

## WESTERN WEBER PLANNING COMMISSION MEETING

### MEETING AGENDA

**March 1, 2022**

**4:30 p.m. Premeeting/ Regular meeting 5:00 p.m.**

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

1. **Minutes:** February 8, 2022
2. **Approval of Rules of Order**

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

#### **3. Administrative items:**

**3.1 LVS042621** - Consideration and action on preliminary and final approval of Phase 2 of Smart Fields Subdivision (24 lots) located at 1740 S 4300 W. **Presenter Felix Lleverino.**

**3.2 LVB110921** - Consideration and action of final approval of Buffalo Run Subdivision (18 lots) located at 2400 S 4700 W. **Presenter Felix Lleverino**

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

#### **4. Legislative Items:**

**4.1 ZMA 2021-05:** A public hearing for consideration of a requested rezone from A-2 to C-3 located at approximately 1941 S 5100 W, Ogden. **Presenter Steve Burton**

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

#### **6. Remarks from Planning Commissioners:**

#### **7. Planning Director Report:**

#### **8. Remarks from Legal Counsel**

#### **9. Training by Legal Council**

#### **10. Work Sessions for General Plan**

**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.

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374***

## 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.

**2-8-2022 Minutes**

Minutes for Western Weber Planning Commission meeting of February 8, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

- Members Present:**
- Andrew Favero—Chair
  - Bren Edwards-- Vice Chair
  - Wayne Andreotti
  - Chad Call
  - Jed McCormick
  - Sarah Wichern
  - Cami Jo Clontz

**Pledge of Allegiance**

**Staff Present:** Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Felix Lleverino, Planner; Courtlan Erickson, Legal Counsel; June Nelson, Secretary

- 1. Minutes were approved for January 4, 2022. Bren Edwards motioned to approve minutes. Sarah Wichern seconded the motion. Motion passed 7-0.**
- 2. Consent Items**

**2.1. CUP: 2022-01** Consideration and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water.

The applicant is requesting approval of a conditional use permit to construct a 3.0M Gallon water tank and a pump house. The project is located on a 9.25 acres parcel and is located at approximately 1850 W 4400 N. The proposed improvement includes the water tank and new pump station. This property is owned by Staker & Parson Company.

The Planning Division recommends approval of file# CUP 2022-01, consideration, and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The applicant shall adhere to all Federal, State, and County ordinances.
3. The applicant shall show proof of consent from Staker Parsons to the proposed conditional use on their property
4. The applicant shall show proof of consent from Rocky Mountain Power to the proposed changes in access through their property.

This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use will not cause harm to the natural surroundings.
3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to State and County regulations.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

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**Bren Edwards makes a motion to approve CUP: 2022-01 Consideration and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water. Sarah Wichern seconds the motion. Motion Passes Unanimously 7-0**

**3. Administrative items:**

**Chair Favero ask if there was any conflict of interest. Commissioner Edwards states that he leases part of this land. He has no financial gain from this amendment. The Planning Commission felt that there was no conflict of interest**

**3.1 LVL091521** - Request for final subdivision approval of Lilac Estates PRUD, consisting of 23 townhouse units and 15 storage units and an existing single-family dwelling. **Presenter Felix Lleverino.**

The applicant is requesting final 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. Culinarywater will be provided by Taylor West Weber Water District and sewer service will be provided by Central Weber Sewer.

Per State Requirements, West Haven City was notified about this subdivision. The County Commissioners said to go on ahead with this project, even though West Haven objected to this development.

**Motion was made by Sarah Wichern to approve LVL091521. Seconded by Wayne Andreotti. Motion is to approve with staff recommendations and findings.**

**Staff recommends final 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 Subdivision Improvement Agreement to accompany the final recorded plat,**
2. **An escrow account shall be created for all remaining improvements, including landscaping and right-of-way improvements along 3500 West Street.**
3. **The final plat shall depict a 20' trail easement on the north edge of the property that runs to the west edge of the development.**
4. **The HOA documents and CCR's are reviewed by the County Planning office and Attorney's office.**
5. **A signature block for Taylor West Weber Water District is placed on the final plat.**

**This recommendation is based on the following findings:**

1. **The proposed PRUD conforms to the West Central Weber County General Plan.**
2. **The proposal will not be detrimental to public health, safety, or welfare.**
3. **The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

**Motion passes 7-0.**

**3.2 LVR051321** - Consideration and action on a request for approval of an amended Open Space Preservation Plan for the Riverbend Cluster Subdivision, located at 900 S. 3600 W. **Presenter Felix Lleverino.**

The applicant is requesting approval of an amendment to the Open Space Preservation Plan for this subdivision. This proposal would facilitate that placement of a 3.7 acre public utility irrigation pond that is owned, managed, and maintained by Hooper Irrigation and will be used for a regional irrigation pond to serve local residents. The remaining 5-acre open space parcel is proposed to be owned individually, by a local farmer.

There is 63% open space, which is above the requirements for open space. There is a disputed area. The Open Space plan excludes this disputed area.

Ed Grampp, 11992 S C Drive, Draper, Utah. We have a farmer who says that he can farm this ag field. Commissioner Edwards states that he feels that the water conditions can't be met. There are big benefits to having Hooper Irrigation build a pond. Commissioner Favero says that many farmers are now using drip irrigation. There will likely be changes to Hooper Irrigation that will have to be addressed. New methods might bring changes. Water was provided by Hooper Irrigation. If we split some off for the pond, is there enough to provide pressurized water for both the lots and the ag space? Will we use River rights, or Hooper Water? Mr. Grampp—the details of the water are not being addressed in this. There is a condition on the final plat. We want to do it right. Commissioner Edwards said that he would like to see only one option. There are too many unknowns. Either stick with one or the other. Mr Grampp

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says that we have enough water for all the lots. We will make sure that there is enough ag water. Commissioner Edwards states that we can add conditions as an option and to come back to the Planning Commission. Commissioner Favero says that we need to know how many acre feet in the river and in Hooper Irrigation.

Rex Seegmiller, 466 N 900 W Kaysville, Works for Hooper Irrigation. He says that Hooper Irrigation has adequate water for pressure irrigation. Mr Grampp says that we would like you to approve both, if you only approve 1, please approve Hooper Irrigation. Charlie Ewert states that if there is a minimal amount of water, it will comply with the Ordinance. One challenge is to add to an ordinance. The proposal is to stay in crop production. The farmer may not farm immediately. The farmer can bring water. We only need enough water to sprinkle the land so it does not turn to dust. Mr Grampp says that the land comes with 5 shares, probably enough to keep the dust down.

**Commissioner Wichern motions to approve:**

**Staff recommends approval of this open space preservation plan amendment. This recommendation is based on the following finding:**

- **The proposed open space preservation plan amendment conforms to the cluster code.**
- **The creation of an irrigation water holding pond owned, managed, and maintained by the Hooper Irrigation District will provide a mutually beneficial public utility.**
  1. **Minimal irrigation must be included in either plan to provide dust mitigation on open space**
  2. **Open Space plan shall exclude disputed area on the east side of open space B.**

**Wayne Andreotti seconds the motion. Camie Jo Clontz, yes. Jed McCormick, yes. Chad Call, no. Sarah Wichern, yes. Bren Edwards, no. Andrew Favero, yes. Motion passes 5-2.**

**4. Legislative Items:**

**4.1 Public hearing** to receive a recommendation from the Planning Commission regarding a rezone from A-1 to R-1-10, property located at 2851 W 3100 N, Plain City. **Presenter Steve Burton.**

This item is an applicant-driven request to amend the zoning map from A-1 to R-1-10 on 19.47 acres. The rezone, if approved, will result in the owner platting a 58 lot subdivision near Plain City limits.

Steve Burton says that Planning has requested that this subdivision tie in with roads and trails and a similar feel as JDC Ranch which is right next to it. This development includes a pocket park. We have asked for lot owners to agree to go into an agreement to be annexed by Plain City when the time comes. Nearby zoning has 10,000 and 12,000 square foot lots. Commissioner Edwards asks who will maintain the park. Steve Burton says that if there is an HOA, we will recommend that they maintain the park.

**Commissioner Edwards motions to open the public hearing. Commissioner Wichern seconds the motion. All vote in favor 7-0**

Chairman Favero asks for public to speak if they would like. There are no speakers from the public.

**Commissioner Edwards motions to close the public hearing. Commissioner Clontz seconds the motion. All vote in favor 7-0**

Commissioner Wichern states that she feels that the lots are too small and do not fit into the area. They have bad frontage. They have options of PRUD. Commissioner McCormick says that the first lot that he built on was 10,000 square feet. He feels that we need more affordability. Commissioner Edwards agrees, except there is no master development plan. Charlie Ewert says that item one mentions a development agreement.

Applicant Brad Brown, 719 W 63<sup>rd</sup>. Riverdale. We are open to look at other options. The trail can be behind or in front of homes. Commissioner Edwards says he spoke with the County Commissioners and they said that they would not vote on this until there is a master plan update. He also said that they feel strongly that they would like a similar feel to JDC Ranch subdivision. Commissioner Andreotti says that that lot size is ok. We might see small lots in the future. There is a need for affordable homes in this community. They need to be easily taken care of. This could generate a community feel. I would like to see an area for

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community to gather. Mr Brown says that they want to get it right, we are willing to work on this. Commissioner Favero states that people will use nearby parks. We need affordable lots. Thank you, Mr Brown, for your time. Commissioner Edwards states that he would like a development agreement. Commissioner Wichern says that Trails are for running, walking, and riding bikes, not talking to your neighbor or watching out for cars backing out of the driveway. I am also not convinced that R10 is the way to go. Commissioner Favero states that there are good arguments on both sides. Maybe we should leave it in the hands of the Planning Department. They have heard our thoughts on this item.

**Commissioner Edwards’s motions to follow staff recommendations and findings and allow staff to add other considerations that staff feels are necessary based on what was brought up by the Planning Commission tonight (2-8-2022).**

**Staff recommends that the Planning Commission forward a recommendation to the County Commission to approve the proposed rezone of approximately 19.47 acres from A-1 to R-1-10, File #ZMA 2021-10. This approval is based on the following conditions:**

- 1. Prior to consideration by the County Commission, the owner will enter into a development agreement with the County, that development agreement showing an agreed upon public street and trail connection to the subdivision to the south. The development agreement will also include a statement that prohibits property owners from protesting annexation into Plain City at any point in the future.**

**This recommendation may come with the following findings:**

- 1. The proposal is not in conflict with the West Central Weber General Plan.**
- 2. The development is not detrimental to the overall health, safety, and welfare of the community.**

**5. Public Comment for Items not on the Agenda: No Comments**

**6. Remarks from Planning Commissioners:** Commissioner Andreotti had some questions about Taylor Landing. Also, there was an article that was Bureaucratic Bull. The Government has set money aside for the Great Salt Lake. 82% of the water goes for agriculture. They only contribute a small percent to the income of the State. I think that we need smaller lots to use less resources and less infrastructure. Long range forecast is for more drought. The Governor wants to purchase water rights from farmers. The General Plan is for the future. Why do we need 1 acre lots? We want our kids to be able to live out here. Let’s think about 10 years out. Look into the future. Commissioner Edwards recognized Scott Perkes for his “Stall of Fame” award. All staff deserves this recognition.

**7. Planning Director Report:** Meeting on 2/9/22 for General Plan. Also Appreciation Dinner on 2/10/22.

**8. Remarks from Legal Counsel:** No Comments

**Adjourn to Work Session**

**W.S. 1 Randy Ropelato, 5100 W rezone to C-3**

Steve Burton explains the rezone. Commissioner Edwards said the he spoke to the County Commissioners and they do not want to move on this until the General Plan is in place. The Commissioner feels that the commercial route is a good one. Commissioner Call stated that contractors need to be in strategic locations. This is a necessary business who need more space.

BJ R. the potential applicant from 4178 W 5950 S Roy. States that he has some items that would need to be outside. Can we use a pole barn for some storage?

**Motion to adjourn by Bren Edwards. Second by Sarah Wichern. All agrees. Motion passed 7-0.**

Respectfully Submitted,

*June Nelson*

Lead Office Specialist

**RULES OF ORDER  
WEBER COUNTY PLANNING COMMISSIONS**

**A. ORGANIZATION**

1. Appointment of Chair and Vice Chair

The Commission, at its first regular meeting in January of each year, shall select a Chair and Vice Chair who may be elected to succeed themselves for one additional term only.

2. Chair - Duties

(a) The Chair shall preside at all meetings of the Commission providing general direction for the meetings, assuring proper order of the Commission and public in all proceedings. Such duties shall include:

- i. Announcing the business before the Commission in the order in which it is to be acted upon;
- ii. Receiving and submitting in the proper manner all motions and propositions presented by the members of the Commission;
- iii. Putting to a vote all questions, which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
- iv. Informing the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
- v. Maintaining order at the meetings of the Commission;
- vi. Moving the agenda along, holding down redundancy, referencing handouts and procedures in a sensitive way during meetings;
- vii. Recognizing speakers and Commissioners prior to receiving comments and presentations of physical evidence, i.e., plans and pictures; and
- viii. Receiving documents or other physical evidence as part of the record.

(b) It shall be the duty of the Chair to authenticate by signature when necessary, or when directed by the Commission, all of the acts, orders and proceedings of the Commission.

(c) The Chair may rule out of order any comment which is irrelevant, personal, or not pertinent to the matter being heard.

3. Duties of the Vice Chair

The Vice Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

4. Temporary Chair

In the event of the absence of, or disability of both the Chair and Vice Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice Chair so absent or disabled shall return, or the disability shall be removed, as the case may be. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

5. Secretary - Duties

The Planning Director or his designee shall serve as secretary of the Commission. The secretary shall have the following duties:

- (a) Give notice of all Commission meetings as hereinafter provided; attend every meeting of the Commission, to record for the record all members in attendance, to read communications, resolutions and other papers which are ordered to be read by the Chair of the meeting, and to receive and bring to the attention of the Commission messages and other communications from other sources;
- (b) Keep the minutes of the proceedings of the Commission and to record the same;
- (c) Keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission; and
- (d) Perform such other duties as may be required by these rules.

**B. CONDUCT OF MEMBERS OF THE COMMISSION**

1. Addressing Members

Commission members shall be addressed as "Commissioner" or Mr. or Ms. and their last name.

2. Preparation

Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings. If members visit a site or have familiarity with a site, they shall disclose any observations.

3. Members Shall Attend Meetings

Every member of the Commission shall attend the meetings of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair. If a member of the Planning Commission is absent from three consecutive regular or work session meetings or four regular or work session meetings within a calendar year without being excused by the Chair, the Chair may recommend to the County Commission that the member be removed from the Commission for cause. A member may be removed from office for misconduct or failure to comply with attendance requirements by an affirmative vote of the majority of the County Commission.

Planning Commission members shall attend required training.

4. Conflict of Interest

A Planning Commission member with a conflict of interest in a matter before the Commission shall state that such a conflict of interest exists and withdraw from participation in the public hearing, work session or regular meeting on such matter. A member of the Planning Commission who feels he/she, or any other member of the Commission, may have a conflict of interest on any matter that is on the Commission agenda shall explain the possible conflict to the Commission. The Commission shall then vote to decide whether an actual, apparent, or reasonably foreseeable conflict of interest does exist, and whether the Commissioner should withdraw from participation and voting. If a Commissioner has a conflict of interest, that person shall not participate in the discussion and voting on that matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. A Commissioner who has a conflict of interest shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon.

(a) Disqualification

No member of the Planning Commission shall participate in the discussion of an application or vote on an application for any action when any of the following conditions exist:

- i. Any of the following have a direct or substantial financial interest in the proposal: members of the Planning Commission or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the past two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
- ii. For any other reason, the member has determined that participation in the decision cannot be in an impartial manner.

(b) Disclosure of Potential Conflict of Interest

Whether or not he/she is disqualified, a public official shall disclose any potential conflict of interest as required by state law.

(c) Ex Parte Contacts

An ex parte contact is any communication with a party or person outside of a planning commission meeting regarding administrative applications. Commissioners are not to engage in these communications. Anyone speaking to Commissioners on administrative matters should do so at a regular meeting so their comments, concerns, and evidence are on the public record. Communications regarding legislative matters are generally permitted.

Planning Commission members shall reveal any pre-meeting or ex parte contacts with regard to administrative matters at the commencement of the public meeting on the matter. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.

(d) Planning Commission Members Wishing to Give Comment

A member who desires to make comments at a meeting may do so only after declaring intent to comment, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before commenting, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is commenting as an interested member of the public and not in his/her capacity as a member of the Commission; upon commenting the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant, he / she can fully participate in the matter.

(e) Gifts and Favors. Gifts and favors standards are found in UCA 67 16 5. No public officer or employee shall knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift, compensation or loan for themselves or another if it tends to influence them in the discharge of duties. Exceptions to this are: an occasional non-pecuniary gift, having a value less than \$50 or an award publicly presented in recognition of public service.

(f) Treatment of Information. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all. All reports in an official meeting agenda are public information. Communication with planning staff members is not an ex parte contact and is allowed.

(g) Political Activity. Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Planning Commissioners. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.

## C. MEETINGS

### 1. Place

Meetings of the Commission shall be held in the Weber County Commission Chambers on the first floor of the Weber Center Building, Ogden, Utah, 2380 Washington Blvd., Ogden. If the Chambers is not available on those dates, then the meeting may be held in another room of the Weber Center Building or at such other place in Weber County as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within Weber County for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

### 2. Regular Meetings

Regular meetings of the Western Weber Planning Commission shall be held on the second Tuesday of each month at 5:00 p.m. Field trips may be held on the second Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

Regular meetings of the Ogden Valley Planning Commission shall be held on the fourth Tuesday of each month at 5:00 p.m. Field trips may be held on the fourth Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

The date of the regular meeting may be changed by the majority of the total membership of the Planning Commission provided at least one week notice is given each member of the new date of a regular meeting.

### 3. Special Meetings

A special meeting may be called at any time by the Chair or by a majority vote of the Commission at any regular meeting of the Commission. Notice shall be given to each Commission member of the time and purpose of every special meeting of the Commission at least twenty four (24) hours prior to such meeting. Such notice shall be delivered to each member of the Commission personally, or may be given by telephone to the member of the Commission. Such notice may also be given by electronic mail, facsimile, or United States Mail, directed to the member of the Commission and sent not less than three (3) days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the time, place and purpose of such meeting; and such waiver, if made, shall be deemed a waiver of prior notice of the time and purpose thereof.

4. Meetings - Matters Considered

Any matter pertaining to the affairs of the Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.

5. Quorum

Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. An abstaining or disqualified member of the Planning Commission shall not be counted as if present for purposes of forming a quorum. Except as otherwise specifically provided in these Rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission. If a quorum is not present, the Chair shall call the meeting to order, announce the lack of a quorum, and adjourn the meeting.

6. Work Sessions

A regular work session of the Western Weber Planning Commission shall be held after a regular meeting has concluded, which regular meeting is scheduled on the second Tuesday of each month at the hour of 5:00 p.m.

A regular work session of the Ogden Valley Planning Commission shall be held on the first Tuesday of each month at the hour of 5:00 p.m.

A joint work session of the Ogden Valley Planning Commission and the Western Weber Planning Commission may be held on the first Tuesday of each month at the hour of 5:00 p.m.

Work sessions may be held as part of a regular Commission meeting or called in the same manner as a special meeting in order for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.

7. Open Meetings Law

All meetings of the Planning Commission shall be open to the public. All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.

8. Length of Meetings

At 8:30 p.m. the Planning Commission will finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration.

9. Electronic Meetings

The Utah Open and Public Meetings Act allows public bodies to hold electronic meetings, subject to certain requirements. The Planning Commission hereby adopts the following rules to allow electronic meetings and govern their use. If future changes in state law conflict with these rules, the conflicting provisions of the new state law shall be automatically incorporated into these rules by reference, superseding the conflicting provisions of these rules, until the rules can be amended to conform to the new state law.

(a) The Planning Commission will only hold an electronic meeting in the following circumstances:

1. A matter coming before the Commission requires prompt attention;
2. The Planning Director or designee determines that there will not be a quorum present for the next meeting unless the Commission allows one or more members to attend electronically; and
3. The Chair, or the Vice Chair in the absence of the Chair, determines that all items

on the proposed agenda are appropriate for discussion and action in an electronic meeting.

- (b) Electronic meetings will originate from an “anchor location,” as required by state law. The anchor location will be the regular meeting location in the Weber Center, 2380 Washington Blvd., Ogden, Utah. As with regular meetings, interested persons and members of the public may attend and monitor the open portions of the meetings at that location.
- (c) In accordance with state law, public notice shall be given as required for a regular meeting, including posting written notice in the Weber Center. This public notice shall be given no less than 24 hours before the meeting. Notice of the electronic meeting shall also be given to members of the Commission at least 24 hours before the meeting and shall include a description of how the members will be connected to the electronic meeting.

**D. PROCEDURE - ORDER OF BUSINESS**

1. Order of Business

The order of business in the Commission shall be as follows:

- (b) Chair opens the meeting and welcomes those in attendance
- (c) Pledge of Allegiance
- (d) Roll call. At all meetings before proceeding to business, the roll of the Commission members shall be taken and the names of those present and those absent shall be entered on the record.
- (e) Approval of minutes of prior meetings
- (f) Planning Director reads opening meeting statement
- (g) Chair asks commissioners if there are any ex parte communications or conflicts of interest to disclose
- (h) Consent Agenda
- (i) Petitions, Applications and Public Hearings
  - 1. Administrative Items
    - a. Old Business
    - b. New Business
  - 2. Legislative Items
    - a. Old Business
    - b. New Business
- (j) Public Comment for Items not on the Agenda
- (k) Planning Commission Remarks
- (l) Planning Director Report
- (m) Legal Counsel Remarks
- (n) Chair Adjourns Meeting

2. Agenda for Meetings

The secretary shall prepare a written agenda for each meeting as far in advance thereof as possible. The secretary shall make every effort to deliver the agenda, along with Staff Reports and related documents, to the members of the Commission at least seven (7) days in advance of a regular meeting.

3. Approval of Minutes from Prior Meetings

The Chair shall ask the Commissioners if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission, the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an

opportunity to review the minutes, approval shall be postponed to the next meeting.

As an alternative procedure, the Commission may approve minutes through email communication, when requested by staff or by any member of the Commission. When such a request is made, the secretary shall send the draft minutes to all Commission members. After all members who were present at the meeting have responded, and after a majority of those members have given their approval, the Chair may declare the minutes approved. Otherwise, the minutes shall be placed on the next meeting agenda for approval. If minutes get approved through email communication, the approval shall be stated on the record at the next meeting.

4. Deadline for Agenda

Requests to be on a Planning Commission agenda shall be filed thirty (30) days prior to consideration by the Planning Commission. The Planning Staff shall certify completeness of requests. Certified requests which have been filed in a timely manner shall be placed on the agenda. The deadline may be waived by the Planning Director if he/she determines that good cause exists for waiving the deadline, the application is complete, and determined that Staff has sufficient time to analyze the request, adequately prepare a Staff Report and give proper notice.

5. Special Order of Business

The Commission may suspend the rules as to the order of business, or return to an order already passed, on a motion supported by a majority of the members present.

**E. ORDER AND DECORUM**

1. Order of Consideration of Items

The following procedure will normally be observed in a public hearing or other matter before the Commission; however, it may be rearranged by the Chair for individual items, if necessary, for the expeditious conduct of business:

- (a) Chair introduces item;
- (b) Abstentions, conflicts of interest and challenges are entertained and any declaration of conflicts of interest and ex parte contacts;
- (c) Staff makes a presentation on the criteria, standards, and recommendations;
- (d) Applicant or applicant's agent presents evidence for the proposal;
- (e) Any opponents and/or proponents may comment;
- (f) Planning Commission members may question staff, applicant, or opponents on all the above;
- (g) Applicant's rebuttal if requested;
- (h) Closing of the public hearing, if applicable;
- (i) Concluding comments of Staff or Staff summary and recommendations;
- (j) Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should be asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

2. Consideration of Items

All parties shall have an opportunity to be heard, to present and rebut evidence before an impartial tribunal, to have the proceedings recorded, and to have a decision rendered in accordance with the facts on record and the law.

The Chair of the Planning Commission shall have authority to:

- (a) Regulate the course and decorum of the meeting.
- (b) Dispose of procedural requests and similar matters.
- (c) Set reasonable time limits for individual public input, oral presentations, questions, and rebuttal information.
- (d) Question any person appearing, and allow other members to question any such person.
- (e) Waive, at his/her discretion, the application of any rule herein where the circumstances of the hearing indicate that it would be expedient and proper to do so, provided that such waiver does not act to prejudice or deny any party his/her substantial rights as provided herein or otherwise by law.
- (f) Take such other action as authorized by the Planning Commission to appropriately conduct the hearing.

A ruling of the Chair may be challenged by any member of the Planning Commission present at the hearing. The challenge must be seconded. A ruling may be reversed by a majority of the members present and voting. A tie vote upholds the Chair's decision.

3. Time Limits

The Chair may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

4. Conduct of Persons before the Commission

Proceedings shall at all times be orderly and respectful. The Chair may refuse to recognize or exclude from the hearing anyone who:

- (a) Is disorderly, abusive, or disruptive.
- (b) Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing.
- (c) Comments without first receiving recognition from the Chair and stating his/her full name and residence.
- (d) Presents irrelevant, immaterial, or repetitious evidence.

Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience; shall address all comments to the Planning Commission; and may not directly question or interrogate other persons in the audience.

**F. PROCEDURE - MOTIONS**

1. Making of Motions

Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Planning Commissioner, except for the Chair, may make a motion; however, any Planning Commissioner may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

2. Withdrawing or Modifying a Motion

- (a) When a motion has been made but not yet stated by the Chair, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion."
- (b) If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only

- the mover may do so.
- (c) If a motion is modified before being stated by the Chair, the second may withdraw his/her second.
  - (d) After the Chair states a motion, it is the property of the Commission. It can be withdrawn or modified at any time before voting by a majority vote to withdraw or modify.

3. Motions in Order During Debate

When a question is under debate, no motion shall be received except:

- (a) To fix the time to adjourn;
- (b) To adjourn;
- (c) To continue, table, or postpone indefinitely to a specified time;
- (d) To amend; to substitute;
- (e) Refer to committee;
- (f) Previous question (immediately close debate);
- (g) Limit or extend limits of debate;
- (h) Take a recess;
- (i) Call for orders of the day;
- (j) Suspension of the rules;
- (k) Appeal rulings by the Chair;
- (l) Reconsider an undebatable motion.

4. Motion must be Germane

No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.

5. Motions to Deny

Where a motion to deny a request has been defeated, a member of the Commission shall make another motion to dispose of the issue.

6. Substitute Motions

A motion to amend by striking out an entire section or paragraph of a main motion and inserting a different section or paragraph is called a motion to substitute. Substitute motions shall supersede the main motion upon receiving the approval of a majority vote.

7. Amendments

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

8. Friendly Amendments

A Commissioner may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically, such motions are appropriate for clean-up items or an issue discussed but inadvertently neglected by the maker of the motion.

**G. PROCEDURE - RECONSIDERATION**

1. Motion to Reconsider

A motion to reconsider must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any

Commission member, regardless of vote on the main motion, may second the motion. It is a debatable motion. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

#### **H. PROCEDURE - DEBATE**

##### **1. Interruptions and Questions**

No member of the Commission shall interrupt or question another Commissioner without obtaining the Commissioner's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Commissioner (name) a question or make a comment." The Commissioner speaking has the discretion to allow an interruption.

#### **I. PROCEDURE - VOTING**

##### **1. Roll Call on Final Passage**

The vote upon the final passage of all business shall be by aye (yeses) and nay (no's) given by members of the Commission by voice vote. In recording votes on roll call, the secretary shall record and report those absent or not voting. The Chair shall announce the result.

##### **2. Minute Approval**

The Chair shall ask the Commission if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next regular meeting.

##### **3. Voting or Changing Vote Before Decision Announced**

On any such vote any member may change his/her vote before the decision of the question has been announced by the Chair unless the member has the permission of the Planning Commission by general consent or motion if a member objects.

##### **4. Voting or Changing Vote After Decision Announced**

When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.

5. Commission Members Required to Vote - Late Voting

No member may abstain from voting unless there is a conflict of interest except as noted below. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote and be counted. A member who has not been present during the discussion of any matter and feels he/she has insufficient information on which to act may abstain.

6. Tie Votes

If a motion regarding any matter before the Commission receives an equal number of votes in the affirmative and in the negative, the motion fails. The Commission shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Commission would be at a subsequent meeting may be considered.

7. Explaining Vote

After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

8. Not to Vote Unless Present

No member of the Commission shall vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any persons whomsoever.

**J. DOCUMENTS OF THE COMMISSION**

1. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that the Staff Report submitted to the Planning Commission as part of the agenda shall automatically become part of the public record.
2. All notices, agendas, requests, agency or consultant letters or reports, Staff Reports, minutes of meetings, and resolutions of record shall constitute the documents of the Planning Commission and shall be indexed as public record.

**K. AMENDMENT**

These Rules of Order may be amended at any meeting of the Commission held after not less than fourteen days written notice of the proposal to amend the Rules, upon a majority vote of all the members of the Commission.

Adopted Rules of Order may be amended at any regular meeting by a vote of the majority of the entire membership; or if the amendment was submitted in writing at the previous meeting, then they may be amended by a two-thirds vote of those voting, a quorum being present.

**L. RECORDING OF RULES - COPIES TO BE FURNISHED**

These Rules, and all subsequent amendments thereto, shall be recorded by the secretary in the book kept for the recording of such business and shall be furnished to each member of the Commission.

Effective Date:

Effective Date:

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John Lewis, Chair  
Ogden Valley Planning Commission

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Andrew Favero, Chair  
Western Weber Planning Commission



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action of final approval of Buffalo Run Subdivision (18 lots) located at 2400 S 4700 W.  
**Agenda Date:** Tuesday, March 01, 2022  
**Applicant:** James Marziale (Owner)  
**File Number:** LVB110921

### Property Information

**Approximate Address:** 4700 West 2400 South  
**Project Area:** 18.8 acres  
**Zoning:** A-1  
**Existing Land Use:** Agricultural/Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-079-0120, 15-079-0121, 15-079-0122  
**Township, Range, Section:** 6N 2W Section 29

### 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 December 14<sup>th</sup> 2021 the West Weber Planning Commission granted preliminary approval of Buffalo Run Subdivision with the conditions listed below. The Planning Division has provided descriptions for each condition that describes fulfillment of each:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies.
  - The final civil plans are under review by applicable County review agencies.
2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office.
  - The annexation plat is under review by the Weber County Surveyor's Office.
3. Before Buffalo Run may return for final approval, Taylor West Weber Water District and Hooper Irrigation shall provide a final will-serve letter.
  - A final will-serve letter from the culinary water district is attached as exhibit B.
  - A final will-serve letter from the Hooper Irrigation District is attached as exhibit C.
4. Curb, gutter, and sidewalk are considered by Weber County Planning and Engineering. If applicable, the civil drawings shall include curb, gutter, and sidewalk.
  - Curb, gutter, and sidewalk are required for all ROW's within the Buffalo Run Subdivision. The final civil plans included as Exhibit D display fulfillment of this requirement.

5. Under the direction of the County Engineer, a deferral for curb, gutter, and sidewalk is recorded for frontage on 4500 West.
  - The County Engineer will allow a deferral agreement for curb, gutter, and sidewalk fronting 4500 West.
6. The final plat and civil plans are submitted to Hooper Irrigation.
  - The developer has fulfilled this requirement.

## Summary

The applicant is requesting final approval of Buffalo Run Subdivision (18 lots) at approximately 2400 South 4700 West.

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. The entire subdivision area, including roads, amounts to 18.83 acres, the base density of 18.83 acres results in the maximum number of 20 lots.

During preliminary pre-application meetings, the planning division made several recommendations for public road connectivity. The developer voluntarily designed the street layout to conform with the Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1.8 acres taken up by roads towards the net developable acreage.

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

**Culinary Water:** Taylor West Weber Water District has provided a final will-serve letter stating that the District has the capacity to serve culinary water for the entire Buffalo Run Subdivision (18 lots).

**Irrigation Water:** Hooper Irrigation Company has provided a final will serve letter displays that they have the capacity to serve this development. The final will serve letter is included as Exhibit C.

**Sewer Services:** Central Weber Sewer District requires that Buffalo Run is annexed into the District boundaries. An annexation plat is uploaded to frontier and under review by the County Surveyor's office.

**Review Agencies:** The Weber County Planning Division has posted final comments that will be addressed by plat revisions and required subdivision documents. Weber County Engineering comments are related to subdivision improvements for which the civil plans and subdivision plat will be reviewed based on final subdivision requirements. The County Surveying Department has conducted a formal review of the final subdivision plat. The Weber Fire District requires that the developer contact them to verify fire hydrant spacing.

## Staff Recommendations

Staff recommends final approval of Buffalo Run Subdivision, a proposal to create 18 residential lots. This recommendation is based on the following conditions:

1. All subdivision improvements are complete or escrowed for before the subdivision plat is recorded.
2. The developer enter into a Monument Improvement Agreement with the County Surveyor's Office.
3. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is approved by the County Surveyor's Office. The annexation plat shall be recorded before the subdivision plat is recorded.
4. A signature block for Taylor West Weber Water District is added to the dedication plat.
5. All Hooper Irrigation conditions of approval are satisfied.
6. The developer shall enter into a deferral agreement for curb, gutter, and sidewalk for improvements on 4700 West.

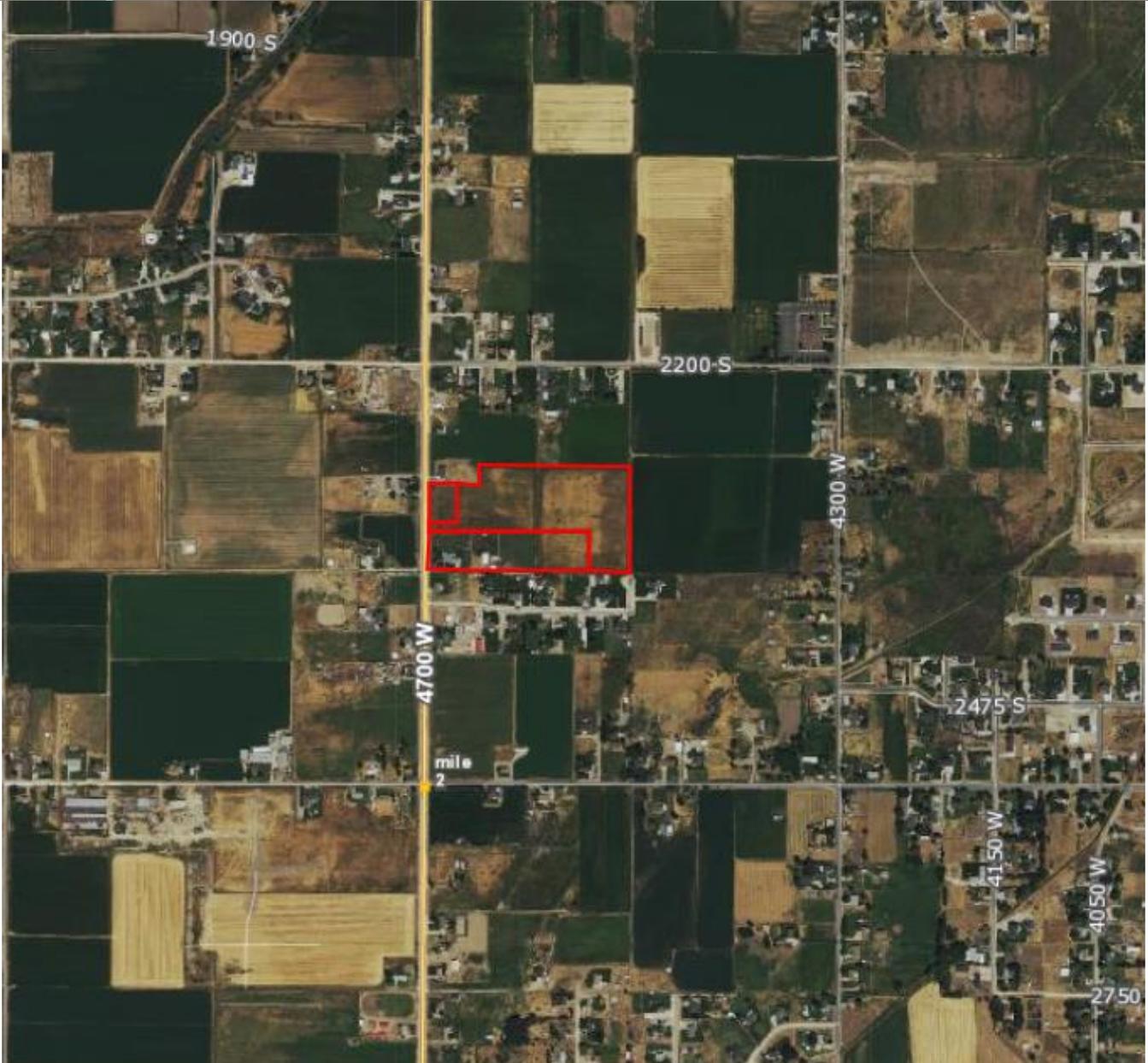
This recommendation is based on the following findings:

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. Buffalo Run Subdivision final plat
- B. Final will serve culinary
- C. Capacity assessment secondary
- D. Civil plans

## Area Map



MARZIALE SUBDIVISION
A CONNECTIVITY INCENTIVISED SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
DECEMBER 2021

VICINITY MAP



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN... BEGINNING AT A POINT BEING LOCATED SOUTH 00°40'10" WEST 766.47 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER...

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT...



SIGNED THIS \_\_\_ DAY OF \_\_\_, 2022.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MARZIALE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES...

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2022.

BY: JAMES MARZIALE, A.K.A. JAMES R MARZIALE JR.

BY: STEPHANIE MARZIALE A.K.A. STEPHANIE H MARZIALE

BY: FERRIN JENKINS

ACKNOWLEDGEMENT

STATE OF UTAH )
COUNTY OF WEBER )

On this \_\_\_ day of \_\_\_, 2022, before me \_\_\_, A Notary Public, personally appeared JAMES MARZIALE, also known as JAMES R MARZIALE JR., Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH )
COUNTY OF WEBER )

On this \_\_\_ day of \_\_\_, 2022, before me \_\_\_, A Notary Public, personally appeared STEPHANIE MARZIALE, also known as STEPHANIE H MARZIALE, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH )
COUNTY OF WEBER )

On this \_\_\_ day of \_\_\_, 2022, before me \_\_\_, A Notary Public, personally appeared FERRIN JENKINS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

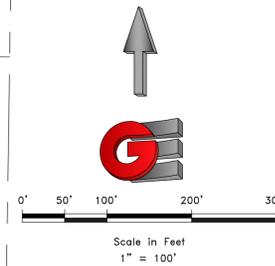
COUNTY RECORDER

ENTRY NO. \_\_\_ FEE PAID \_\_\_
FILED FOR AND RECORDED \_\_\_
AT \_\_\_ IN BOOK \_\_\_ OF OFFICIAL
RECORDS, PAGE \_\_\_ RECORDED
FOR \_\_\_
COUNTY RECORDER
BY: \_\_\_

DEVELOPER: JAMES MARZIALE, 2360 SOUTH 4700 WEST, TAYLOR, UTAH 801-
GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING
5150 SOUTH 575 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
SUBDIVISION BOUNDARY
LOT LINE
ADJACENT PARCEL
SECTION LINE
PUBLIC UTILITY EASEMENT
EXISTING FENCE LINE



CURVE TABLE

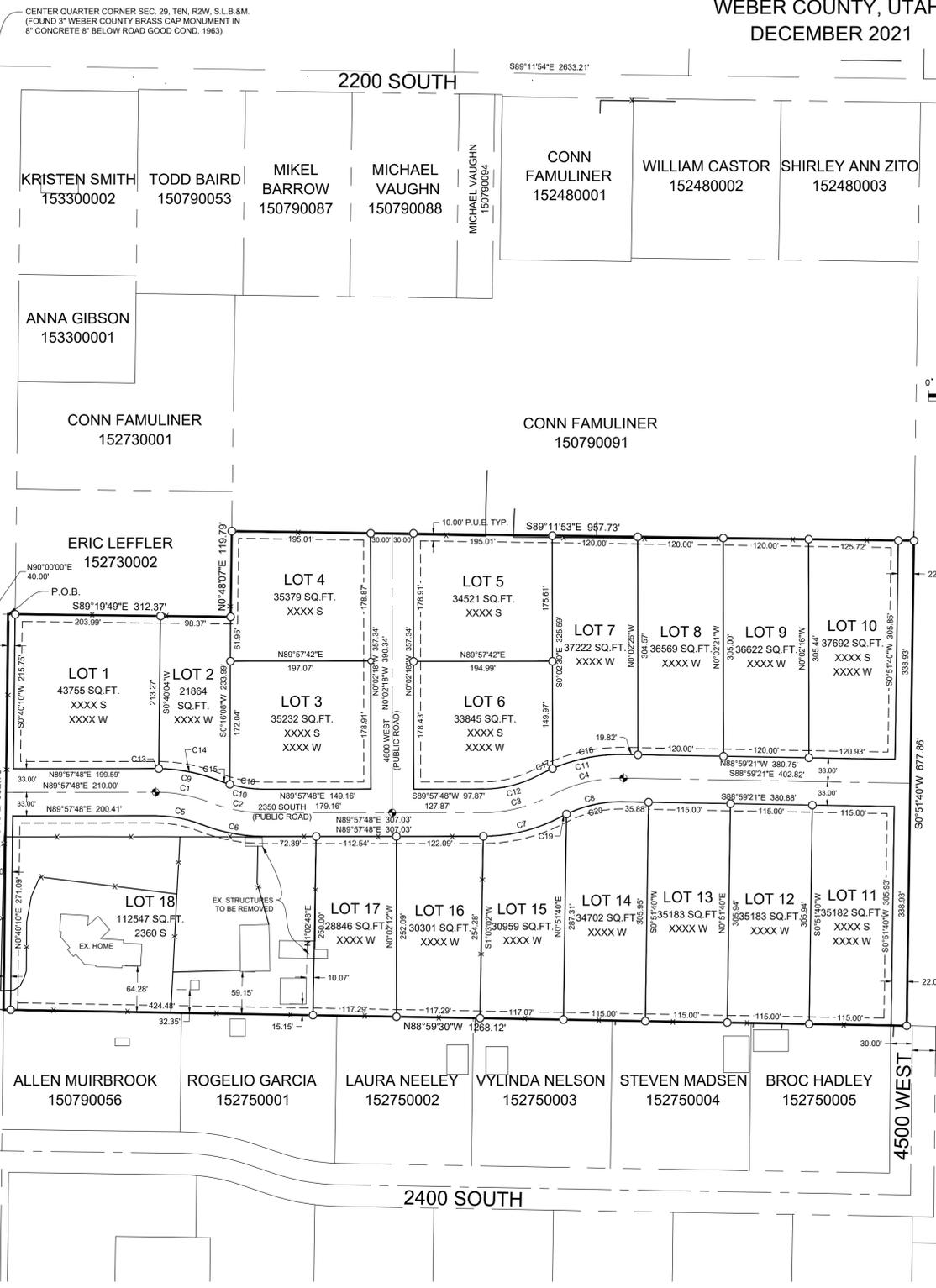
Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C20 with their respective measurements.

NOTES

- 1. ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. AGRICULTURAL NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOURTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAMES MARZIALE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED HEREON...



WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL...
WEBER COUNTY ATTORNEY: I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION...
WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS...
WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

R:\1345 - MARZIALE, JAMES\201 - 4700 WEST SUBDIVISION SURVEY\DWG\4700 WEST SUBDIVISION.DWG



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
2/24/2022

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and the Taylor West Weber Water District has the capacity to provide **only** culinary water for Buffalo Run Subdivision this is an 18-lot subdivision. The address is approx. 2360 S. 4700 W. Taylor UT. Plan review and water right fees have been paid. Plans have been reviewed. Installation of water lines must follow Taylor West Weber Water specifications. A pre-construction meeting must happen before installation of water lines. Inspections of the water lines must be completed by a representative of Taylor West Weber Water. Impact fees for each lot must be paid before building permits are issued. All homes must use Hooper Irrigation as their source of secondary water. Hooper water must grant the ability of service before occupancy of any home can occur.

**FINAL WARRANTY APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.**

Sincerely,



Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit C



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 24, 2022

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

RE: FINAL WILL SERVE LETTER – Buffalo Run Subdivision

Phase One of the development is located at approximately 2350 South and 4700 West and consists of 18 building lots.

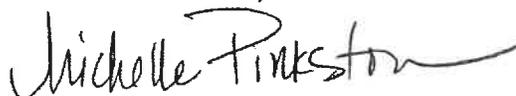
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. 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.

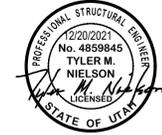
Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,



Michelle Pinkston  
Office Manager  
Board Secretary

# BUFFALO RUN ACRES SUBDIVISION



## CONSTRUCTION DOCUMENTS TAYLOR, WEBER COUNTY, UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CENTRAL WEBER SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
2. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. ALL LOW PRESSURE SEWER LINES SHALL BE E-ONE LOW PRESSURE SEWER GRINDER PUMPS (SUPPLIED BY E-ONE). CONTACT KAPONO ISAACS AT DELCO WESTERN (801-608-1280) REGARDING.
4. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
5. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CENTRAL DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE SEWER DISTRICT AND ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CENTRAL WEBER SEWER DISTRICT STANDARD.

### SECONDARY WATER GENERAL NOTES

1. ALL SECONDARY WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. FUTURE LOT OWNER TO PAY REQUIRED WATER FEES TO CONNECT TO HOOPER SECONDARY WATER.

### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

### CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR WEST WEBER WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

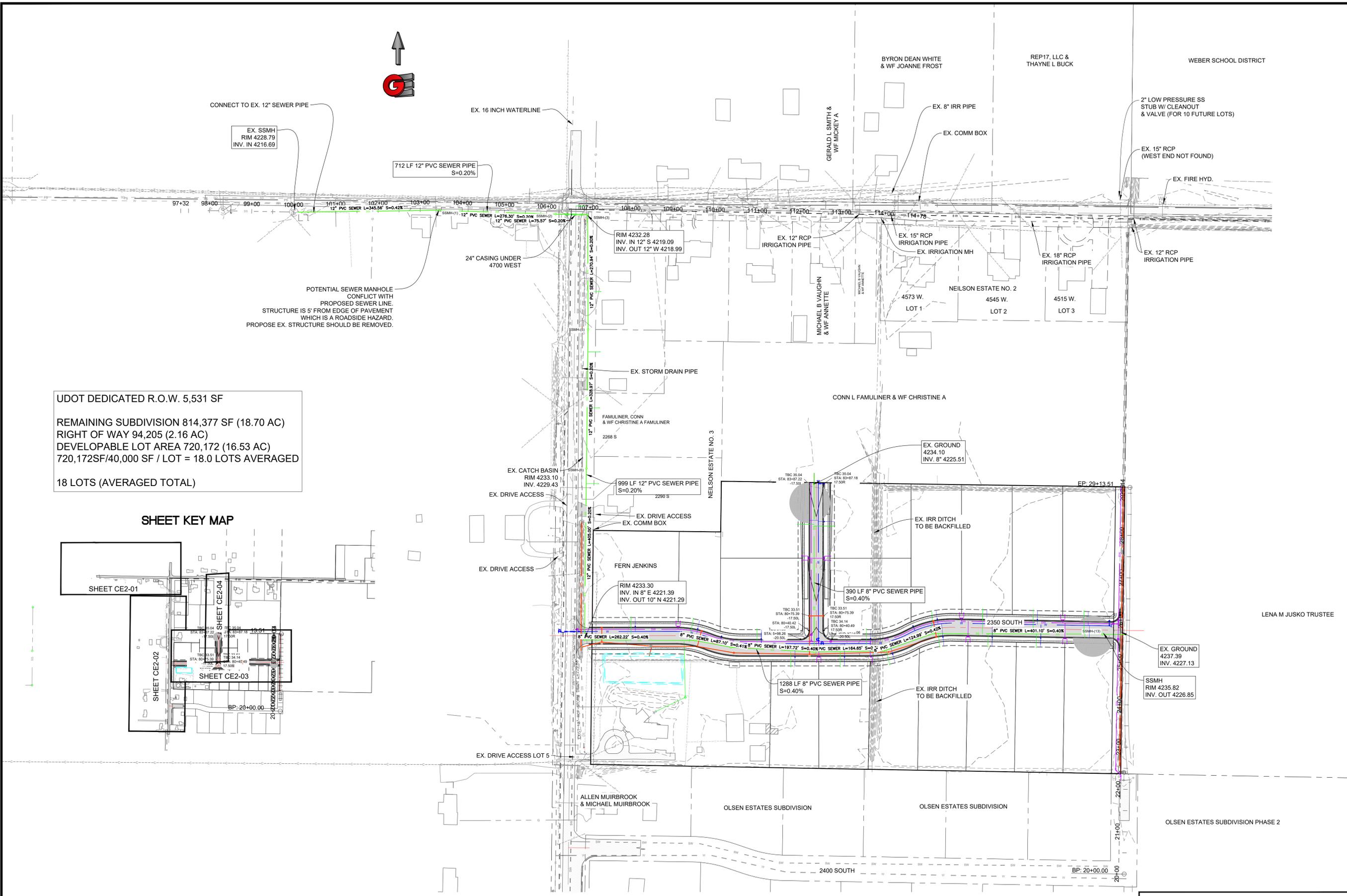
CULINARY WATER IMPROVEMENTS TO CONFORM TO TAYLOR WEST WEBER WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS

#### SHEET INDEX

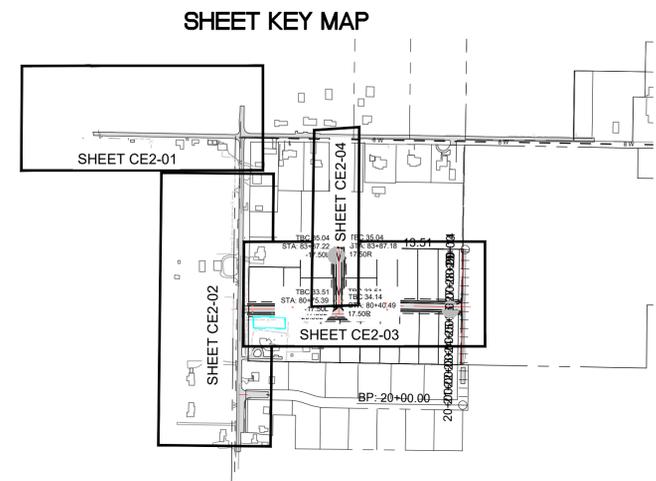
- CE0-01 COVER SHEET
- CE1-01 OVERALL UTILITY PLAN AND KEY MAP
- CE2-01 PLAN AND PROFILE 2200 SOUTH (SEWER OUTFALL)
- CE2-02 PLAN AND PROFILE 4700 WEST (SEWER OUTFALL)
- CE2-03 PLAN AND PROFILE (2300 SOUTH)
- CE2-04 PLAN AND PROFILE (4600 WEST)
- CE3-01 STORM DRAIN CALCS
- CE4-01 DETAILS
- CE4-02 DETAILS
- CE5-01 SWPPP



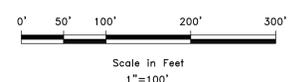
BUFFALO RUN ACRES SUBDIVISION  
CONSTRUCTION DOCUMENTS



UDOT DEDICATED R.O.W. 5,531 SF  
 REMAINING SUBDIVISION 814,377 SF (18.70 AC)  
 RIGHT OF WAY 94,205 (2.16 AC)  
 DEVELOPABLE LOT AREA 720,172 (16.53 AC)  
 720,172SF/40,000 SF / LOT = 18.0 LOTS AVERAGED  
 18 LOTS (AVERAGED TOTAL)



DEVELOPER  
 JAMES MARZIALE  
 2360 S 4700 WEST  
 TAYLOR  
 1-801-420-5660



REVISIONS	DATE	DESCRIPTION

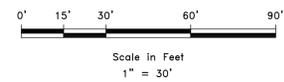
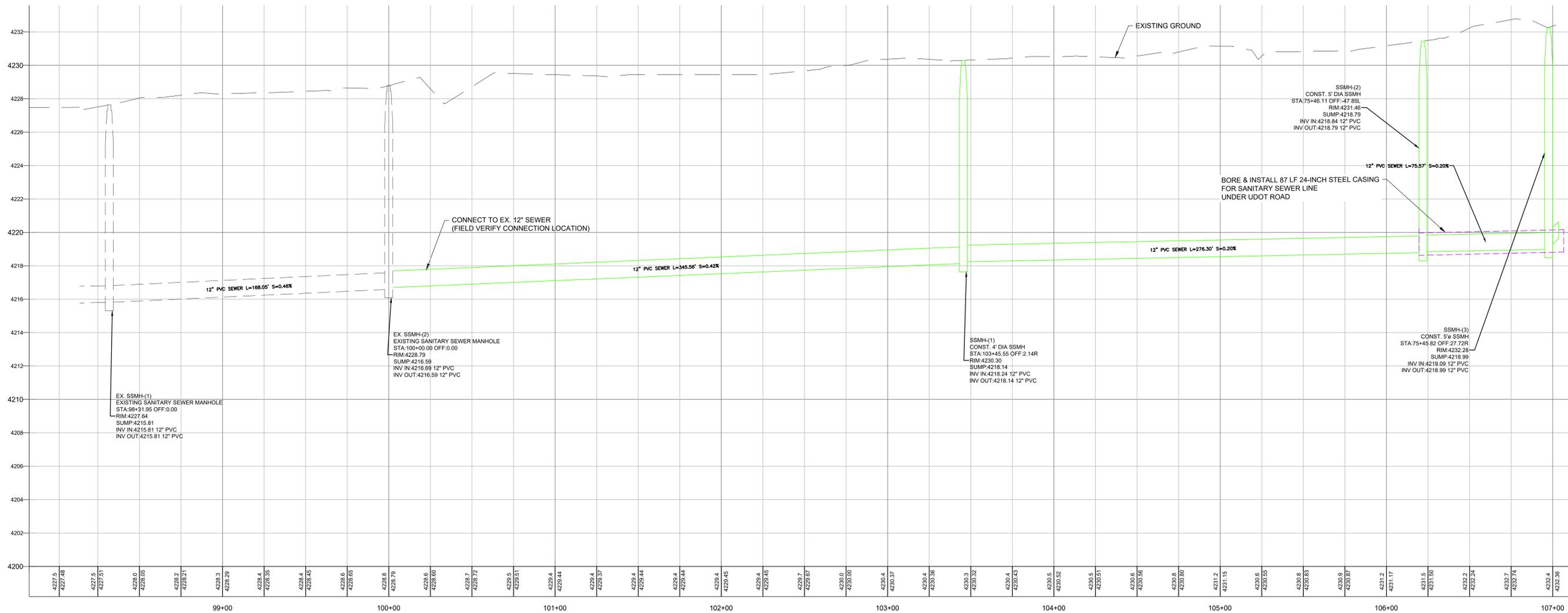
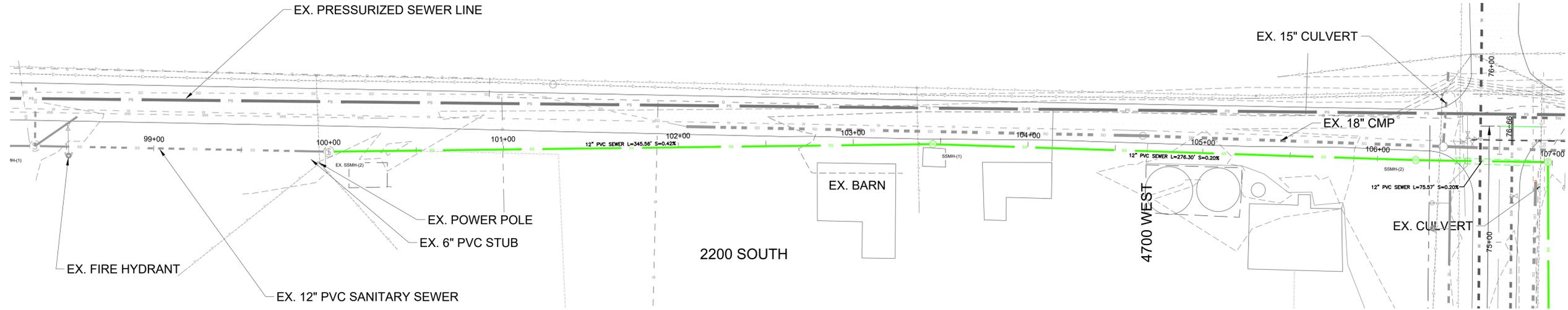


OVERALL UTILITY + KEY MAP  
 BUFFALO RUN ACRES SUBDIVISION  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

CE1-01



SCALE: 1" = 30'

DATE: 9/1/2021

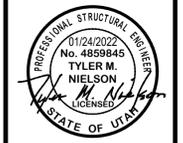
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DRAWN: W.S./J.K.H.

CHECKED: T.M.N.

DWG. NO.: 11.1345 - MARZALE, JAMESV101 - 4700 WEST SUBDIVISION DESIGN (PWC) CIVIL PLANS.DWG

REVISIONS	DESCRIPTION
DATE	



2200 S PLAN AND PROFILE

BUFFALO RUN ACRES SUBDIVISION

4700 WEST 2350 SOUTH

TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**

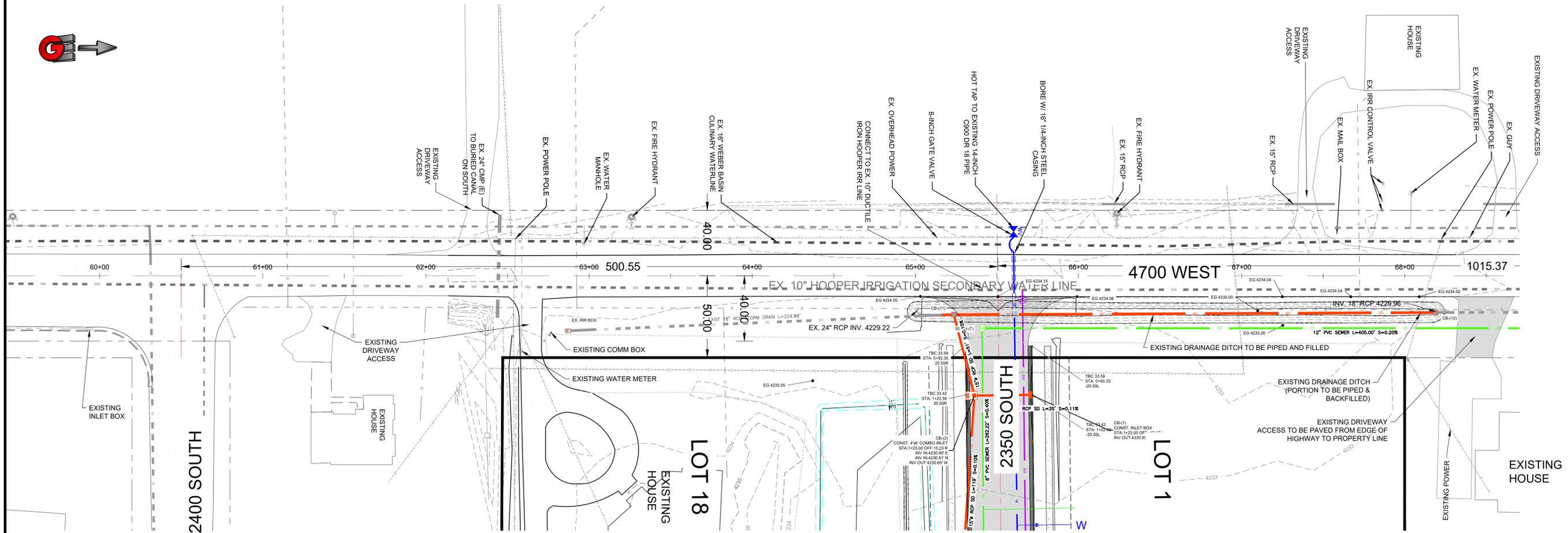
CIVIL • LAND PLANNING

MUNICIPAL • LAND SURVEYING

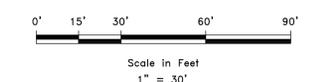
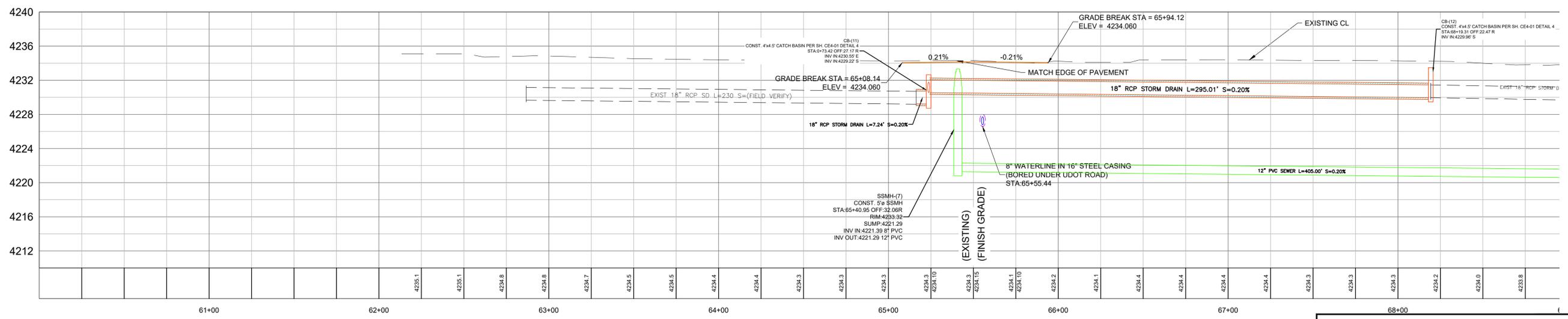
5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

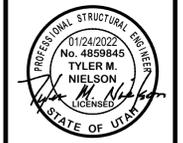
CE2-01



NOTE:  
OWNER TO SIGN DEFERRAL AGREEMENT FOR CURB,  
GUTTER, AND SIDEWALK FOR FRONTAGE ALONG 4700 W



SCALE	1" = 30'
DATE	9/1/2021
DESIGN	W.S/JKH
DRAWN	W.S/JKH
CHECKED	T.M.
DATE	
DESCRIPTION	ADD EXISTING IRRIGATION PIPE TO PROFILE VIEW
DATE	
DESCRIPTION	CALLED OUT ACCESS PAVING AND SHOULDER REPAIR
DATE	
DESCRIPTION	

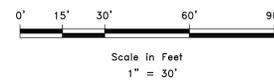
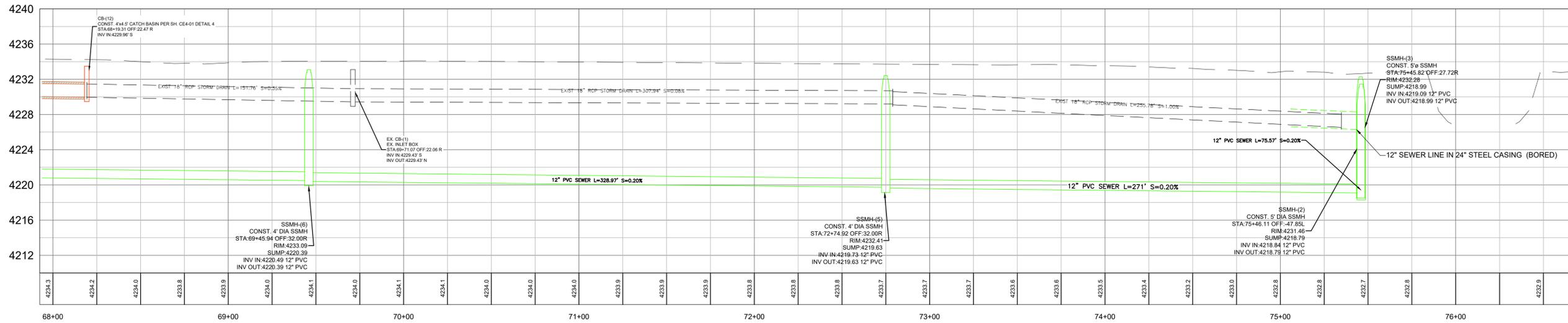
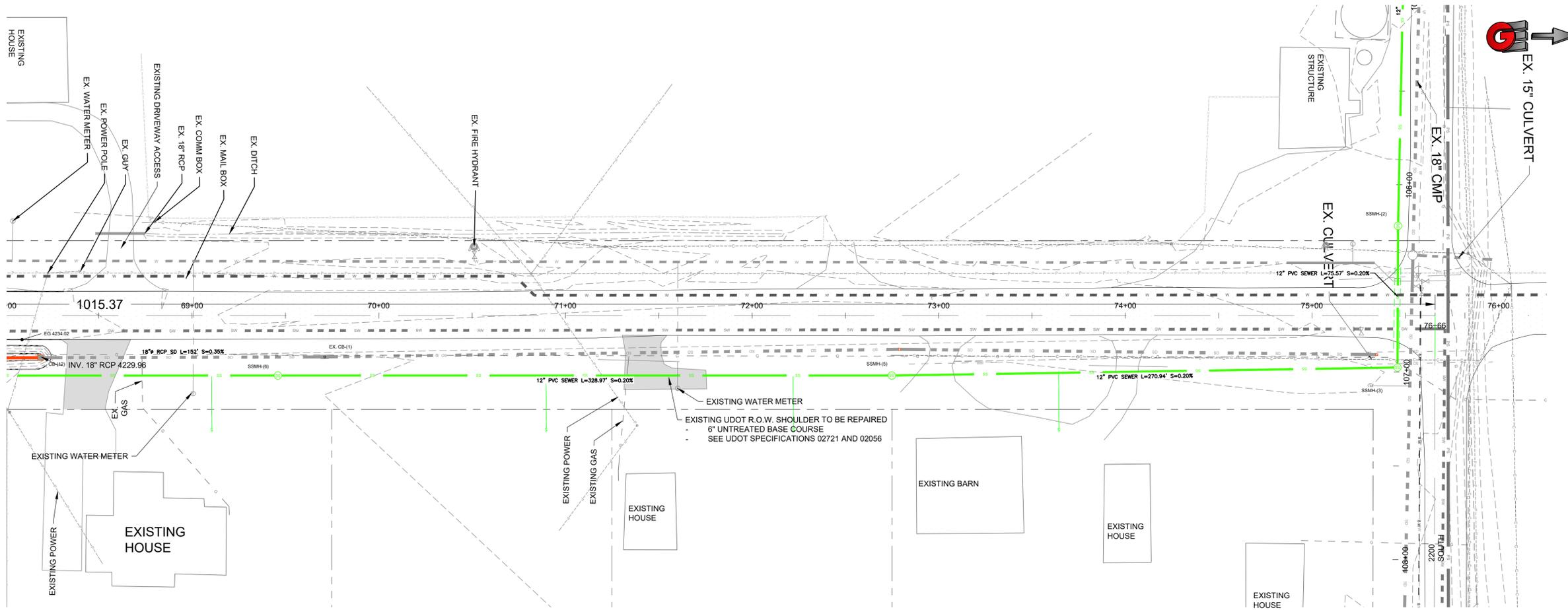


4700 WEST PLAN AND PROFILE  
 BUFFALO RUN ACRES SUBDIVISION  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING

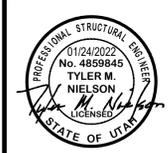
5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-02



REVISIONS	DATE	DESCRIPTION

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DRAWN	W.S./J.H.
CHECKED	T.M.
DWG.	

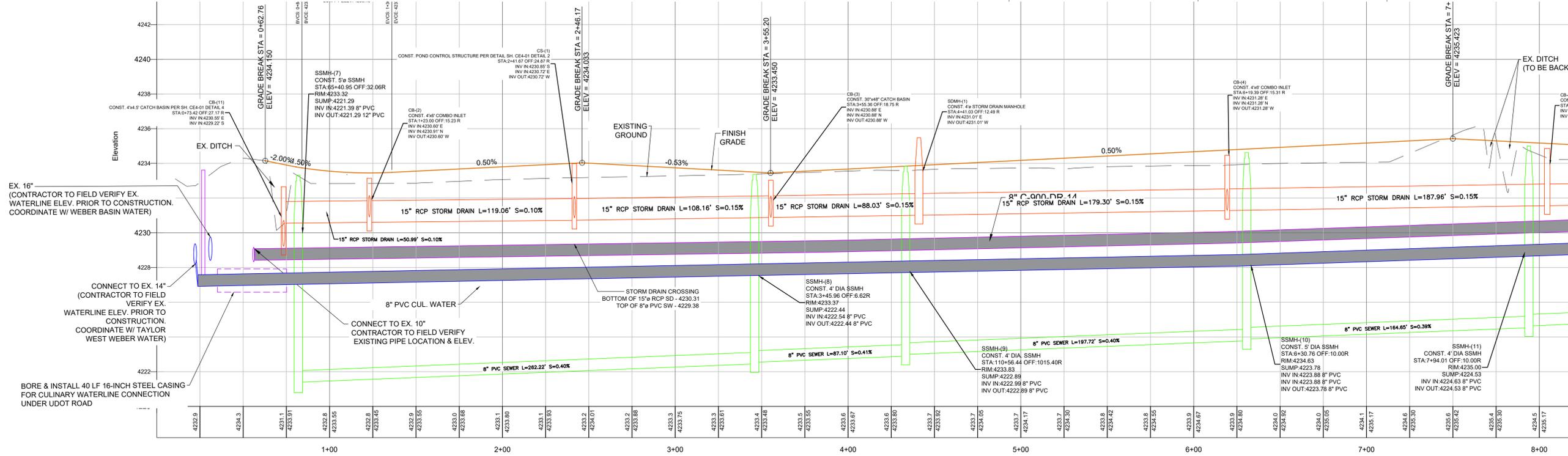
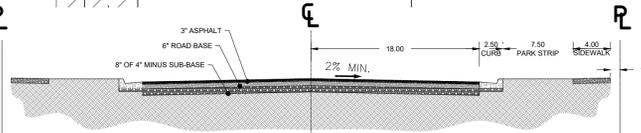
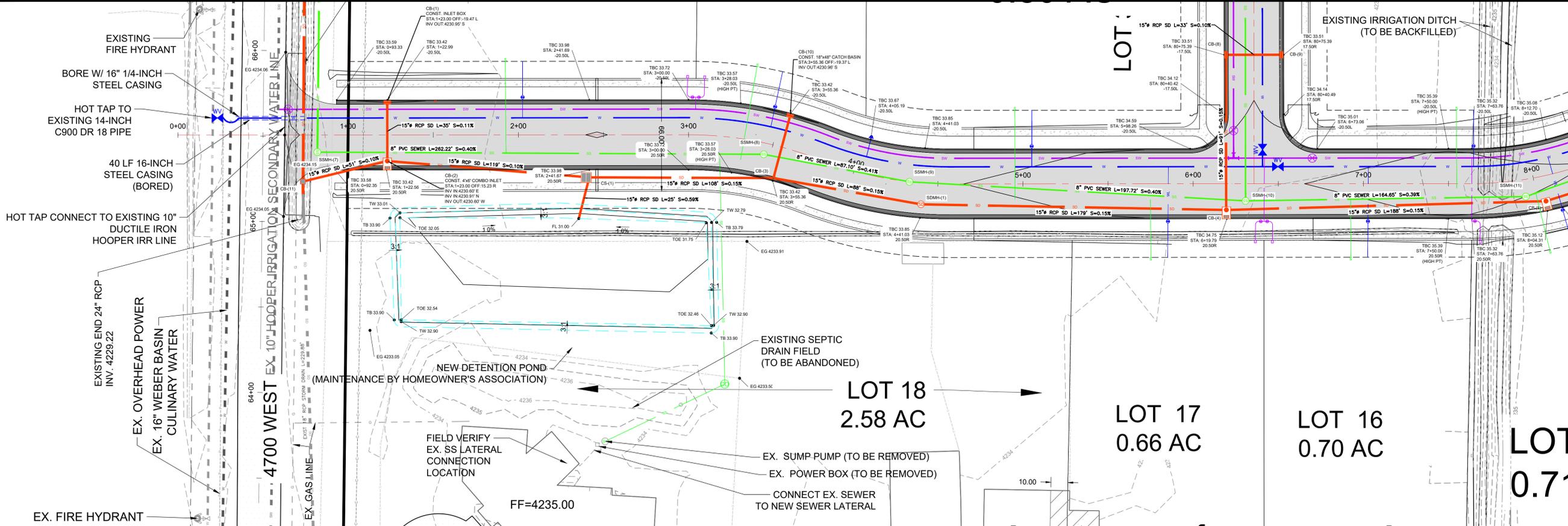


**4700 WEST PLAN AND PROFILE**  
**BUFFALO RUN ACRES SUBDIVISION**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

CE2-03

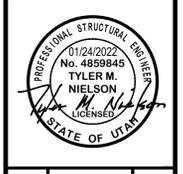
R:\1345 - MARZALE, JAMES\2101 - 4700 WEST SUBDIVISION\DESIGN\DWG\CIVIL PLANS.DWG



SCALE: 1" = 30'

REVISIONS	DATE	DESCRIPTION	DESIGN	DRAWN	CHECKED
1	12/13/21	HOMEOWNERS ASSOCIATION TO MAINTAIN DETENTION POND	W/SB/JKH	W/SB/JKH	TJM

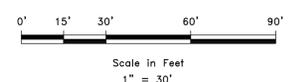
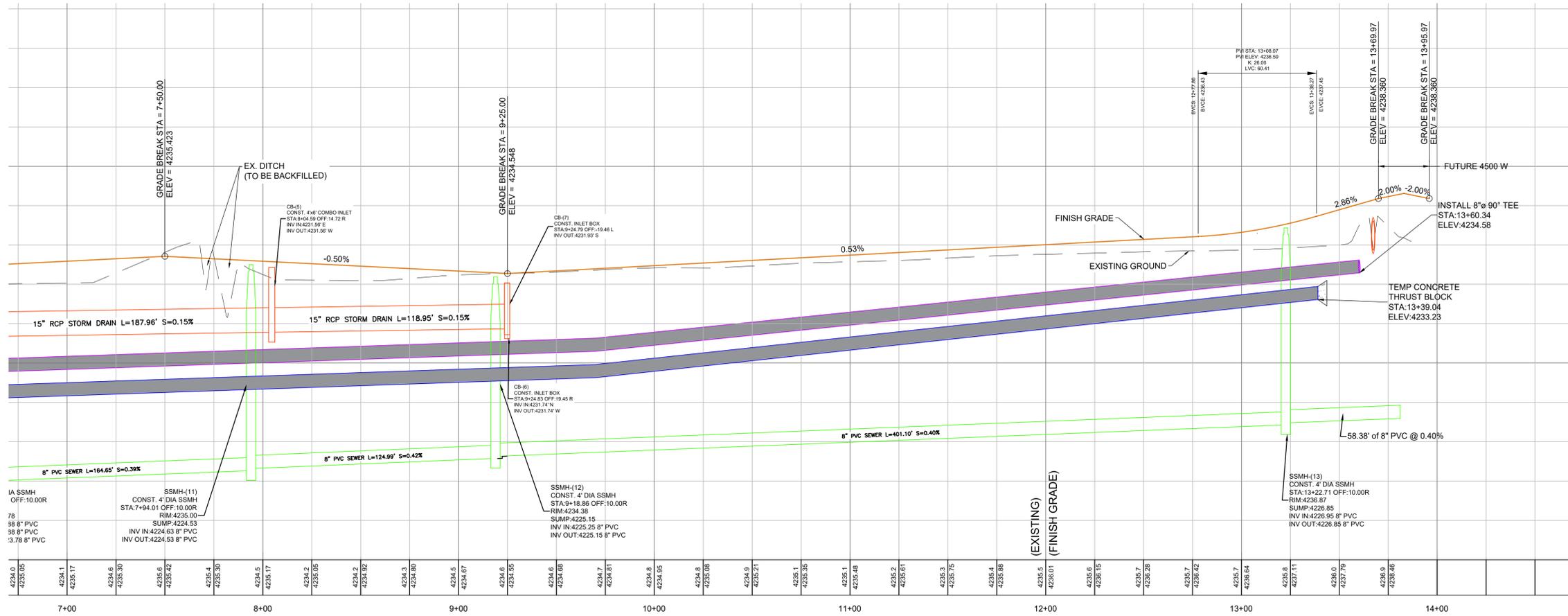
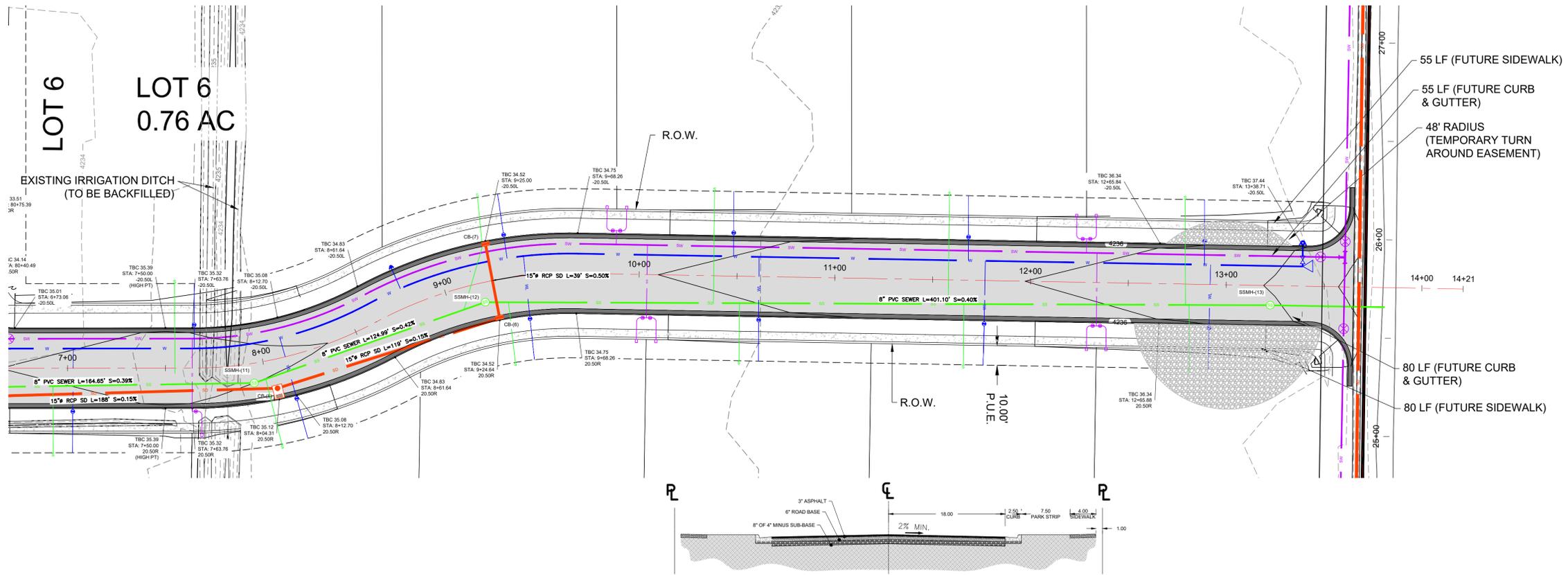
DATE: 9/1/2021  
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**2350 S PLAN AND PROFILE**  
**BUFFALO RUN ACRES SUBDIVISION**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066



SCALE: 1" = 30'

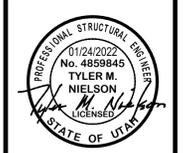
DATE: 9/1/2021

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DRAWN: W.S./J.K.H.

CHECKED: T.M.N.

DWG: R.V.1345 - MARZALE, JAMES.1301 - 4700 WEST SUBDIVISION DESIGN (DWG) CIVIL PLANS.DWG



2350 S PLAN AND PROFILE

BUFFALO RUN ACRES SUBDIVISION

4700 WEST 2350 SOUTH

TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**

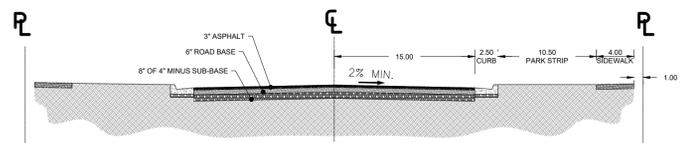
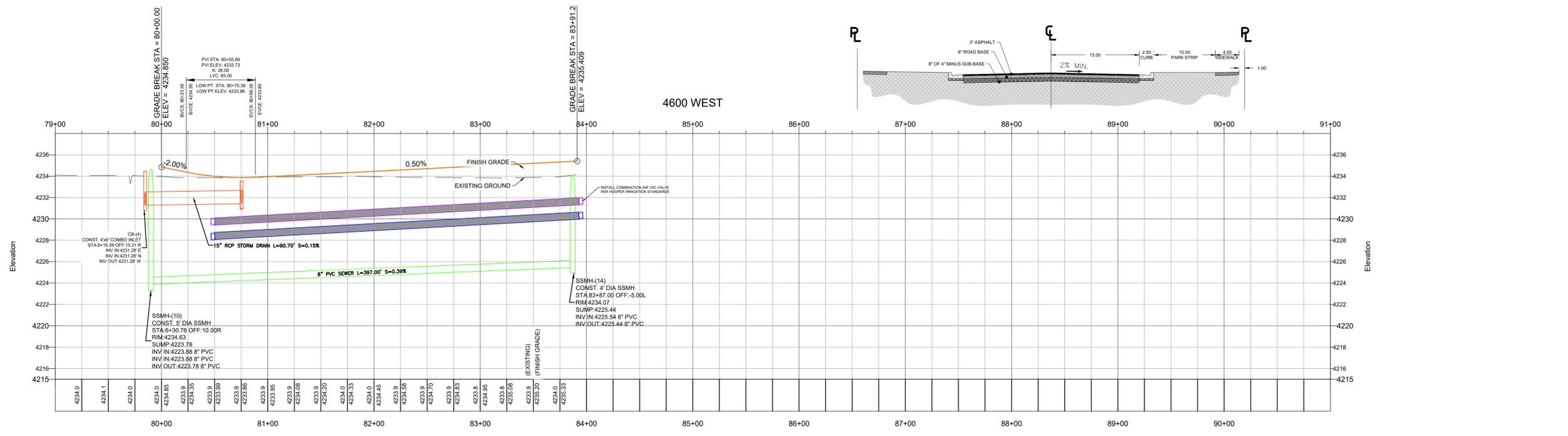
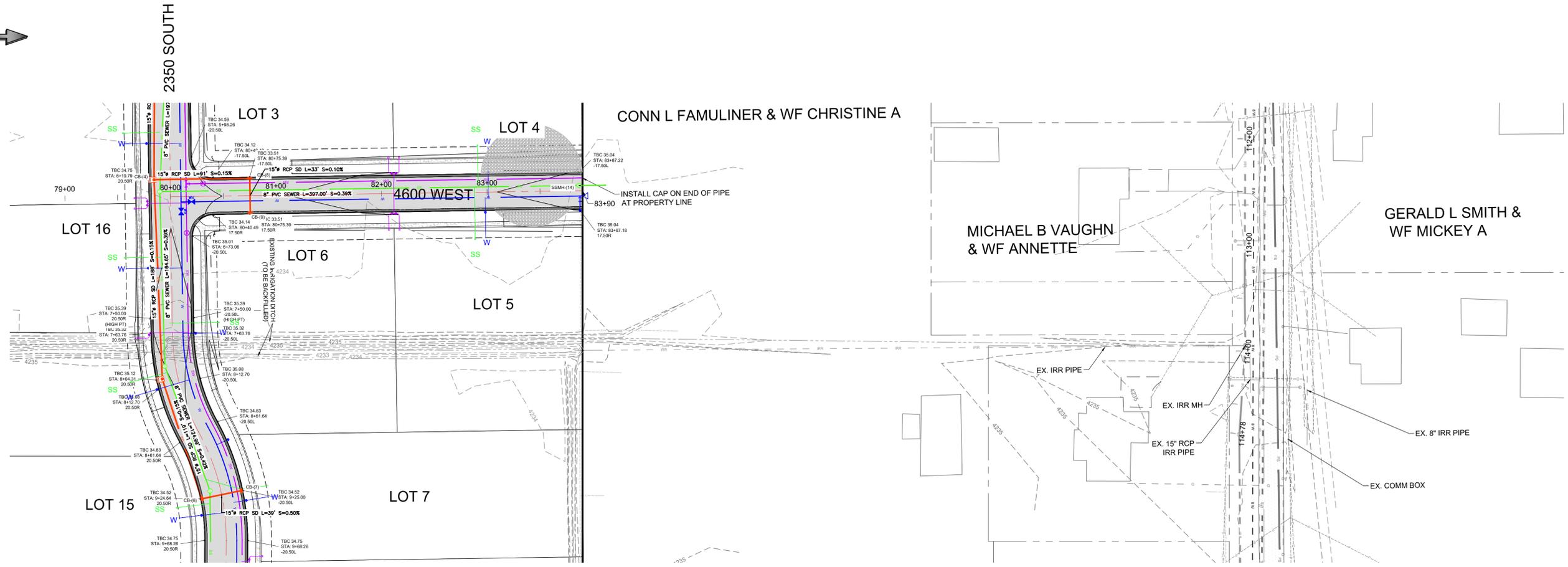
CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-05

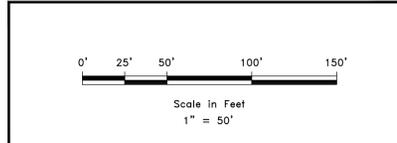


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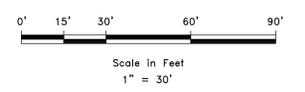
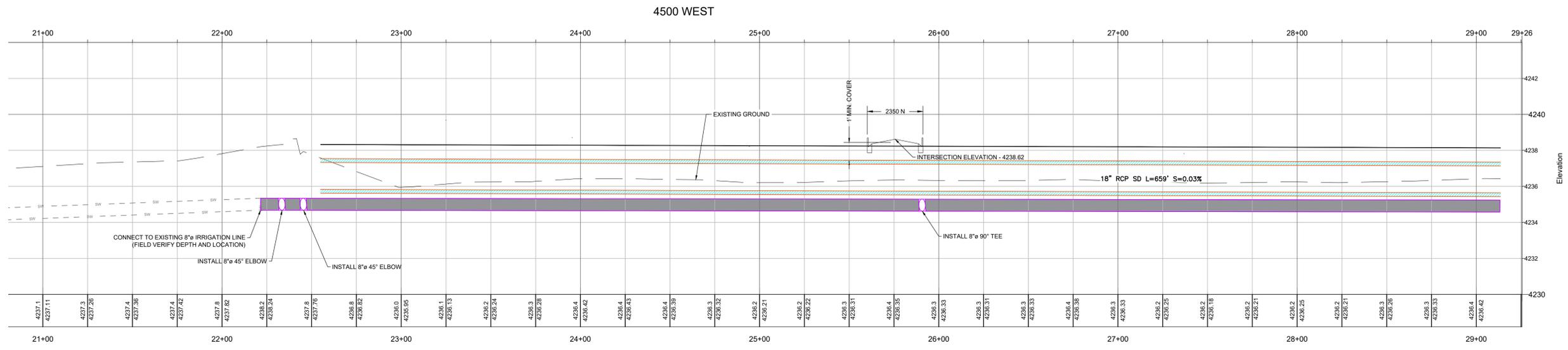
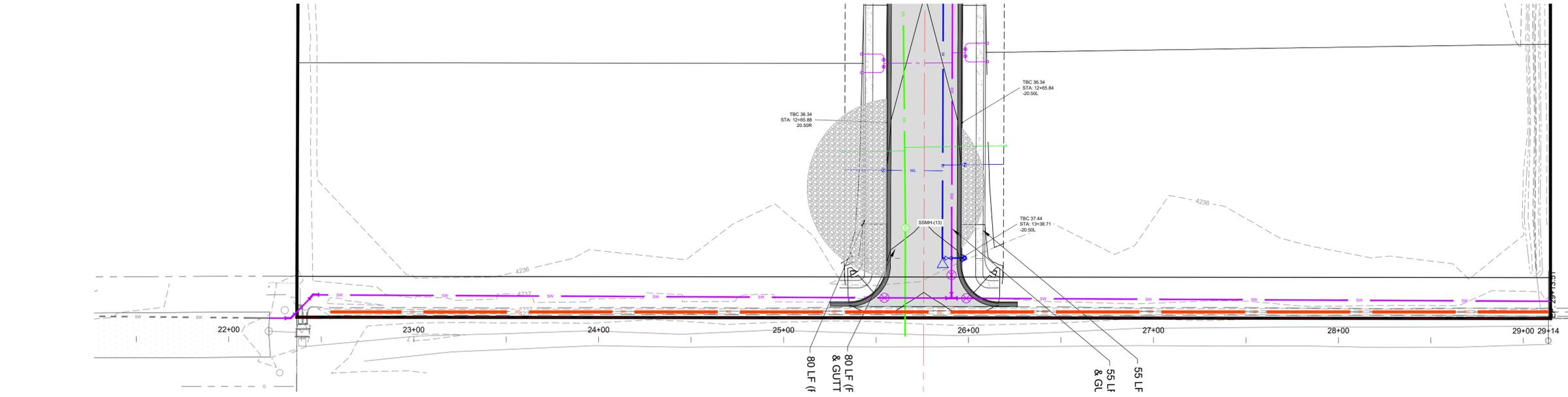


4600 W PLAN AND PROFILE  
 BUFFALO RUN ACRES SUBDIVISION  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066



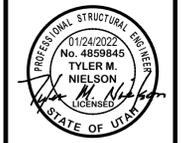
CE2-06



SCALE: 1" = 30'

DATE	DESCRIPTION

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 CHECKED: T/M  
 DWG: R1\1345 - MARZALE, JAMES\101 - 4700 WEST SUBDIVISION DESIGN\DWG\CIVIL PLANS.DWG



**4500 W PLAN AND PROFILE**  
**BUFFALO RUN ACRES SUBDIVISION**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-07

### Buffalo Run Acres Subdivision 4700 West 2350 South Taylor, Weber County, Utah

Gardner Engineering

Improved Areas			Total Site (18 Lots)		
	Sq. Ft.	Acres		C	
Hard Surface	63,686	1.4618		0.85	
Gravel Areas	4,740	0.0850		0.50	
Landscape	0	0.0000		0.10	
Detention Ponds	14,878	0.3418		0.10	
Building & Concrete	102,003	2.3417		0.85	
<b>Total/Weighted</b>	<b>184,688</b>	<b>4.2398</b>		<b>0.78</b>	
Undetained Area	0	0.00		0.78	
	190,576	4.3750			

Allow Release Rate (cfs/acre) = 0.100 cfs/acre  
Q Allowable (cfs) = 0.44  
Total Allowed Release = 0.44 cfs  
Effective Release Rate per Acre = 0.10 cfs/Acre

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED: 18,996 704

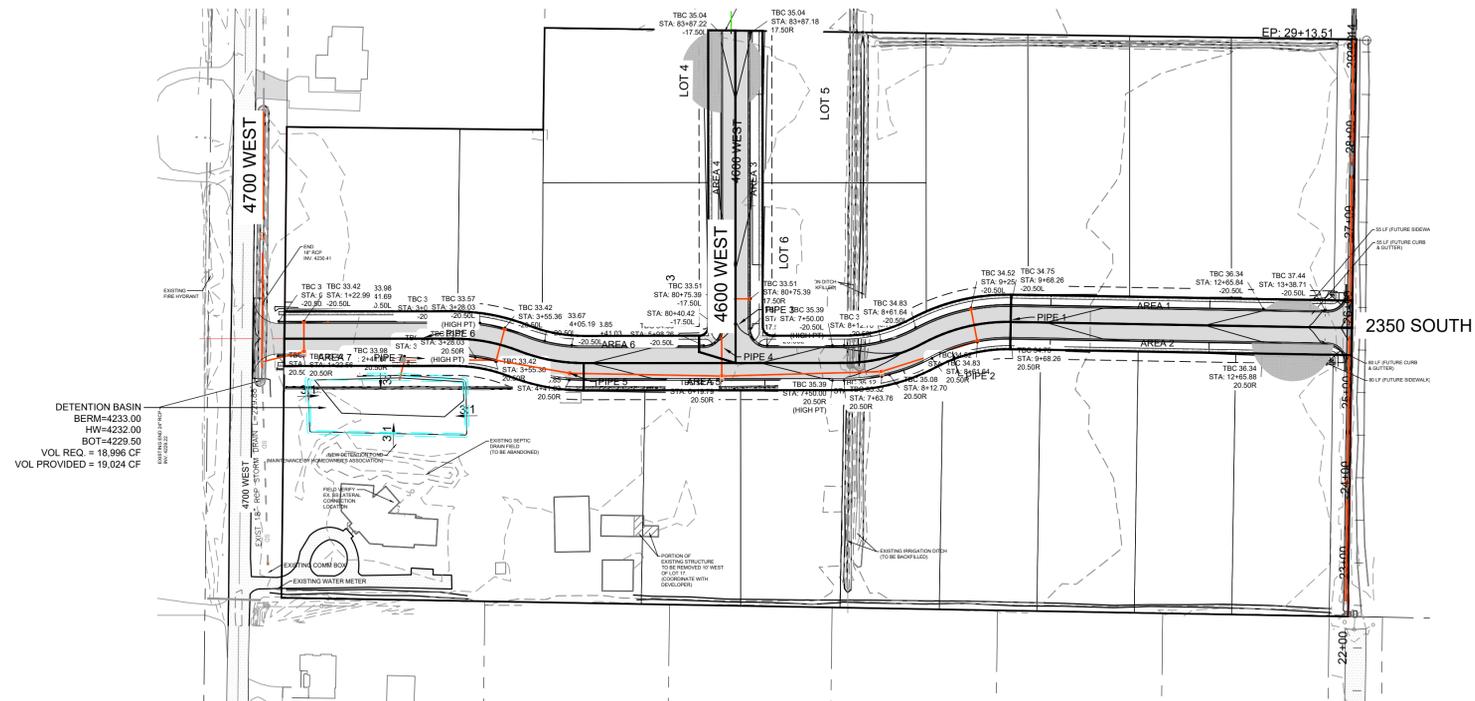
100 yr	Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
MIN	Allowable	i100	100 YEAR	Difference
5	131	6.5	6,463	6,332
10	263	4.95	9,844	9,581
15	394	4.09	12,200	11,807
30	788	2.75	16,408	15,619
60	1,575	1.7	20,284	18,709
120	3,150	0.928	22,146	18,996
180	4,725	0.633	22,659	17,934
360	9,450	0.353	25,272	15,822
720	18,900	0.215	30,784	11,884
1440	34,078	0.119	34,078	0

NOAA - Atlas 14

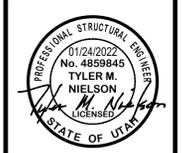
#### Orifice Calculation

H = 2.7 Maximum water height (ft)  
Q = 0.44 Flowrate out of orifice (cfs)  
Cc = 0.62 Coefficient of Contraction  
Cv = 0.98 Coefficient of Velocity  
Area = 0.055 Orifice Area (ft<sup>2</sup>)  
l1 = 3.14  
g = 32.17 Gravitational Constant  
d = 3.16 Orifice Diameter (in)  
d = 3 1/8 Orifice

PIPE	CONTRIBUTING BASINS	CONTRIBUTING Area (AC)	REQUIRED FLOW (cfs)	PIPE SIZE (in)	SLOPE (ft/ft)	RCP	
						n=	Min. Pipe Slope (%)
1		0.52	1.01	10 Year	36	3.04E-06	0.000
						8.05E-06	0.001
						2.65E-05	0.003
						0.000123	0.012
						0.000325	0.032
						0.001067	0.107
2		1.05	2.02	10 Year	36	1.22E-05	0.001
						3.22E-05	0.003
						0.000106	0.011
						0.000491	0.049
						0.001298	0.130
						0.004268	0.427
3		0.90	1.74	10 Year	36	8.98E-06	0.001
						2.37E-05	0.002
						7.81E-05	0.008
						0.000362	0.036
						0.000957	0.096
						0.003147	0.315
4		1.41	2.73	10 Year	36	2.21E-05	0.002
						5.85E-05	0.006
						0.000192	0.019
						0.000891	0.089
						0.002357	0.236
						0.007748	0.775
5		1.71	3.08	10 Year	36	2.83E-05	0.003
						7.48E-05	0.007
						0.000246	0.025
						0.001141	0.114
						0.003017	0.302
						0.009917	0.992
6		0.65	1.26	10 Year	36	4.72E-06	0.000
						1.25E-05	0.001
						4.1E-05	0.004
						0.00019	0.019
						0.000503	0.050
						0.001653	0.165
7		4.24	4.54	10 Year	36	6.14E-05	0.006
						0.000162	0.016
						0.000534	0.053
						0.002474	0.247
						0.006543	0.654
						0.02151	2.151
Orifice Release	3	CFS	0.44		12	0.000109	0.011
						0.000287	0.029
						0.000944	0.094
						0.004379	0.438
						0.038066	3.807
						0.176552	17.655



REVISIONS	DESCRIPTION
DATE	



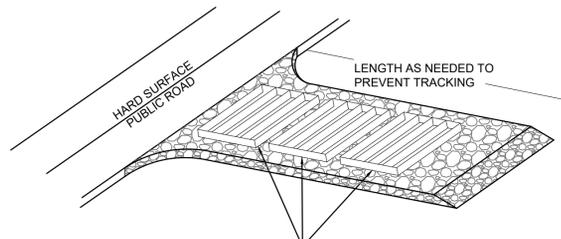
DETENTION CALCS  
BUFFALO RUN ACRES SUBDIVISION  
4700 WEST 2350 SOUTH  
TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066



**EROSION CONTROL NOTES:**

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

**ENTRANCE STABILIZATION NOTES:**

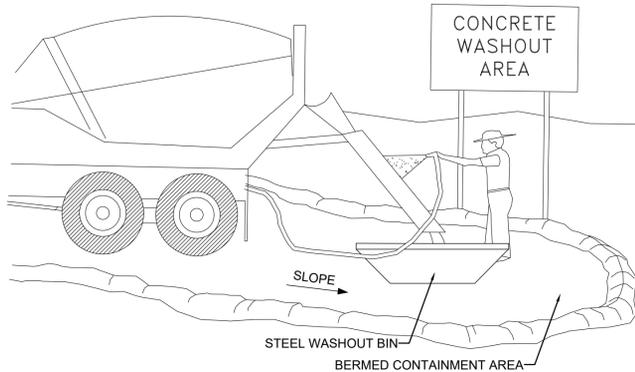
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

**STREET MAINTENANCE NOTES:**

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

**NOTE:**

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



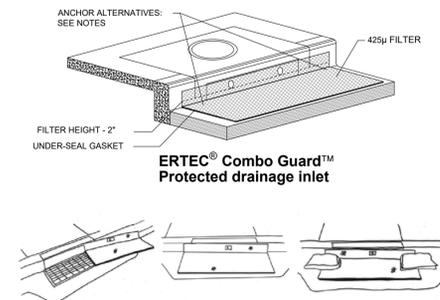
**NOTES:**

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

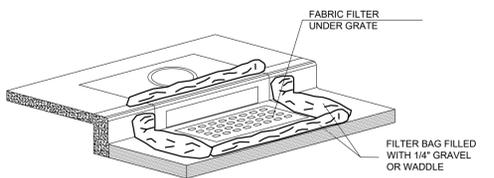


**INSTALLATION NOTES**

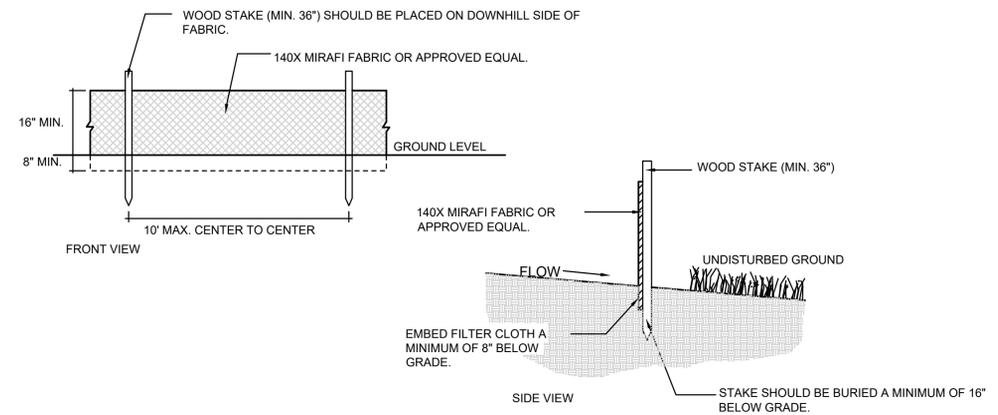
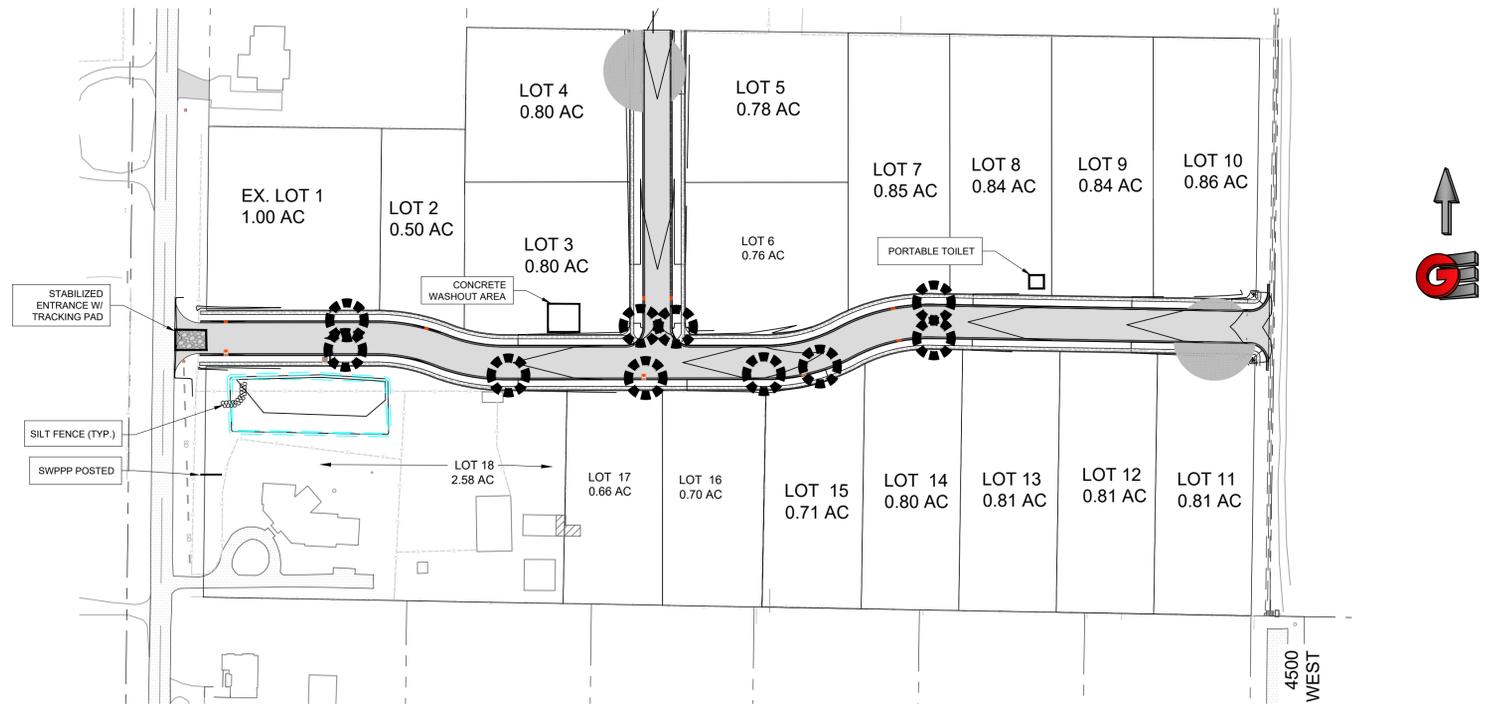
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THRU CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



1A INLET PROTECTION - OPTION 1 Scale: NTS



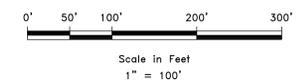
1B INLET PROTECTION - OPTION 2 Scale: NTS



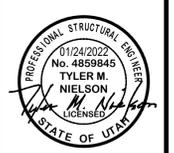
2 SILT FENCE Scale: NTS

**DEVELOPER:**

JAMES MARZIALE  
2360 S 4700 W  
TAYLOR UT 84401  
1-801-420-5660



SCALE: 1" = 100'	DATE: 9/1/2021	DESIGN: W.S/JKH	DRAWN: W.S/JKH	CHECKED: TMN
REVISIONS	DESCRIPTION	DATE		



SWPPP  
BUFFALO RUN ACRES SUBDIVISION  
4700 WEST 2350 SOUTH  
TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

CE5-01



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on preliminary and final approval of Phase 2 of Smart Fields Subdivision (24 lots) located at 1740 S 4300 W.

**Agenda Date:** Tuesday, March 01, 2022

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

**File Number:** LVS042621

### Property Information

**Approximate Address:** 4300 West 1400 South

**Project Area:** 27.5 acres

**Zoning:** A-1

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 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

Phases one and two were granted preliminary approval on September 21, 2021. At that time, the subdivision plan for phase 2 contained 17 lots. This plan is included as Exhibit B.

An amendment to the phase 2 preliminary approval is on the March 1st, 2022 agenda due to revisions that were made (see Exhibit A). The addition of seven lots, more acreage, and the creation of a new road stub called 1600 South Street are significant revisions that require that subdivision plan to return to the Planning Commission for consideration.

## Summary

The applicant is requesting preliminary and final approval of Smart Fields Subdivision Phase 2 (24 lots) at approximately 1740 S 4300 West. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. However, the recently adopted subdivision code section called Connectivity Incentivized Subdivision (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.

This development plan complies with the Connectivity Incentivized code.

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. The combined land area of phase one and phase two total 1,480,350 acres. 1,480,350 divided by the minimum lot size for the zone (40,000 square feet) equals 37 lots. Smart Fields Phase 1 will have 13 lots. Smart Fields Phase 2 will have 24 lots.

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

**Culinary Water:** Taylor West Weber Water District has provided a final will-serve letter stating that the District can serve culinary water for the phase two 24 lot development (see Exhibit B).

**Irrigation Water:** Hooper Irrigation Company has provided a final will-serve letter for the phase two 24 lot development (see Exhibit C).

**Sewer Services:** Central Weber Sewer District has provided a will-serve letter stating that the District can serve this 37-lot development. The District will need to approve the connection plans and inspect the connection. The additional area added to phase 2 will need to be annexed into the district.

**Review Agencies:** The Weber County Planning Division has posted final comments that will be addressed by plat revisions. Weber County Engineering comments are related to subdivision improvements for which the civil plans are under review for final construction requirements. Engineering would prefer to see one large retention area rather than several individual basins within each lot. The County Surveying Department will conduct a formal review of the final subdivision plat. The Weber Fire District requires that the civil plans include the existing and new fire hydrants.

## Staff Recommendations

Staff recommends preliminary and final approval of Smart Fields Subdivision Phase 2, a proposal to create 24 residential lots. This recommendation is based on the following conditions:

1. A Subdivision Improvement Agreement shall accompany the final recorded plat.
2. A Monument Improvement Agreement will be completed under the direction of the County Surveyor’s office.
3. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is completed before the time of recording Smart Fields Phase 2.

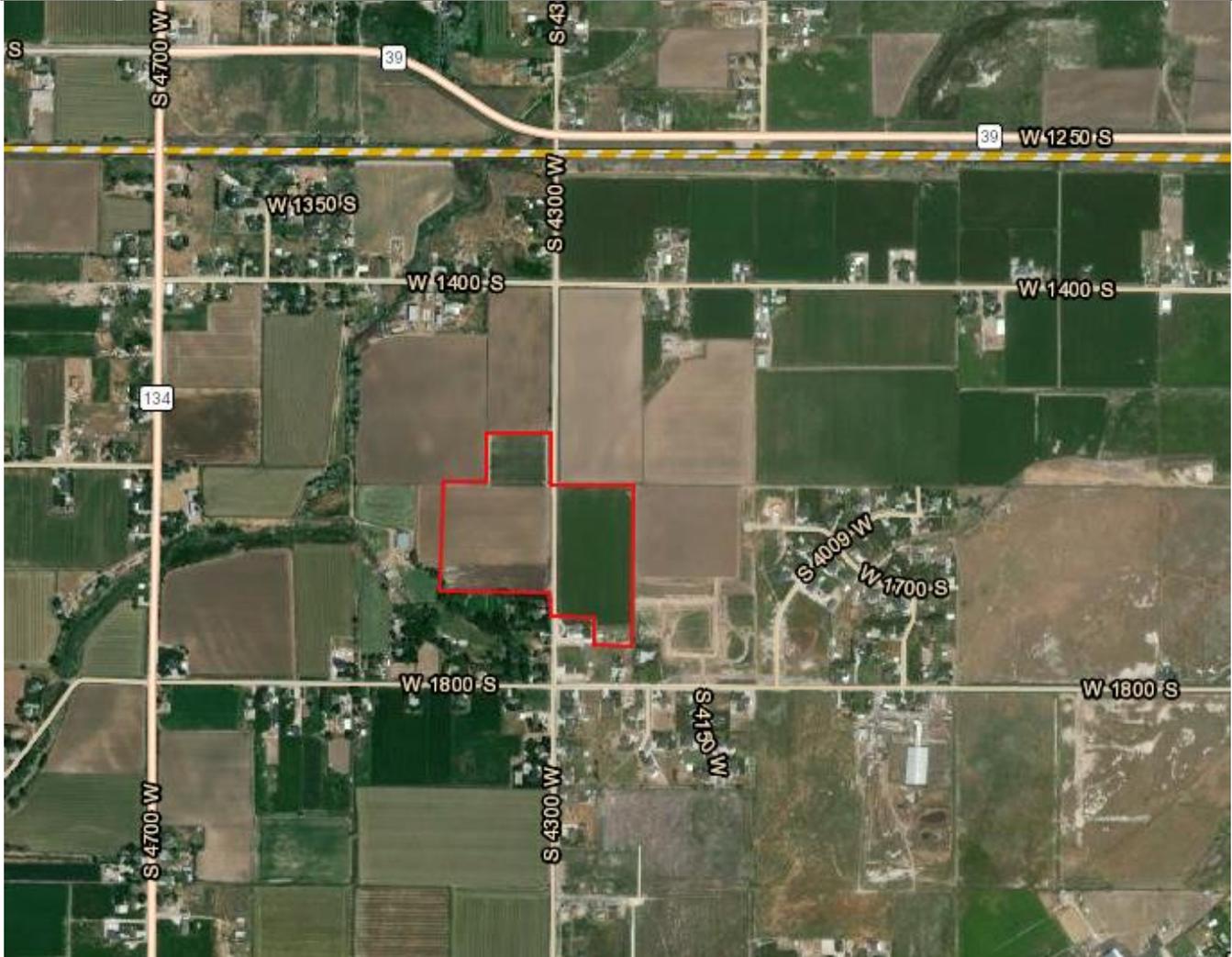
This recommendation is based on the following findings:

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

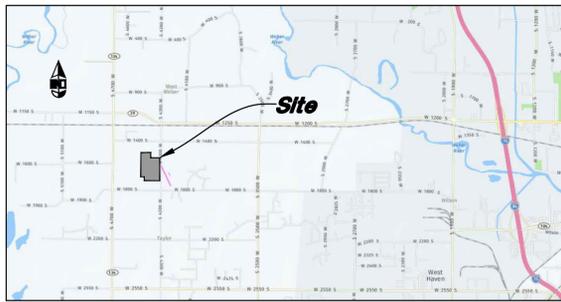
- A. Smart Fields Subdivision Phase 2 final plat
- B. Final will serve culinary (to be added to this report posthaste)
- C. Final will serve secondary (to be added to this report posthaste)
- D. Civil Drawings

## Area Map



# Smart Fields Phase 2

## A Connectivity Incentivised Subdivision A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah February 2022



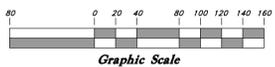
VICINITY MAP  
Not to Scale

Dean & Kathy Martini  
Land Holdings LLC

Wayne S. Smart Family  
Limited Partnership



Scale: 1" = 80'



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°28'24"	10.00'	15.79'	S 44°45'48" E	14.20'
C2	90°00'00"	10.00'	15.71'	N 45°00'00" E	14.14'
C3	49°59'41"	15.00'	13.09'	N 24°59'51" W	12.68'
C4	52°53'52"	55.00'	50.78'	N 23°32'45" W	48.99'
C5	87°05'49"	55.00'	83.61'	N 46°27'05" E	75.79'
C6	87°05'49"	55.00'	83.61'	S 46°27'05" E	75.79'
C7	52°53'52"	55.00'	50.78'	S 23°32'45" W	48.99'
C8	49°59'41"	15.00'	13.09'	S 24°59'51" W	12.68'
C9	90°00'00"	10.00'	15.71'	S 45°00'00" E	14.14'
C10	89°29'13"	10.00'	15.62'	S 45°15'24" W	14.08'
C11	90°00'14"	10.00'	15.71'	S 44°29'22" E	14.14'
C12	89°59'44"	10.00'	15.71'	S 45°30'39" W	14.14'

### DESCRIPTION

A part of the Southwest Quarter of Section 21 Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point being 589.55' feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and West 33.00 feet; running thence North 88°57'30" West 709.53 feet; thence North 0°30'47" East 167.77 feet; thence North 89°02'03" West 168.69 feet; thence North 0°53'23" East 1113.79 feet; thence South 89°29'13" East 453.65 feet; thence South 0°48'38" West 235.99 feet; thence South 89°29'13" East 418.44 feet; thence South 0°30'47" West 1053.43 feet to the Point of Beginning.

Contains 22.91 Acres more or less

### WEBER COUNTY COMMISSION ACCEPTANCE

### WEBER COUNTY ENGINEER

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_ day of \_\_\_\_\_, 2022.

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Weber County Commission

Weber County Engineer

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

### WEBER COUNTY ATTORNEY

### WEBER COUNTY PLANNING COMMISSION APPROVAL

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

### WEBER COUNTY SURVEYOR

### TAYLOR WEST WEBER WATER

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

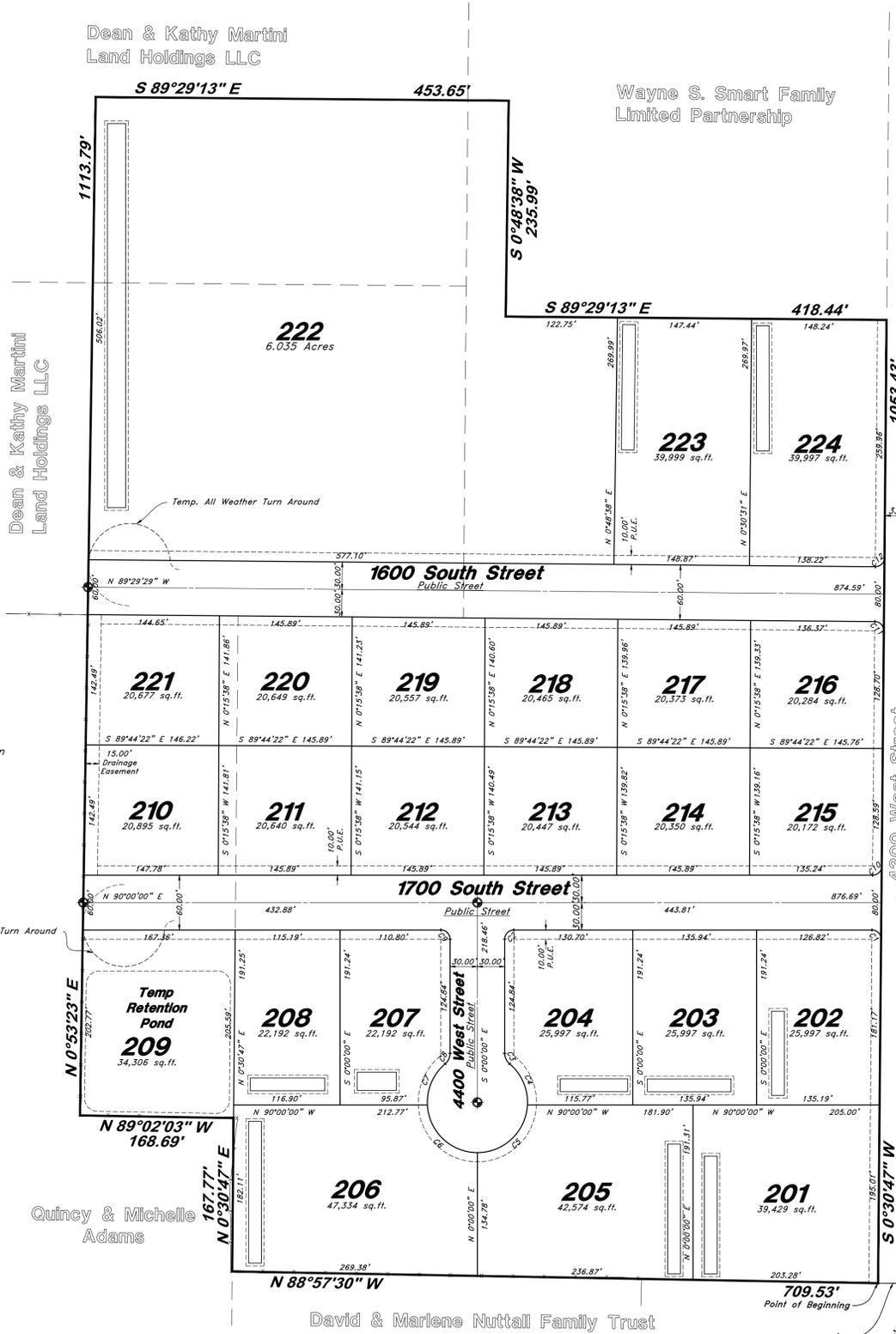
This is to certify that this subdivision plat was duly approved by the Taylor West Weber Water.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

Taylor West Weber Water

Weber County Surveyor



Dean & Kathy Martini  
Land Holdings LLC

Quincy & Michelle  
Adams

David & Marlene Nuttall Family Trust

106  
105  
104  
103  
102  
101

West Quarter corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)

Southwest Corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Smart Fields Subdivision Phase 2 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_ day of \_\_\_\_\_, 2022.

6242920  
License No.

Andy Hubbard

### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Smart Fields Subdivision Phase 2 and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this \_\_\_ Day of \_\_\_\_\_, 2022.

- Lync Construction, LLC -

Pat Burns - Owner

### ACKNOWLEDGMENT

State of Utah  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2022 by Pat Burns - Lync Construction LLC

Residing At: \_\_\_\_\_

A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

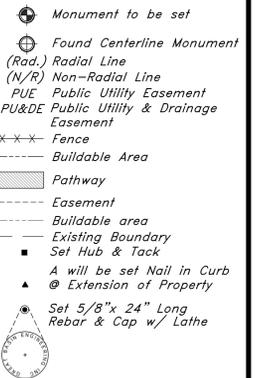
Print Name

Commission Expires: \_\_\_\_\_

### Legend

### NOTES:

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information  
Total Area 997,824.01 sq.ft.  
Right of Way Area 122,891.41 sq.ft.  
Lot Area 884,932.60 sq.ft.
- Lot 209 is not buildable until the pond is relocated and the Storm drain outfall is determined
- Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.
- Home Owners will be responsible for their own detention basin on lots 201-209 & 222-224. A storm water maintenance agreement will be required for each lot.
- This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.3 of the Weber County Code.



Sheet 1 of 1

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

### WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard, P.L.S.  
Andy@greatbasineng.com  
5746 South 1475 East, Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Lync Construction, LLC  
1407 North Mountain Road  
Ogden, Utah  
(801) 710-2234

NOT FOR RECORDING

Exhibit B

Final Will-serve culinary, to be included as soon as available

Exhibit B

Final Will-serve secondary, to be included as soon as available

# Smart Fields Phase 2

A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
February 2022

\* See All Sheets\*

### NOTES

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed Weber County Standards.
- Culinary water services will be 1" CTS SDR9 HDPE to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- All utility trenches within the Street right of way shall have a County approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Curb & gutter will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of existing asphalt along 4300 West Street. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.
- Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District.
- Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.
- All culinary water facilities shall meet the requirements of the Taylor-West Weber Water Improvement District. Standard Details and Construction Specifications are available upon request to Taylorwestweberwater@msn.com or 801-731-1668. The District shall be notified at least 24 hours prior to and preconstruction meeting or construction activity.
- All Secondary Water facilities and infrastructure to meet Hooper Irrigation District Standards and Specifications

### GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

### UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

### CULINARY SERVICE LATERALS

- 1" to 2" diameter pipe - AWWA C901 HDPE CTS SDR9
- Over 2" diameter pipe - AWWA C-900 DR18 pipe

### WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet County standards.

### SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

### STORM DRAIN LINES

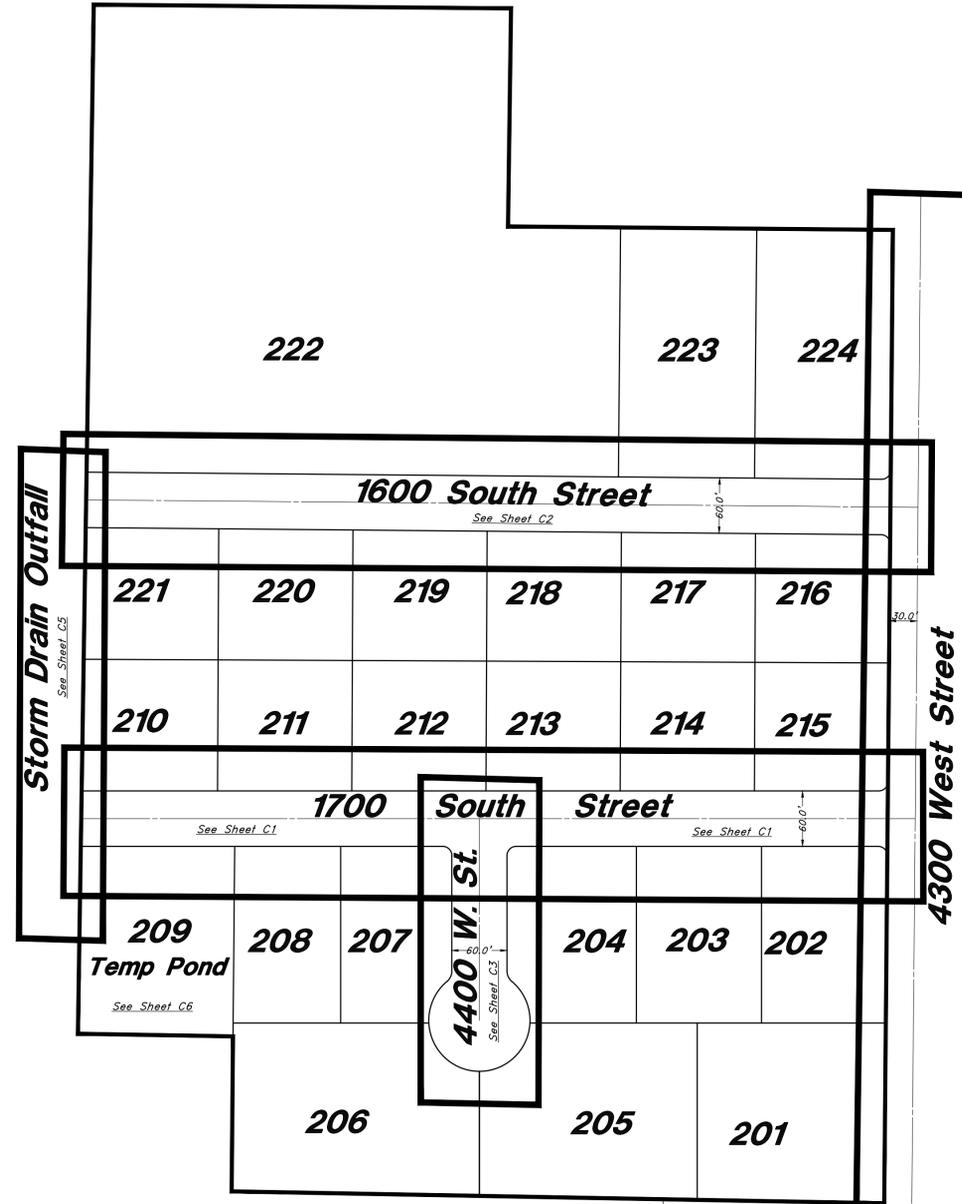
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Reinforced Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

### SECONDARY WATER MAIN LINES

- C-900 DR-18 Pipe, Purple in Color



VICINITY MAP  
Not to Scale



- NOT TO SCALE -

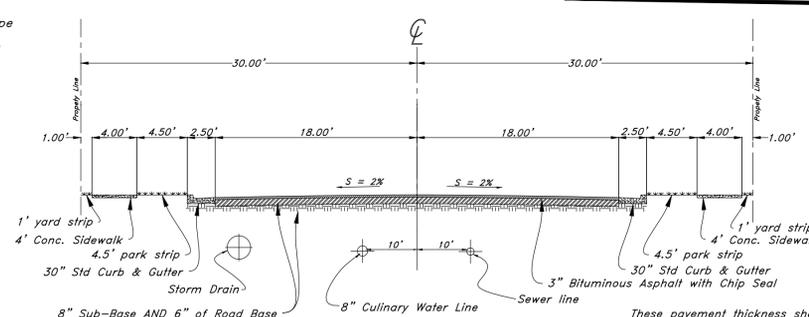
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(Note: All items may not appear on drawing)

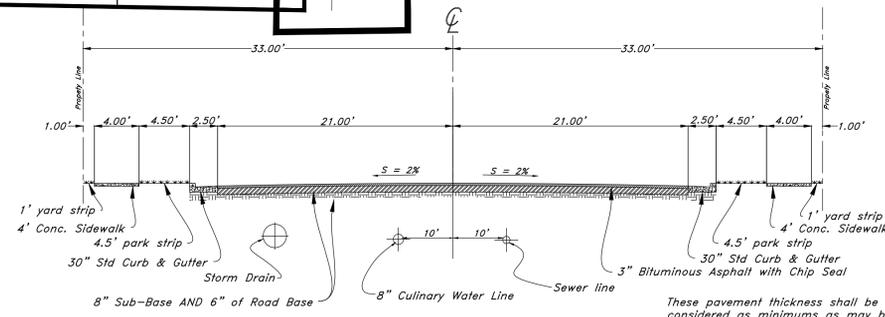
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power Line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- ME
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete

### TABLE OF CONTENTS

- C0. Cover Sheet
- C1. 1700 South Street
- C2. 1600 South Street
- C3. 4400 West Street
- C4. 4300 West Street
- C5. Storm Drain Outfall
- C6. Pond



Standard 60' Roadway Section



66' Wide Roadway Section

These pavement thickness shall be considered as minimums as may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient sustainability. Developer may submit and alternative pavement design based on a soils analysis for approval by the County Engineer. Compaction test on both sub-base and base courses will be required.

These pavement thickness shall be considered as minimums as may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient sustainability. Developer may submit and alternative pavement design based on a soils analysis for approval by the County Engineer. Compaction test on both sub-base and base courses will be required.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**CAUTION NOTICE TO CONTRACTOR**  
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	REV.

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Cover Sheet**

**Smart Fields Phase 2**  
 Approx. 1800 South 4300 West Street  
 Weber County, Utah  
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

February, 2022

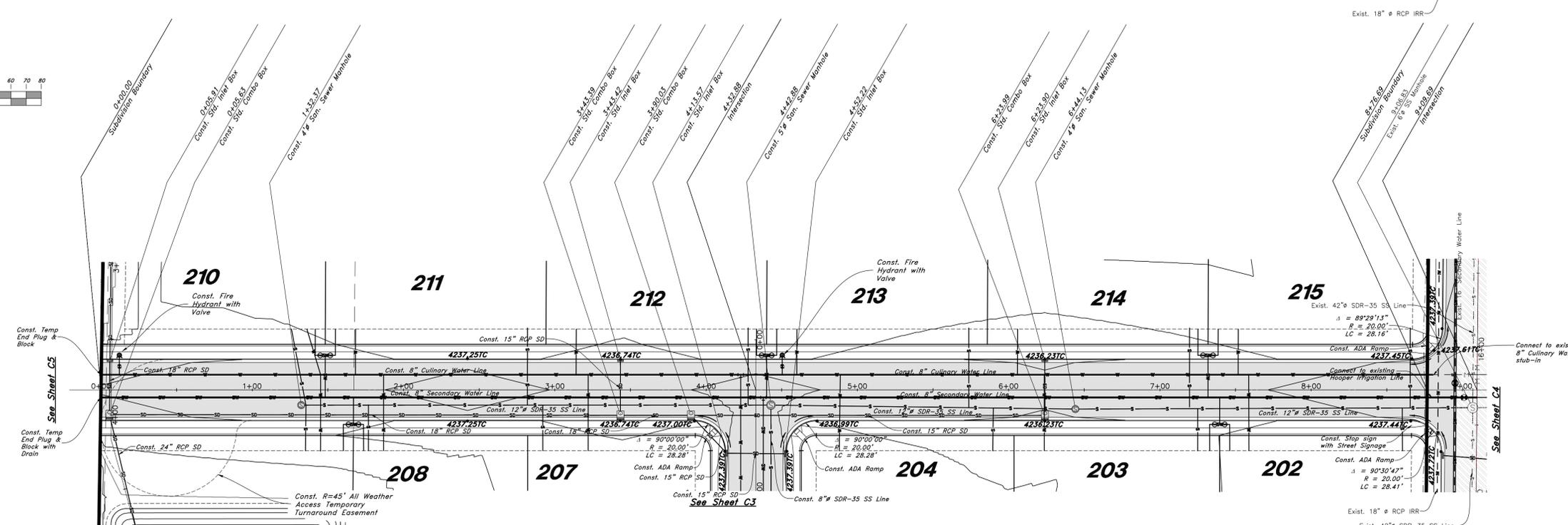
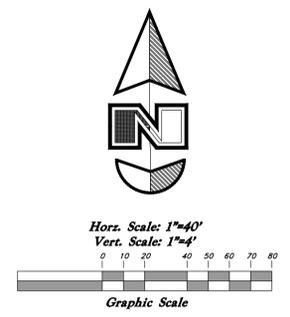
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21N700

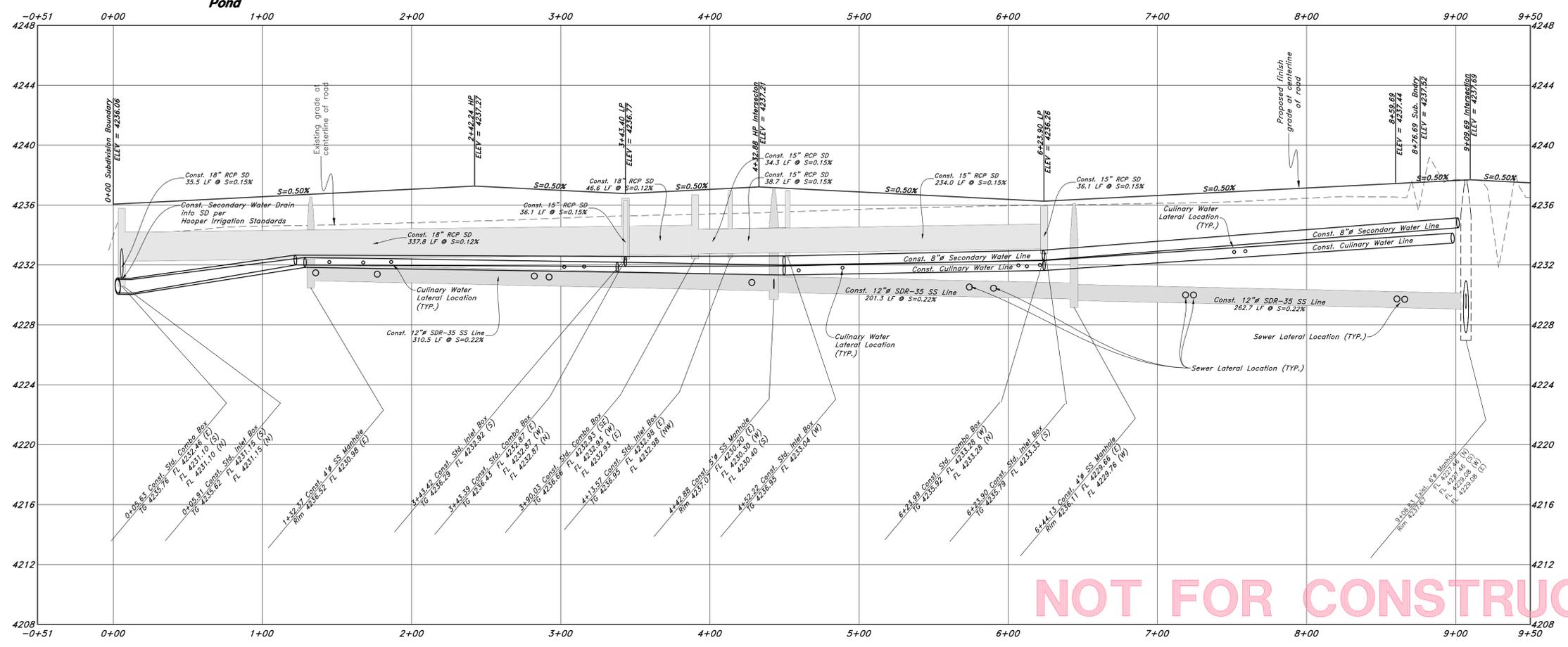
# Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face Curb & Gutter



## 1700 South Street



NOT FOR CONSTRUCTION

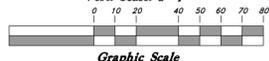
**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**Smart Fields Phase 2**  
 Approx. 1800 South, 4300 West Street  
 Weber County, Utah  
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

February, 2022  
 SHEET NO.  
**C1**  
 21N700



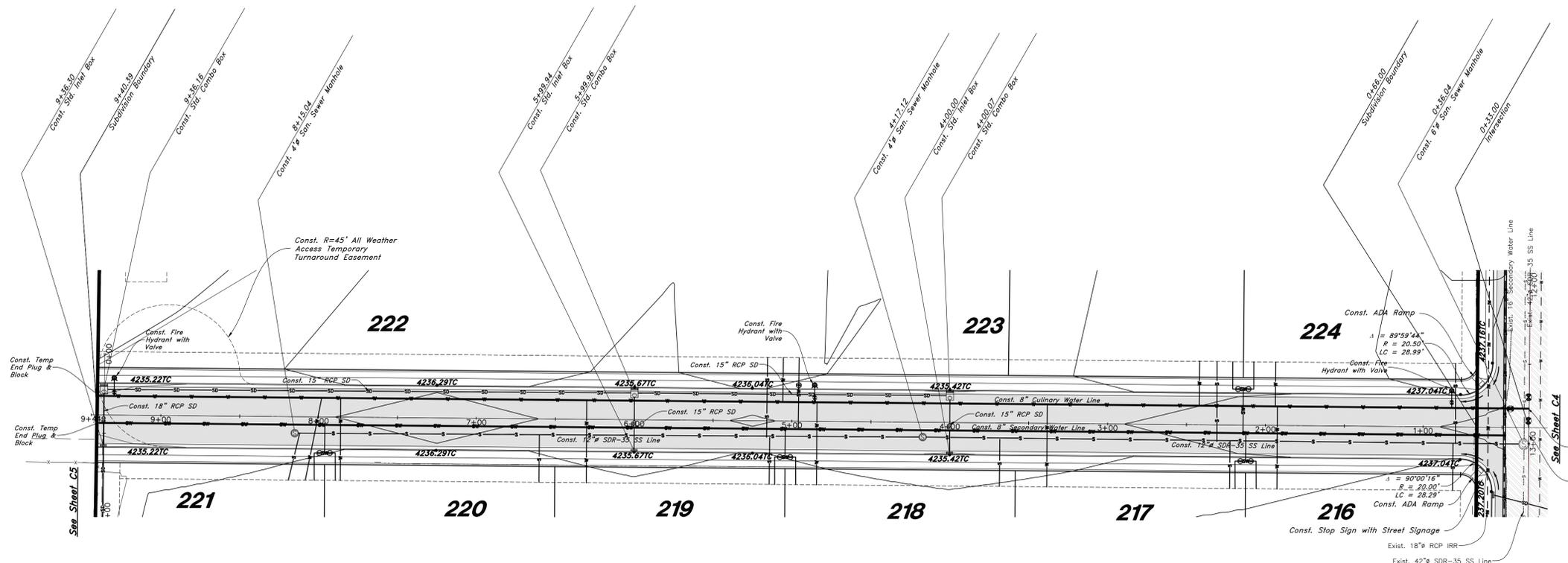
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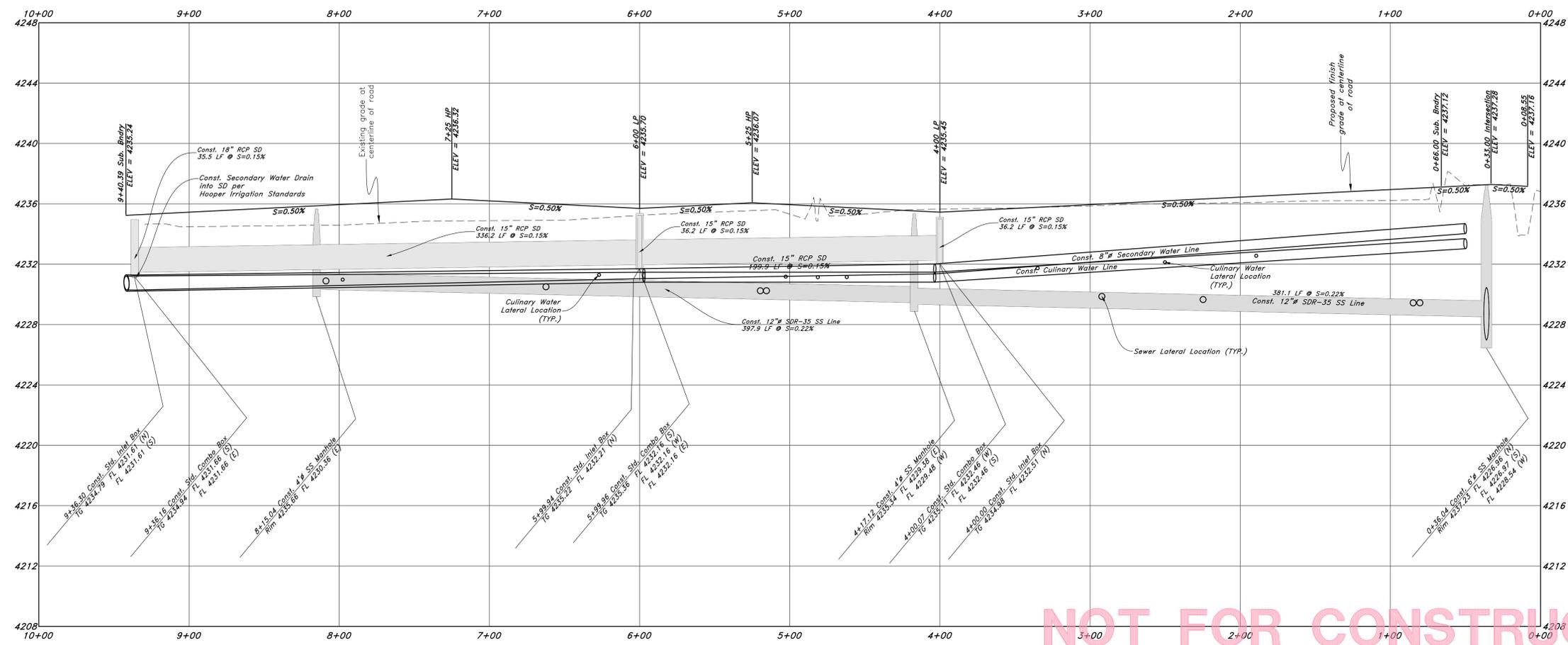
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- San. Sewer Manhole
- Water Manhole
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- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face Curb & Gutter



## 1600 South Street



NOT FOR CONSTRUCTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Plan & Profile**

**Smart Fields Phase 2**

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

February, 2022

SHEET NO.

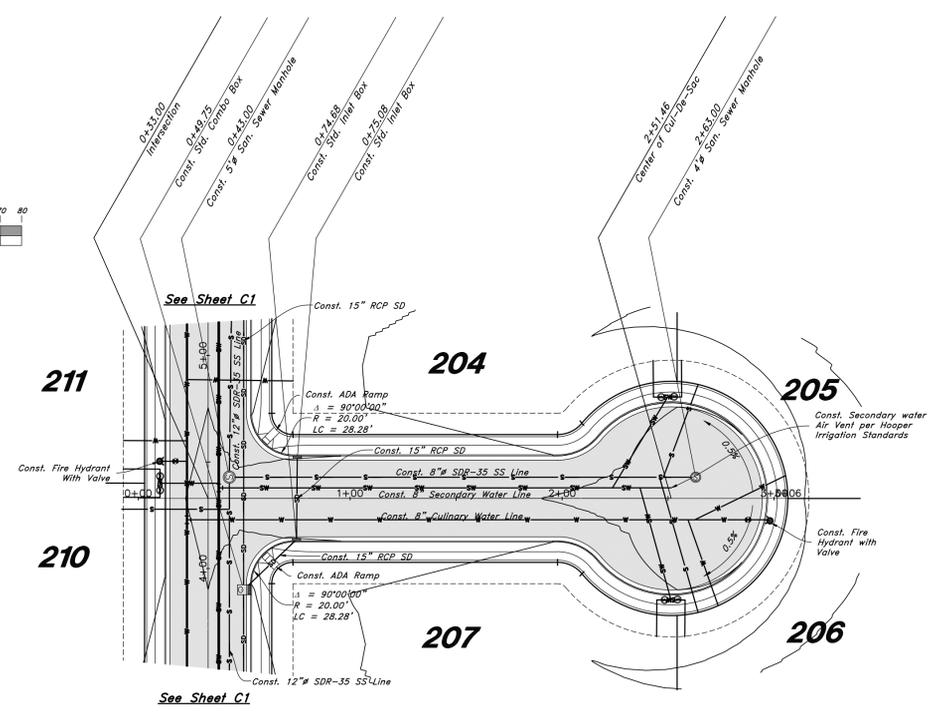
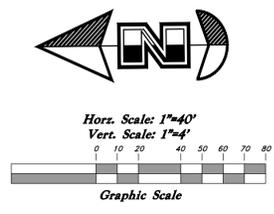
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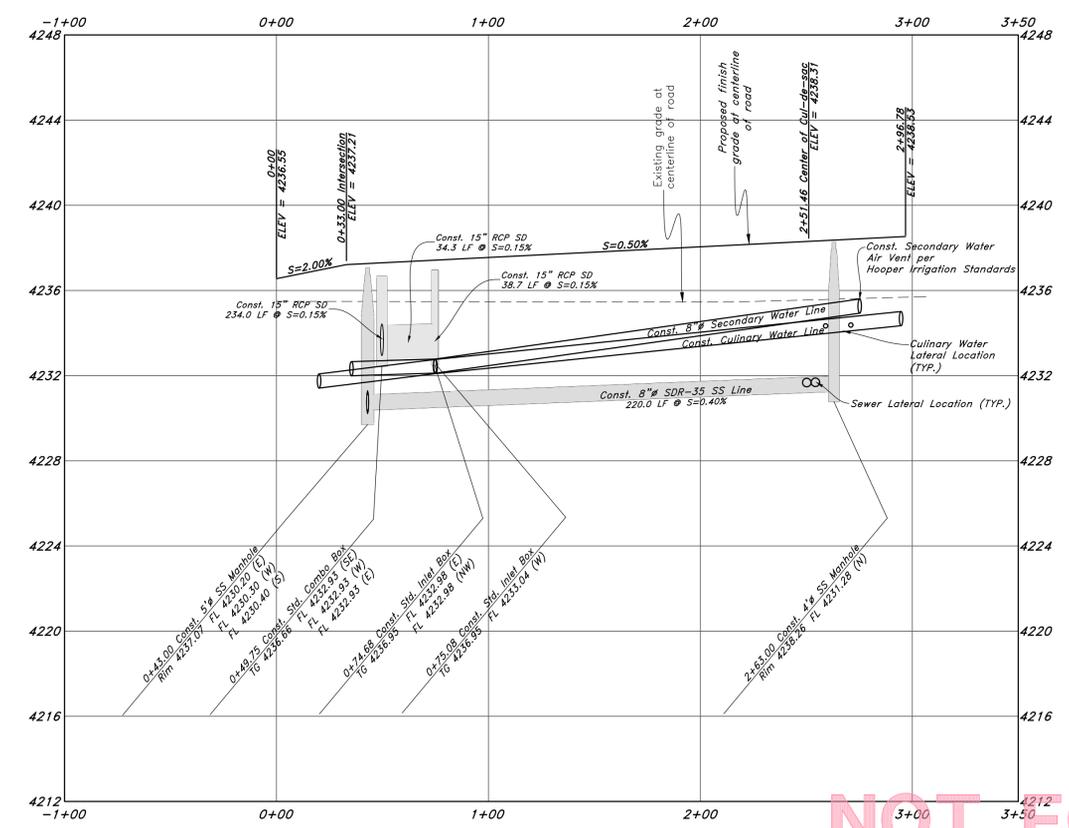
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- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- TW
- TCN
- NG
- 90
- 90
- 95.337A
- 95.727A
- R
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



## 4400 West Street



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C. (801)521-0222  
 WWW.GREATBASINENGINEERING.COM

Plan & Profile

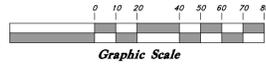
Smart Fields Phase 2

Approx. 1800 South, 4300 West Street  
Weber County, Utah

A part of Section 21, T6N, R2W, SLB&M, U.S. Survey



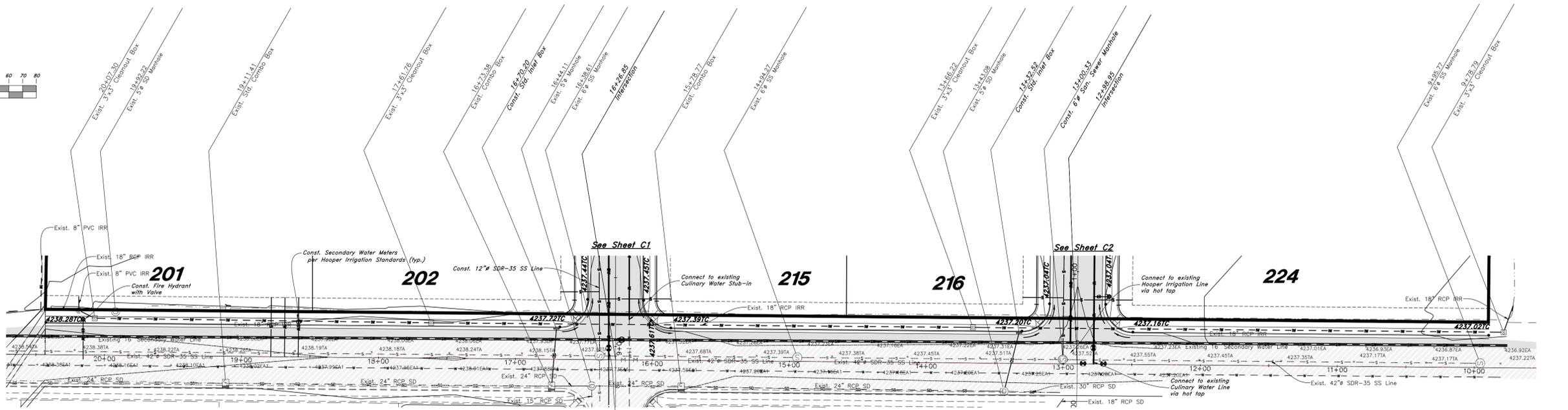
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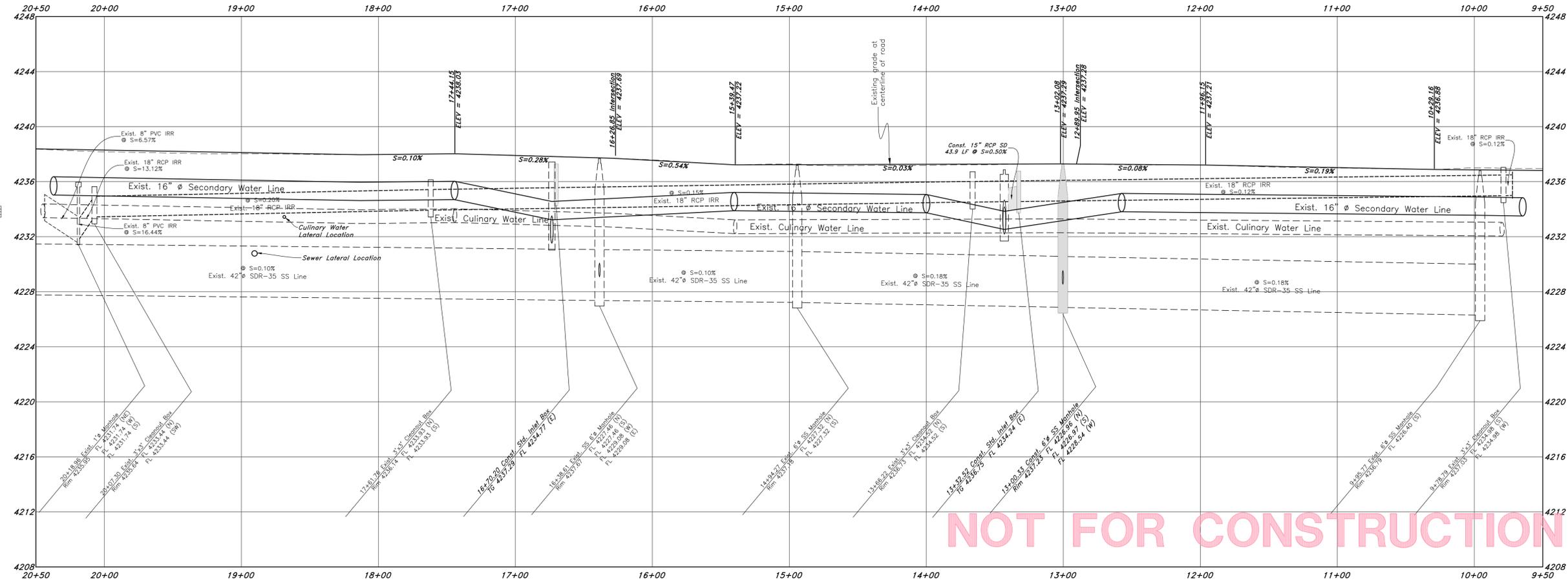
### Legend

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- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



## 4300 West Street



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, SUITE 100, SALT LAKE CITY, UTAH 84143  
WWW.GREATBASINENGINEERING.COM

**Plan & Profile**

**Smart Fields Phase 2**

Approx. 1800 South 4300 West Street  
Weber County, Utah

A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

February, 2022

SHEET NO.  
**C4**

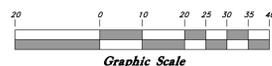
21N700



# Retention Pond Exhibit for Smart Fields



Scale: 1" = 20'

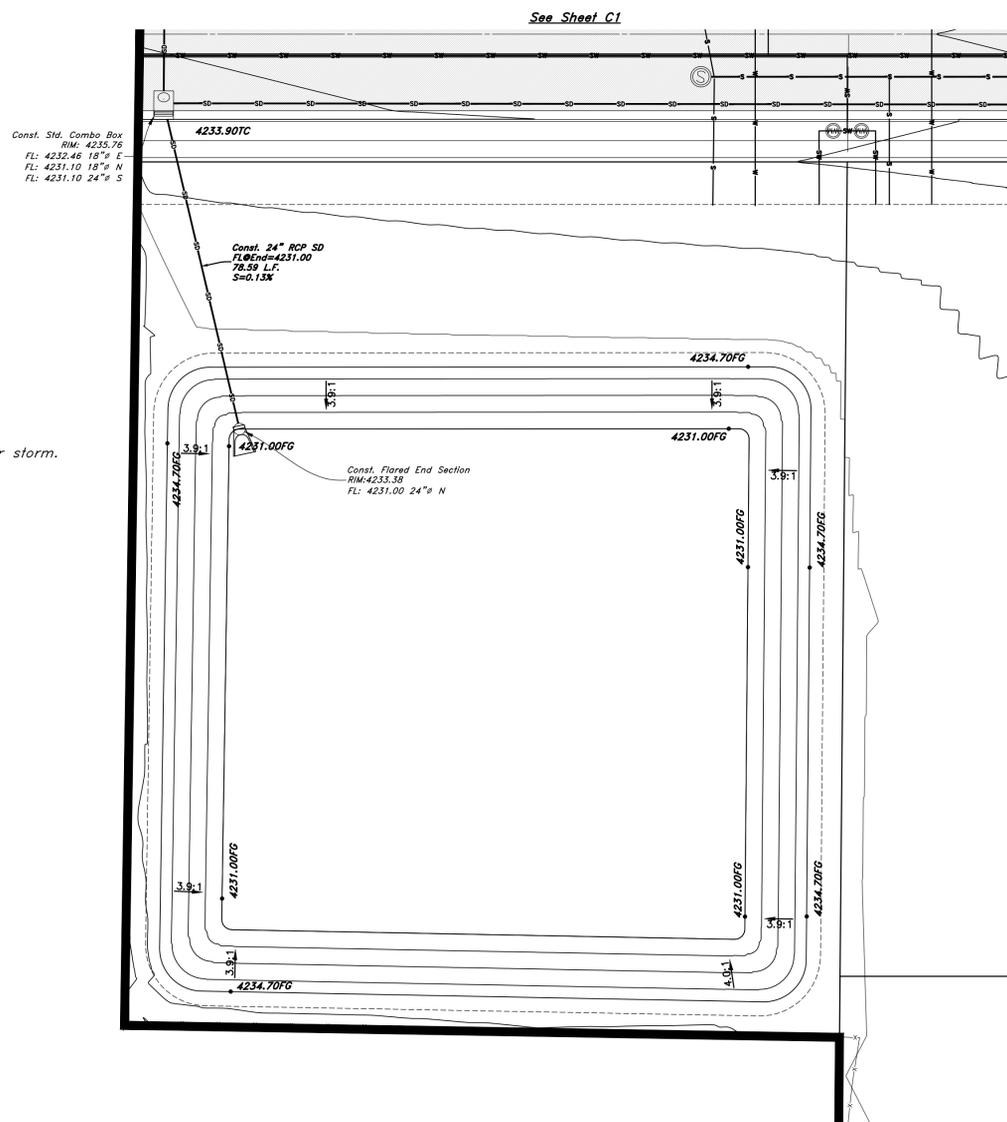


## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
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Exist. Fire Hydrant	
Fire Hydrant	
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Flowline of ditch	
Overhead Power line	
Corrugated Metal Pipe	
Concrete Pipe	
Reinforced Concrete Pipe	
Ductile Iron	
Polyvinyl Chloride	
PVC	
Top of Asphalt	
Edge of Asphalt	
Centerline	
Flowline	
Finish Floor	
Top of Curb	
Top of Wall	
Top of Walk	
Top of Concrete	
Natural Ground	
Finish Contour	
Exist. Contour	
Finish Grade	
Exist. Grade	
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Open Face	
Curb & Gutter	

- POND NOTES:**
1. Pond Designed to accommodate the 100yr-24hr storm.
  2. Retention Pond Volume Required: 46,667 cf
  3. Retention Pond Volume Provided: 46,683 cf
  4. Excess Volume: 16cf
  5. Top of soil rim: 4234.70
  6. Top of water: 4233.70
  7. Freeboard: 12"
  8. Bottom of Pond 4231.00
  9. Maximum Pond Depth: 2.70'
  10. Pond Side slopes not to exceed 3:1
  11. Pond Will be Landscaped



## Retention Pond

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 394-4515 S.L.C (801) 521-0222 FAX (801) 392-7544  
 WWW.GREATBASINENGINEERING.COM

Pond Sheet  
**Smart Fields Phase 2**  
 Approx. 1800 South 4300 West  
 Weber County, Utah  
 A part of Section 21, T6N, R2W, S6E&M, U.S. Survey

February 2022

SHEET NO.

**C6**

21N700

ENGINEER:  
 Great Basin Engineering North  
 c/o Andy Hubbard, PLS.  
 andy@greatbasineng.com  
 5746 South 1475 East Suite 200  
 Ogden, Utah 84405  
 (801) 394-4515

DEVELOPER:  
 Lync Construction, LLC  
 1407 North Mountain Road  
 Ogden Utah  
 (801)-710-2234



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### APPLICATION INFORMATION

**Application Request:** A public hearing for consideration of a requested rezone from A-2 to C-3 located at approximately 1941 S 5100 W.  
**Agenda Date:** Tuesday, March 1, 2022  
**Applicant:** Randy Ropelato  
**File Number:** ZMA 2021-05

### PROPERTY INFORMATION

**Approximate Address:** 1941 S 5100 W, Ogden  
**Zoning:** The area to be rezoned is currently A-2  
**Proposed Land Use:** Manufacturing

### ADJACENT LAND USE

**North:** Agricultural  
**East:** Residential  
**South:** Commercial  
**West:** Agricultural

### STAFF INFORMATION

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

## Applicable Ordinances

§ 102-5: Rezoning Procedures

§ 104-20: Commercial Zones

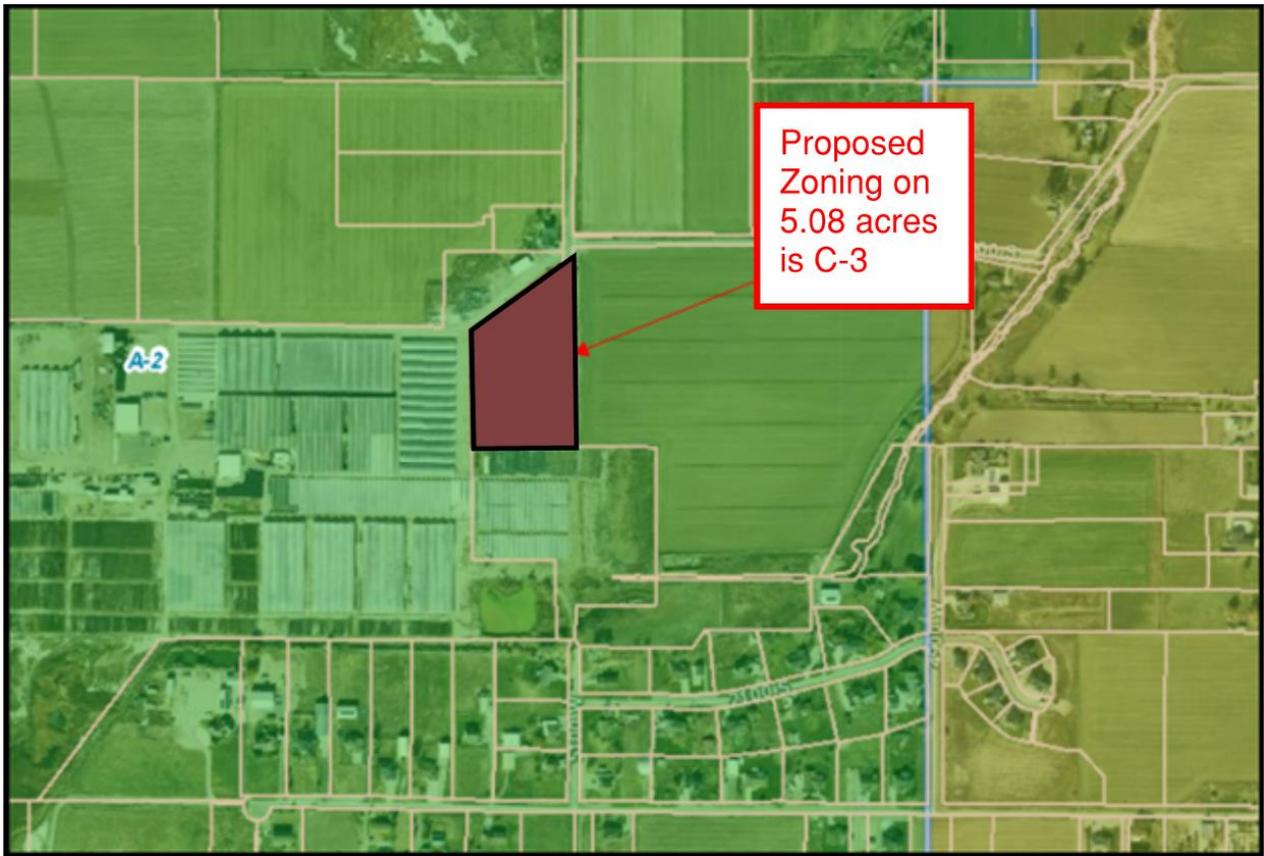
## Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

## Summary

On December 14, 2021, the Planning Commission denied a proposal on this same property for a rezone to the M-2 zone to allow outdoor storage, contractor's equipment storage yard including rental of equipment used by contractors, and warehousing. The reason for denial was because the proposal to M-2 was not in compliance with the West Weber General Plan.

The applicant has now submitted a request for a rezone to C-3. The purpose for this zone is for the future owner to have a contractor shop, provided the work is conducted within a completely enclosed building. The owner is also requesting that the county allow limited outdoor storage, through a development agreement, on this property because the C-3 zone does not allow outdoor storage of materials or contractor equipment.



## Policy Analysis

### Concept Plan

The concept site plan that was provided with this application is below.



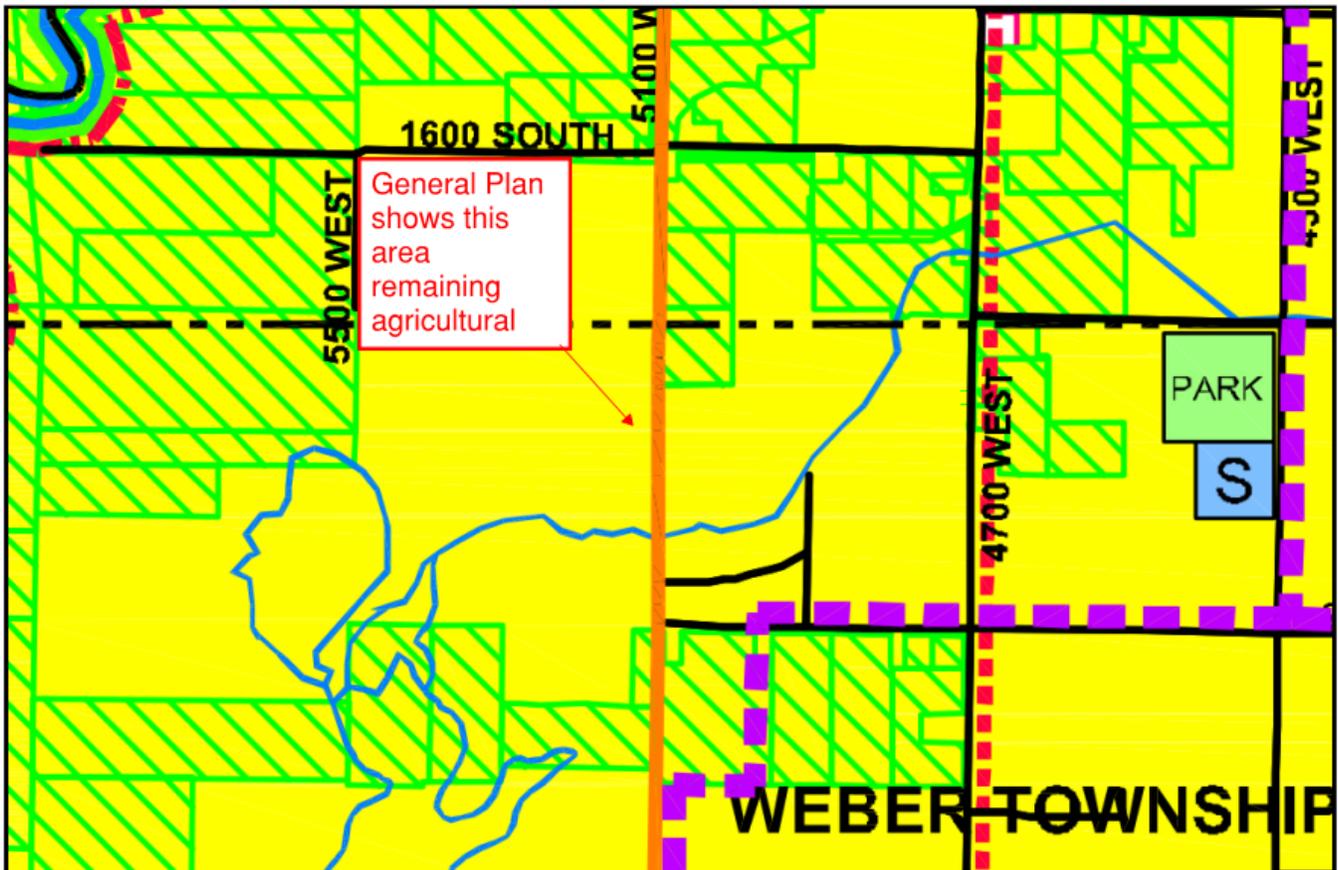
The site plan includes office space for the operation of the business, as well as a large warehouse for storage. The rest of the site will be used for a storage yard, asphalt parking, and landscaping. The consideration of this site plan does not constitute a site plan approval, but is meant to provide the Planning Commission and County Commission with a general concept of the site, if a rezone is approved. The owner will need to obtain the necessary design review approvals before building can commence, if a rezone is approved.

### Water and Sewer Feasibility

The applicant plans to connect to Central Weber Sewer for a sewer connection and Taylor West Weber Water for culinary water needs. The proposed landscaped area will be xeriscaped, requiring minimal water. Once the applicant subdivides or submits a design review application, they will be required to show that there are approved water and sewer connections to the site.

### General Plan

The Future Land Use Map of the West Central Weber County General Plan indicates that this area should remain zoned as agriculture (yellow). The county is currently in the process of creating a new general plan. The future land use map for the new general plan has not been created yet. This proposal does not conform to the current general plan policies for this area, as this proposal is not related to agriculture.



### **County Rezoning Procedure**

The land use code lists the following as considerations when the Planning Commission makes a recommendation to the County Commission:

*A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:*

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. *The extent to which the proposed amendment may adversely affect adjacent property.*
- d. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. *Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

## Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation to the County Commission to deny the proposed rezone of approximately 5.08 acres from A-2 to C-3, File #ZMA 2021-05.

This recommendation may come with the following findings:

1. The proposed rezone does not conform to the current general plan, by proposing manufacturing zoning within an area shown to be agriculture within the Future Land Use Map of the West Central Weber County General Plan.
2. The county is in the process of amending the general plan, and it is unknown what this parcel's future land use designation will be in the general plan.

## Exhibits

Exhibit A: Application

Exhibit B: Concept site plan

## Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted <b>8-10-21</b>	Received By (Office Use)	Added to Map (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) <b>Randy J. Ropelato</b>		Mailing Address of Property Owner(s) <b>3954 W. 1400 So.</b>	
Phone <b>801-731-3980</b>	Fax	<b>Ogden, Utah 84401</b>	
Email Address <b>garope29@aol.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name		Current Zoning <b>A-2</b>	Proposed Zoning <b>C-1</b>
Approximate Address <b>1941 So. 5100 West Ogden, Utah 84401 (Taylor)</b>		Land Serial Number(s) <b>15-081-0021</b>	
Total Acreage <b>5.08 ac</b>	Current Use <b>ag + yard waste composting</b>	Proposed Use <b>Light Comm.</b>	

### Project Narrative

Describing the project vision.

Property could be used for Commercial use because it is in front of a commercial Nursery Operation. (Nursery is currently on Three sides of this ~~project~~ property) Thus, No one is going to build houses in a area surrounded by a commercial operation. Also A-2 Zoning doesn't ~~any~~ allow any viable business to be There.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

Because it is on 5100 W. Which is currently a road on the master plan.

Why should the present zoning be changed to allow this proposal?

Because it would allow for a better Tax base and community use.

Project Narrative (continued...)

How is the change in the public interest?

Because housing <sup>Developments</sup> are coming into this area and we feel a C-1 Business would benefit the community better than an comm. ag. area.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

The commercial nursery was not there during the last general plan was adopted.



Proposed Site Plan for 1900 S 5100 W

- 4,000 SF (50'x80') of Office Space and 18,000 SF (90'x200') Warehouse
- 27,000 SF of Asphalt for Parking and Main Entrance
- 7,200 SF of Landscaped Areas - Sign to be at front of property
- 165,000 SF of Yard Space for Construction Material and Equipment Storage

