

## WESTERN WEBER PLANNING COMMISSION MEETING

### MEETING AGENDA

October 12, 2021

4:30 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

#### 1. Minutes: September 21, 2021

#### 2. Consent Items:

**2.1 DR2021-12:** Consideration and action on a design review amendment for a warehouse addition to the Kimberly Clark site located at 2010 N Rulon White Blvd, Ogden. **Presenter Steven Burton, Applicant Kenton Wall**

#### Petitions, Applications, and Public Hearings:

#### 3. Administrative items:

**3.1 LVL091521** - Request for preliminary subdivision approval of Lilac Estates PRUD, consisting of 23 townhouse units and 15 storage units, with an existing building and house available to be sold as units. **Presenter Felix Lleverino, Applicant Mel Peterson**

**3.2 LVS042621** - Consideration and action on an administrative application, final approval of Phase 1 of Smart Fields Subdivision (13 lots) located at 4300 W 1400 S. **Presenter Felix Lleverino, Applicant Pat Burns, Joshua Wiscombe (Authorized Representative)**

**3.3 LVA07192021-** Consideration and action on preliminary approval of Angie's Acres Subdivision, consisting of five lots, and a concurrent alternative access request. **Presenter Tammy Aydelotte, Applicant Larry Johnson**

**3.4 LVA07272021:** Request for preliminary approval of Ali Farms Cluster Subdivision, a proposal consisting of 30 lots and open space parcels totaling 25.15 acres. **Presenter Tammy Aydelotte, Applicant Chris Cave (Authorized Representative)**

#### Petitions, Applications, and Public Hearings:

#### 4. Legislative Items:

**4.1 ZMA 2020-01** To hold a public hearing, and consider and take action on file ZMA2020-01, an application to rezone approximately 242 acres, located t approximately 2875 W. 2600 N. from the A-1 zone to the C-1, R-2, R-3, R-1-10, RE-15, and Master Planned Development (MPD) Overlay Zones. The rezone application is accompanied by file and GPA2020-01, an application to amend the unincorporated area's general plan to facilitate the proposed master planned development. **Presenter Charles Ewert, Applicant JDC Ranch Properties, Jay V. Christensen, Nilson Homes Agent: Bryan Bayle**

#### 5. Public Comment for Items not on the Agenda:

#### 6. Remarks from Planning Commissioners:

#### 7. Planning Director Report:

#### 8. Remarks from Legal Counsel

Adjourn

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor,  
2380 Washington Blvd., Ogden, Utah.*

*Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371  
before the meeting if you have questions or comments regarding an item.*

**A Pre-Meeting will be held at 4:30 p.m.** The agenda for the pre-meeting consists of discussion of the same items listed above, on the  
agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open public meeting.

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call  
the Weber County Planning Commission at 801-399-8371***

## **Meeting Procedures**

### **Outline of Meeting Procedures:**

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### **Role of Staff:**

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### **Role of the Applicant:**

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### **Role of the Planning Commission:**

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### **Public Comment:**

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### **Planning Commission Action:**

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

## **Commenting at Public Meetings and Public Hearings**

**Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.**

### **Address the Decision Makers:**

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

### **Speak to the Point:**

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### **Handouts:**

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

### **Remember Your Objective:**

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

**Minutes for Western Planning Commission meeting of September 21, 2021, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm & Via Zoom Video Conferencing**

**Members present:**        **Andrew Favero-Chair**  
                                 **Bren Edwards-Vice Chair**  
                                 **Wayne Andreotti**  
                                 **Sarah Wichern**  
                                 **Greg Bell**  
                                 **Chad Call**  
                                 **Jed McCormick**

**Staff Present:** Rick Grover, Planning director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; June Nelson, Secretary

- ☐ Pledge of Allegiance
- ☐ Roll Call

**1. Minutes: September 14, 2021, Approved**

**2. Administrative items**

**2.1 LVS03252021:** Request for recommendation of final approval on Saddlewood Estates Subdivision, a lot-averaged subdivision consisting of 27 lots in the A-1 zone. This proposal includes connection to an existing County road (5100 West St.), and creation of four new County roads. Staff Presenter: **Tammy Aydelotte; Applicant: Jim Flint**

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single family residential development that is currently dominant in the area. Zoning: The subject property is located in the A-1 and A-2 Zones, and is a lot averaged subdivision (LUC 106-2-4). Single family dwellings are a permitted use in both zones. Review Agencies: Weber Fire District has approved this proposed subdivision. Engineering has not yet approved this subdivision, however, they are fine with a recommendation of approval from the Planning Commission. The County Surveyor's Office will review this subdivision, once a proposed final plat has been submitted. Culinary water, secondary water, and sanitary sewage disposal: Taylor West Weber Water has received impact fees, approved of the plans and received the plan review fees, and provided a final will serve letter for this 27-lot subdivision. An unconditional final approval letter is not issued until the improvement plans have either been installed or escrowed for, prior to County Commission approval. Another option is to have the water district sign the printed mylar before it is approved by the county commission. Hooper Irrigation has received all fees, approved of the plans for secondary water lines, and has issued a 'final will serve' letter. The Weber County Surveyor's Office has issued their approval of the annexation plat for Central Weber Sewer.

Tammy Aydelotte, 33 acres. Lot averaged. Utilities will use Taylor West Weber. There has been a final will serve letter. Central Weber Sewer has approved annexation. Wetlands have been identified. The developer's solution is to label that area as unbuildable. There will be setbacks away from the high water mark. Some requirements must be met before moving to the County Commissioners. Engineering will require a no access line for the western boundary for 3 lots to eliminate issue of double frontage. Wetlands area may not be shown on final plat. Commissioner Bell asks if there are any plans or requirements for developer to build a road at 5100. Commissioner Favero states that the Western Corridor will have an impact on road development in the area. Director Grover has been talking to UDOT and they have been acquiring some property for the Corridor. UDOT was not contacted about this project. UDOT is also waiting for environmental studies to move forward with the Western Corridor plans.

**Motion: Commissioner Wichern made a motion to approve and Commissioner McCormick seconded the motion: LVS03252021**  
Final approval of Saddlewood Estates Subdivision, a lot-averaged subdivision, consisting of 27 lots, located at approximately 1900 S 5000 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions: 1. All



improvements shall be installed and/or escrowed for prior to appearing on a County Commission agenda. 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. **Vote 7-0 in favor.**

**2.2 LVS042621:** Consideration and action on an administrative application, preliminary approval of phases 1 and 2 of Smart Fields Subdivision (29 lots) located at 4300 W 1400 S. **Staff Presenter: Felix Lleverino; Applicant Pat Burns**

The applicant is requesting preliminary approval of Smart Fields Subdivision (30 lots) at approximately 1740 S 4300 West. The applicant is requesting to divide two vacant parcels, which together total 27.5 acres, and create 30 new building lots. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. Based on the site development standards, the gross developable acreage divided by 40,000 square feet equals 30.8, which is the maximum number of lots allowable before subtracting area in the public right-of-way. The recently adopted subdivision code section (106-2-4), incentivizes the developer to follow the Planning Division recommendations regarding road alignments and connectivity. The incentive to the developer would allow them to retain the gross acreage calculations to determine the number of lots allowed within the subdivision. Up to ten percent of the gross developable acreage is not required to be omitted from the net developable acreage of the subdivision. While the base density is capped at 30 lots, the minimum lots size in the A-1 zone may not be below 20,000 sq. ft. and 75 feet wide. This development will be completed in two phases as delineated by lots numbered in series

Smart Fields is a Connective Incentivized Subdivision. Each lot within the development conforms to the minimum lot size allowable by the zoning code and the connectivity incentivized subdivision code. Together, both parcels total 1,200,059 square feet. 1,200,059 divided by the minimum lot size for the zone (40,000 square feet) equals 30.001 or 30 lots. Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 30-lot development. The District will need to approve the connection plans and inspect the connection. Smart Fields will need to be annexed into the district. Commissioner Bell asked with the Connective Incentivized Subdivision, what connective are we looking for? Felix Lleverino said that we are looking for consistency in block length and roads for future development. There is also some property that may be for a future high school in the area. Commissioner Edwards said that the property to the north of lots 106-107 does belong to school board. Commissioner Wichern asks about the remainder parcel to the north. Developer Pat Burns, 1407 N Mountain Road, said that the developer will be trading it to a farmer to farm. It will be taken off the plat map. Planner Steve Burton suggested that the Planning Commission look at the possibility of making the cul-de-sac by lots 215-216 a stub instead of a cul-de-sac. Commissioner Edwards said that he would prefer to leave it as it is. If we do make it as a condition in the final motion, it will at least open the door in the final motion to be investigated by engineering for feasibility and function. Commissioners also asked if curb, gutter and sidewalk will be going in. The developer stated that it would be part of the subdivision.

**Motion by Commissioner Wichern and seconded by Commissioner Andreotti:** Motion for preliminary approval of **LVS042621:** Smart Fields Subdivision, a proposal to create 30 residential lots. This recommendation is based on the following conditions: 1. Civil Drawings will be created and under review by the Engineering Department and that a stub be investigation by lots 215-216 by engineering and the developer. 2. A final subdivision plat will be under review by all applicable County review agencies. 3. A Geotechnical Report will be completed to aid in designing the subdivision improvements. 4. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office. 5. Before the proposal can be considered for final approval by the Planning Commission, a capacity assessment letter from the water district shall be provided by the applicant. This recommendation is based on the following findings: 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. **Motion passed 7-0 in favor.**

**2.3 LVS080221:** Consideration and action on an administrative application, preliminary approval of TC Gailey Fields Subdivision (6 lots) located at 1400 S 2900 W. **Staff Presenter: Felix Lleverino; Applicant: Jed Schenck**

The applicant is requesting preliminary approval of TC Gailey Subdivision (6 lots) at approximately 1400 South 2900 West. The applicant is requesting to divide a vacant 8.6-acre parcel and create 6 residential building lots. Each lot will front directly on a public road. Lots 1 and 2 front on 2900 West Street, lots 4 through 6 front on 1400 South Street, and lot 3 is designed as a corner lot (see Exhibit A). There is an opportunity to obtain right-of-way dedication for a future public road on the north side of the subdivision. The subdivision code section 106-1-4 (b) (7) states that a subdivision plan will show a connectivity plan showing connection opportunities for further development. While there are no existing or planned roads to connect, there is a 4-acre and a 5-acre landlocked parcel to

the west side of the Hooper irrigation ditch (see Exhibit E). The Western Weber Trails Plan was adopted on May 1, 2017. Depicts a potential multiuse trail following the irrigation canal (see Exhibit E).

The developer will create a private irrigation system using four shares from Wilson Irrigation Company. Specification from Wilson Irrigation and County Agencies must be followed when designing the TC Gailey Subdivision pressurized irrigation system.

The property description for TC Gailey Subdivision extends into 2900 West Street. Section 106-2-2.1 (a) (1) requires that each street in a subdivision shall be dedicated to the county as a public street. To provide for connectivity to adjacent vacant land the Planning Division has created a sketch showing location of a future public ROW and trail easement. Sections (106-1-4 (b) (7)) Street Connectivity Proposal and (106-2-3) Block Lengths support the planning staff's recommendation for a future public ROW. The adopted Western Weber Trails Plan in Exhibit E supports the placement of a public trail along the west side of the development.

**Motion by Commissioner Edwards, Second by Commissioner McCormick** for preliminary approval of TC Gailey Subdivision, a proposal to create 6 residential lots. This recommendation is based on the following conditions: 1. The developer will obtain a final will-serve letter from Taylor West Weber Water District. 2. Wilson Irrigation and County Agencies design requirements must be followed when designing and installing the TC Gailey Subdivision pressurized irrigation system. 3. The developer submits a Geotechnical Report to provide a specification for roadway improvements. 4. Planning, Engineering and the developer have a discussion on the trail as well as the 66' Future Public Right of Way and the Pathway Easement. This recommendation is based on the following findings: 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. **Motion passed Vote 7-0 all in favor.**

**2.4 LVR051321:** Consideration and action on final approval of the Riverbend Cluster Subdivision Phase 1 (47 lots) located at 700 S. 3600 W. Staff Presenter: Felix Lleverino; Applicant: Ed Grampp

The applicant is requesting final approval of Riverbend Cluster Subdivision Phase 1 (47 lots) including Open space parcels A, B, C, E, and G. Open space parcels A and G are preserved for continued crop production. Open space parcels B, C, and E are preserved as common areas with turf grass and plantings. Street trees will be placed every 50 feet and all the street lighting and residential home lighting will be dark sky compliant, under LUC 108-3-8.

The open space covenant attached in Exhibit D describes the intended ownership and uses for each open space parcel: Open space parcels A, and G will be owned by a farmer who will own continue to use them for crop production. All other open space parcels that cannot be farmed, due to their size, will be common area owned and maintained by the Home Owner's Association.

Developer Ed Grampp 11992 S Canyon Drive, Draper, Utah. Commissioner Wichern asks who owns or going to own the secondary water from the Weber River. Mr. Grampp states that there will be pumps in the river to pull the water out to the subdivision. In an agreement between the developer and the Farmer, Mr. Ron Gibson, will obtain ownership of 21 shares of Hooper irrigation water. Mr. Gibson will then use his Weber River water rights to serve the irrigation needs where needed. The Secondary Water Model indicated that "Secondary water will be supplied by diverting from an existing irrigation ditch and be stored in a new off-site irrigation pond. Water rights are available or will be purchased for this use. This water will be supplemented by any storm water which falls on the site. The water will be stored in the aforementioned reservoir until used. Pumps will be provided which will deliver water from the new pond through new secondary water piping to each residential lot of this subdivision, as well as common areas for use with landscaping in these lots and common areas. The water from the river for irrigation for the subdivision will either be owned by an HOA or they may form an irrigation company. Mr. Gibson will own all of the water rights for the agriculture space. Commissioners ask if that right at the point of diversion has been approved by the state of Utah yet. Mr. Grampp states that it is still pending. Residential secondary water will be pressurized. Pumps will be in the Weber River. There will be two lines. One will be pressurized and for residential use and the other will not be pressurized and for agriculture use. There are a certain amount of shares divided between the residential and the agriculture users. Commissioner Wichern asked if there would be an easement for the irrigation pipes to go across others property. Mr. Grampp states that there will be utility easements for the rights for the water lines to go across others property. There is a power easement to get power to the pumps as well.

Mr. Grampp said that the Health Department and the County Engineer inspected the ditch for possible contamination. The Health Department indicated that a few older homes adjacent to Riverbend have unknown septic system construction and has stated that it intended to reach out to the homeowners of the older septic systems and discuss possible funding options. The Weber County

Engineering Department has indicated that any storm water concerns will be taken into consideration when engineered drawings are reviewed. The Health Department has indicated that there is funding to help upgrade those older systems. Mr. Grampp has offered the homeowners who are by the ditch by their property the opportunity to hook into their sewer system at the homeowner's expense. There is also animal contamination on this site from cows that have been in the area. That will be removed. Commissioner Wichern asked about the open ditch running through the property. Will it be open? What is the plan for safety for the open ditch? Mike Flood- from the Nielson Land, 67 E 600 S Kaysville, the area by the ditch will be landscaped and area is part open space. People will have the option to fence in lots. There is currently not a lot of water in the ditch. The ditch will be a "feature" as part of the landscaping. Commissioner Wichern said that some of the lots are in the 500 year flood plain. Director Rick Grover said that the homes will have to be built to a certain height. There needs to be a certain flow in the ditch to require fencing. There is a landscape plan that was submitted a few months ago. Director Grover stated that as Felix Lleverino mentioned we wanted to make sure that the trail has conformity with the farmland so they don't cross each other.

Commissioner McCormick wants to make sure that the water rights for the agricultural land stays with the land, not the owner. Director Grover agrees and suggests that could be made as a condition for approval. Water rights can be deeded to the land.

There were commissioners' discussion on bonus density. It appears that the open space requirements have been met. Commissioner Bell wants to make sure that bonus density is calculated properly. He is satisfied that it has been.

**Motion made by Commissioner Bell and seconded by Commissioner Edwards.** Staff recommends final approval of Riverbend Cluster Subdivision. This recommendation is based on all review agency requirements and upon the following conditions: 1. Final subdivision plat approval from the Weber Count Surveyor 2. Cost Estimate for all subdivision improvements, including landscaping in the common area and street trees. 3. Subdivision improvement agreement 4. Monument improvements agreement 5. Water deeds have been granted appropriately. 6. Point of diversion be finalized before going to county commission. 7. Final plat to show conformity of trail alignment. 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 the applicable County codes. 3. The subdivision conforms to zoning and subdivision ordinances. **Motion passed 7-0 in favor**

#### **4. Public comment for items not on the agenda:**

Ryan Ellis 3925 W 2600 N asked about the Nilson development 2700, Plain City, subdivision. It was removed from the agenda and will be on the agenda next month. There will most likely be public notices sent out for October 12. It is a Legislative item that will allow public comment.

Suzanne Herrick 934 S 3500 W West Weber. Would like all open ditches to be covered. She would like this as an ordinance. 1. All slough ditches in Western Weber should be piped at the time of new developments for subdivisions. 2. All sewer lines should go down the middle of the road for the benefit of the community. 3. Slough ditches should not be used as drainage ditches. Weber County Engineering needs to update and get tougher ordinances and drainage systems.

Commissioner Bell thanked Suzanne for her well thought out and presented comments. Commissioner Andreotti said that the issue is not going away. This is a problem that needs to be flushed out. She is right on point. Commissioner Andreotti states that there are many ditches that are used for irrigation and drainage. That needs to be addressed soon. Director Grover suggested that this might be addressed in the General Plan.

Ember Herrick 4931 S 1700 W, In August 10 Planning Commission Meeting a note was posted about Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager before the meeting if you have questions or comments regarding an item. Most cities and counties allow open communication public comment on any item before public meeting. I am disappointed that Weber County does not want to hear from the voters. I have sent letters to county staff and have never received any response back. The problem with not receiving any comment in these meetings is that comments here are part of a public record, other communication are not part of that record. I respectfully request that you reconsider your position and let there be public comments at the beginning of all your meetings legislative or administrative so comments can be recorded as part of that public record. Public comments can be invaluable in doing the people's business. Weber County may be compliant when it comes to the letter of the law, but are you fulfilling the spirit and intent of the law?

Commissioner Wichern states the Director Grover has indicated in the August meeting that the letters will be read at the meetings so they can be part of public record. This way we have time to address the concern before the meeting. Commissioner Bell states that he feels that we need to hear all public comment. It provides indicators of a need for change and flaws in codes. Commissioner

Edwards says that the problem is that we don't get comments when we are making the ordinances. Commissioner Bell said that the public needs to be educated on when to comment.

**5. Remarks from Planning Commissioners:** Commissioner Edwards thanks the staff for all that they do and to Secretary June Nelson for providing the minutes, planning staff and Liam Keogh, our attorney. Commissioner Call states that because of some changes, he did not get to review reports. Director Grover said that Commissioners can always add conditions, table, or vote for or against items. We still need to move things along, while abiding by the law. Director Grover has a meeting with the Chair and Vice Chair before meetings to go over agenda items. There are some items that never come before the Planning Commission. Developers are breathing down the necks of planners to get things done. Commissioner Wichern says that the only way to make change is the intent of the code through conditions. This is the only way to protect the community. Commissioner Edwards stated that we need to trust that the conditions are enforced through staff and county. If the conditions are not met, they should not be approved. Commissioner Call asks what would happen if staff decided that conditions cannot be met. Director Grover said that if the changes are minor, he could approve them. They can also be revoked. Commissioner McCormick reminds us that we have a right to private ownership.

Commissioner Bell asked about deferrals for curb, gutter and sidewalks. Director Grover says ordinance are in place for large subdivisions that curb, gutter and sidewalks are required and also if you are within a certain distance from a school. There can also be a special improvement district for property owners to install curb, gutter and sidewalks.

Commissioner Bell asked if we could move public comment to the beginning of the meeting. Commissioner Wichern said that if it is at the end, the meeting can be used to be part of the process and to educate the public. Director Grover reminds us that the applicants have paid a fee to get their business done. We need to respect their right to get that business taken care of. Commissioner Favero would like to hear the public information at a time when they can actually act on it. We also need to make sure that what we are hearing is accurate and that we have input from Fire, Engineering and Health on the item. Commissioner Wichern would like the input on Administrative items in writing before the meeting. It is good to hear from the public. Director Grover said that the State has asked us to eliminate public comment on Administrative items. We wanted to find a way to allow some public input, so we have done that by asking for letter or comment before the meetings. Public does have some good input that we need to hear.

**6. Planning Director Report:** Director Grover states that the County is no longer using Zoom for its meetings. Would the planning Commission like to keep using Zoom for regular monthly meetings? The Commission responded that they are ok with not using Zoom and just having live meetings, except for months when there is a Work meeting scheduled. That will be Zoom for all Commissioners and open for public either in the chamber or on Zoom.

**7. Remarks from Legal Counsel:** I have worked with many Commissioners and this group seems to get it right. You really care about your job. I would like to commend you for the work that you do.

**Adjourn: Motion made to adjourn meeting by Commissioner Edwards and seconded by Commissioner Bell. All in favor 7-0 to adjourn.**

**Respectfully Submitted,**

**June Nelson**

**Lead Office Specialist**



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a design review amendment for a warehouse addition to the Kimberly Clark site located at 2010 N Rulon White Blvd, Ogden.  
**Agenda Date:** October 12, 2021  
**Applicant:** Kenton Wall  
**File Number:** DR 2021-12

### Property Information

**Approximate Address:** 2010 N Rulon White Blvd, Ogden  
**Project Area:** 130,974 square feet  
**Zoning:** Manufacturing (M-1 Zone)  
**Existing Land Use:** Distribution Center  
**Proposed Land Use:** Distribution Center  
**Parcel ID:** 190410076  
**Township, Range, Section:** T7N, R2W, Section 36

### Adjacent Land Use

<b>North:</b>	Industrial	<b>South:</b>	Industrial
<b>East:</b>	Industrial	<b>West:</b>	Industrial

### Staff Information

**Report Presenter:** Steve Burton  
sburton@webercountyutah.gov  
801-399-8766  
**Report Reviewer:** RG

## Applicable Ordinances

1. Title 104 Zones Chapter 22 Manufacturing Zone (M-1)
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 7 (Supplemental and Qualifying Regulations)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

## Proposal

The applicant is proposing a warehouse addition of 72,926 square feet and a loading and unloading area of 25,935 square feet. These additions will be used as part of the existing manufacturing site which is used for the manufacturing and distribution of toiletries. The use of a warehouse is permitted in the M-1 zone. The proposal meets the requirements of the Design Review chapter, 108-1.

## Analysis

General Plan: The proposal is in compliance with the West Central Weber General Plan by continuing permitted uses within the existing manufacturing zones.

Zoning: The M-1 zone allows warehouses as a permitted use. The proposed warehouse expansion and loading/unloading areas meet the following minimum required setbacks.

Front yard: 30 feet.

Side yard: 20 feet where adjacent to residential zone.

Rear yard: 30 feet where building rears on a residential zone.

Building height: None.

Lot coverage: 80 percent.

Design Review: The design review chapter requires the land use authority to review an application with the following considerations:

(a). Considerations relating to traffic safety and traffic congestion:

The proposed warehouse addition is not anticipated to have significant impact on the existing streets in this area, not is it anticipated to cause traffic safety or congestion concerns.

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

The existing site is landscaped with turf grass, evergreen trees, and deciduous trees. The existing landscaping meets the requirements of the design review chapter including the requirement to have 10 percent of the project landscaped.

(d). Considerations relating to buildings and site layout:

The proposed building material, architecture, and colors conform to the existing site and surrounding neighborhood concept.

(e). Considerations relating to utility easements, drainage, and other engineering questions:

The site is required to detain the water that could runoff the site from hard surface parking and existing structures. The Weber County Engineering Division will review the project and provide conditions that will need to be met before the project will be approved.

(f). Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:

There have been no development agreements that apply to this property. There have been several design review and conditional use permit approvals on this site, with which this proposal complies.

Review Agencies: Weber Fire District conditionally approves of this project. The fire district has the following comment regarding this conditional approval:

*The sprinkler and alarm systems will need to extend to the addition and can be deferred submittals. There will need to be a drivable surface, that can support 75,000 lbs, on the north side of the addition that will allow access within 150' of all parts of the building. Please have architect call with questions. 801-782-3580 ext 205*

*Impact fee is \$13,637.16 (\$187.00 per 1000') and review fee \$300.00*

The Weber County Engineering Division will review the project and provide conditions of approval. If the Planning Commission approves this project, it is recommended that the approval be based on all review agency requirements.

## **Staff Recommendation**

Staff recommends approval of DR 2021-12. This recommendation is based on review agency comments and is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.

2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use, if conditions are imposed, is not anticipated to deteriorate the environment or negatively impact surrounding properties and uses.

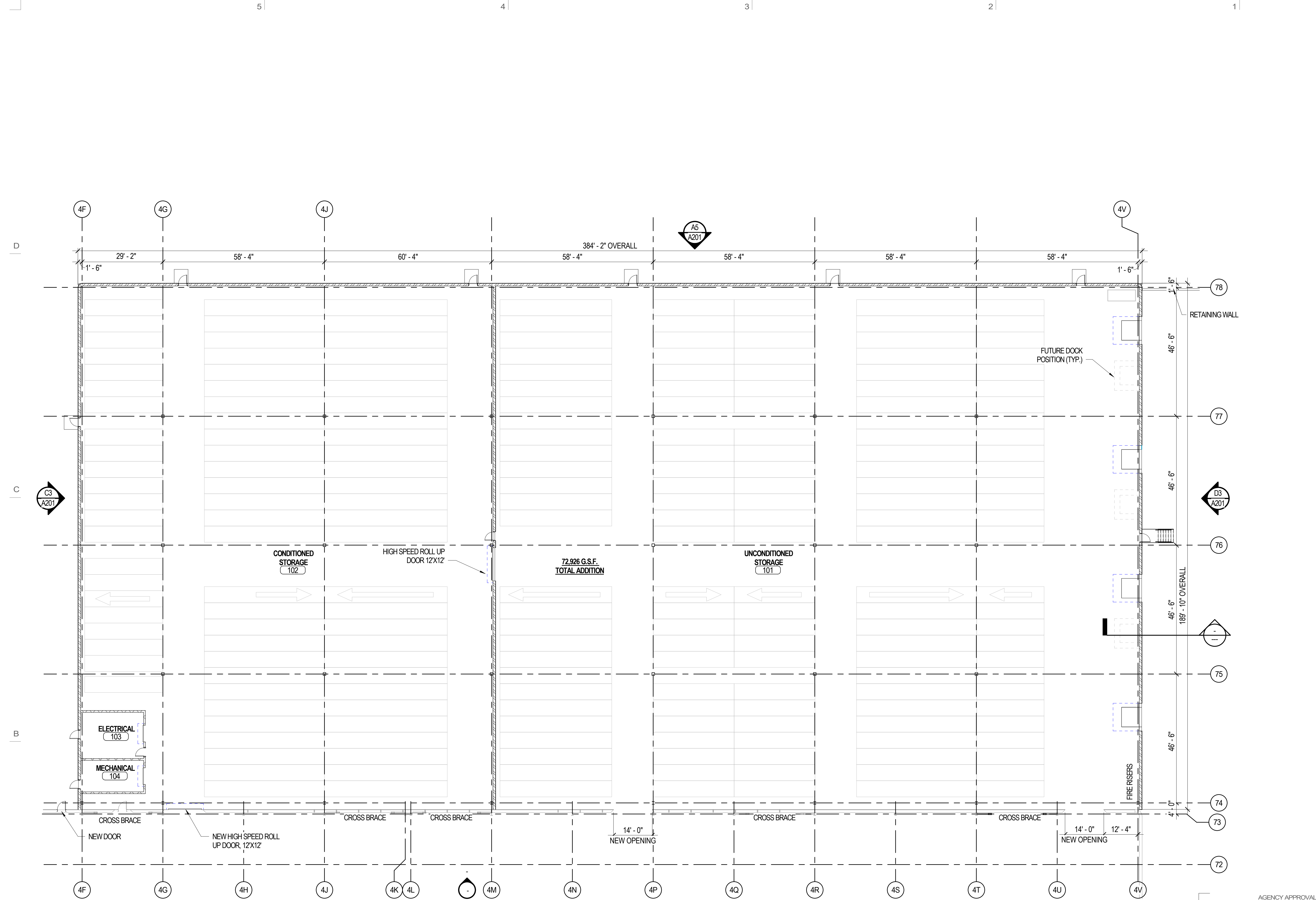
## Exhibits

A. Engineered plans and site plan.

## Area Map







**A5 LEVEL 01 - OVERALL FLOOR PLAN**  
A101 1/16" = 1'-0"



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2505 East Parleys Way  
Salt Lake City, UT 84109  
T 801.924.5000  
http://www.archnexus.com

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**KIMBERLY-CLARK**  
**2021 HILO EXPANSON**

2010 RULON WHITE BOULEVARD, OGDEN UT 84404

# Date Revision

**NOT FOR CONSTRUCTION**

NEXUS PROJECT #: 21058  
CHECKED BY: JFW  
DRAWN BY: JFW  
DATE: 09.03.21

AGENCY APPROVAL

**FLOOR PLAN**

**A101**



5 |

4 |

3 |

2 |

1 |



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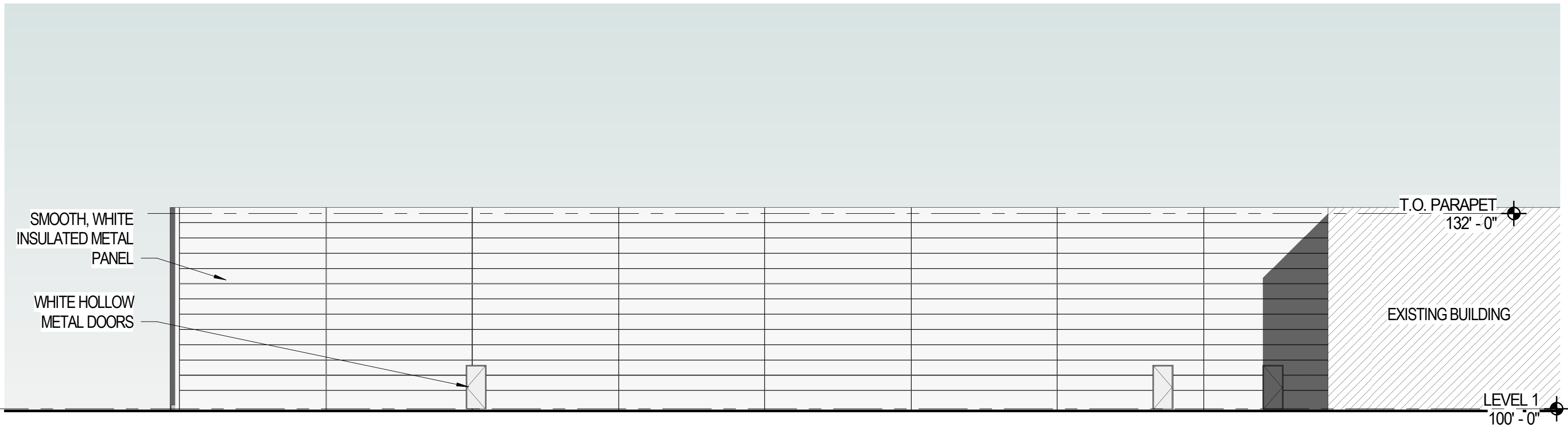
D

C

B

A

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**D3 RENDERED WEST ELEVATION**  
A202 1/16" = 1'-0"



**C3 RENDERED EAST ELEVATION**  
A202 1/16" = 1'-0"



**A5 RENDERED NORTH ELEVATION**  
A202 1/16" = 1'-0"

AGENCY APPROVAL

KIMBERLY-CLARK  
**2021 HILO EXPANSION**

2010 RULON WHITE BOULEVARD, OGDEN UT 84404

# Date Revision

**NOT FOR CONSTRUCTION**

NEXUS PROJECT #: 21058  
CHECKED BY: JFW  
DRAWN BY: JFW  
DATE: 09.03.21

**RENDERED ELEVATIONS**

**A202**



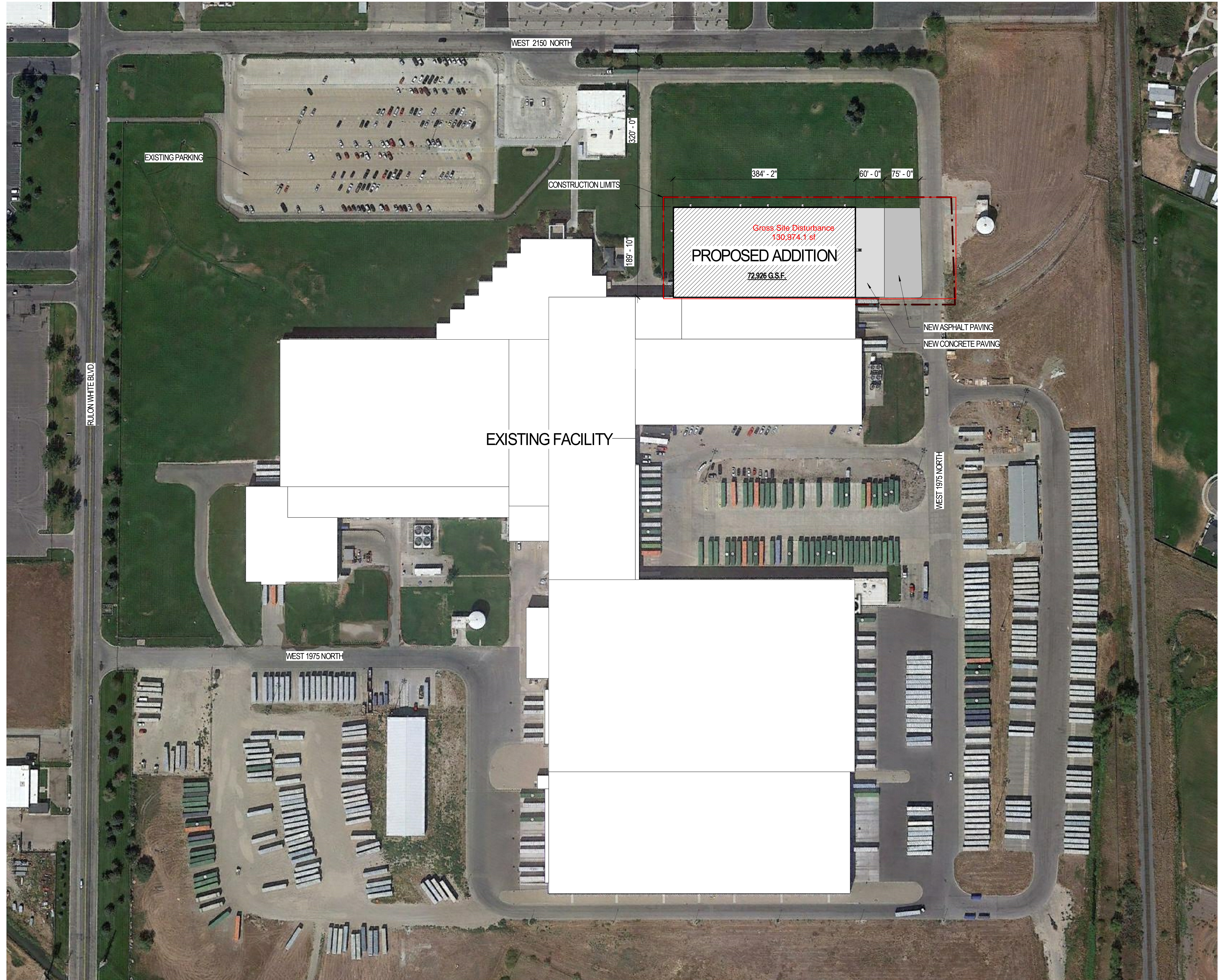
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A

B

C

D



**A5** ARCHITECTURAL SITE PLAN  
AS101 1" = 100'-0"



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# KIMBERLY-CLARK 2021 HILO EXPANSION

2010 RULON WHITE BOULEVARD, OGDEN UT 84404

# Date Revision

**NOT FOR  
CONSTRUCTION**

NEXUS PROJECT #: 21058  
CHECKED BY: JFW  
DRAWN BY: JFW  
DATE: 09.03.21

**ARCHITECTURAL  
SITE PLAN**

**AS101**





# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for preliminary subdivision approval of Lilac Estates PRUD, consisting of 23 townhouse units and 15 storage units, with an existing building and house available to be sold as units.

**Type of Decision:** Administrative

**Applicant:** Mel Peterson (Authorized Representative)

**Agenda Date:** Tuesday, October 12, 2021

**File Number:** LVL091521

### Property Information

**Approximate Address:** 2900 S 3500 W

**Project Area:** 15.75 Acres

**Zoning:** A-2

**Existing Land Use:** Residential/Agricultural

**Proposed Land Use:** Residential-

**Parcel ID:** 15-087-0013, 15-087-0015

**Township, Range, Section:** T6N, R2W, Section 33

### Adjacent Land Use

<b>North:</b>	Agricultural/Residential	<b>South:</b>	Agricultural
<b>East:</b>	Agricultural	<b>West:</b>	Agricultural

### Staff Information

**Report Presenter:** Felix Lleverino  
[flleverino@co.weber.ut.us](mailto: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 5 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Development History

4/13/2021 – Western Weber Planning Commission recommended approval of Val Sander PRUD (CUP2021-01) with the following conditions:

1. An architectural fence shall be provided along 3500 W and the private drives that surround the tot lot.
2. That all water access is thoroughly investigated.
3. The developer will be required to completely screen the dumpster from the street or public view by a six-foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials.
4. That the storage units have the same brick wainscot and colors as the townhomes and that the developer provides more detailed drawings of the storage units, before consideration by the County Commission.
5. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department before approval from the County Commission.
6. Before approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot.

6/15/2021 – Weber County Commission approved the conditional use permit for the PRUD.

9/15/2021 – Val Sanders applied for subdivision approval of Lilac Estates PRUD.

10/12/2021 – Lilac Estates Subdivision will be presented before the Planning Commission for preliminary subdivision approval.

## Summary and Background

The applicant is requesting preliminary approval of Lilac Estates Subdivision consisting of 23 townhome units and a single family dwelling lot. The proposal includes 15 storage units that are to be used by the families who reside in the townhomes. Culinary water will be provided by Taylor West Weber Water District and sewer service will be provided by Central Weber Sewer.

The following is an analysis of the project against the county's land-use codes.

## Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster-style development with a minimum of 30% open space.

Zoning: The subject property is located in the Agricultural A-2 Zone.

The purpose and intent of the A-2 zone are identified in the LUC §104-2 as:

*The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

Culinary water: Taylor West Weber Water provided a preliminary letter of feasibility with a list of conditions. One of the conditions is that the developer connects to Hooper Irrigation or Weber Basin Water for pressurized irrigation water. The planning staff has added a condition of approval that an irrigation water district shall provide a will-serve letter for the common area..

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer needs of this development (see Exhibit C).

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas."

The proposal includes 23 townhomes. The units are proposed to be multi-level, with a footprint of approximately 1,100 square feet. The units are three bedrooms two and a half bathrooms each.

This proposal also includes one single-family dwelling unit which is the existing home of the owner. The existing unit will be located on approximately 63,000 square feet. The proposed townhomes and single-family units are proposed to be no greater than 35 feet in height, which is the zoning height maximum. The proposed site plan and lot layout was approved by the County Commission during their approval of the conditional use permit on June 15, 2021.

Additional Design Standards: A 50% Bonus Density was already awarded with the CUP2021-01 approval.

1. A 20 percent bonus was granted for providing a 6-foot pathway along 3500 W, as well as trees and street lights.
2. A 25 percent bonus for preserving 75% open space.
3. A 5 percent bonus for an agricultural parcel with an agricultural-based open space preservation plan.

The open space is proposed to be preserved by the owner maintaining ownership of the agricultural parcel. The common area space with the tot lot will be owned and maintained by the HOA.

Public Road Infrastructure: The proposal includes a sidewalk along 3500 W. A condition of preliminary approval will be that the sidewalk be changed to a six foot paved pathway on the improvement plans. An interior alleyway that is 26 feet wide will provide access to the 23 townhome units. Each unit will have a one-car garage and two paved parking spaces in front of each unit. A snow storage area is shown on the landscaping plan at the north end of the project. There will also be a 26-foot wide drive that leads to the gravel parking area for storage unit staging and access (see Exhibit F).

Review Agencies: The subdivision application will be required to comply with all review agency requirements. Engineering has listed many review comments that will be addressed by revised constructions drawings and a preliminary subdivision

plat. The Weber Fire District will limit parking to one side of the internal street. The District also requires that the construction plan is revised to show that the hydrant is located next to unit 34.

## Staff Recommendation

Staff recommends preliminary approval of Lilac Estates PRUD Subdivision consisting of 24 lots, and a 10.79-acre open space parcel. This recommendation is based on the review agency requirements and the following conditions:

1. A final will serve letter from Taylor West Weber Water will be submitted.
2. Hooper Irrigation or Weber Basin shall provide a will-serve letter verifying pressurized irrigation water services for all lots and open spaces, before Lilac Estates may return for final approval from the Planning Commission.
3. The four-foot sidewalk must be shown as a six-foot paved pathway on the improvement plans.

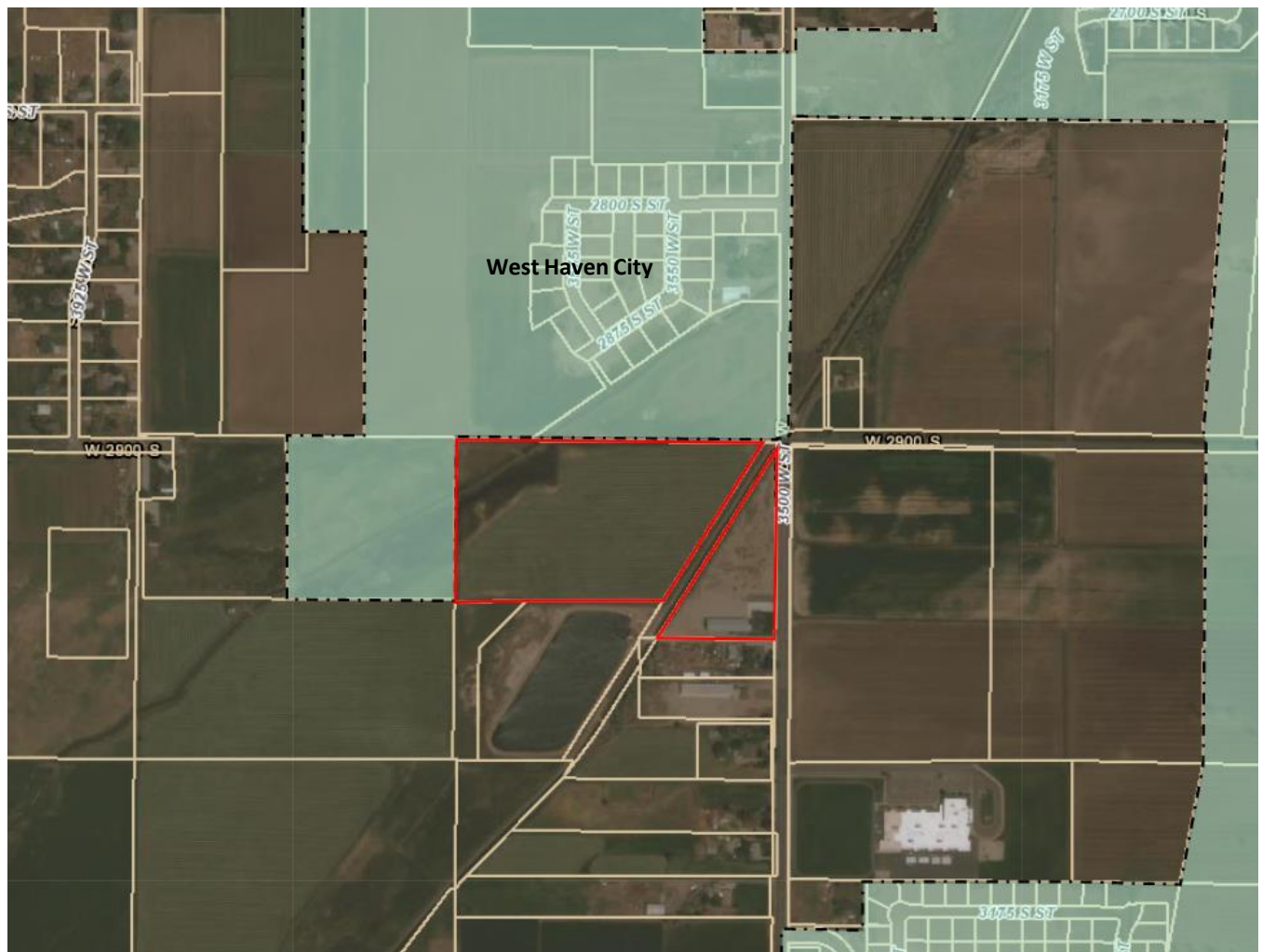
This recommendation is based on the following findings:

1. The proposed PRUD conforms to the West Central Weber County General Plan.
2. The lot area, width, yard, height, and coverage regulations proposed are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

## Exhibits

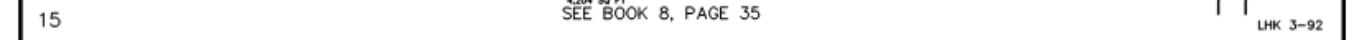
- A. Preliminary PRUD plan
- B. Recorder's plat
- C. Sewer Will Serve
- D. Culinary Will Serve
- E. Landscaping Plan
- F. Construction Plans (select pages)

## Location Map



## Exhibit A-

The preliminary subdivision plan will be presented to the Planning Commission on the evening of October 6<sup>th</sup>.





## Exhibit C-

A will-serve letter from Central Weber Sewer District will be presented to the Planning Commission on October 12<sup>th</sup>.



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
7/21/2021

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401  
To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the district has the capacity to provide only culinary water for Lilac Estates a 24-unit complex. By the means of a 14" water main on 3500 W. This particular project has two current meters on it one connection services unit 24 an additional connection is stubbed towards unit 18 these may be used. The developer is required to pay impact fees for 22 lots. Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per unit. (Total \$2,200.00) Plans must be reviewed and okayed by the district engineer for final approval.
- Water rights fee =Must be paid before the subdivision is recorded and service is provided. \$4,363.00 per lot. (Total \$95,986.00) Based on current impact fee.
- Secondary Water =Must connect to either Hooper Irrigation or Weber Basin Water for pressurized secondary. No outdoor water use for irrigation from Taylor West Weber Water will be allowed. Proof of a secondary provider by means of a will serve letter or receipt must be submitted to the district for final approval.
- Impact/ Hookup Fees = \$5,228.00.00 per unit. Paid at building permitting. Based on current impact fees.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** All fees must be paid and pressurized secondary water connected before final approval is given. A **signature block** must be on the final recorded mylar with Taylor West Weber Water on it, either a member of the board or the manager may sign the mylar. Water Rights Fees must be paid before recording can take place. This letter expires six months from the date it is issued.

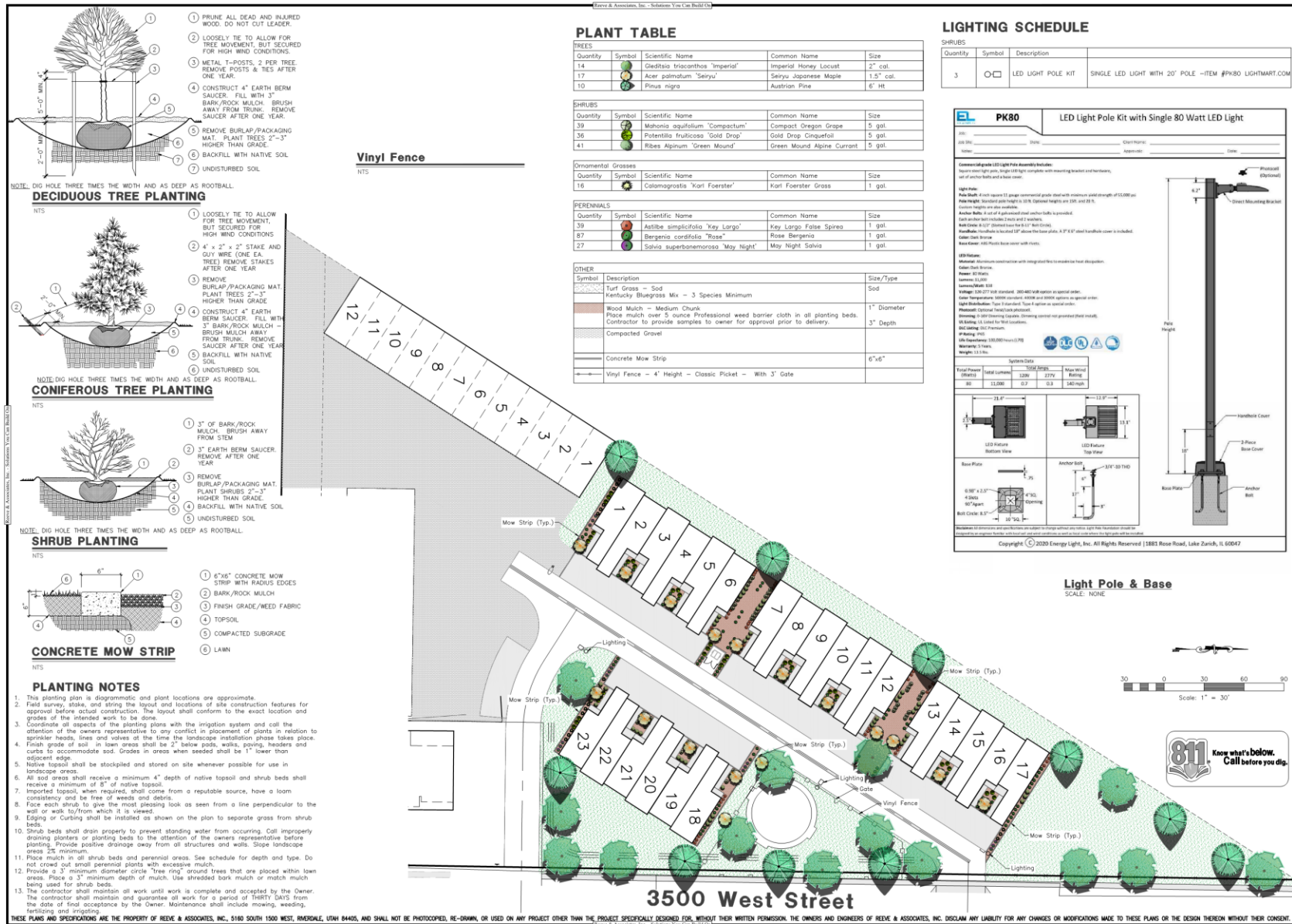
Expires 1/21/2022

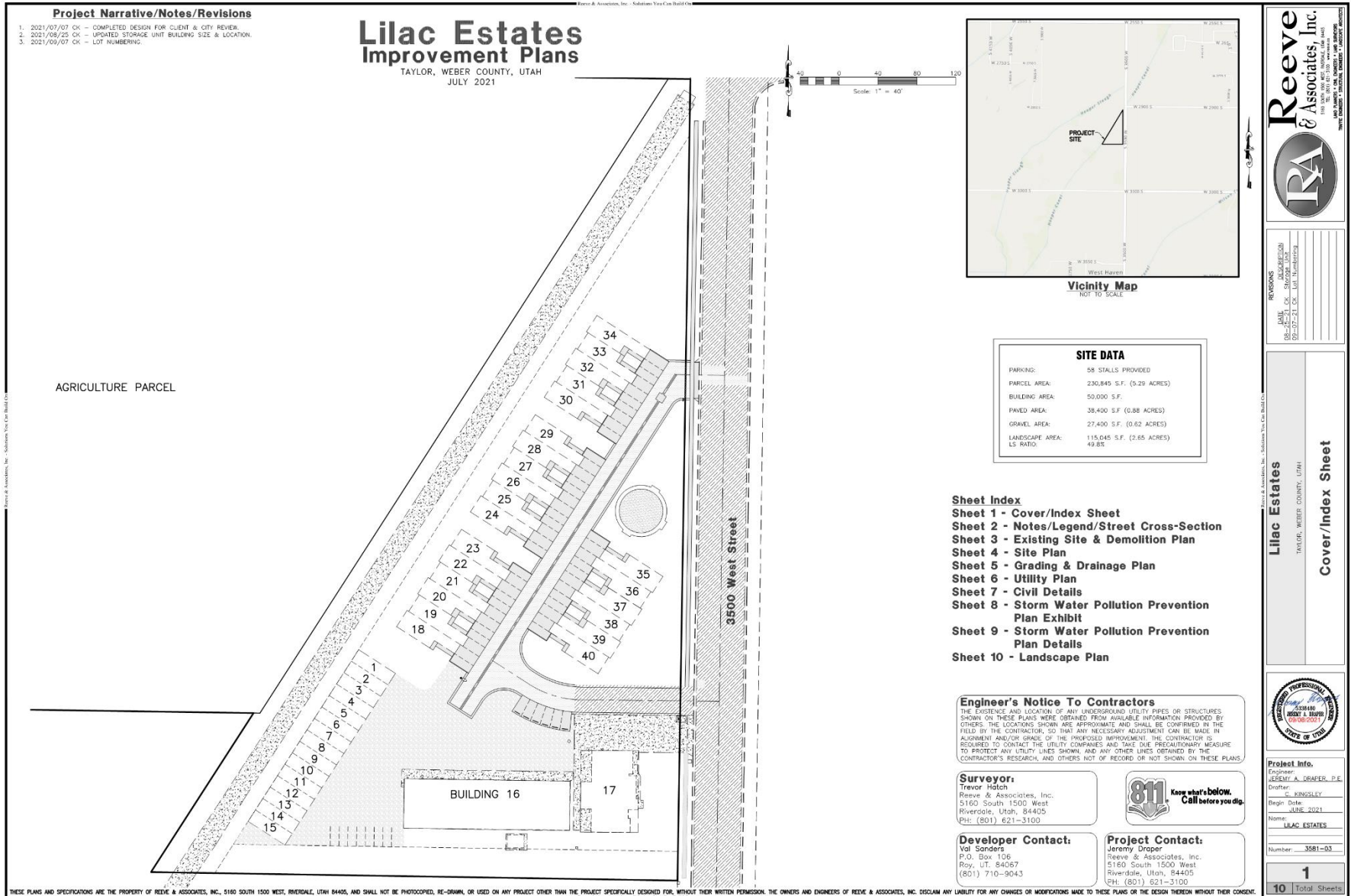
Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

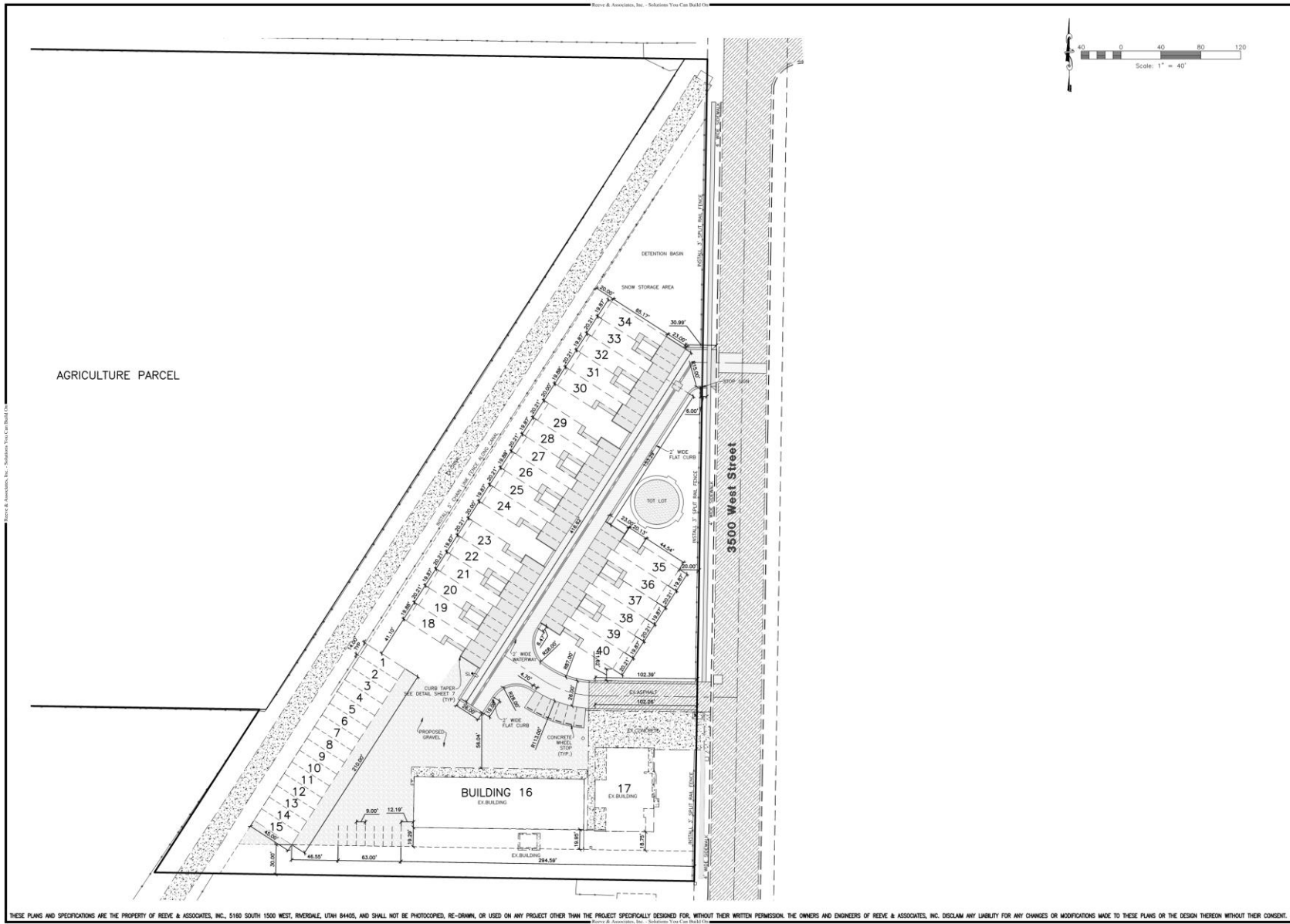
Ryan Rogers – Manager

Taylor West Weber Water District









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 RIVERDALE, UTAH 84405  
 (801) 466-1000  
 FAX (801) 466-1001  
 WWW.REEVE-ASSOCIATES.COM

**Revisions**

DATE	DESCRIPTION
08-25-21	DC - 3500 WEST STREET
09-07-21	DC - LOT 100' LOT

**Lilac Estates**  
 TAYLOR, WEBER COUNTY, UTAH

**Site Plan**

**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: JUNE, 2021  
 Name: LILAC ESTATES  
 Number: 3581-03

**4**  
 10 Total Sheets







# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Phase 1 of Smart Fields Subdivision (13 lots) located at 4300 W 1400 S.

**Agenda Date:** Tuesday, October 12, 2021

**Applicant:** Pat Burns (Owner) Joshua Wiscombe (Authorized Representative)

**File Number:** LVS042621

### Property Information

**Approximate Address:** 4300 West 1400 South

**Project Area:** 11.03 acres

**Zoning:** A-1

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0035, 15-054-0055

**Township, Range, Section:** 6N 2W Sec 20 and 21

### Adjacent Land use

<b>North:</b>	Agricultural/ Residential	<b>South:</b>	Agricultural/ Residential
<b>East:</b>	Agricultural/ Residential	<b>West:</b>	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
- Title 106, Subdivisions

## Development History

On September 21, 2021 the Planning Commission granted preliminary approval of Smart Fields Subdivision Phases 1 and 2 with the following conditions:

1. Civil Drawings will be created and under review by the Engineering Department.
  - The civil drawings for Phase 1 are under review by the County Engineer.
2. A final subdivision plat will be under review by all applicable County review agencies.
  - The final subdivision plat for phase 1 is under review by all applicable agencies and is attached as Exhibit A.
3. A Geotechnical Report will be completed to aid in designing the subdivision improvements.
  - A geotechnical investigation is complete and submitted under the project file.
4. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office.
  - Great Basin Engineering completed the annexation plat and submitted it to the County Surveyor's office for review.
5. Before the proposal can be considered for final approval by the Planning Commission, a capacity assessment letter from the water district shall be provided by the applicant.
  - The final will-serve letter is included as Exhibit B of this report.
6. The planning staff's recommendation for a road stub between lots 215 and 216 be investigated by the County Engineer.



- County Planning and Engineering held a meeting to discuss the creation of the road stub on October 4<sup>th</sup>, 2021. It was decided by both departments that a road stub is required to continue a public thru-road called 1600 South Street.

## Summary

The applicant is requesting final approval of Smart Fields Subdivision Phase 1 (13 lots) at approximately 1740 S 4300 West. The applicant is requesting to divide one vacant parcel, which amounts to 11.03 acres and create 13 new building lots. This development is considered a connectivity incentivized subdivision because the road alignment follows the Planning Division's recommendations for roadway connectivity. The following section is the staff's analysis of the proposal.

## Analysis

**General Plan:** This proposal conforms to page 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 A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

*"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."*

**Site Development Standards:**

### A-1 Zone:

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

### Connectivity Incentivized Subdivision:

Minimum lot width: 75 feet

Minimum lot area: 20,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code and the connectivity incentivized subdivision code.

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

**Culinary Water:** The developer is in the process of obtaining a final will-serve letter from Taylor West Weber Water District. The letter will be supplied to the Planning Commission on or before the meeting held on October 12<sup>th</sup>, 2021. The requirement for a final will serve is added as a condition of approval in this report.

**Irrigation Water:** Hooper Irrigation Company has provided a preliminary will-serve letter for 30 lots of Smart Fields Subdivision Phases 1 and 2 (see Exhibit C). There are sufficient Hooper Irrigation shares with the property. The district requires 15 shares of Hooper Irrigation to connect to the system. Hooper Irrigation requires that a ditch on the west side of 4300 West must be piped. A capacity assessment letter will need to be provided by Hooper Irrigation prior to the meeting on October 12.

**Sewer Services:** Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 30-lot development. The District will need to approve the connection plans and inspect the connection. Smart Fields will need to be annexed into the district.

**Review Agencies:** The Weber County Planning and Engineering is currently reviewing the Phase 1 final subdivision plat and civil plans for final subdivision requirements. The County Surveying Department will conduct a formal review of the final subdivision plat for phase 1. The Weber Fire District requires that the civil plans include the existing and new fire hydrants.

## Staff Recommendations

Staff recommends final approval of Smart Fields Subdivision Phase 1, consisting of 13 residential lots. This recommendation is based on the following conditions:

1. The final civil drawings will be approved by the County Engineer before going to the County Commission.
2. A final subdivision plat will be approved by all applicable county review agencies before going to the County Commission.
3. A monument improvement agreement will be included with the final plat.
4. All remaining subdivision improvements will be escrowed for before approval from the County Commission.
5. A subdivision improvement agreement will be included with the final plat.
6. The developer provides a final will-serve letter from Taylor West Weber Water District.

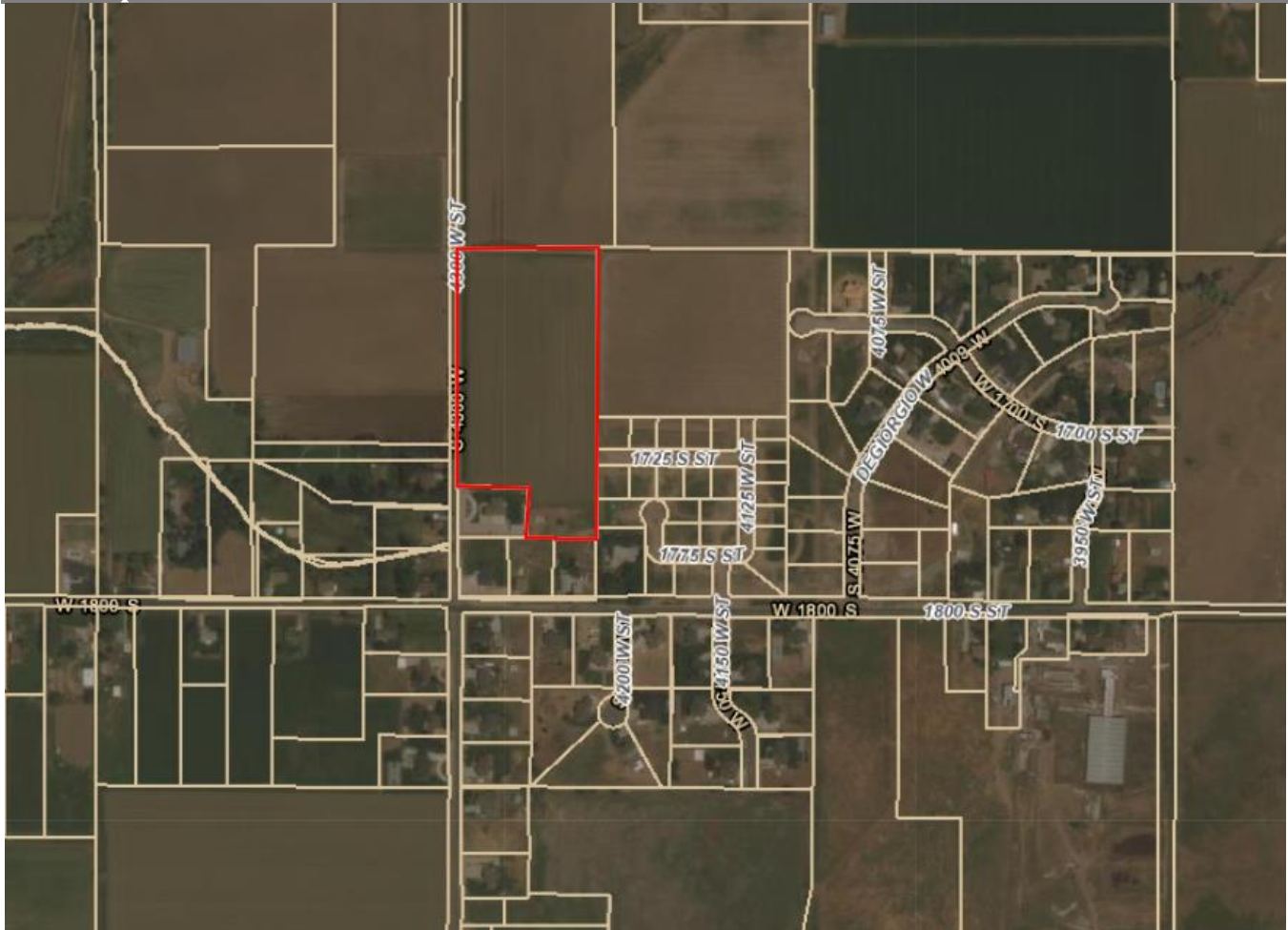
This recommendation is based on the following findings:

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. Smart Fields Subdivision Phase 1 plat
- B. Final Will serve Culinary
- C. Civil Drawings Phase 1

## Area Map



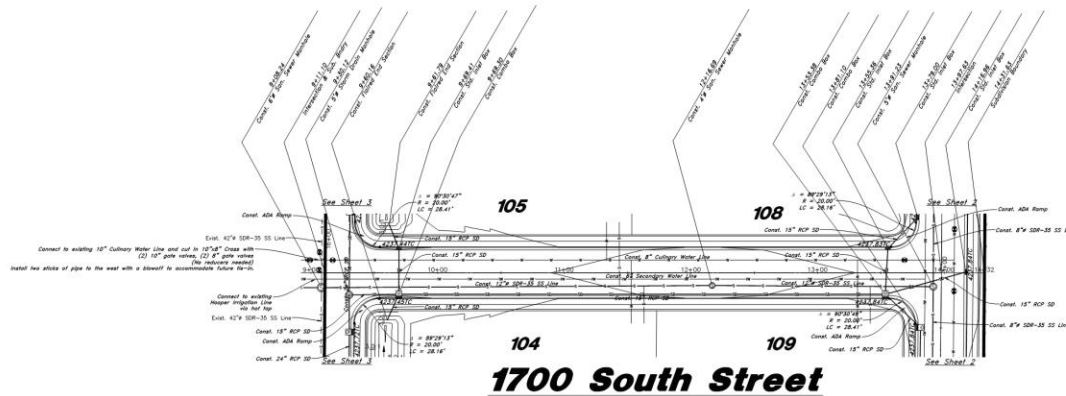


## Exhibit B

Final will-serve to be presented at the October 12<sup>th</sup> 2021 Planning Commission meeting.







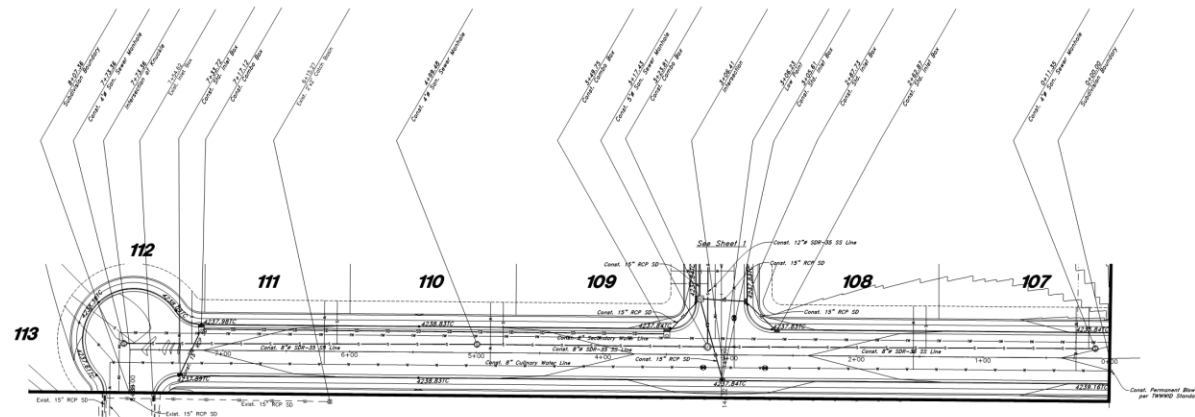
San Sewer Manhole	①
Water Manhole	②
San Sewer Manhole	③
Electrical Manhole	④
Cable Bases	⑤
Exit, Fire Hydrant	⑥
Fire Hydrant Valve	⑦
Water Valve	⑧
Water Valve	⑨
Utility's Water	⑩
Impingement Line	⑪
Impingement Valve	⑫
Impingement Waterline	⑬
Fire Line	⑭
Water Line	⑮
Power Line	⑯
Gas Line	⑰
France	⑱
Removal of ditch	⑲
Overhead Power line	⑳
Overhead Water Pipe	㉑
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**Plan and Profile**

**Smart Fields**

Approx. 1800 South 4300 West Street  
Ogden City, Weber County, Utah  
A part of Section 21, T6N, R2W, SLB&M, U

**C1**



NOT FOR CONSTRUCTION

Sanitary Manhole	1
Water Manhole	2
Storm Drain Manhole	3
Electrical Manhole	4
Sanitary Sewer	5
Water Sewer	6
Exit: Fire Hydrant	7
Exit: Water Valve	8
Exit: Water Meter	9
Sanitary Sewer	10
Water Sewer	11
Impingement Line	12
Telephone Line	13
Gas Line	14
Power Line	15
Water Pipe	16
Exit: Fire Hydrant	17
Exit: Water Valve	18
Exit: Water Meter	19
Sanitary Sewer	20
Water Sewer	21
Impingement Line	22
Telephone Line	23
Gas Line	24
Power Line	25
Water Pipe	26
Exit: Fire Hydrant	27
Exit: Water Valve	28
Exit: Water Meter	29
Sanitary Sewer	30
Water Sewer	31
Impingement Line	32
Telephone Line	33
Gas Line	34
Power Line	35
Water Pipe	36
Exit: Fire Hydrant	37
Exit: Water Valve	38
Exit: Water Meter	39
Sanitary Sewer	40
Water Sewer	41
Impingement Line	42
Telephone Line	43
Gas Line	44
Power Line	45
Water Pipe	46
Exit: Fire Hydrant	47
Exit: Water Valve	48
Exit: Water Meter	49
Sanitary Sewer	50
Water Sewer	51
Impingement Line	52
Telephone Line	53
Gas Line	54
Power Line	55
Water Pipe	56
Exit: Fire Hydrant	57
Exit: Water Valve	58
Exit: Water Meter	59
Sanitary Sewer	60
Water Sewer	61
Impingement Line	62
Telephone Line	63
Gas Line	64
Power Line	65
Water Pipe	66
Exit: Fire Hydrant	67
Exit: Water Valve	68
Exit: Water Meter	69
Sanitary Sewer	70
Water Sewer	71
Impingement Line	72
Telephone Line	73
Gas Line	74
Power Line	75
Water Pipe	76
Exit: Fire Hydrant	77
Exit: Water Valve	78
Exit: Water Meter	79
Sanitary Sewer	80
Water Sewer	81
Impingement Line	82
Telephone Line	83
Gas Line	84
Power Line	85
Water Pipe	86
Exit: Fire Hydrant	87
Exit: Water Valve	88
Exit: Water Meter	89
Sanitary Sewer	90
Water Sewer	91
Impingement Line	92
Telephone Line	93
Gas Line	94
Power Line	95
Water Pipe	96
Exit: Fire Hydrant	97
Exit: Water Valve	98
Exit: Water Meter	99
Sanitary Sewer	100
Water Sewer	101
Impingement Line	102
Telephone Line	103
Gas Line	104
Power Line	105
Water Pipe	106
Exit: Fire Hydrant	107
Exit: Water Valve	108
Exit: Water Meter	109
Sanitary Sewer	110
Water Sewer	111
Impingement Line	112
Telephone Line	113
Gas Line	114
Power Line	115
Water Pipe	116
Exit: Fire Hydrant	117
Exit: Water Valve	118
Exit: Water Meter	119
Sanitary Sewer	120
Water Sewer	121
Impingement Line	122
Telephone Line	123
Gas Line	124
Power Line	125
Water Pipe	126
Exit: Fire Hydrant	127
Exit: Water Valve	128
Exit: Water Meter	129
Sanitary Sewer	130
Water Sewer	131
Impingement Line	132
Telephone Line	133
Gas Line	134
Power Line	135
Water Pipe	136
Exit: Fire Hydrant	137
Exit: Water Valve	138
Exit: Water Meter	139
Sanitary Sewer	140
Water Sewer	141
Impingement Line	142
Telephone Line	143
Gas Line	144
Power Line	145
Water Pipe	146
Exit: Fire Hydrant	147
Exit: Water Valve	148
Exit: Water Meter	149
Sanitary Sewer	150
Water Sewer	151
Impingement Line	152
Telephone Line	153
Gas Line	154
Power Line	155
Water Pipe	156
Exit: Fire Hydrant	157
Exit: Water Valve	158
Exit: Water Meter	159
Sanitary Sewer	160
Water Sewer	161
Impingement Line	162
Telephone Line	163
Gas Line	164
Power Line	165
Water Pipe	166



**GREAT BASIN**  
**ENGINEERING**

Plan and Profile

**Simian Fields**  
Approx. 1800 South 4300 West Street  
Ogden City, Weber County, Utah  
A part of Section 21, T6N, R2W, SL&M, U.S. Survey

**Call before you Dig**  
800-4-A-DIG



October, 2021

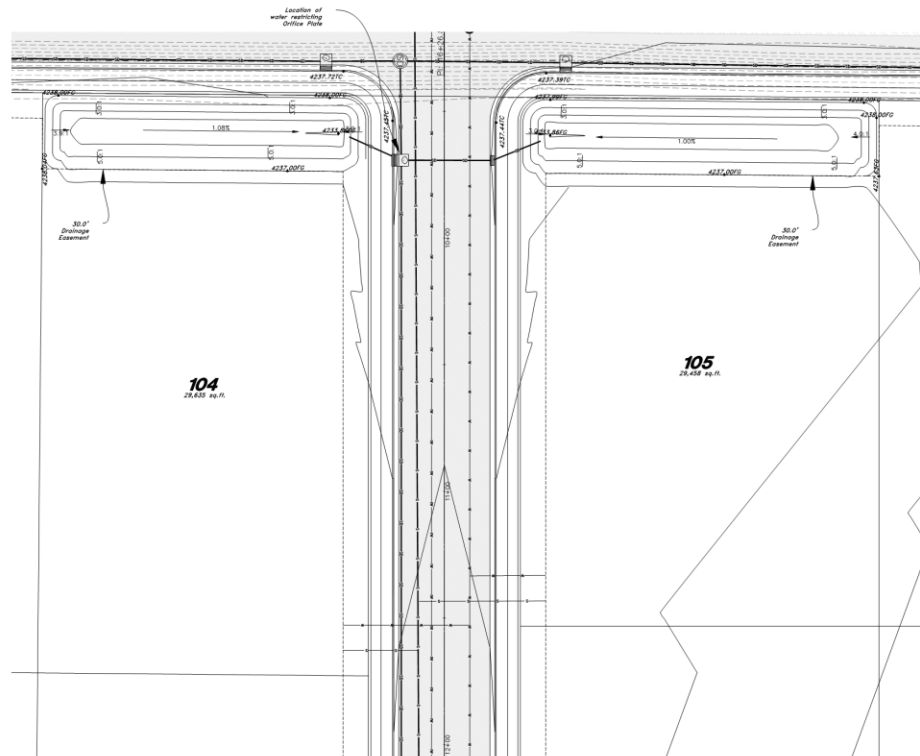
**C2**

21N700





# Detention Pond Exhibit for **Smart Fields**



- POND NOTES:**
1. Pond Designed to accommodate the 100yr storm.
  2. Detention Pond Volume Required: 7,351 cf
  3. Detention Pond Volume Provided: 8,100 cf
  4. Excess Volume: 749 cf
  5. Top of water elevation: 4236.80
  6. Free board: 1.0'
  7. Maximum Pond Depth: 4.15'
  8. Pond Side slopes not to exceed 3:1
  9. Pond Sides to be landscaped.
  10. Orifice in Orifice Plate to be 5.5" in Diameter, located on western outfall pipe of combo box
  11. Pond slope to start 2" from edge of sidewalk.

- NOTES:**
1. No access to Lot 104 & 105 from 4300 W.

**NOT FOR CONSTRUCTION**

**ENGINEER:**  
Great Basin Engineering North  
c/o Andy Hubbard, P.E.  
AndyHubbard@gbeng.com  
8748 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-0515

**DEVELOPER:**  
L202 Construction, LLC  
1607 North Mountain Road  
Ogden, Utah  
(801)-710-2234



**Pond Exhibit  
Smart Fields**

Andy Hubbard, P.E., Engineer  
A part of Section 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**Sep 10, 2021**

**SHEET NO.  
C4**



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on preliminary approval of Angie's Acres Subdivision, consisting of five lots, and a concurrent alternative access request.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, October 12, 2021
<b>Applicant:</b>	Larry Johnson, Owner
<b>File Number:</b>	LVA07192021

#### Property Information

<b>Approximate Address:</b>	300 N 5500 W, Ogden, UT, 84401
<b>Project Area:</b>	6.51 acres
<b>Zoning:</b>	Agricultural (A-2) Zone
<b>Existing Land Use:</b>	Agriculture
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	15-025-0007
<b>Township, Range, Section:</b>	T6N, R2W, Section 07 SW

#### Adjacent Land Use

<b>North:</b>	Agriculture	<b>South:</b>	300 North St.
<b>East:</b>	Agriculture	<b>West:</b>	5500 West St

#### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@webercountyutah.gov
<b>Report Reviewer:</b>	SB

### Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 3 (Blocks)

### Background and Summary

An alternative access request is included with this application. This alternative access approval allows the owner to have a private access easement to access two of the five proposed lots. The owner will be required to record a covenant with the subdivision plat, where the owner agrees to dedicate to the county and improve the access easement at the time the county so requests.

The applicant is requesting preliminary approval of Angie's Acres Subdivision, a single-phase subdivision consisting of five lots, in the A-2 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Each of the proposed lots exceeds the minimum 40,000 square feet and 150 feet in width, as required for residential use in the A-2 zone. Two of the proposed lots do not front along a County road. LUC 108-7-31 allows for an access exception, granting access by a private right-of-way, if it is shown to be infeasible or impractical to extend a county road. Requiring a roadway through this subdivision would give a block of around 350 feet, less than the minimum required of 500 feet (LUC 106-2-3 Blocks).

### Analysis

General Plan: The request is in conformance with the Western Central Weber County General Plan, as the property is being platted under the existing 1 acre zoning.

Zoning: The subject property is located in the A-2 Zone. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: The A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement. This subdivision is proposing an access exception, for access to lots 4-5.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. T

Culinary water and sanitary sewage disposal: West Warren-Warren Water has issued a water availability letter for this subdivision. A will-serve letter will be required prior to appearing for a recommendation of final approval. Mt. View Irrigation has issued a capacity assessment letter, with approval pending meeting certain requirements. Weber-Morgan Health Department has issued septic feasibility.

There is an irrigation ditch that will be piped under the proposed access easement.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, Weber-Morgan Health Department, and the Weber Fire District. The County Surveyor will review once a final version of the plat has been submitted for review. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

## Staff Recommendation

Staff recommends preliminary approval of Angie's Acres Subdivision, consisting of five lots located at approximately 300 N 5500 W, Ogden, UT, 84401. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A proposed final plat must be submitted prior to appearing before the Planning Commission for a recommendation for final approval.
2. Written capacity assessment for culinary and secondary water shall be submitted prior to appearing before the Planning Commission for a recommendation of final approval.

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

## Exhibits

- A. Application
- B. Subdivision Plat
- C. Water & Septic Feasibility

## Area Map





## Exhibit A – Application

### Angie's Acres Subdivision

[+ Add Follower](#)[✎ Change Status](#)[✎ Edit Project](#)

**Address:** 300 n 5500 w, West Warren, UT, 84401  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** [Larry Johnson](#)  
**Created On:** 5/4/2021  
**Project Status:** Accepted  
**Status Date:** 7/9/2021  
**File Number:** LVA07192021  
**Project Manager:** [Tammy Aydelotte](#)

[Application](#)[Documents](#) 10[Comments](#) 1[Reviews](#) 4[Followers](#) 16[Status](#)[Notifications](#)[Payments](#) 0

### Application

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

#### Project Description

Small 5 lot Subdivision called Angie's Acres on 6.5 Acres of land in West Warren

**Property Address** 300 n 5500 w  
West Warren, UT, 84401

**Property Owner** Larry Johnson  
801-940-2490  
[larry@rjxcavating.com](mailto:larry@rjxcavating.com)

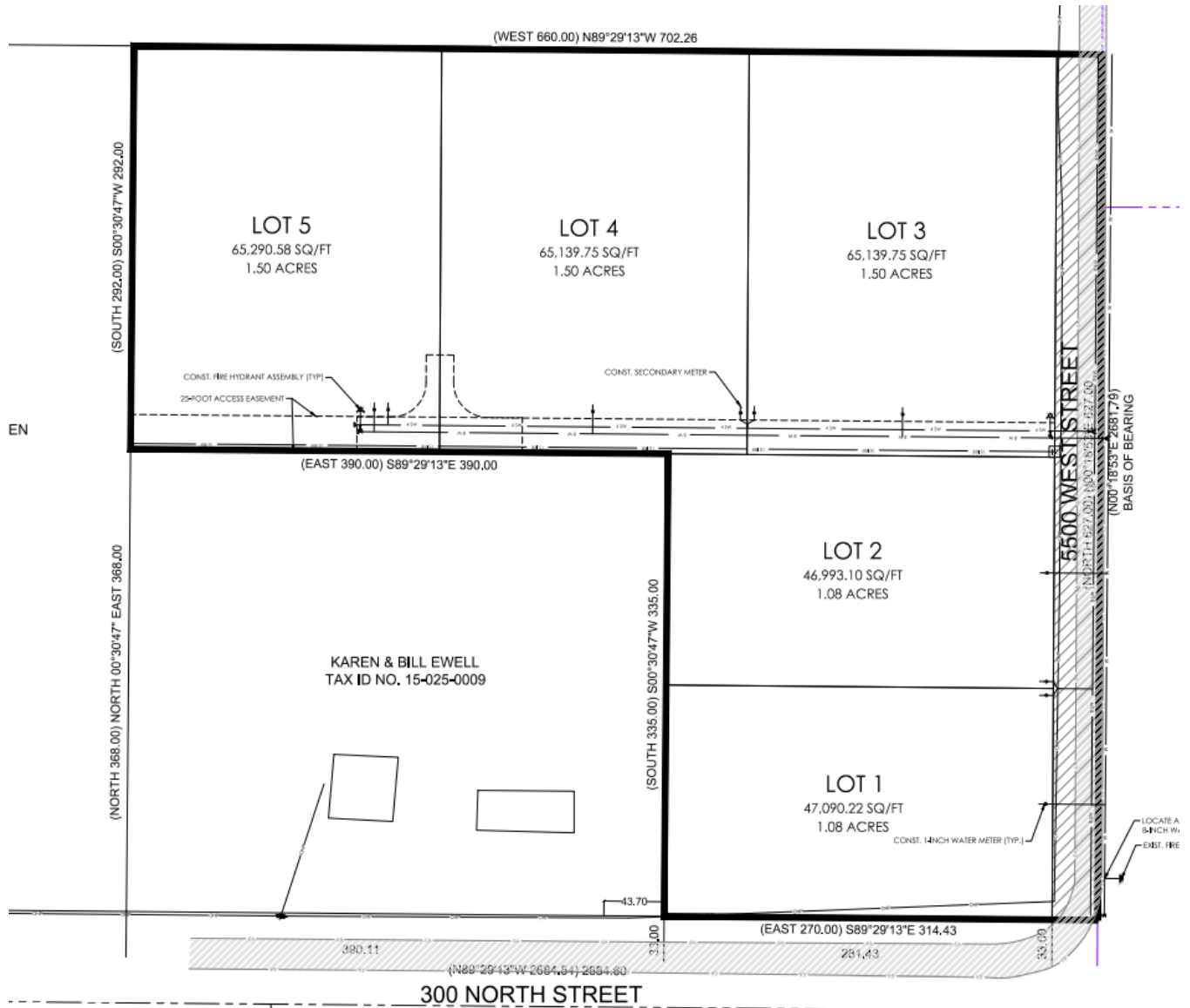
**Representative** --

**Accessory Dwelling Unit** False  
**Current Zoning**  
**Subdivision Name** Angie's Acres  
**Number of Lots**  
**Lot Number** 5  
**Lot Size**  
**Frontage**  
**Culinary Water Authority** West Warren-Warren Water and Sewer  
**Secondary Water Provider** Not Applicable  
**Sanitary Sewer Authority** Health Department (Septic)  
**Nearest Hydrant Address** 300 n 5500 w  
**Signed By** Owner, Larry Johnson

#### Parcel Number

[✖ Remove](#) 150250007 - [County Map](#)

# Exhibit B- Preliminary Plan



West Warren-Warren Water Improvement District  
1561 S. 7500 W.  
Ogden, UT 84404  
801-259-7614  
westwarrentwtr@gmail.com

July 7, 2021

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Angie's Acres c/o Larry Johnson

This proposed development is located at approx. 5500 W 300 N and consists of 5 lots on 6.5 acres in Warren, unincorporated Weber County. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development with the following contingencies: the road must be a minimum of 30 ft and be deeded as a utility right away and easement.

This letter is only to state that the above mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter.

Conditions for a Will-Serve Letter to be issued:

- A letter from the Fire District stating that a flow test is not required, will need to be provided to the District as soon as possible.
- A plan for installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, to be inspected and approved by the WWWID board chairman, prior to the delivery of any culinary water, including water for construction use. Pressure requirements are a minimum of 50 to a maximum of 80 lbs.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and place the water meter. All materials and workmanship must be in compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be paid prior to receiving a Will-Serve Letter and prior to the commencement of any development or construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
  - Capital Facilities Impact Fee \$4588
  - Weber Basin Water Rights Impact Fee \$4363
  - Connection Fee Without Existing Service Lateral \$2800
  - Connection fee with Existing service Lateral \$350

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,

  
Melissa Murray, Clerk

MT VIEW IRRIGATION

5238 W 2150 N

OGDEN, UT 84404

7-6-2021

To: Whom it May Concern

Re: Pressurized Secondary Water to Larry Johnson Project

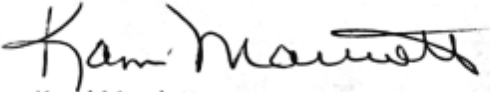
Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to serve pressurized secondary water to the proposed 5 lot subdivision located at 5500 W 300 N (Parcel # 15-025-0007) providing the owner of the subdivision completes a development agreement, which will require the owner to install the needed pipelines, service laterals and payment of the applicable connection fees.

The owner has purchased and provided the applicable water shares sufficient to provide water to the project.

No building permits are to be issued until the agreements have been completed. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Each lot owner will become a shareholder in the company and be bound by its by-laws.

Signed

A handwritten signature in black ink, appearing to read 'Kami Marriott', with a stylized, cursive script.

Kami Marriott

Secretary

September 30, 2021



Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**  
Angie Acres Subdivision, 5 lots  
Parcel #15-025-0007  
Soil log #15251

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by West Warren – Warren Improvement District, an approved public water system. **A letter from the water supplier is required prior to issuance of a permit**

DESIGN REQUIREMENTS

Lots 1-5: Documented ground water tables not to exceed 12 inches and percolation rates of 120 minutes per inch, fall within the range of acceptability for the utilization of a Packed Bed Media Wastewater Disposal System with an At-Grade or Drip Irrigation absorption area as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/ft<sup>2</sup>/day as required for the clay loam, massive structure soil horizon with a documented percolation rate of 120 minutes per inch.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Ryan Klinge  
Environmental Health Division  
801-399-7160





## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Request for preliminary approval of Ali Farms Cluster Subdivision, a proposal consisting of 30 lots and open space parcels totaling 25.15 acres.		
<b>Type of Decision:</b>	Administrative		
<b>Agenda Date:</b>	Tuesday, October 12, 2021		
<b>Applicant:</b>	Chris Cave, Authorized Rep		
<b>File Number:</b>	LVA07272021		
<b>Approximate Address:</b>	750 South 4700 West, Taylor, UT, 84404		
<b>Project Area:</b>	25.15 acres		
<b>Zoning:</b>	Agricultural (A-1 and A-2)		
<b>Existing Land Use:</b>	Vacant/Agricultural		
<b>Proposed Land Use:</b>	Residential/ Open Space		
<b>Parcel ID:</b>	15-050-0032		
<b>Township, Range, Section:</b>	T6N, R2W, Section 15 SW		

#### Adjacent Land Use

<b>North:</b>	Residential/Agricultural	<b>South:</b>	Agricultural
<b>East:</b>	4700 West St.	<b>West:</b>	Agricultural

#### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
<b>Report Reviewer:</b>	SB

### Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones (A-1 and A-2)
- Title 108, Chapter 3 Cluster Subdivisions

### Background and Summary

9/14/2021 – Sketch Plan Endorsement received from the Planning Commission.

This is a request for preliminary approval of Ali Farms Cluster Subdivision, consisting of 30 lots, and public roadways throughout this proposed subdivision. This plan includes open space parcels to the west of the proposed lot layout. The total project area amounts to 25.15-acres. The open space area encompasses an area of 11.26 acres. The applicant is proposing to preserve 50.6 percent open space, meeting the required minimum open space preservation of 50 percent for the A-1 and A-2 Zones, for requested bonus density, as outlined in LUC §108-3-5. The following is a brief synopsis of the review and criteria and conformance with LUC. The developer shall install

Each of the proposed lots exceeds the minimum area and width for a cluster subdivision. Lot sizes range from 13,505-18,595 square feet. Lot widths range from 70-95 feet. The applicant is proposing 66' wide publicly dedicated right-of-ways throughout this development.

Sidewalks on both sides of the roadways are proposed. Sidewalks shall be stubbed to all lot boundaries where the proposed roadways shall be stubbed.

An open space plan has been submitted with this application. The developer has indicated that the open space will continue to be used for agricultural purposes, and owned and maintained by an HOA.

## Analysis

General Plan: The request is in conformance with the Western Central Weber County General Plan, as the property is being platted under the existing cluster subdivision ordinance.

Zoning: The subject property is located in the A-1 and A-2 Zones. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: Cluster subdivisions in the A-1 and A-2 zone require a minimum lot area of 9,000 square feet for a single family dwelling and a minimum lot width of 60 feet. All lots in this proposed cluster subdivision meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the cluster subdivision standards in LUC § 108-3.

As a requirement of the cluster subdivision ordinance, the applicant is required to dedicate a minimum of 30% open space in the A-1 and A-2 zones. In order to qualify for bonus density, a minimum of 50% open space is required (LUC § 106-3). The applicant is dedicating 50.6% of net developable area as open space( 11.26 acres). The applicant will also provide one street tree, every 50 feet, on both sides of each street, to qualify for 25% bonus density. The bonus density shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. The gross acreage of this development is 25.15 acres. Per LUC § 108-3-5(f), a perpetual open space easement shall be dedicated to Weber County over all areas shown as dedicated open space to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.

The applicant is proposing curb, gutter, and sidewalk along both sides of the streets within this proposed subdivision

Culinary water and sanitary sewage disposal: Taylor West Weber Water has issued preliminary approval for this subdivision. A final will-serve letter will be required prior to appearing for a recommendation of final approval. The applicant has 23 shares of Hooper Irrigation water that currently service the entire parcel for agricultural use. Central Weber Sewer has issued feasibility for this subdivision. A will serve letter will be required from Hooper Irrigation prior to appearing before the planning commission for a recommendation of final approval.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The County Surveyor will review once a final version of the plat has been submitted for review. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

## Staff Recommendation

Staff recommends preliminary approval of Ali Farms Subdivision, consisting of 30 lots located at approximately 750 S 4700 West, Ogden, UT, 84401. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A will serve letter from Hooper Irrigation is required prior to a recommendation of final approval.
2. A final will serve letter from Taylor West Weber is required prior to a recommendation of final approval.
3. A street tree plan is required prior to a recommendation of final approval.

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

## Area Map



## Exhibit A - Application

### Ali Farms Subdivisions

[+ Add Follower](#)[✎ Change Status](#)[✎ Edit Project](#)

**Address:** 750 South 4700 West, Taylor, UT, 84404  
**Maps:** [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** [chris cave](#)  
**Created On:** 7/22/2021  
**Project Status:** Accepted  
**Status Date:** 9/8/2021  
**File Number:** LVA07272021  
**Project Manager:** [Tammy Aydelotte](#)

[Active](#)[On Hold](#)[Complete](#)[Application](#)[Documents](#) 10[Comments](#) 7[Reviews](#) 3[Followers](#) 13[Status](#)[Notifications](#)[Payments](#) 2

### Application

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

#### Project Description

The development consists of the creation of a 31 Lot Cluster Subdivision on a 25.15 acre parcel

**Property Address** 750 South 4700 West  
Taylor, UT, 84404

**Property Owner** Jan Farrell  
801-891-4060  
[bobjanfarrell@gmail.com](mailto:bobjanfarrell@gmail.com)

**Representative** Phil Holland  
801-668-1565  
[psholland@me.com](mailto:psholland@me.com)

**Accessory Dwelling Unit** False

**Current Zoning** A-1

**Subdivision Name** Ali Farms

**Number of Lots**

**Lot Number**

**Lot Size**

**Frontage**

**Culinary Water Authority** Taylor-West Weber Water District

**Secondary Water Provider** Warren Irrigation Company

**Sanitary Sewer Authority** Central Weber Sewer

**Nearest Hydrant Address** 300 feet north of parcel on 4700 West Street

**Signed By** Representative, Phil Holland

#### Parcel Number

[✖ Remove](#) 150500032 - [County Map](#)



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
7/27/2021

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401  
To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the district has the capacity to provide only culinary water for Ali Farms a 31-lot subdivision at the approximate address of 850 S. 4700 W. By the means of a 12" water main on 900 S. A 14-inch line will need to be installed on 4700 W. along the frontage of the subdivision and extend to 900 S. connecting to an existing 12" culinary water line. It is required that the developer bring the water line up to state standards of 8" Taylor West Weber Water will pay the difference between 8" and 14". Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per unit. (Total \$3,100.00) Plans must be reviewed and okayed by the district engineer for final approval.
- Water rights fee =Must be paid before the subdivision is recorded and service is provided. \$4,363.00 per lot. (Total \$135,253.00) Based on current impact fee.
- Secondary Water =Must connect to either Hooper Irrigation or Western Basin Water for pressurized secondary. No outdoor water use for irrigation from Taylor West Weber Water will be allowed. This letter is pending on an agreement between either Hooper Irrigation or Western Basin Water. Proof of a secondary provider by means of a will serve letter or receipt must be submitted to the district for final approval. A developmental agreement will need to be in place as to ensure that culinary water will only be used for indoor use.
- Impact/ Hookup Fees = \$5,703.00.00 per unit. Paid at building permitting. Based on current impact fees.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** All fees must be paid and pressurized secondary water connected before final approval is given. A **signature block** must be on the final recorded mylar with Taylor West Weber Water on it, either a member of the board or the manager may sign the mylar. Water Rights Fees must be paid and a secondary water agreement must be in place before recording can take place. This letter expires six months from the date it is issued.

Expires 1/27/2022

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH



No. 7486

23 Shares

# HOOPER IRRIGATION COMPANY

Capital Stock 10,000 Shares

**THIS  
CERTIFICATE**

*Five Black Topsoy, LLC*  
*Twenty-five "Class A"*

*Shares of the Capital Stock of*

HOOPER IRRIGATION COMPANY

*transferable only in the books of the Corporation by the holder hereof in person or by attorney upon surrender of this Certificate properly endorsed.*

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this *eleventh* day of *November* A.D. *2019*

*Nichelle Finkston*

SECRETARY

*Wesley H. Coy*

PRESIDENT

**SHARES**

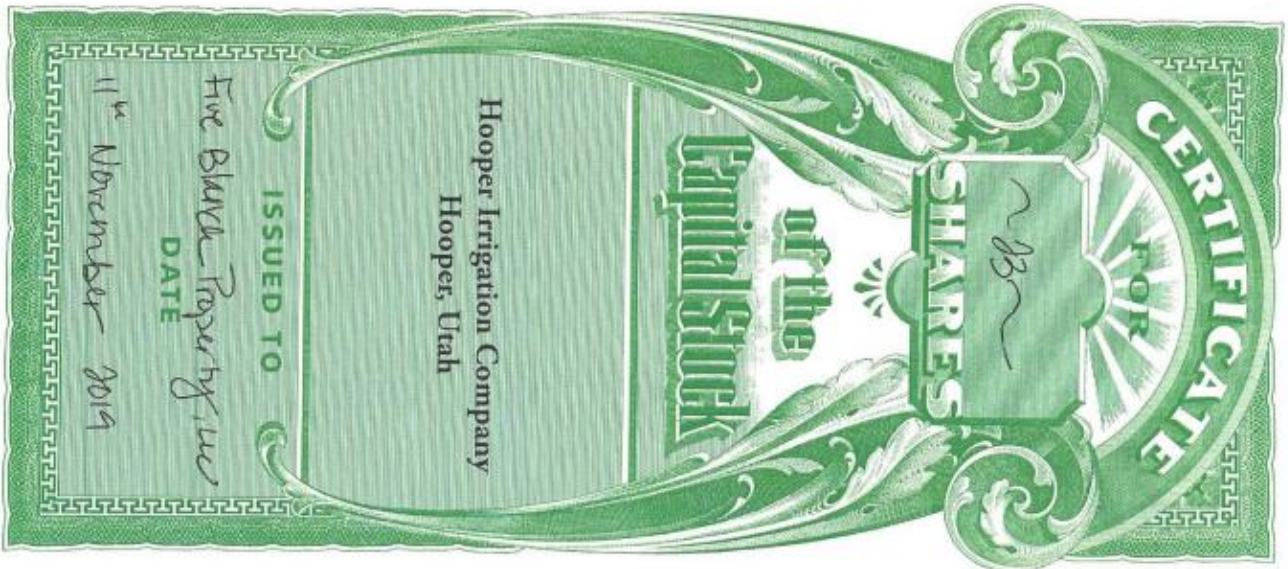
Par Value \$10.00

**PAY TO THE ORDER OF**



NOTICE: THE SIGNATURE OF THE ASSIGNEE  
MUST CORRESPOND WITH THE NAME AS WRITTEN ON THE  
FACE OF THE CERTIFICATE, IN EVERY PARTICULAR, WITHOUT  
ABBREVIATION OR ENLARGEMENT OF ANY CHARACTER, UNLESS  
THE SIGNATURE OF THE ASSIGNEE IS PRESENTED.

For Value Received, hereby sell, assign, and transfer  
unto  
Shares \_\_\_\_\_  
of the Capital Stock represented by the within  
Certificate, and do hereby irrevocably constitute and appoint  
Attorney \_\_\_\_\_  
to transfer the said Stock on the books of the within named  
Corporation with full power of substitution in the premises.  
Dated \_\_\_\_\_ 20\_\_\_\_  
In presence of \_\_\_\_\_





## Central Weber Sewer Improvement District

April 6, 2021

Steve Burton  
Weber County Planning Commission  
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Ali Farms Development  
Sanitary Sewer Service  
Will Serve Letter

Steve:

At the request of Phil Holland, we have reviewed a subdivision plan for Ali Farms Development with 31 residential lots located at approximate address 4700 W 747 S. West Weber County. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The development must be annexed into Central Weber Sewer District prior to connection to sewer.
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,

Clay Marriott

Digitally signed by Clay Marriott  
DN: C=US,  
E=Claym@centralweber.com,  
O="Central Weber Sewer",  
CN="Clay Marriott"  
Reason: I am the author of this  
document  
Date: 2021.07.19  
14:55:58 -06'00'

Clay Marriott

Construction Manager

CC:

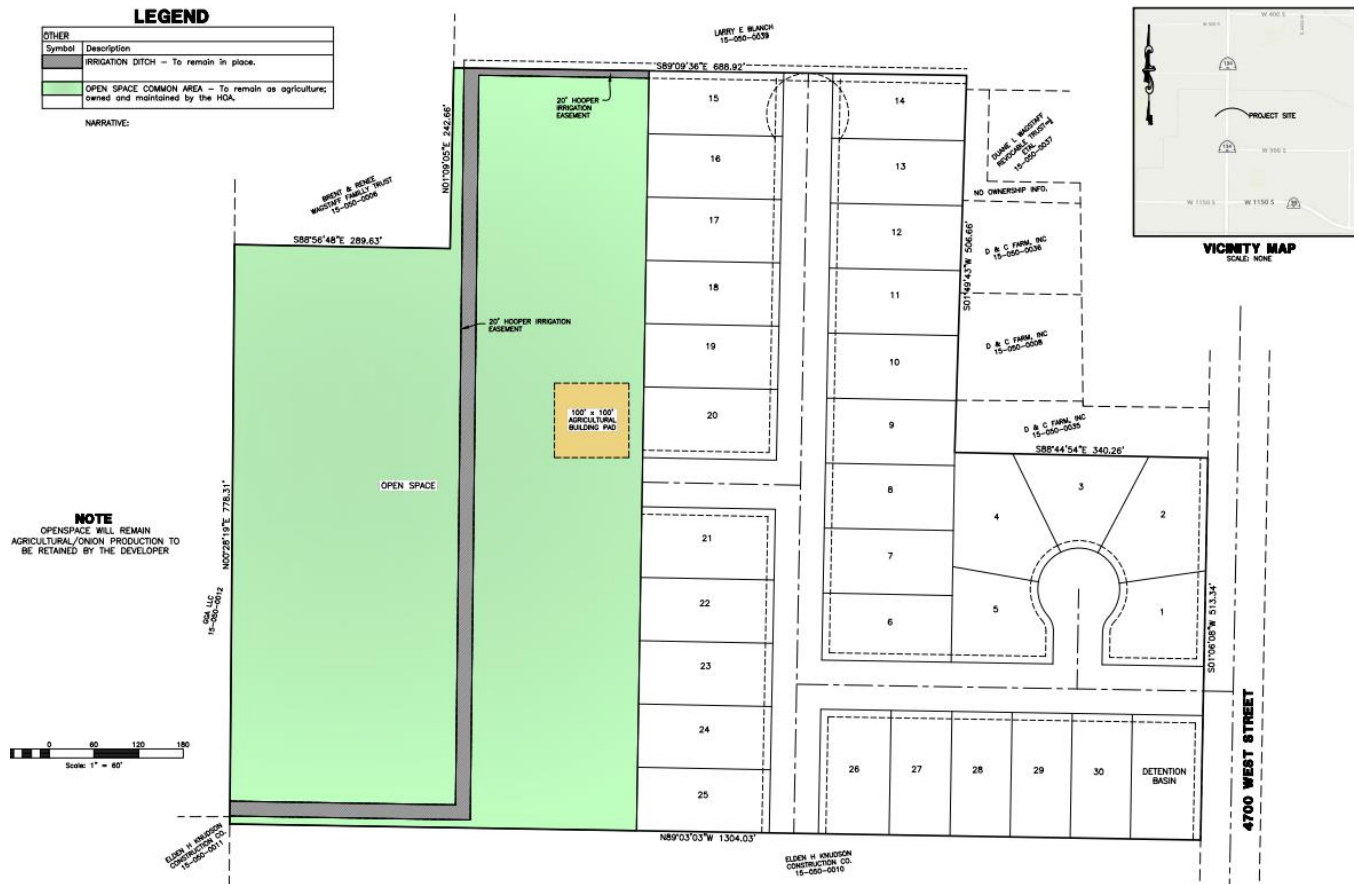
Kevin Hall, Central Weber Sewer  
Phil Holland Psholland@mac.com  
Chad Meyerhoffer

Attachments

Ali Farms Prelim

Annexation Petition checklist

# Exhibit C-Open Space Preservation Plan



## Ali Farms

