

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

August 8, 2023

Pre-meeting 4:30/Regular meeting 5:00 p.m.

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

1. Minutes: None

Petitions, Applications, and Public Hearings:

2. Administrative items:

2.1 LVA042723: Consideration and action on a request for a recommendation of final approval of the Anselmi Acres Phase 1 Subdivision. **Planner: Steve Burton**

2.2 LVS061323 – Request for preliminary approval of Stagecoach Subdivision, a 116-lot subdivision in the R-15 zone, at approximately 1800 S 3800 W, Ogden UT, 84401. This proposal includes road dedication and public pathways throughout the development. **Planner: Tammy Aydelotte**

Petitions, Applications, and Public Hearings:

3. Legislative items:

3.1 ZTA 2023-05: A PUBLIC HEARING to consider an applicant-proposed text amendment to Section 104-21-3, Manufacturing Zones Land Use Tables, providing for the allowance of “Critical Infrastructure: Data Centers, Data Warehousing, Data Processing” as a permitted use in the M-T (Manufacturing and Technology) zone. **Planner: Bill Cobabe**

4. Public Comment for Items not on the Agenda:

5. Remarks from Planning Commissioners:

6. Planning Director Report:

7. Remarks from Legal Counsel

Adjourn

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

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

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

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.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	LVA042723. Request for a recommendation of final approval of Anselmi Acres Subdivision Phase 1, consisting of 33 lots located at approximately 4100 W 1400 S.		
Type of Decision:	Administrative		
Agenda Date:	Tuesday, August 08, 2023		
Applicant:	Sky Hazelhurst		
File Number:	LVA042723		
Approximate Address:	4100 W 1400 S		
Project Area:	15 acres		
Zoning:	RE-15		
Existing Land Use:	Vacant/Agricultural		
Proposed Land Use:	Residential Subdivision		
Parcel ID:	15-057-0068		

Adjacent Land Use

North:	Agricultural	South:	Agricultural
East:	Agricultural	West:	Agricultural

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 3 Residential Estates Zones RE-15
- Title 106, Subdivisions

Background and Summary

This application was accepted for review by the Planning Division on April 27, 2023. On July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots total. The Planning Commission decision was based on the following conditions:

1. The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 1 subdivision plat records.
2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.
5. Before coming back to the Planning Commission for a recommendation for final approval, the applicant will provide a cost estimate for improvements to 1400 S, complying with the subdivision ordinance for substandard streets.

The applicant is now requesting a recommendation for final approval from the Planning Commission. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

Analysis

General Plan: When this property was rezoned in March of 2023, the County Commission made the determination that rezoning the property from A-1 to RE-15 was supported by the Western Weber General Plan, as 'medium density' residential, along with the owner's proposed open space contribution and street/pathway connectivity. The proposed subdivision layout follows the plan and the density that was approved with the rezone.

Zoning: The subject property is located in the RE-15 zone. Weber County land use code, Sec 104-3-1 describes the purpose and intent of the RE-15 as, "the major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

Lot area, frontage/width and yard regulations: The typical lot size requirement in the RE-15 zone is 15,000 square feet with a required width of 100 feet. The images on the following page show the lot sizes and layout of the concept plan compared to the lot sizes and layout of the proposed preliminary plan. Phase 1 lots are the same size and width that they were during preliminary approval.

Culinary water and sanitary sewage disposal: Taylor West Weber Water has issued preliminary approval for this subdivision for the proposed number of lots, for culinary water only. Central Weber sewer has issued a will serve letter for the proposed number of lots for sewer service. Hooper Irrigation has issued a preliminary will serve letter for irrigation service for the proposed number of lots.

The subdivision code states that the developer is required to provide a capacity assessment letter for culinary water before receiving a recommendation for final approval from the Planning Commission. The applicant has provided a 'final approval' letter for culinary water which acts as the capacity assessment letter for culinary. The secondary water provider does not issue a capacity assessment letter, therefore, Planning staff have requested a final approval letter from Hooper Irrigation to be submitted before the subdivision is approved by the County Commission.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The County Surveyor is currently reviewing the final plat.

Public Streets and Pathways: The proposal consists of 60 and 66 foot wide public streets. A 10 foot trail is shown along the north side of 1600 S street. The proposal will include four foot sidewalk along all both sides of all other streets and type G curb with a five foot wide park strip with six inch diameter rock.

1400 S Street, where the sole access currently exists to this parcel is considered to be a substandard public street. As part of the final plat and final improvement drawing review, the applicant has submitted an engineered cost estimate for the cost to improve 1400 S. The County Engineer has requested that the developer install an additional three feet of asphalt on both sides of 1400 S so that the improved asphalt width is 26 feet from 4300 W to the eastern boundar of this subdivision. The expected cost of this improvement will be included in the subdivision improvement agreement that will be approved by the county engineer before the subdivision plat records.

Previous approvals: The development agreement that was approved by the owner and the County Commission states that the developer "shall make a donation of \$2,000 per lot in the subdivision to the Taylor West Weber Parks District." The development agreement does not state when that will be paid, however, staff recommends that the donation be paid before the subdivision plat can record.

ANSELMI ACRES SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2023

Exhibit A
Page 1 of 2



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE PROPERTY WAS ESTABLISHED BY LINES OF ALIQUOT SUBDIVISION OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD. THE 33 FOOT WIDE HALF WIDTH FOR 1400 SOUTH STREET WAS ESTABLISHED BY INFORMATION FROM DAYBREAK SUBDIVISION, WHICH, PER PLAT, WAS ESTABLISHED BY THE WEBER COUNTY SURVEYORS OFFICE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 945.51 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°12'03" EAST 380.56 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 00°36'26" WEST 172.17 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°29'13" WEST 6.00 FEET; THENCE SOUTH 00°36'26" WEST 215.00 FEET; THENCE SOUTH 89°29'13" EAST 6.00 FEET TO SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°36'26" WEST 929.89 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89°10'04" WEST 591.41 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°49'56" EAST 137.00 FEET; THENCE NORTH 13°18'43" EAST 67.60 FEET; THENCE NORTH 00°49'56" EAST 211.76 FEET; THENCE SOUTH 89°29'13" EAST 169.19 FEET; THENCE NORTH 00°30'47" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'47" EAST 262.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 600,046 SQUARE FEET OR 13.775 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	180.00'	67.71'	67.31'	34.26'	S09°43'58"E	21°33'04"
C2	180.00'	26.57'	26.54'	13.31'	S24°44'12"E	8°27'24"
C3	120.00'	55.34'	54.86'	28.17'	S15°45'09"E	26°25'30"
C4	120.00'	6.39'	6.39'	3.20'	S01°00'49"E	3°03'11"
C5	120.00'	64.07'	63.31'	32.82'	S15°48'27"W	30°35'20"
C6	180.00'	12.32'	12.32'	6.16'	S29°08'28"W	3°55'19"
C7	180.00'	81.71'	81.01'	41.57'	S14°10'33"W	26°00'31"
C8	120.00'	62.33'	61.63'	31.89'	N16°13'18"E	29°45'39"
C9	180.00'	24.91'	24.89'	12.47'	N27°08'18"E	7°55'39"
C10	180.00'	71.19'	70.73'	36.07'	N11°50'37"E	22°39'41"
C11	180.00'	49.51'	49.36'	24.91'	N07°22'02"W	15°45'38"
C12	180.00'	43.09'	42.99'	21.65'	N22°06'23"W	13°43'03"
C13	120.00'	34.43'	34.32'	17.34'	N20°44'40"W	16°26'28"
C14	120.00'	28.41'	28.35'	14.27'	N05°44'26"W	13°34'00"
C15	150.00'	78.56'	77.67'	40.20'	S13°57'40"E	30°00'28"
C16	150.00'	77.17'	76.33'	39.46'	S14°13'34"E	29°28'41"
C17	150.00'	80.08'	79.13'	41.02'	S15°48'27"W	30°35'20"
C18	150.00'	79.24'	78.33'	40.57'	S15°58'03"W	30°16'08"

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **ANSELMI ACRES SUBDIVISION PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **ANSELMI ACRES SUBDIVISION PHASE 1**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE INTERIOR DETENTION BASIN TO THE DEVELOPER TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

TRESORELLE LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

DEVELOPER:

STEWART DEVELOPMENT
SKY HAZLEHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT. 74405
(801) 837-2020



Project Info.

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 4-3-2023
Name: ANSELMI ACRES SUBD. PHASE 1
Number: 7152-19
Revision:
Scale:
Checked:

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF 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.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

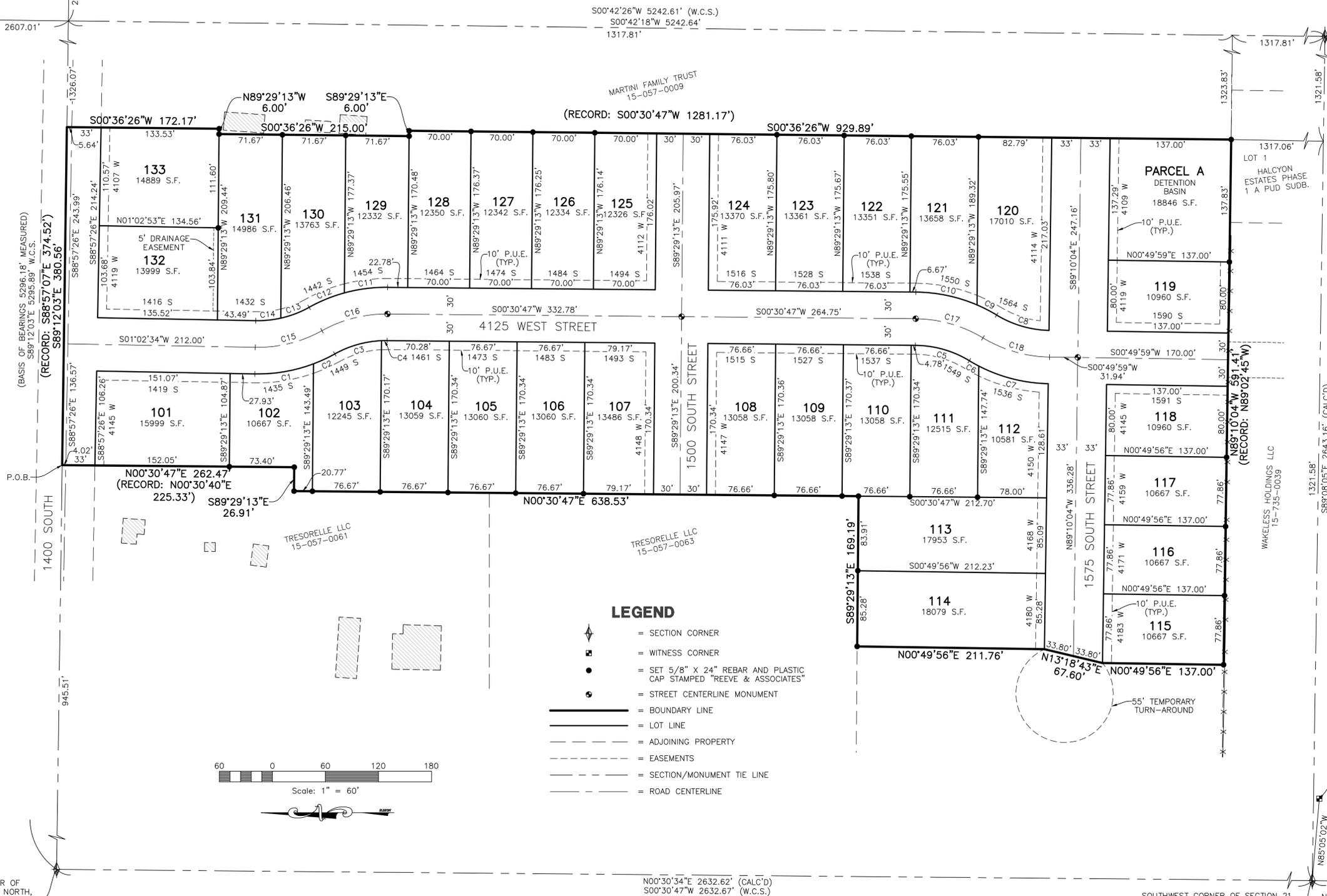
ANSEMI ACRES SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2023

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

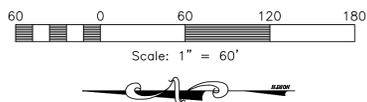
NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4



LEGEND

- = SECTION CORNER
- = WITNESS CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE



WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 3

N00°30'34"E 2632.62' (CALC'D)
S00°30'47"W 2632.67' (W.C.S.)

SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D NOT FOUND)

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 5

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 6



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 4-3-2023

Name: ANSEMI ACRES SUBD. PHASE 1

Number: 7152-19

Revision:

Scale: 1"=60'

Checked:

Weber County Recorder

Entry No. _____ Fee Paid _____

At _____ Filed For Record _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder _____

Deputy: _____



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots located at approximately 1800 South 3800 W, Ogden.

Type of Decision: Administrative

Agenda Date: Tuesday, August 08, 2023

Applicant: Pat Burns

File Number: LVS061323

Property Information

Approximate Address: 1800 S 3800 W

Project Area: Approximately 40 acres

Zoning: Residential (R1-15) Zone

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0006

Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

North: Agricultural	South: 1800 South
East: Residential/Agricultural	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

The applicant is requesting preliminary approval of Stagecoach Estates subdivision consisting of 116 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60’- 140’. The area of lots range from 6,390-18,411 square feet.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129).

Zoning: The R1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. The developer shall provide a table of lot averages for each phase as well as for the overall development that shall be shown on the plat. for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A final will-serve letter for culinary water, dated 7/31/2023, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary

will-serve letter (see Exhibit B), dated 7/11/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development . The applicant is proposing a standard urban roadway cross section within the internal roads of the subdivision. The proposed cross sections include Type G curb and gutter, 60' and 66' wide R.O.W.'s throughout the development. With the exception of the change to Street A and the elimination of the road stub to the north between lots 417 and 418, proposed street cross sections and connectivity layout are consistent with the concept plan previously approved with the development agreement.

The improvement plans shall be approved by all applicable agencies prior to going before County Commission for final approval (LUC 106-1-5 (a)(11)).

Concept Plan in Approved Development Agreement



Submitted Subdivision Layout



The approved concept plan in the development agreement had 'Street A' as an 80' ROW. In recent discussions, Planning and Engineering don't see a need for a wider north-south roadway that will not continue south beyond 2275 South Street. The County only sees a need for 66' ROW's into this subdivision. The other change from the development agreement is the elimination of the road stub to the north, from 'Street G'. This was seen as an unnecessary vehicular connection, and so is not shown on the preliminary plat, but has been replaced with a 15' wide pathway.

In addition to the street layout proposed, pathways are proposed throughout this subdivision, in order to qualify as a connectivity-incentivized subdivision. 1700 South Street (Street F) shall follow the 66-foot standard. At a minimum, this shall include a 10-foot wide paved pathway along the north side from the western extent of the Project to the eastern extent of the Project.

Streets B, D, E, and G shall be improved to the specifications of the County Engineer. At a minimum, this shall include a 10-foot wide paved pathway, and sufficient asphalt width to allow for 6-foot wide bike lane along the shoulder of 2200 South Street. 8-foot wide park strips are required with a minimum 6-inch angular rock mulch.

Street C shall follow the 66-foot standard. At a minimum, this shall include a 10-foot wide paved pathway along the east side from 1800 South Street to the northern extent of the Project.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

The public pathway right-of-way shall be dedicated and installed according to the concept plan shown as Exhibit A. The width of each public pathway right-of-way shall be 15 feet and the Developer shall install a permanent fence that is either no taller than 4 feet at any point or a six-foot fence that is no less than 30 percent open with openings distributed evenly. A covenant shall run with the land, recorded with the subdivision plat, which stipulates that this fence requirement is applicable to the lot(s) in perpetuity.

The following pathway improvements are required, and shall be either installed or bonded for prior to final approval from the County Commission:

Pathway improvements within the public pathway right-of-way specified in 7.2.3 shall be installed as displayed in Attachment D. At least six-inch angular rock mulch ground cover on both sides of the ten-foot pathway is required for the entire remaining right-of-way width.

A pathway shall be installed within the public right-of-way on the east side of Street 'A' from 1800 South Street to the northernmost extent of the project.

A pathway shall be installed within the public right-of-way on the north side of 1700 South Street.

A pathway shall be installed from Street 'D', between lots 408 and 409 and 223 and 410 to Street 'B'.

A pathway shall be installed from Street 'A', between lots 102 and 103 and 113 and 114 to Street 'E', and continuing northward to the south side of Street 'G'.

All pathways shall be constructed of three inches of asphalt on eight inches of base-course.

Staff Recommendations

Staff recommends preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Payment of the \$2,000 per lot will be made to the Western Weber Parks District before the subdivision plat records.
2. An unconditional final approval letter from the culinary and secondary water provider will be submitted before the Planning Commission considers offering a recommendation for final approval.

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 applicable county ordinances.

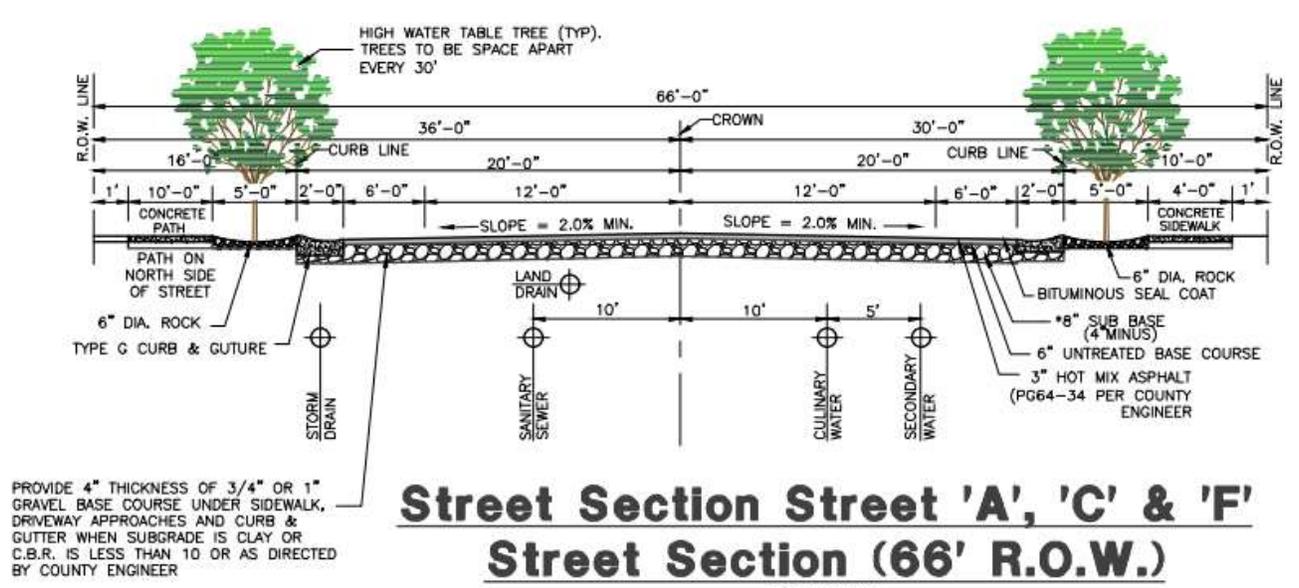
Exhibits

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

Area Map



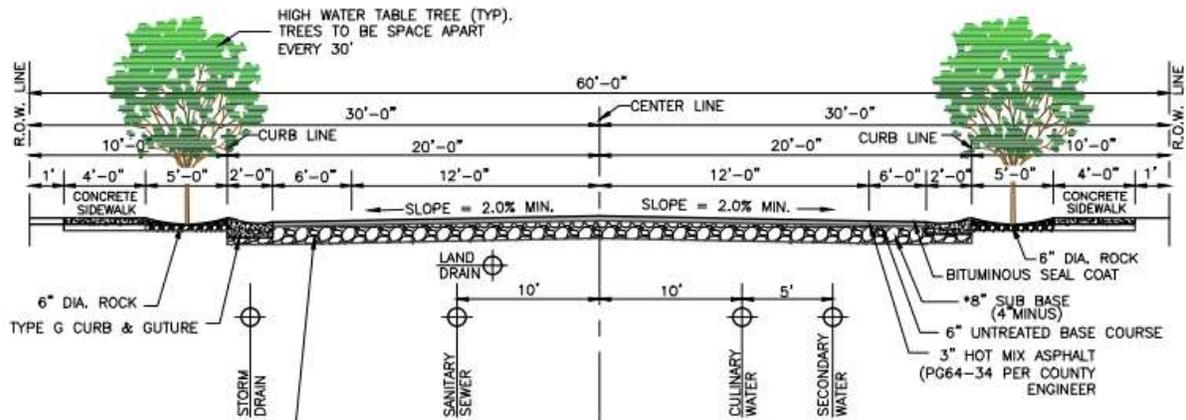
Exhibit A - Preliminary Subdivision Plat



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

Street Section Street 'A', 'C' & 'F'
Street Section (66' R.O.W.)

SCALE: NONE
 *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

Street Section (60' R.O.W.)

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Exhibit B- Application & Feasibility Letters

Stage Coach Subdivisions

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

Address: 1800 S 3800 W, West Weber, UT, 84401
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: Pat Burns
Created On: 5/12/2023

Project Status: Accepted
Status Date: 6/13/2023
File Number: LVS061323
Project Manager: [Tammy Aydelotte](#)

- Application
 - Documents **17**
 - Comments **4**
 - Reviews **2**
 - Followers **16**
 - History
 - Reminder **0**
 - Payments **1**
- Area Fees

Application

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

Project Description 116 Lot Subdivision in the R-15 Zone

Property Address 1800 S 3800 W
West Weber, UT, 84401

Property Owner Soderby LLC Soderby LLC
801-710-2234
pat@lyncoconstruction.com

Representative Pat Burns
801-710-2234
pat@lyncoconstruction.com

Accessory Dwelling Unit False
Current Zoning RE-15
Subdivision Name Stagecoach
Number of new lots being created 116
Number of lots affected 116
Number of lots approved 0
Lot Number 116

Lot Size 1/3 acre density
Frontage minimum 60 ft
Culinary Water Authority Taylor-West Weber Water District
Secondary Water Provider Hooper Irrigation Company
Sanitary Sewer Authority Central Weber Sewer
Nearest Hydrant Address 1800 S 3800 W
Signed By Representative, Pat Burns

Parcel Number

[150570006 - County Map](#)



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/31/2023**

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 Taylor West Weber Water District has the capacity to provide **only** culinary water for Stagecoach Subdivision, a four-phase subdivision. The address is approx. 3700 W. 1800 S. Taylor UT. Plan review fees have been paid. **The water right fees have not been paid, payment for water rights will need to be paid before construction begins or recording occurs.** Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$100 per lot (\$11,600.00) **Paid**
- Culinary and pressurized secondary water plans reviewed and approved.
- The cost share agreement for upsizing the water line on 1800 has been paid. (\$40,274.00)

Requirements for final approval for building lots:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy in any home will be permitted without a pressurized system in operation.
- Water rights impact fees= \$1,078.00 per lot Based on current impact study fees are subject to change. **This needs paid before construction or recording.**
- Impact fees=\$6,375.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. This is the current impact fee; fees may change based on future impact studies.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Water lines will not be installed and inspected until Water Right Fees have been paid. Taylor West Weber standard must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT WATER RIGHT FEES MUST BE PAID BEFORE THE SUBDIVISION IS RECORDED.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

July 11, 2023

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

RE: PRELIMINARY WILL SERVE LETTER – Stagecoach Estates Subdivision, PH 1

Phase 1 of the development is located at 1800 South and 3800 West approximately and consists of 27 lots. Hooper Irrigation Company has pressure irrigation water available for the aforementioned project located at the above-noted address.

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

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

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

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

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

May 8, 2023

Tammy Aydelotte
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Stagecoach development
Sanitary Sewer Service
Will Serve Letter

Tammy:

At the request of Pat Burns, for Stage Coach proposed 116 residential residences, located approximately 1800 S. 3800 W Weber County. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the district prior to any connection to the district's line. This annexation must be complete before the sale of any lots in



Central Weber Sewer Improvement District

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott
Digitally signed by Clayton Marriott
DN: C=US,
E=Claym@centralweber.com,
O=CENTRAL WEBER SEWER
SEWER, OU=CENTRAL WEBER
SEWER, CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.05.08 11:14:54-0500

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Pat Burns



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Agenda Item: ZTA 2023-05. A public hearing to consider an applicant initiated ordinance amendment to Section 104-21-3, Manufacturing Zones Land Use Tables, providing for the allowance of "Data Services: Data Centers, Data Warehousing, Data Processing" as a permitted use in the M-T (Manufacturing and Technology) zone..

Agenda Date: Tuesday, August 8, 2023

Applicant: Daniel Stephens – The Black Pine Group

File Number: ZTA 2023-05

STAFF INFORMATION

Report Presenter: Bill Cobabe
bcobabe@webercountyutah.gov
801-399-8772

Report Reviewer: CE

Applicable Ordinances

Utah State Code Section 17-27a-503 – Zoning District or Land Use Regulation Amendments
Weber County Code Section 102-2-4 – Powers and Duties of the Planning Commission
Weber County Code Section 104-21-3 - Manufacturing Zones Land Use Tables

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

The M-T (Manufacturing and Technology) Zoning District was created in May 2023. At that time, certain uses were contemplated and adopted in Section 104-21-3 "Land Use Tables". The land owners of the property that has since been changed to the M-T zone have approached County staff about adding an additional line item for the zone. The requested line item includes "Critical Infrastructure (Data Center, Data Warehousing, Data Processing" as a permitted use. As the term "Critical Infrastructure" is used in other places for different reasons, staff has changed the proposed permitted use to "Data Services" in order to avoid confusion.

Policy Analysis

Weber County Code Section 102-2-4 requires the Planning Commission to make a recommendation to the County Commission:

The planning commission shall be an advisory board to the county commission, and shall make recommendations regarding:

- 1. Amendments to changes in zoning map.*
- 2. Land Use Code text amendments.*

Utah State Code further explains the role of the Planning Commission, as found in Section 17-27a-503 Zoning District or Land Use Regulation Amendments:

- (1) *Only a legislative body may amend:*
 - (a) *the number, shape, boundaries, area, or general uses of any zoning district;*
 - (b) *any regulation of or within the zoning district; or*
 - (c) *any other provision of a land use regulation.*
- (2) *A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.*
- (3) *A legislative body shall comply with the procedure specified in Section 17-27a-502 in preparing and adopting an amendment to a land use regulation.*

The reference State Code Section 502 states that:

- (1) *A planning commission shall:*
 - (a) *provide notice as required by Subsection 17-27a-205(1)(a) and, if applicable, Subsection 17-27a-205(4);*
 - (b) *hold a public hearing on a proposed land use regulation;*
 - (c) *if applicable, consider each written objection filed in accordance with Subsection 17-27a-205(4) prior to the public hearing; and*
 - (d)
 - (i) *review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within:*
 - (A) *all or any part of the unincorporated area of the county; or*
 - (B) *for a mountainous planning district, all or any part of the area in the mountainous planning district; and*
 - (ii) *forward to the legislative body all objections filed in accordance with Subsection 17-27a-205(4).*
- (2)
 - (a) *The legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.*
 - (b) *After providing notice as required by Subsection 17-27a-205(1)(b) and holding a public meeting, the legislative body may adopt or reject the proposed land use regulation described in Subsection (2)(a):*
 - (i) *as proposed by the planning commission; or*
 - (ii) *after making any revision the legislative body considers appropriate.*
 - (c) *A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation if the legislative body has provided for that consideration by ordinance.*

Today's public hearing is in fulfillment of these requirements.

Section 104-21-1 (e) notes that:

The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

The proposed change to the Land Use Table (Section 104-21-3.040 Commercial Services Table), adding a line item for "**Data Services**. Data Centers, Data Warehousing, Data Processing" as a permitted use in the M-T zone

Staff Recommendation

Staff recommends that the Planning Commission consider ZTA 2023-05 and if the Planning Commission approves, the Planning Commission may forward a positive recommendation to the County Commission for the proposal.

This recommendation may come with the following findings:

1. The proposal helps to accomplish a general plan goal or policy related to development in the M-T Zoning District.

Model Motion

The model motions herein are only intended to help the planning commission provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is:**

I move that we recommend approval of File # ZTA 2023-05. I do so with the following findings:

Example findings:

- The proposed ordinance amendment is supported by the General Plan.
- [_____ add any other desired findings here _____].

Motion to **table:**

I move that we **table** action on File # ZTA 2023-05 to [_____ state a date certain _____], so that:

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on [_____ specify what is needed from staff _____].
- The applicant can get us more information on [_____ specify what is needed from the applicant _____].
- More public noticing or outreach has occurred.
- [_____ add any other desired reason here _____].

Motion to recommend **denial:**

I move that we deny File # ZTA 2023-05. I do so with the following findings:

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.
- [_____ add any other desired findings here _____].

Exhibits

Exhibit A. Application for Zoning Text Amendment

Exhibit B. Draft Ordinance Language

Exhibit A. Application for Zoning Text Amendment

Weber County General Plan or Text Amendment Application		
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401		
Date Submitted 7/7/2023	Received By (Office Use)	Added to Map (Office Use)
Property Owner Contact Information		
Name of Property Owner(s) Daniel Stephens (Representative)		Mailing Address of Property Owner(s) 1357 N 2000 W, Farr West UT 84404
Phone 801-675-8809	Fax	
Email Address daniel@theblackpinegroup.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Ordinance Proposal		
Ordinance to be Amended 104-21-3		
Describing the amendment and/or proposed changes to the ordinance: We are requesting that the use of "Critical Infrastructure Facility" (Data Center, Data Warehousing, Data Processing, etc.) be explicitly stated as a permitted use in the Land Use Table for the Manufacturing and Technology (M-T) zone. This use is in conformance with the purpose of the M-T zone, which is to "provide for and encourage the development of well planned and designed technological and manufacturing parks." We believe that Critical Infrastructure Facilities would fall under the theme of "research, development,...processing, storage, warehousing..." and the permitted uses of "Light Office/Warehouse Combination" and "Research and Development Facilities" as outlined in the current M-T zoning language. However, to provide increased clarity to potential tenants and in an effort to avoid confusion in future, we are requesting that the use of "Critical Infrastructure Facility" be stated explicitly as a permitted use.		

Ordinance Proposal (continued...)

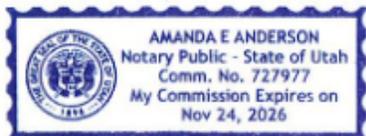
Applicant Affidavit

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

Dan Stephens
(Signature)

(Signature)

Subscribed and sworn to me this 07 day of July, 2023.



Amanda E Anderson
(Notary)

Exhibit B. Draft Ordinance Language (changes highlighted in yellow)

Sec 104-21-3.040 Commercial Services Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Building maintenance services.</i> Services for the maintenance of buildings.	P	P	P	P	P	
<i>Building material sales yard.</i>	N	N	P	P	P	See Section 104-21-4.
<i>Conference or convention center</i>	P	P	P	P	P	
<i>Contractor's equipment storage yard.</i> A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	N	C	C	P	P	
<i>Fertilizer and soil conditioner.</i> The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	P	N	N	N	C	No animal products or byproducts allowed to be used.
<i>Gas station or convenient store.</i> A gas station or convenience store, with accessory and incidental outdoor uses.	N	P	P	P	P	
<i>Laboratory.</i> A laboratory.	P	N	P	P	P	
<i>Light office and warehouse combination.</i>	P	P	P	P	P	
<i>Machine shop.</i> A machine shop.	P	P	P	P	P	
<i>Medical and dental clinic.</i>	P	P	P	P	P	
<i>Medical research facility</i>	P	P	P	P	P	
<i>Metal working shop.</i> Metal working, shaping, or assembling shop.	P	N	P	P	P	

<i>Motion picture studio.</i> A motion picture studio.	P	N	C	C	P	
<i>Motion picture studio, outdoor.</i> An outdoor motion picture studio.	P	N	C	C	P	
<i>Repairing of vehicles.</i> The repairing of motor vehicles, trailers, bicycles, boats, and similar.	P	C	P	P	P	
<i>Research and development facilities</i>	P	P	P	P	P	
<i>Retail facilities and services accessory to a main use.</i>	P	P	P	P	P	
<i>School, vocational or technical</i>	P	P	P	P	P	
<i>Sandblasting.</i> Sandblasting.	P	N	P	P	P	
<i>Data Services.</i> Data Center, Data Warehousing, Data Processing	P	N	P	P	P	