

## 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

### 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:

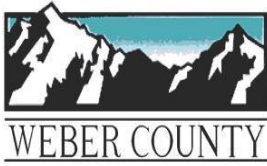
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information 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.



## WESTERN WEBER PLANNING COMMISSION MEETING

### AGENDA

**May 11, 2021**

**5:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83241094806>

Meeting ID: 832 4109 4806

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

1. Petitions, Applications, and Public Hearings:

Administrative items:

2. LVS021320: Request for recommendation of final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden: Staff Presenter Tammy Aydelotte
3. DR# 2021-04: A request for design review approval to construct new greenhouses that will be added to a large scale growing operation named Pineae Greenhouses: Staff Presenter Tammy Aydelotte
4. Request for a recommendation of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres: Staff Presenter Tammy Aydelotte

Public Hearing Items:

5. A public hearing to consider an application to rezone approximately 39.59 acres on parcel 19-001-0005, located at approximately 4000 N. Highway 89, from the A-1 (agriculture) zone to the G (gravel) zone. Staff presenter: Charlie Ewert Applicant: Westside Investments Applicant agent: Craig Jackson
6. A public hearing to consider an application to add "gun range" to the list of allowed uses in the M-3 zone. Staff presenter: Charlie Ewert. Applicant: Justin Barrow
7. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to ensure adequate culinary and secondary water for each new subdivision. Presenter: Charlie Ewert
8. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to allow private streets in certain subdivisions and provide for future public street conversion and connectivity, if needed. Presenter: Charlie Ewert
9. A public hearing to consider a county-initiated proposal to amend various sections of the County's subdivision ordinance to require public street connectivity in certain intervals. Staff presenter: Charlie Ewert
10. Public Comment for Items not on the Agenda:
11. Remarks from Planning Commissioners:
12. Planning Director Report:
13. 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.*

*&*

*Via Zoom Video Conferencing at the link listed above.*

**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 801-399-8791***



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for recommendation of final approval of Stagecoach Estates Cluster Subdivision consisting of 55 lots located at approximately 1800 South 3800 W, Ogden.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, May 11, 2021
<b>Applicant:</b>	Pat Burns
<b>File Number:</b>	LVS021320

### Property Information

<b>Approximate Address:</b>	1800 S 3800 W
<b>Project Area:</b>	Approximately 40 acres
<b>Zoning:</b>	Agricultural (A-1) Zone
<b>Existing Land Use:</b>	Agricultural
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	15-057-0006
<b>Township, Range, Section:</b>	T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b>	Agricultural	<b>South:</b>	1800 South
<b>East:</b>	Residential/Agricultural	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5, Agricultural (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- [Cluster code reference](#)

## Background and Summary

12/10.2019: Sketch plan endorsement given.

3/10/2020: Preliminary approval granted by planning commission.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by preserving agricultural open space with open space easements (2003 Western Weber General Plan, Page 2-14).

**Zoning:** The A-1 zone allows Cluster Subdivision Development. The Cluster ordinance allows for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The proposal contains lots that range in size from .20 (9,000 square feet) to .48 acres.

**Culinary water and sanitary sewage disposal:** Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation prior to receiving a recommendation for final approval from the Planning Commission.

**Review Agencies:** The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.

**Additional Design Standards:**

The applicant is proposing a standard urban roadway cross section within the internal roads of the subdivision. This proposed cross section does not include curb and gutter, as such the planning commission can require a deferral agreement, in which the owner would be required to install curb and gutter at the time the county so requests.

As required by our land use code, the applicant will provide one street tree, of at least two-inch caliper, every 50 feet on both sides of the street. This comes out to approximately 56 trees along 1750 South, and 38 trees along 3800 West. A third requirement for granting bonus density is compliance with Ogden Valley Dark Sky Ordinance. All exterior lighting of homes in this subdivision shall comply with the requirements outlined in LUC 108-16. On the final improvement plans, the improved surface of the pathway within the subdivision, including along 1800 South, must be shown to be 10 feet wide. Also, a landscaping plan, and associated estimate shall be submitted prior to County Commission approval.

## Staff Recommendations

Staff recommends final approval of Stagecoach Estates Cluster Subdivision consisting of 54 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and following conditions:

1. On the final improvement plans, the improved surface of the pathway within the subdivision, including along 1800 South, must be shown to be 10 feet wide. Also, a landscaping plan, and associated estimate shall be submitted prior to County Commission approval.

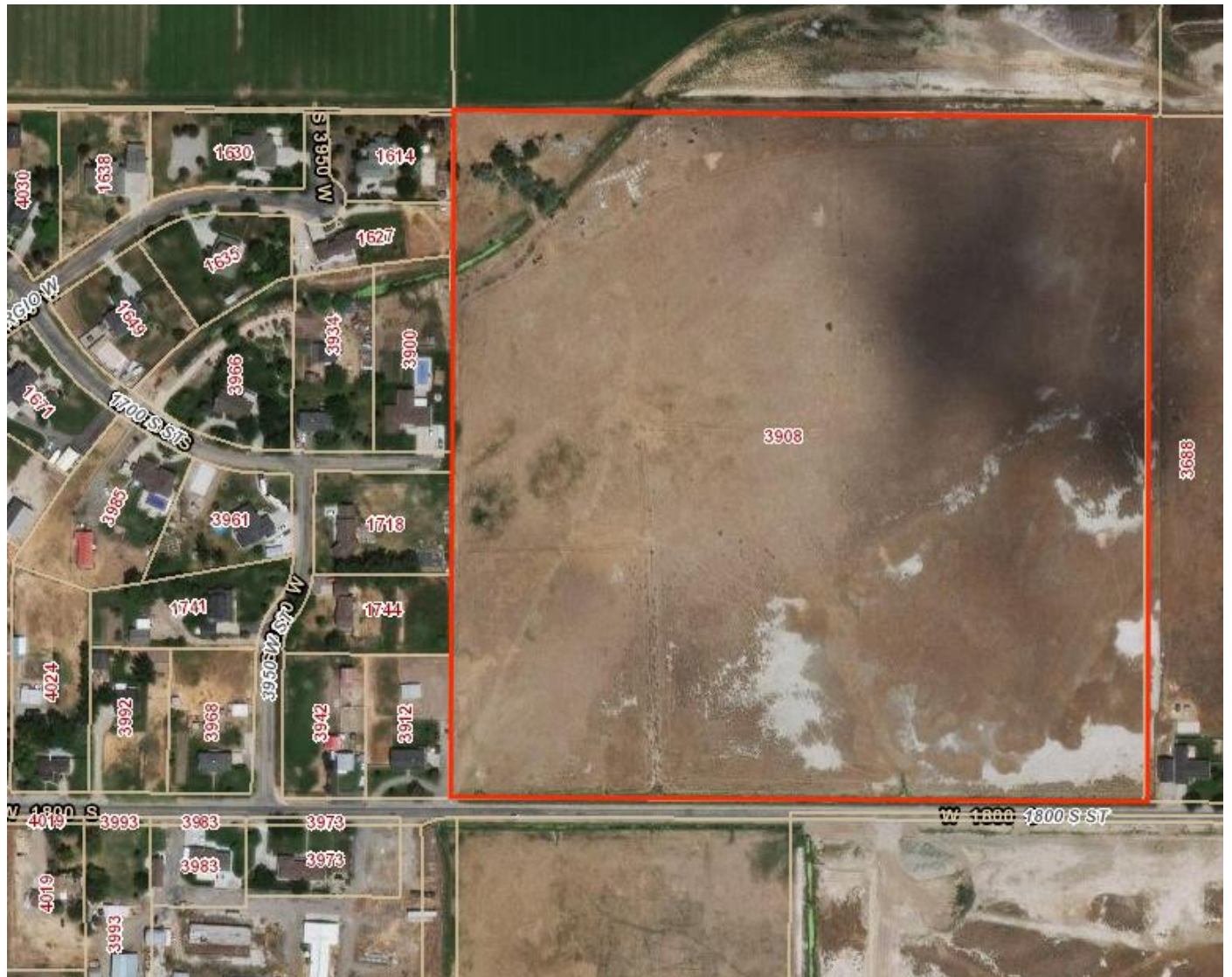
The recommendation is based on the following findings:

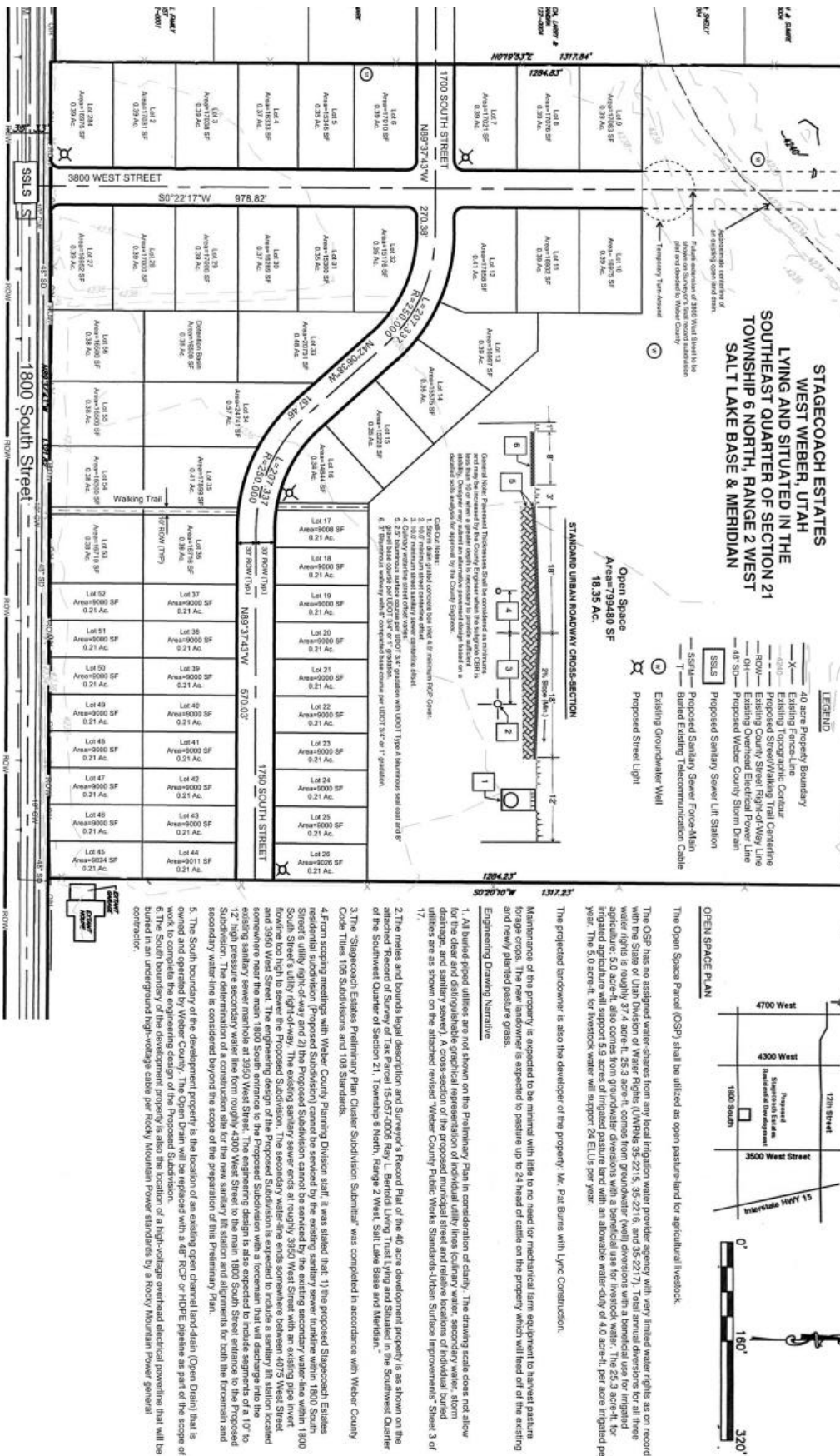
1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Preliminary subdivision plat
- B. Application & Feasibility Letters

# Area Map







### Stagecoach Estates Acreage & Lot Summary


Acreages	acres	ft <sup>2</sup>	No. Lots
Gross Development	40.00	1,742,400	
Street	3.31	144,184	
Net Developable	36.69	1,598,216	
Open Space	18.35	799,108	
Number 40KSF Lots <sup>1</sup>			39.96
Number Cluster Subdivision Lots <sup>2</sup>			55.94

Notes:

1. Number 40KSF Lots= $((\text{Net Developable acreage}) \times (43,560)) / (40,000)$

2. Number of Cluster Subdivision Lots=(Number of 40KSF Lots)(1.40)

# Exhibit B- Application & Feasibility Letters

<b>Weber County Subdivision Application</b>			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed <b>2/10/2020</b>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Subdivision and Property Information</b>			
Subdivision Name <b>Stagecoach Estates</b>		Number of Lots <b>56</b>	
Approximate Address <b>1800 S 3800 W</b>		Land Serial Number(s) <b>15-057-0006</b>	
Current Zoning <b>A-1</b>	Total Acreage <b>40</b>		
Culinary Water Provider	Secondary Water Provider <b>Hooper Irrigation</b>	Wastewater Treatment <b>Weber Sewer district</b>	
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <b>Ray L. Bertoldi</b>		Mailing Address of Property Owner(s) <b>1530 Church St. Layton, UT 84041</b>	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email    Fax <input checked="" type="radio"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <b>Patrick Burns</b>		Mailing Address of Authorized Person <b>1407 N Mountain RD Ogden, UT 84404</b>	
Phone <b>801-710-2234</b>	Fax		
Email Address <b>Pat@lynccconstruction.com</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email    Fax    Mail	
<b>Surveyor/Engineer Contact Information</b>			
Name or Company of Surveyor/Engineer <b>Terrex Engineering &amp; Construction</b>		Mailing Address of Surveyor/Engineer <b>P.O. Box 13059 Ogden, UT 84412</b>	
Phone <b>801-458-9647</b>	Fax		
Email Address <b>ehchristensen@terrexeng-const.com</b>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email    Fax    Mail	
<b>Property Owner Affidavit</b>			
<p>I (We), <u>Ray L. Bertoldi, Trustee</u>, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>10<sup>th</sup></u> day of <u>February</u> , 20 <u>20</u>			



## TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

February 11, 2020

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 culinary water only for 56 lots for Stagecoach Estates Subdivision at the approximate address of 3800 W. 1800 S. Taylor UT.

Requirements:

\*Plan review fee=56 x \$25.00=\$1400.00

\*Water rights fee = (\$4,363 per lot or current cost when paid) =\$243,936.00

\*Secondary water = Must provide pressurized secondary water system to each lot.

\*Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee \$5,228 per lot (or current cost when paid).

\*Cost for the water meter is \$375 plus \$100 for water use during construction.

\*Adequate water lines must be installed to provide fire protection to the subdivision. The existing water line is 6" on 1800 South at this time, a 12" line must be installed from 3992 W. to 3688 W. on 1800 S. or from 3500 W. to 3912 W. on 1800 S. whichever is so desired by the developer. A 10" waterline needs to be installed on the street running North and South through the subdivision. All other lines may be 8".

\*Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer and the district attorney.

**SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.** Final approval is subject to meeting all of the requirements of the District having board approval and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,  \_\_\_\_\_

TAYLOR WEST WEBER WATER IMP. DIST.

Ryan Rogers – Manager Expires 8/11/2020



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

February 10, 2020

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Stagecoach Subdivision

The development is located at 1800 South and 3800 West approximately and consists of 56 lots. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some changes possibly needed. The issues of concern are the lack of any water shares with the property. The developer has assured Hooper Irrigation that he will purchase shares but at this time, there are no shares attached to this property for development. The developer will also be required to bring the water to him and run the lines in front of the property. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,



## Central Weber Sewer Improvement District

February 11, 2020

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: Stagecoach Estates Subdivision  
3800 West 1800 South  
Sanitary Sewer Will Serve Letter

Weber County Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for the proposed Stagecoach Estates Subdivision located at 3800 West 1800 South. This property is more or less described as a 40 Acre Parcel with Tax ID #15-057-0006. Central Weber Sewer Improvement District can accept and treat the sanitary sewer discharge from this location. The following conditions that must be met prior to any connections being made to the District's sanitary sewer line.

1. The nearest sanitary sewer line owned by Central Weber Sewer Improvement District is located at the intersection of 1800 S 4300 W.
2. If any sanitary sewer connections are made to the District's lines they will need to be designed and constructed according to the District's standard details and specifications. A copy of the District's details and specifications can be found at: <https://www.centralweber.com/information>.
3. The plans and details for any sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
4. The District will not take ownership nor responsibility for ongoing maintenance and operation of the collection system within the Stagecoach Estates Subdivision nor the collection line from the subdivision to the connection point at 1800 South 4300 West.
5. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

6. 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.*

7. Impact Fees for each residential lot must be paid prior to or at the time a building permit is obtained.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.  
General Manager

cc: Mandy Peterson, Lync Construction  
pat@lynconstruction.com





# Staff Report to the Weber County Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	A request for design review approval to construct new greenhouses that will be added to a large scale growing operation named Pineae Greenhouses.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	May 11, 2021
<b>Applicant:</b>	Pineae Greenhouses
<b>Authorized Agent:</b>	Brian Gold
<b>File Number:</b>	DR# 2021-04

### Property Information

<b>Approximate Address:</b>	1901 S 5100 W, Taylor
<b>Project Area:</b>	75 Acres
<b>Zoning:</b>	Agricultural (A-2) Zone
<b>Existing Land Use:</b>	Plant and tree nursery
<b>Proposed Land Use:</b>	Plant and tree nursery
<b>Parcel ID:</b>	15-081-0031
<b>Township, Range, Section:</b>	Township 6 North, Range 2 West, Section 30

### Adjacent Land Use

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

- Weber County LUC Title 104, Chapter Agricultural (A-2) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review

## Development History

The Pineae Greenhouse site plan was approved by the planning commission on April 12<sup>th</sup>, 2005.

A site-plan amendment to move a 7,000 sq. ft. office from within a greenhouse to a stand-alone location due to the high humidity was approved by the Planning Commission on July 12<sup>th</sup> 2005.

On November 1, 2006, the Planning Commission approved a design review amendment that was approved to leave the driveway unpaved. The request to omit perimeter fencing surrounding the detention pond was denied.

Design Review Amendment 2013-11 was approved on November 12<sup>th</sup> 2013 to construct four 48,000 square foot greenhouses (see Exhibit B, site plan buildings six through nine).

Design Review Amendment 2019-01 was approved on February 12, 2019 to construct an additional greenhouse (68,000 sq. ft.).

## Summary and Background

The applicant is requesting design review approval to amend the approved site-plan by constructing three 48,600 sq. ft. greenhouses and one 233,280 sq. ft. greenhouse that will be constructed over the next two years and will be used to grow potted plants. This business has been in operation in the unincorporated Weber County since 2005. This proposal is before the Planning Commission as a Design Review because of the scale of the addition and that the agricultural greenhouse is



considered a wholesale commercial operation. The staff has determined that a greenhouse and nursery limited to the sale of materials produced on premises and with no retail shop operation is a permitted use in the A-2 Zone.

## Analysis

**Design Review:** LUC §108-1-2 requires a design review for a business, and commercial structures and uses to ensure that the general design, layout, and appearance of the site is orderly and harmonious with the surrounding neighborhood.

As part of the design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
  - The dead-end public right-of-way called 5100 West Street leads to the entrance of Pineae Greenhouses. The parking area occupies a space that measures roughly 21,000 sq. ft. and is capable of providing parking for 95 vehicles.
- *Outdoor advertising:*
  - This design review amendment does not include any outdoor advertising.
- *Landscaping:*
  - A greenhouse operation is considered an agricultural operation, which is exempt from the landscaping requirement as outlined in LUC §108-1-3.
- *Building and site layout:*
  - The greenhouse location will exceed the minimum setback of 20 feet regulated within the site development standards for the A-2 Zone. The site-plan submitted indicates a 50-foot setback from the east property line, and at least 100-foot setback from all other lot boundaries.
  - The proposed hours of operation are from 7:30 AM to 4:30 PM, Monday through Friday.
- *Utility easements, drainage, and other engineering questions:*
  - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.

## Conformance to the General Plan

The proposal conforms to the West Central Weber General Plan by allowing owners to pursue agricultural related activities associated within agricultural zones.

## Staff Recommendation

The Planning Division recommends approval of file# DR 2021-04, subject to all review agency requirements and with the following conditions:

1. The Pineae Greenhouse operation will comply with all requirements from Weber County Engineering as a means to manage all stormwater and effluent from business operations.
2. Land use permits must be issued for the new greenhouses.
3. A building permit must be issued for gas and electrical lines.

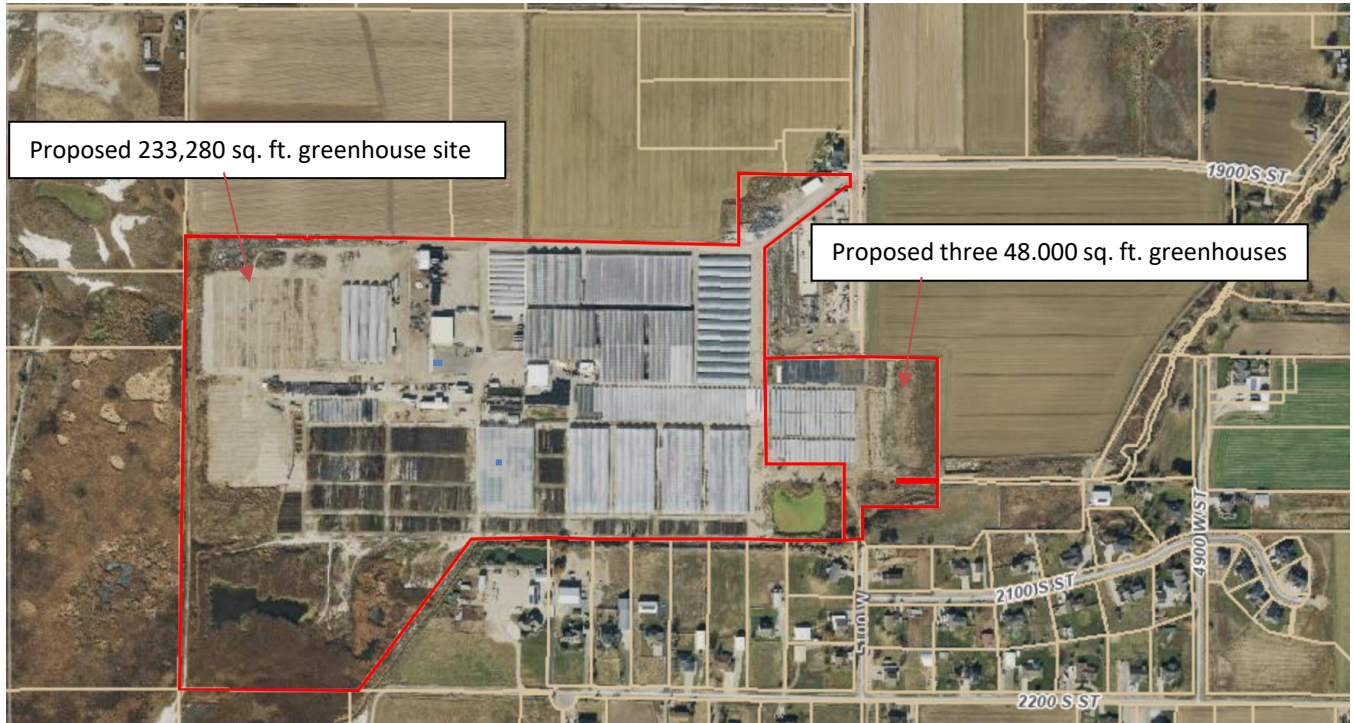
The recommendation based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project conforms to the West Central Weber General Plan.
3. The proposed project will not negatively affect public health, safety, or welfare.
4. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Design review application and narrative
- B. Site Plan

## Vicinity Map



**Exhibit A - Application**

<b>Weber County Design Review Application</b>			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <i>PINEAE GREENHOUSES LLC</i>		Mailing Address of Property Owner(s) <i>1901 S 5100 W OGDEN UTAH 84401</i>	
Phone <i>801-633-6295</i>	Fax		
Email Address <i>bgold@pineae.com</i>		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <i>BRIAN D. GOLD</i>		Mailing Address of Authorized Person <i>1901 S 5100 W OGDEN, UTAH 84401</i>	
Phone <i>801-633-6295</i>	Fax		
Email Address <i>bgold@pineae.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name <i>PINEAE GREENHOUSES LLC</i>	Current Zoning <i>A-2</i>	Total Acreage <i>85</i>	
Approximate Address <i>1901 S 5100 W OGDEN, UTAH 84401</i>		Land Serial Number(s)	
Proposed Use			
Project Narrative  <i>ADDITION OF 3 NEW GREENHOUSES TO BE BUILT 2021 - 2023</i>			

**Property Owner Affidavit**

I (We), \_\_\_\_\_, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

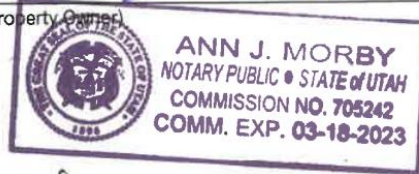
PINEAE GREENHOUSES INC

(Property Owner)

BRIAN D GOLD - CEO PRESIDENT

(Property Owner)

Subscribed and sworn to me this 24 day of March, 2021.



Ann J. Morby

(Notary)

**Authorized Representative Affidavit**

I (We), PINEAE GREENHOUSES INC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

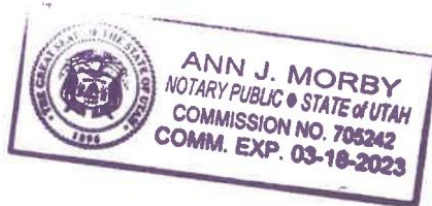
BRIAN D. GOLD

(Property Owner)

[Signature]

(Property Owner)

Dated this 24 day of March, 2021, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Ann J. Morby

(Notary)

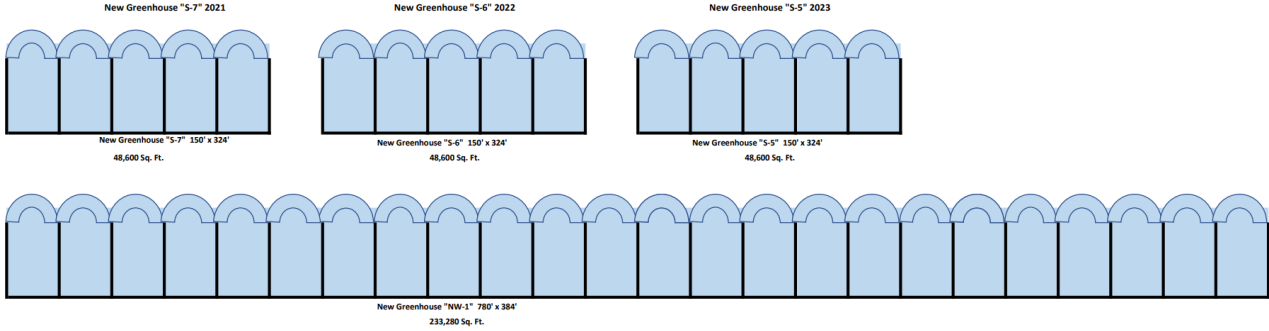






Pineae Greenhouses New Greenhouses 2021/2023 updated 4/14/21

Total Sq. Ft. of buildings in Amended Site Plan: 379,080





# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Request for a recommendation of final approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres.		
<b>Type of Decision:</b>	Administrative		
<b>Applicant:</b>	Wade Rumsey		
<b>Agenda Date:</b>	May 11, 2021		
<b>Approximate Address:</b>	3701 West 1800 South		
<b>Project Area:</b>	40.259 Acres		
<b>Zoning:</b>	A-1		
<b>Existing Land Use:</b>	Residential/Agricultural		
<b>Proposed Land Use:</b>	Residential-		
<b>Parcel ID:</b>	15-078-0002		
<b>Township, Range, Section:</b>	T6N, R2W, Section 28 NE		

### Adjacent Land Use

<b>North:</b>	1800 South St.	<b>South:</b>	Agricultural
<b>East:</b>	Agricultural	<b>West:</b>	Agricultural/Residential

### Staff Information

<b>Report Presenter:</b>	Tammy Aydelotte <a href="mailto:taydelotte@co.weber.ut.us">taydelotte@co.weber.ut.us</a> 801-399-8794
<b>Report Reviewer:</b>	SB

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 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

## Summary and Background

1/12/2021 – Western Weber Planning Commission recommended approval for the conditional use of a Planned Residential Unit Development. Receiving a recommendation for approval from the Planning Commission is the first step in the PRUD process.

1/19/2021 – Weber County Commission approved CUP 2020-18, approving 42% bonus density, and overall development plan.

2/4/2021 – Application submittal for Winston Park PRUD Subdivision.

3/9/2021 – Preliminary approval granted by Western Weber Planning Commission

## 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 30% open space.

**Zoning:** The A-1 zone conditionally allows Planned Residential Unit Developments. Although the proposed lot sizes are smaller than otherwise allowed by the A-1 zone, the platting of the lots is in conformance with the approved site plan provided as part of conditional use permit approval.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement District. Secondary water will be provided by Hooper Irrigation. Final approval from water and sewer must be provided prior to receiving final approval from County Commission. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires an approval letter from Hooper Irrigation prior to receiving a recommendation for final approval from the Planning Commission.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended 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 proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.23 acre lots to .99 acre lots and sized to accommodate single family homes. This proposal includes 54 lots and two open space parcels.

The proposal included and was approved with the following minimum single family development standards:

- Yard development standards:
  - Front Yard: 20 feet
  - Side Yard: 6 feet, 15 feet on a corner lot where the side lot line is adjacent to a street.
  - Rear Yard: 20 feet
- Maximum Building Height:
  - Single Family: 35' (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the preliminary and final subdivision plats a setback for “Side, facing street corner lot”. A condition of approval has been added to staff’s recommendation to ensure the setbacks are included as a note on the final plat, as per LUC §104-5-7.

Applicant is planning one phase for this development.

Public Road Infrastructure: The applicant shows public roads throughout this subdivision, including a road stub to the south and east of the development.

Review Agencies: Weber County Engineering has not yet approved this project. Weber Fire District, and County Surveying have approved this project. The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.

## **Staff Recommendation**

Staff recommends final approval of Winston Park PRUD Subdivision consisting of 54 lots, and two open space parcels. This recommendation is based on all review agency requirements and following conditions:

1. Per Western Weber Planning Commission, all ditches must be maintained so as to not interrupt any flow to neighboring properties.
2. Proof of sufficient secondary water shares must be verified by Hooper Irrigation prior to receiving final approval from the County Commission.
3. The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.
4. Annexation into Central Weber Sewer District will be required prior to receiving a final recommendation from the County Commission.
5. Per Engineering, all improvements, including sidewalk along 1800 South St., and fencing installed to separate the agricultural open space parcel from the residential lots and open space, will either need to be installed or escrowed for prior to receiving final approval from the County Commission.

The 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 applicable county ordinances.

## Exhibits

- A. Water/Sewer Feasibility
- B. Proposed Final Plat

## Location Map





2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
11/17/2020

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 culinary water only for 54 lots for the Winston Park Subdivision at the approximate address 3600 W. 1800 S. Taylor, Utah.

Requirements:

- Plan review fee= \$100 per lot = \$5400
- Water rights fee = Must be paid before subdivision approval is given. \$4363.00 per lot (Total \$235,602.00 54 lots) or current cost when paid.
- It is expected that the developer will upgrade the water line along the entire frontage of 1800 South. The existing water line is now a 6" line which will not accommodate the new subdivision. A new line needs to be installed. An 8" line is required for the subdivision. The District would like to participate in the upgrade and install a 12" line for future growth. The District will pay the offset from an 8" line to a 12" line.
- Secondary Water = Must connect to Hooper Irrigation pressurized secondary water.
- Impact Fees (\$5,228 per lot or current cost when paid).
- 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.

**SUBDIVISION APPROVAL SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.**

Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the date it is issued.

Sincerely,

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

Expires 5/17/2021

Ryan Rogers – Manager  
Taylor West Weber Water Improvement District





PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

March 2, 2021

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Winston Park Subdivision

The Winston Park development is located at 1800 South and 3600 West approximately and consists of 54 building lots, a large open space, and a detention basin. The subdivision is in the boundaries of the Hooper Irrigation Company service area. The secondary water line is 1450 west of the subdivision on 1800 South and will need to be brought to the subdivision and along the frontage of the subdivision. Pioneering and Oversize agreements can be utilized to reimburse the developer if future development connects to the lines installed by the developer of Winston Park. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some minor changes needed. At this time, the developer does not own enough water shares to complete the project, therefore water will need to be verified prior to giving final approval by the County and prior to issuing permits. There may be private ditches, tailwater and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary



## Central Weber Sewer Improvement District

September 16, 2020

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: Proposed 38 Lot Winston Park Subdivision  
Sanitary Sewer Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed 38 Lot Winston Park Subdivision located at approximately 3800 West and 1800 South. See the attached plat. Central Weber Sewer Improvement District [District] can accept the sanitary sewer discharge from this location. We offer the following comments.

1. The nearest District owned line for connection is on 4300 West. **It will be the developer's responsibility to provide information as to where the connection to the District's sanitary sewer will be and submit that information to the District.**
2. If any sanitary sewer connections are made to the District's lines they will need to be designed and constructed according to the District's standard details and specifications. A copy of the District's details and specifications can be found at: <https://www.centralweber.com/information>.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system within the subdivision.
4. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
5. 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*

Weber County Commission  
September 16, 2020  
Page -2-

*water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

6. Impact Fees for each residential lot must be paid prior to or at the time each building permit is obtained. The District's current impact fee is \$2,464 per Equivalent Residential Unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

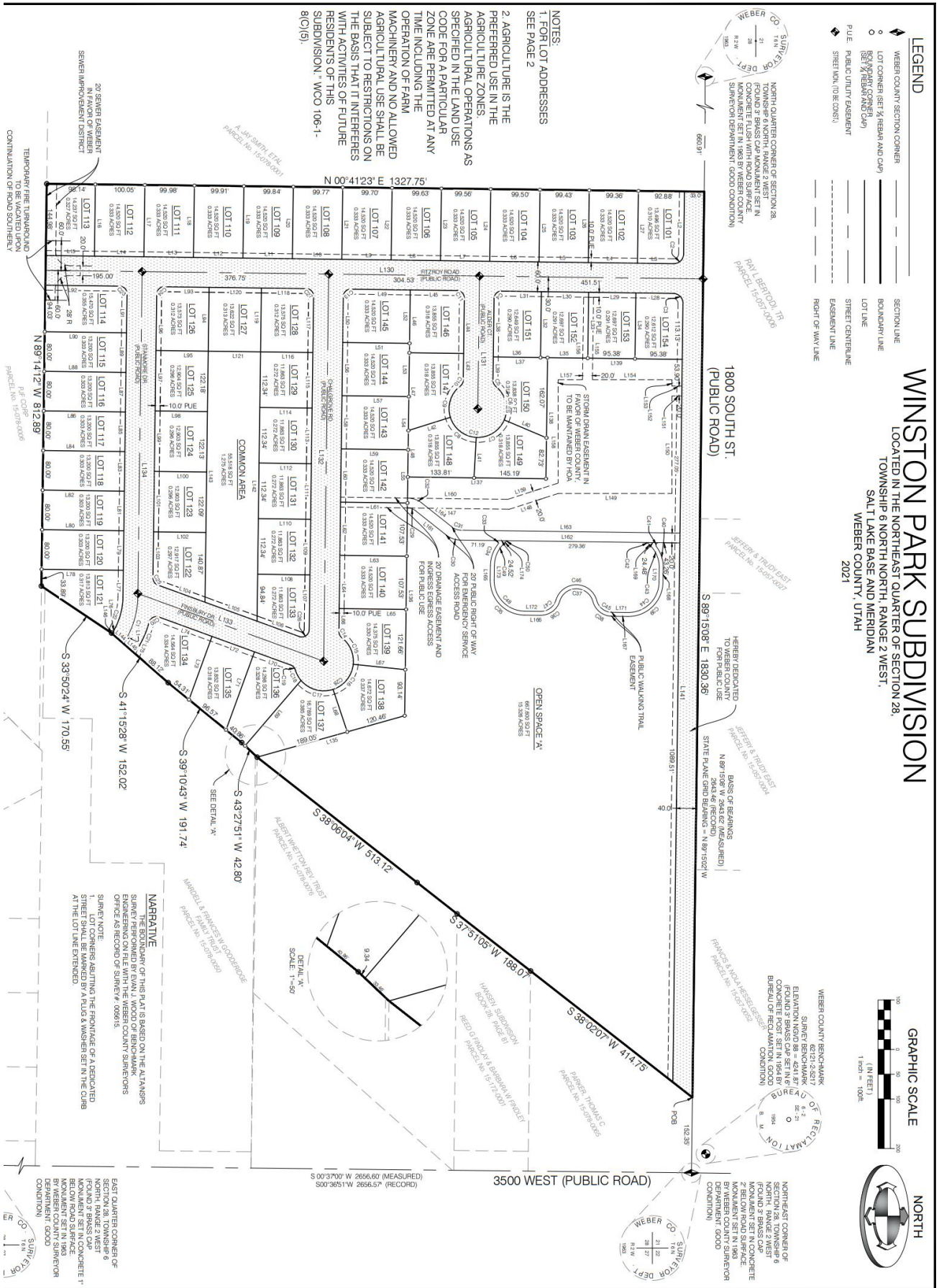
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.  
General Manager

Attachment: Winston Park Subdivision

cc: Hyrum Osguthorpe [hyrum@benchmarkcivil.com](mailto:hyrum@benchmarkcivil.com)  
Igor Maksymiw <[igormaksymiw@aol.com](mailto:igormaksymiw@aol.com)>

# Exhibit B-Proposed Final Plat

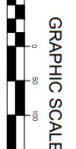


## LEGEND

- ◆ WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER
- (SET 1/2 REBAR AND CAP)
- (SET 1/2 REBAR AND CAP)
- PUBLIC UTILITY EASEMENT
- ◆ SECTION MON. (TO BE CORRECTED)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- STREET CENTRELINE
- EASEMENT LINE
- RIGHT OF WAY LINE

# WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
2021



WEBER COUNTY BENCHMARK  
62171-2-2017  
ELEVATION 8288.88 ±  
FINDING MONUMENT SET IN 1964 BY  
BUREAU OF RECLAMATION, GOOD  
CONDITION



NORTHEAST CORNER OF  
SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST  
FOUND 3 BRASS CAP  
CONCRETE  
2' BELOW ROAD SURFACE  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT, GOOD  
CONDITION

NORTH QUARTER CORNER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 WEST IN  
CONCRETE FLUSH WITH ROAD SURFACE  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT, GOOD CONDITION

NOTES:  
1. FOR LOT ADDRESSES  
SEE PAGE 2

2. AGRICULTURE IS THE  
PREFERRED USE IN THE  
AGRICULTURE ZONES.  
AGRICULTURAL OPERATIONS AS  
SPECIFIED IN THE LAND USE  
CODE ARE PERMITTED AT ANY  
TIME, INCLUDING THE  
OPERATION OF FARM  
MACHINERY AND NO ALLOWED  
SUBJECT TO RESTRICTIONS ON  
THE BASIS THAT IT INTERFERES  
WITH ACTIVITIES OF FUTURE  
RESIDENTS OF THIS  
SUBDIVISION. \* WCO 106-1-  
B(C)(6).

### NARRATIVE

THE NARRATIVE OF THIS PLAT IS BASED ON THE ALTIMETERS  
SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK  
ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS  
OFFICE AS RECORD OF SURVEY # 006613.

SURVEY NOTE:  
1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED  
AT THE LOT LINE EXTENDED.

EAST QUARTER CORNER OF  
SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST  
FOUND 3 BRASS CAP  
CONCRETE  
2' BELOW ROAD SURFACE  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT, GOOD  
CONDITION

TEMPORARY FIRE SPURROUND  
TO BE WACATED UPON  
CONTINUATION OF ROAD SOUTHERLY

20' SEWER EASEMENT  
IN FAVOR OF WEBER  
SEWER IMPROVEMENT DISTRICT

TEMPORARY FIRE SPURROUND  
TO BE WACATED UPON  
CONTINUATION OF ROAD SOUTHERLY

TEMPORARY FIRE SPURROUND  
TO BE WACATED UPON  
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