mountain Road near 3250 North Street. It contains 2,829 acres and 7 lots. We received an updated plat and construction plans on January 28, 2015 which we have reviewed. Below is a list of our review comments:

Comment November 25, 2014

Reports, agreements and Service Letters

1. A service letter will be needed from Pineview Irrigation stating that the additional shares of water needed for irrigation have been obtained and all fees are paid. The letter will need to include approval of the proposed irrigation utility plan. Final approval should be subject to the service letter.

2. An agreement between the developer and the city is needed to cover the cost of widening the pavement section from 42 feet to 56 feet (66 foot right-of-way to 80 foot right-of-way).

Plat

3. A restriction has been placed on Lot 7 of the proposed plat due to steep slopes. Lot 6 also has steep slopes in excess of 20%. We recommend that the same restriction be placed on Lot 6 to protect the hillside stability in that area.

4. While not as severe, the remaining lots contain slopes that warrant some caution with respect to proper grading. We recommend that another note be placed on the plat stating that a grading plan be submitted for all lots in the subdivision at the time a building permit is taken out. The grading plan would not necessarily need to be stamped by a licensed engineer. This will help the building official see that final grading has been addressed prior to placing footings and foundations. However, by ordinance, grading plans with walls in excess of four feet will need to be properly engineered.

5. We have checked with the County Surveyor’s Office about the undevelopable parcels 16-0044-0032 and 16-0049-0077. Even though these should be combined with adjacent lots there is no requirement to do so at this time.

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

7. 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

Status as of February 17, 2015

Complete
Incomplete
Complete
Complete
No action required for approval. Information only.
Incomplete
Complete
Comment November 25, 2014

   to install an interior fire sprinkler system.”

Construction Drawings

  8. The vertical sag curve on Mountain Road at station 4+50 needs to have a minimum “k” value of 49 or as close as possible given the site constraints. The minimum “k” value for the crest curve should have a value of 29 or as close as possible given the site constraints.
  9. Pair water service lines at alternating common lot lines. Pair irrigation service lines at the other common lot lines.
  10. The typical road section should have a pavement width of 56 feet. The park strip should be 4.5 feet. Sidewalk is 4 feet with 1 foot to property line as shown.
  11. Complete the sidewalk in front of Lot 1 to the sidewalk in Northcrest Subdivision Phase 2.
  12. Show a valve at the tee on the main for the fire hydrant.
  13. Provide a storm water pollution prevention plan with the drawings.

General Approval Items

  14. 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.
  15. 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.
  16. 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.

Additional Items - February 17, 2015

  17. Place a note on the plat indicating that undocumented fill has been encountered at the site. Home builders should have a geotechnical engineer inspect footings prior to placement to verify proper soil bearing capacity. Reference the geotechnical report by Earhtec Engineering, Project 145319G, December 24, 2014.

  18. Place a note on the construction drawings indicating that city approved import granular fill will be required for all utility trenches under curb and gutter, pavement and sidewalk.

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

Status as of February 17, 2015

  Complete

  Complete

  Complete

  Complete

  Complete

  Complete

  No action required for approval. Information only.

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  Comments

  Structures placed on undocumented fill may be unstable. Settlement may result and could cause serious structural damage. Additional work and cost may be necessary to ensure that buildings are properly constructed.