

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA AMENDED

July 11, 2023

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

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

1. Minutes: June 13, 2023

2. Consent Items:

2.1 DR 2023-03 – A request for consideration and possible action a design review application to expand an existing manufacturing building in the Weber Industrial Park (Chromalox building) located at 2150 N Rulon White Dr. **Planner: Bill Cobabe**

Petitions, Applications, and Public Hearings:

3. Administrative items:

3.1 LVA042723: Consideration and action on a request for preliminary approval of Anselmi Acres Subdivision, consisting of 37 lots located at approximately 4100 W 1400 S. **Planner: Steve Burton**

Petitions, Applications, and Public Hearings:

4. Legislative Items:

4.1 ZMA2023-03: A request for consideration and action on amendments to the Smart Fields Zoning Map Amendment concept plan and the provisions of the model motion. **Planner: Felix Lleverino**

4.2 ZMA 2023-08: A public hearing to consider a proposal to rezone 25.08 acres from A-1 Agricultural to R1-15 Residential zone, property located at 600 S 4700 W, Ogden. **Planner: Steve Burton**

4.3 ZTA 2023-04: A public hearing to consider county initiated ordinance amendment to implement water wise landscaping regulations that align with the Weber Basin Water Conservancy District turf removal incentives. **Planner: 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

Adjourn to work session

WS1: Ali Farms-Zoning Map Amendments

WS2: Halcyon Open Space Rezone

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 801-399-8371 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 801-399-8371

Meeting Procedures

Outline of Meeting Procedures:

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

Role of Staff:

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

Role of the Applicant:

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

Role of the Planning Commission:

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

Public Comment:

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

Planning Commission Action:

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

Commenting at Public Meetings and Public Hearings

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

Address the Decision Makers:

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

Speak to the Point:

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

Handouts:

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

Remember Your Objective:

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

June 13, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of June 1, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Bren Edwards-Chair; Andrew Favero—Vice Chair, Cami Clontz, Jed McCormick, Casey Neville, Sarah Wichern, Wayne Andreotti

Staff Present: Rick Grover, Director; Steve Burton, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pledge of Allegiance

1. Minutes: May 9, 2023 APPROVED

Petitions, Applications, and Public Hearings:

2 Administrative items:

2.1 LVA042723: Consideration of a request for preliminary approval of Anselmi Acres Subdivision, consisting of 37 lots located at approximately 4100 W 1400 S, Ogden. **Planner: Steve Burton**

This application was accepted for review by the Planning Division on April 27, 2023. Prior to the owner submitting the application a rezoning ordinance (from A-1 to RE-15) and development agreement were approved by the County Commission on March 14, 2023. The applicant is requesting preliminary subdivision approval of 37 lots, however, only 30 lots can be approved at this time, because the county subdivision code does not allow more than 30 lots off a temporarily terminal street, unless an approved emergency access is platted. The applicant has provided the water and sewer will-serve letters that are required for preliminary approval. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

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. Lots 33 through 37 are slightly smaller than shown on the concept plan. The difference however, is minimal, and staff considers the change inconsequential, as the same number of lots are proposed with the same widths as shown in the approved concept plan.

Steve Burton recommends approval of 33 lots to meet code concerning another access to the subdivision. Applicant Jake Young would prefer to table this item to add 2 phases to the development agreement.

Chair Edwards calls for a motion. Commissioner Favero motions to table this item until a future date so that the phasing considerations can be taken into the preliminary approval process. Casey Neville seconded the motion. Motion passed 7-0.

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2.2 DR 2023-02: Consideration of a request for design review approval of a metals processing site, associated with the Compass Minerals site located at approximately 765 N 10500 W, Ogden. **Planner: Steve Burton**

The applicant is proposing the first phase of a two phase manufacturing project to produce lithium chloride through Direct

Lithium Extraction (DLE) Technology. The proposal includes holding ponds and a lithium plant. This project falls under the “Metals processing or refining, nonhazardous” use listed as permitted in the M-3 zone.

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

Impact fees for the proposal’s impact on existing streets will be collected as a building permit is issued. The owner is not expected to do more than pay impact fees as a means of addressing traffic concerns. Concerns of congestion or safety are not anticipated to be a result of this proposal.

For the first phase, the applicant does not anticipate the need for additional parking.

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

The applicant has proposed an area along the entrance of the site to meet the 10 percent landscaping requirement, which will primarily include landscaping rock.

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

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

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

The site is required to retain any stormwater runoff, so that adjacent sites are not impacted by the site's impervious surfaces. The Weber County Engineering Division is currently reviewing the proposal.

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

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

The applicant is currently working to adjust the boundary line between two properties that they own to be in compliance with the setback requirements.

Staff recommends approval of DR 2023-02, based on all review agency requirements and the following conditions.

1. **The boundary of parcels 10-051-0001 and 10-032-0005 will be adjusted, so that the lithium plant location will meet the required front yard setback, and all other lot development standards.**

This recommendation is based on review agency comments and is based on the following findings:

1. **The proposed use conforms to the Western Weber General Plan.**
2. **The proposed use is not detrimental to public health, safety, or welfare.**
3. **The proposed use complies with applicable County ordinances.**
4. **The proposed use is not anticipated to deteriorate the environment or negatively impact surrounding properties and**

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uses.

Sarah Wichern motions to approve this item following staff recommendations and findings. Motion was seconded by Jed McCormick. Motion passed 7-0.

2.3 LVW122722 - Consideration and action on a recommendation for final approval of The Grove at JDC Ranch Phase 1 (30 lots).
Planner: Felix Lleverino

The applicant is requesting final approval of The Grove at JDC Ranch Phase 1 (Formerly West Ridge Subdivision) which has a total of 30 single family dwelling lots. That road system within Phase 1 will provide connection with adjacent developments to the south and west. A 10’ public pathway within a common area greenway will run in an east/west direction. The common area open space buffering the pathway will include trees, gathering, and sports amenities for the residents. A 10’ wide asphalt pathway runs north and south along 2875 W Street,

Chair Edwards stated that we need an emergency access road. He is concerned about only one access to that area and meeting the County Code. Chair Edwards also spoke about the need for a park in the development. Brian Bayless (developer) said that the Fire District has already signed off on the subdivision plan with the accesses the way they are. He feels like that is sufficient if Fire has given their approval. Commissioner Edwards says that it looks like this has gotten approval from the Fire District and meets the code. Mr Bayless (developer) also stated that there is a park that was put in a nearby development. It is intended to serve this subdivision as well. We have hydro seeded and installed a sprinkler system. There will be sport fields, bathrooms, and two parking lots are already installed. We would like that to serve this new subdivision until the next part is installed. Chair Edwards says that he would like to see some amenity go in with each phase. At least build part of it. The strip of land by Phase 1 of the Grove at JDC ranch is a Bureau of Reclamation easement. Chair Edwards states that something will need to be done to maintain that strip of property. The developer stated that this will be expensive to maintain, but they will make sure that it is taken care of. Since the other park area is in Plain City, Commissioner Favero would like to see “something” in the unincorporated area-even if that park is close by.

Chair Edwards called for a motion. Sarah Wichern motioned to approve based on the staff report recommendations and findings.

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission for final approval of The Grove at JDC Ranch Phase 1. This recommendation is based on all review agency requirements and upon the following conditions:

1. Final conditions of service from the secondary and culinary water districts are satisfied by each district.
2. Before the subdivision plat is recorded, funds to cover the cost of the remaining subdivision improvements are deposited with the County Engineering Department.
3. The tree species to be planted in parking strips is approved by the County Engineer and Planning Director before being considered by the County Commission.

The following findings are the basis for the staff’s recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

The motion was seconded by Cami Clontz. Motion passed 7-0

3. Public Comment for Items not on the Agenda: None

4. Remarks from Planning Commissioners: Reminder about the Fall APA Conference in Weber County. It would be great to make it a show case.

5. Planning Director Report: Fall Conference is scheduled for September 28-29. We have several events planned including a gondola ride at Snow Basin and a tour of 25th Street. Please plan on attending.

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6 Remarks from Legal Counsel:

None

Adjourn to Work Session

WS1. ZMA 2023-08: Consideration of a request for a rezone from A-1 (agricultural, 40,000 square feet per lot) to R1-15 (residential, 15,000 square feet per lot), located at approximately 600 S 4700 W, Ogden. **Planner: Steve Burton**

WS2. ZTA 2023-04: Consideration of a county initiated ordinance to implement water-wise landscaping regulations that align with the Weber Basin Water Conservancy District "Flip your Strip" turf removal incentive. **Planner: Steve Burton**

Adjourn 6:40

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval of a design review for the construction of an addition to an existing industrial building.
Agenda Date: Tuesday, July 11, 2023
Applicant: Jeff Newman, Representative
File Number: DR 2023-03

Property Information

Approximate Address: 2150 N Rulon White Dr, Ogden, UT 84404
Project Area: 13.52 acres
Zoning: Manufacturing Zone (M-1)
Existing Land Use: Industrial
Proposed Land Use: (same)
Parcel ID: 19-064-0014
Township, Range, Section: T7N, R1W, Parts of Sections 1, 31, and 36

Adjacent Land Use

North:	Industrial	South:	Industrial
East:	Industrial	West:	Industrial

Staff Information

Report Presenter: F. William Cobabe, AICP
bcobabe@co.weber.ut.us
801-399-8772
Report Reviewer: SB

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 Manufacturing (M-1) Zone
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Background and Summary

The applicant is requesting approval of a design review application to construct a new addition to an existing manufacturing facility in the Weber Industrial Park. Located on the corner of Rulon White Dr. and 2100 North, the site is in a location that is ideal for efficient industrial and light manufacturing use. The proposed architecture of the new addition will complement the existing building and be consistent with buildings in the area. The current use of the structure is for the manufacture of industrial heaters and associated components. The expansion of the building will allow for additional space for the business. This use is permitted per Section 104-21-3.120 - Final Product Manufacturing Table, which allows for "the creation of nonhazardous products".

Analysis

General Plan: The proposal is not contrary to the Western Weber Planning Area General Plan (2022).

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in Land Use Code Section 104-21-1 (b) as follows:

The purpose of the Manufacturing (M-1) Zone is to provide a light manufacturing zone in areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

The applicable standards (Section 104-21-5) are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard (when a corner lot – the side facing the street) setback: 20 feet
- Minimum rear yard setback: (none)
- Maximum building height: (none)

The site plan indicates conformity to all minimum setbacks, except the side yard facing 2100 N. The submitted plans show an 18' setback, which will need to be revised. This appears in the conditions of approval listed below. The maximum building height of this proposal is 60'.

Design Review: Buildings in manufacturing zones are largely exempt from architectural standards and design requirements related to aesthetics. However, the property owner/developer have taken steps to ensure that the general design, layout, and appearance of the building remain orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposed parking lot will accommodate 386 passenger vehicles. There are six proposed ADA stalls in the north side parking lot closest to the entry.

Considerations relating to landscaping, buildings and site layout. The landscape plan depicts a wide variety of landscaping that includes trees, shrubs, decorative grasses, and landscape rock. The exterior finishes of the building are of a hardy material. Concrete blocks with painted metal make up the body of the building (see Exhibits C and D).

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including recommendations regarding retention ponds and pollution prevention methods.

Review Agencies: In addition to the comments and requirements of the Planning Department, the Weber Fire District and Weber County Engineering have provided comment and conditions as well. Planning Staff has included these conditions of approval that must be completed before the land use permit is issued.

Staff Recommendation

Staff recommends approval of a seminary building Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.
3. That the building's setbacks conform to Code requirements; specifically, the building setback on 2100 N must be 20 feet.

The following findings are the basis for Staff's recommendation:

4. This proposal is listed as a permitted use within the M-1 Zone.
5. This proposal conforms to the Land Use Code of Weber County, Utah.
6. The owners will obtain the appropriate permits before construction begins.

Exhibits

- A. Civil plan
- B. Site Plan
- C. Landscaping Plan
- D. Building Elevations

Map 1

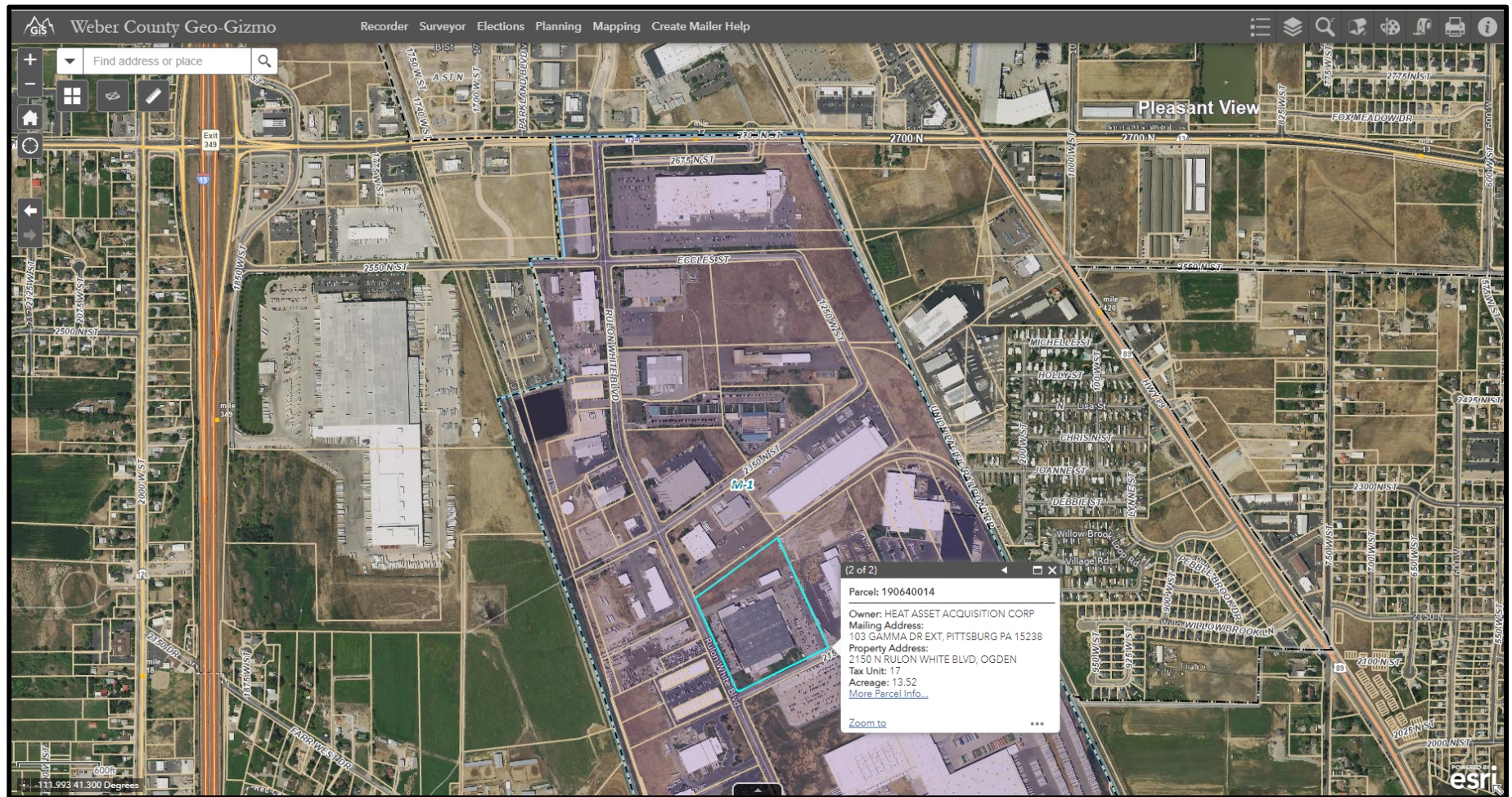
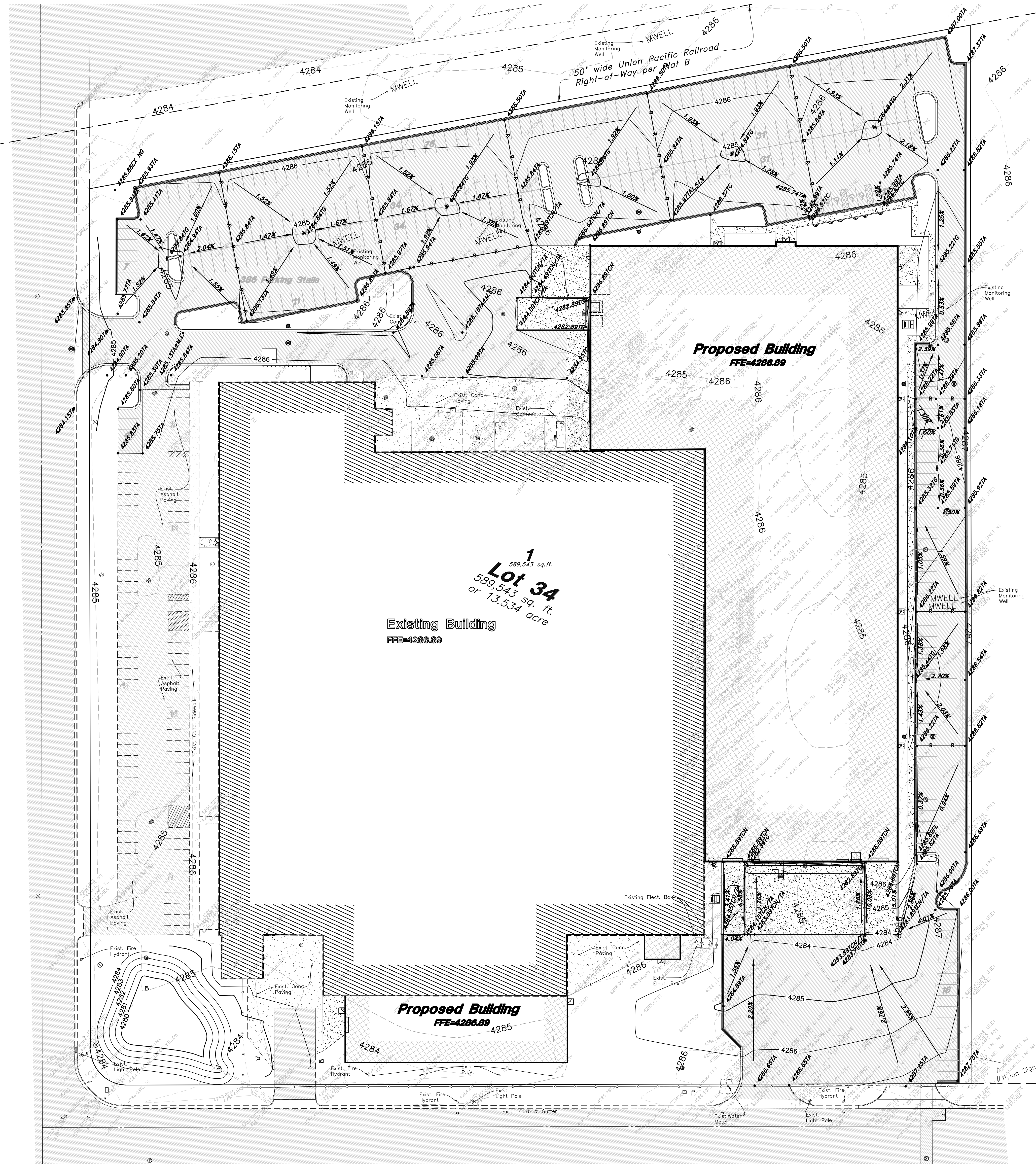


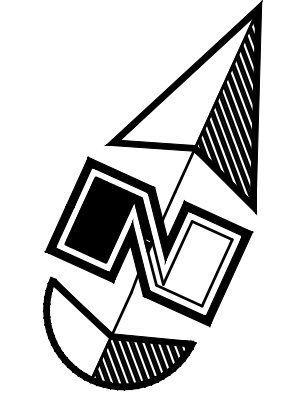
Exhibit A - Civil Plans



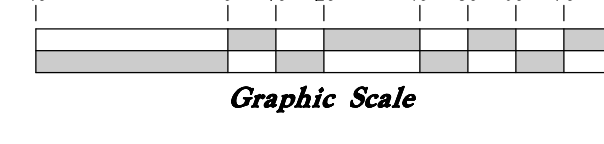
Legend

(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
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Utility Valve
- Culinary Sewer
- 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
- Castile 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
- File Department Connection
- Exist. Contour
- Prop. Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place



Scale: 1" = 40'



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CHROMALOX, INC.

CHROMALOX OGDEN EXPANSION

2150 N. RULON WHITE BOULEVARD
UNINCORPORATED WEBER COUNTY, UT 84404

- GENERAL GRADING NOTES:**
1. All work shall be in accordance with the City Public Works Standard.
 2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
 18. The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation.
The report is titled "GEOTECHNICAL INVESTIGATION"
Job No.: _____ Address _____
 19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.
- CURB AND GUTTER CONSTRUCTION NOTES:**
1. Open face gutter shall be constructed where drainage is directed away from curb.
 2. Open face gutter locations are indicated by shading and notes on site and grading plan.
 3. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
 4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
 5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.
- ADA NOTES:**
1. Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36" if grades on plans do not meet this requirement notify Consultants immediately.
 2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHA.

Num.	Description	Date

Project Number	22095
Original Issue	05.22.2023
Project Status	SCHEMATIC DESIGN

Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

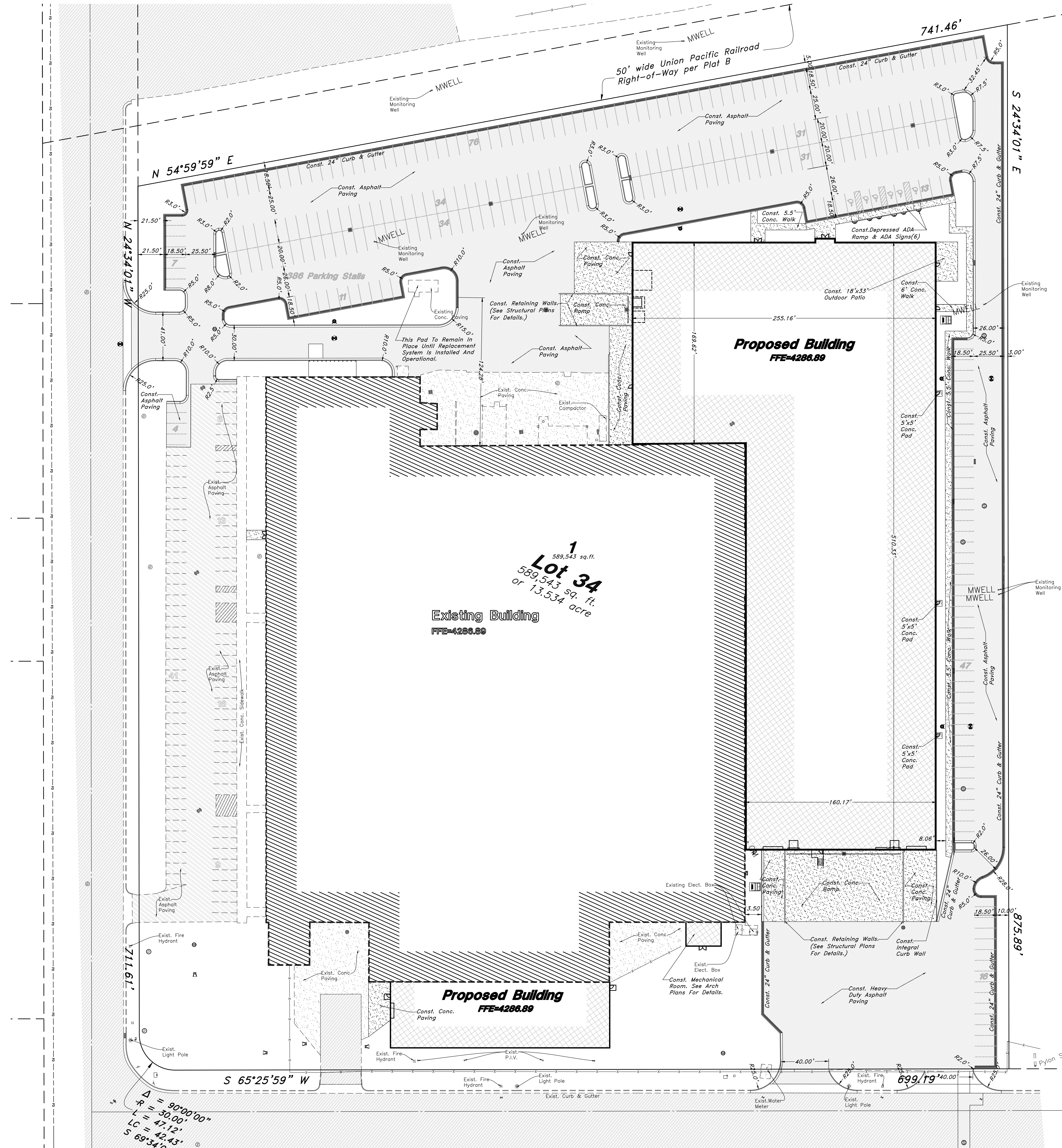
Sheet Title
Grading and Drainage Plan

Sheet Number
C2.00

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.

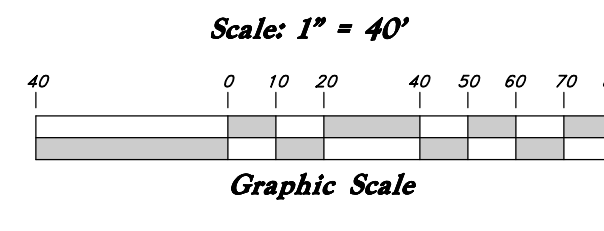
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Exhibit B - Site Plan



Legend

- (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
 - Fire Department Connection
 - Post Indicator Valve
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - 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
 - Concrete Pipe
 - 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
 - File Department Connection
 - FDC
 - Exist. Contour
 - 95.97A
 - 95.72A
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Demo'd Road Base
 - Spill Curb & Gutter
 - Demo Tree
 - Tree To Remain in Place



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2150 N. RULON WHITE BOULEVARD
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Num.	Description	Date

Project Number	22095
Original Issue	05.22.2023
Project Status	SCHEMATIC DESIGN

Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

- GENERAL SITE NOTES:**
- Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
 - Fire line markings and signs to be installed as directed by the Fire Marshall.
 - Asile markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 - All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

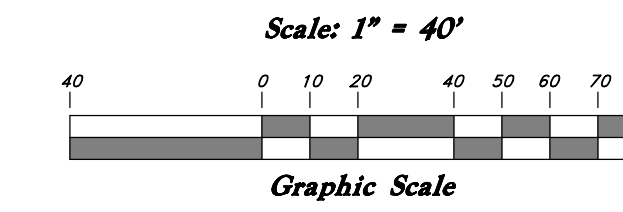
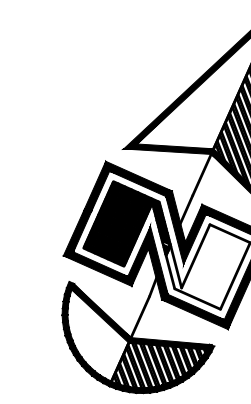
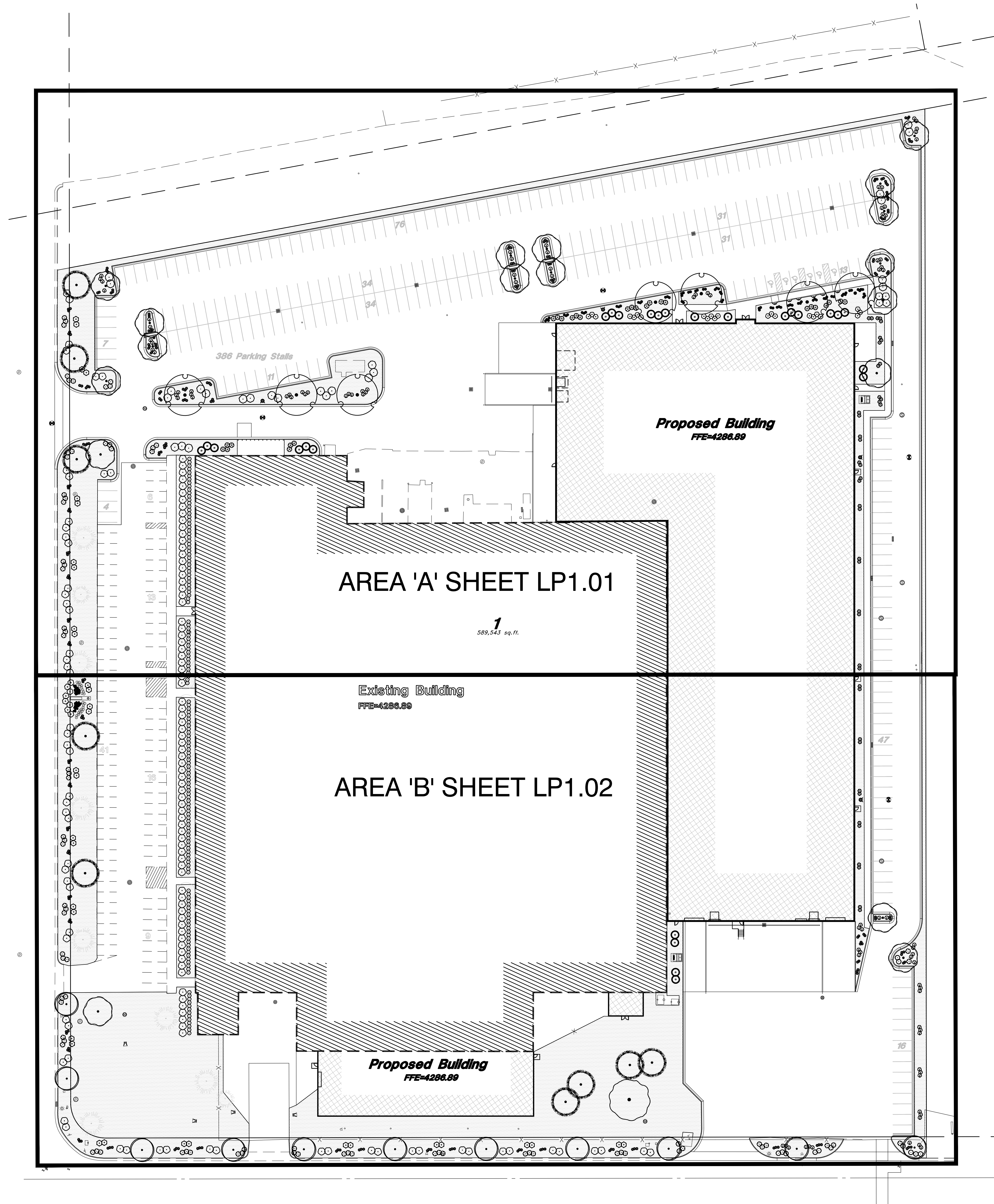
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety, at all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the 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.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Sheet Title
Site Plan

Sheet Number
C1.00

Exhibit C -
Landscaping Plan



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babcockdesign.com

Consultant



CHROMALOX, INC.

**CHROMALOX OGDEN
EXPANSION**

2150 N. RULON WHITE BOULEVARD
UNINCORPORATED WEBER COUNTY, UT 84404

Revisions

Num.	Description	Date

Project Number	22095
Original Issue	05.22.2023
Project Status	SCHEMATIC DESIGN

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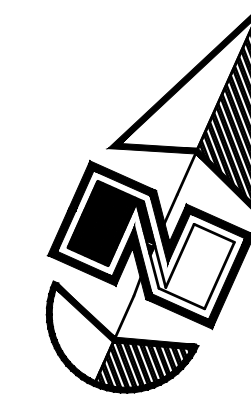
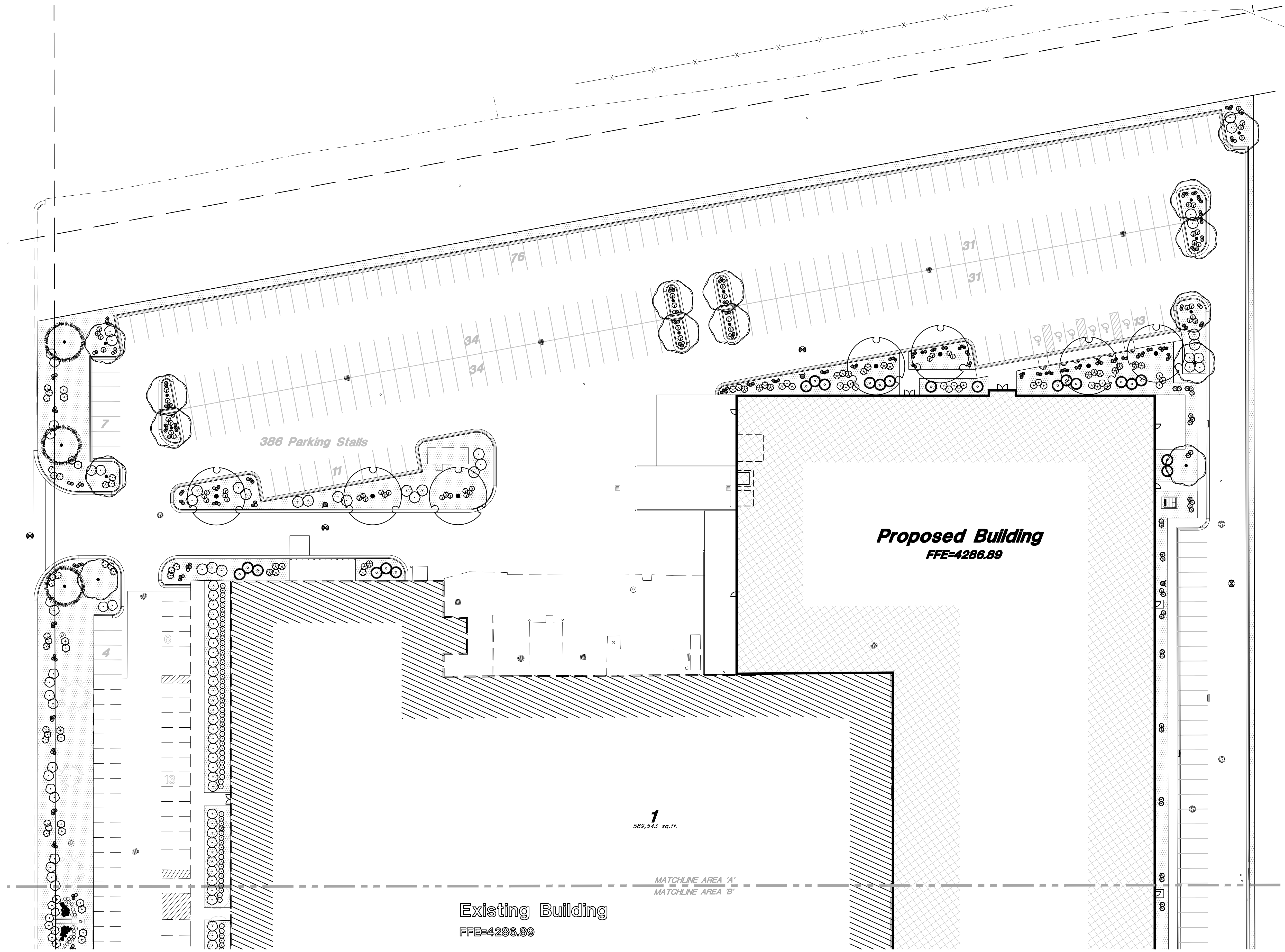
Sheet Title

Overall Landscape Plan

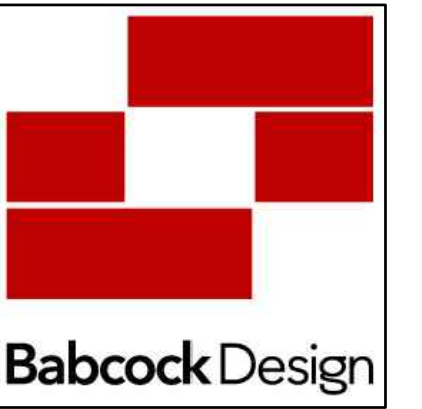
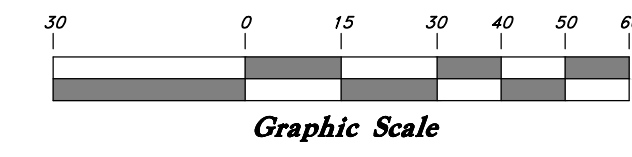
Sheet Number

LP1.00

Exhibit C -
Landscaping Plan



Scale: 1" = 30'



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Sheet Title

Landscape Plan

Sheet Number

LP1.01

Exhibit C - Landscaping Plan



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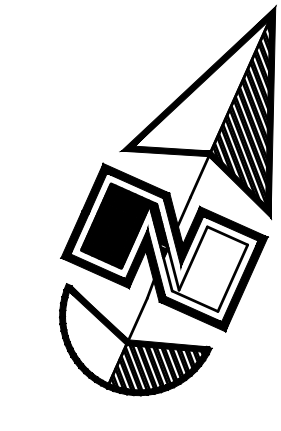
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Sheet Title

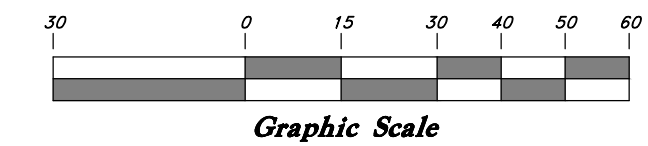
Landscape Plan

Sheet Number

LP1.02



Scale: 1" = 30'



Graphic Scale

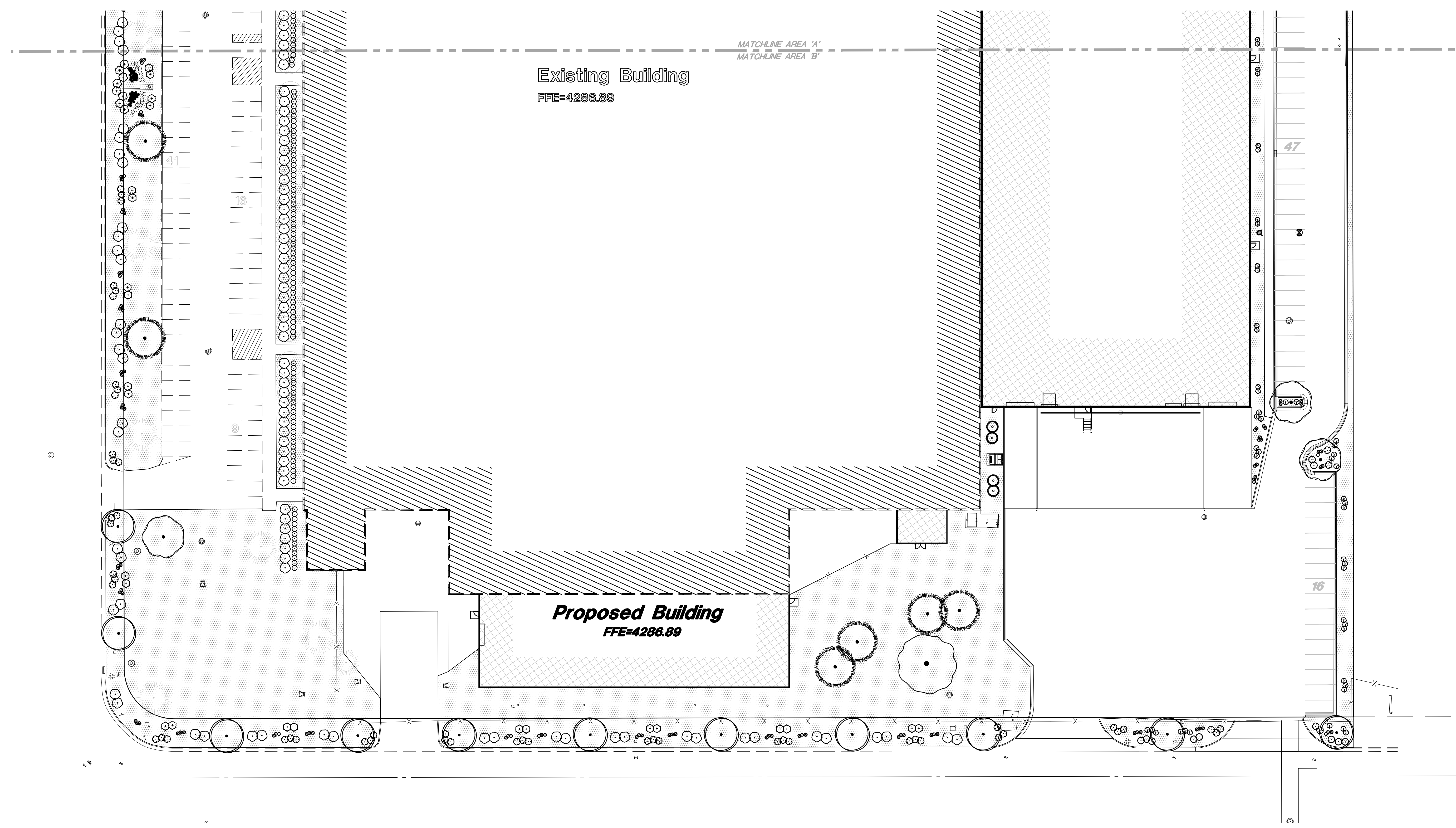


Exhibit C - Landscaping Plan



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Sheet Title

Landscape Details

Sheet Number

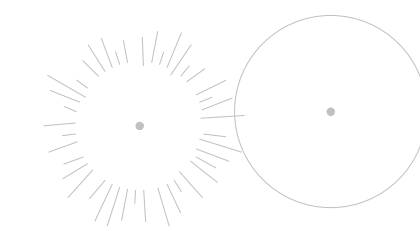
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PLANTING NOTES

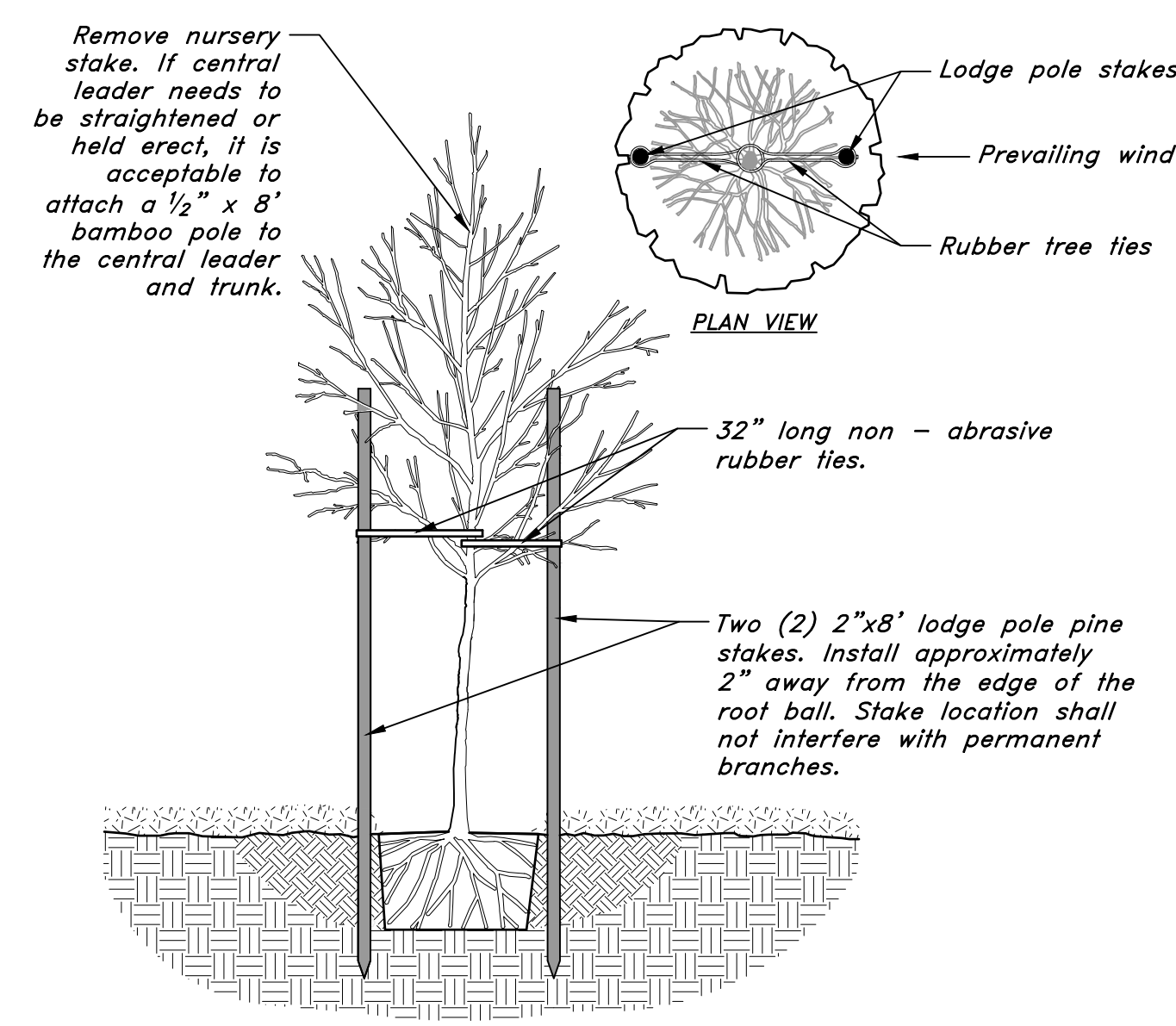
- EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
- VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-50-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 3" THICK MULCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
- ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
- TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

PLANT SCHEDULE

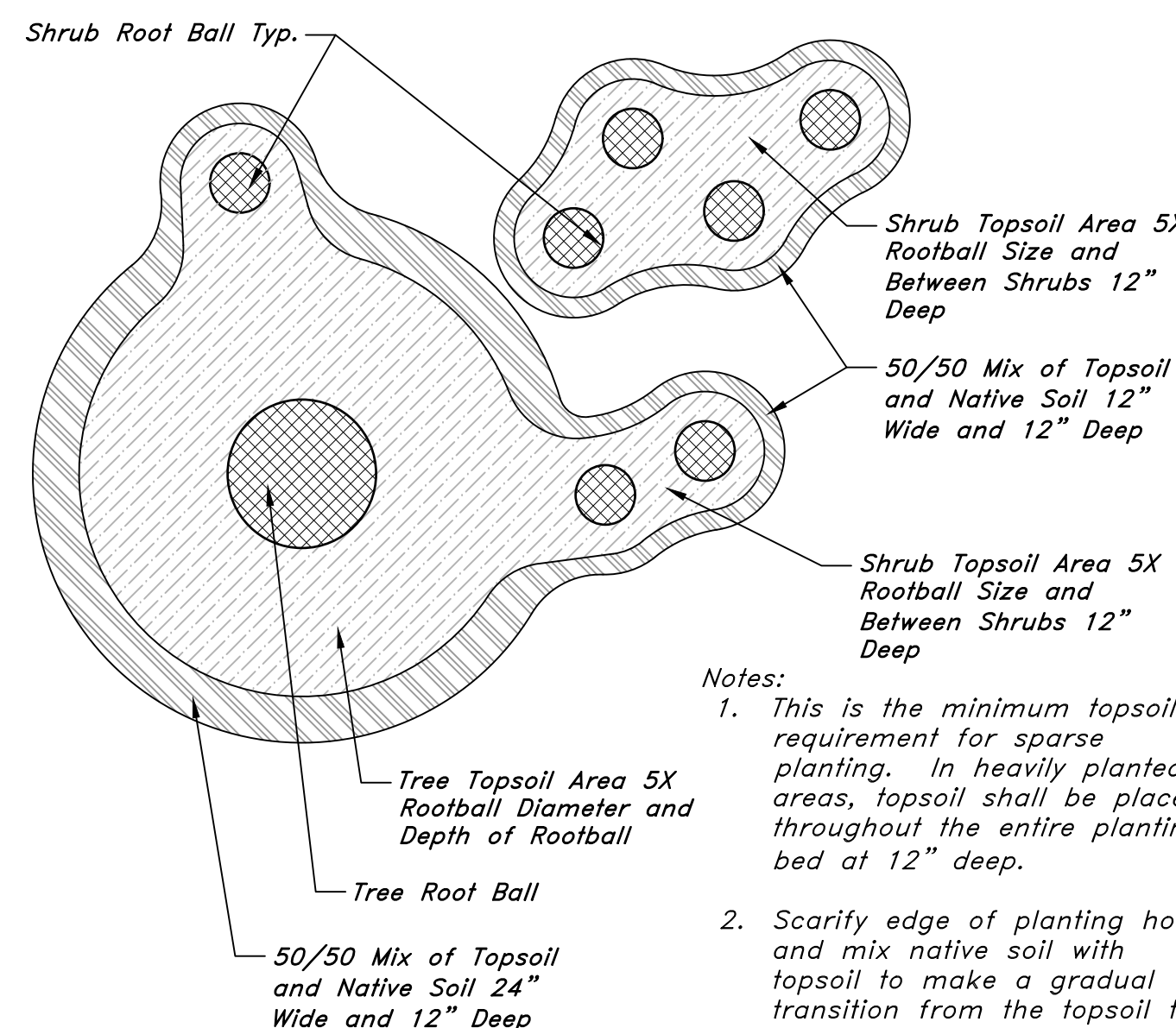
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CALL	SIZE
	11	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal	
	1	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	B&B	2"Cal	
	18	Gleditsia triacanthos inermis 'Impcole' / Imperial Honey Locust	B&B	2"Cal	
	9	Pinus nigra / Austrian Black Pine	B & B		8-10'H
	7	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B&B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	8	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	5 gal		
	151	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	5 gal		
	10	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	5 gal		
	25	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal		
	82	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal		
	27	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal		
	146	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
	22	Ribes rubrum 'Red Lake' / Red Lake Currant	5 gal		
	34	Rosa foetida bicolor / Austrian Copper Rose	5 gal		
	91	Rosa x 'Carefree Wonder' / Rose	1 gal		
	26	Taxus x media 'Dark Green Spreader' / Dark Green Spreader Yew	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
	72	Hemerocallis x 'Bakabana' / Bakabana Daylily	1 gal		
	40	Hemerocallis x 'Early Snow' / Early Snow Daylily	1 gal		
	24	Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	1 gal		
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
	42	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
	225	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	1 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	
	96,933 sf	Gravel Mulch 1 / Staker Parsons 1" Wasatch Grey 1" Clean Decorative Crushed Gravel Mulch Or approved Equal, Place 4" deep over Dewilt Pro 5 weed barrier fabric.	Stone Mulch	Stone	



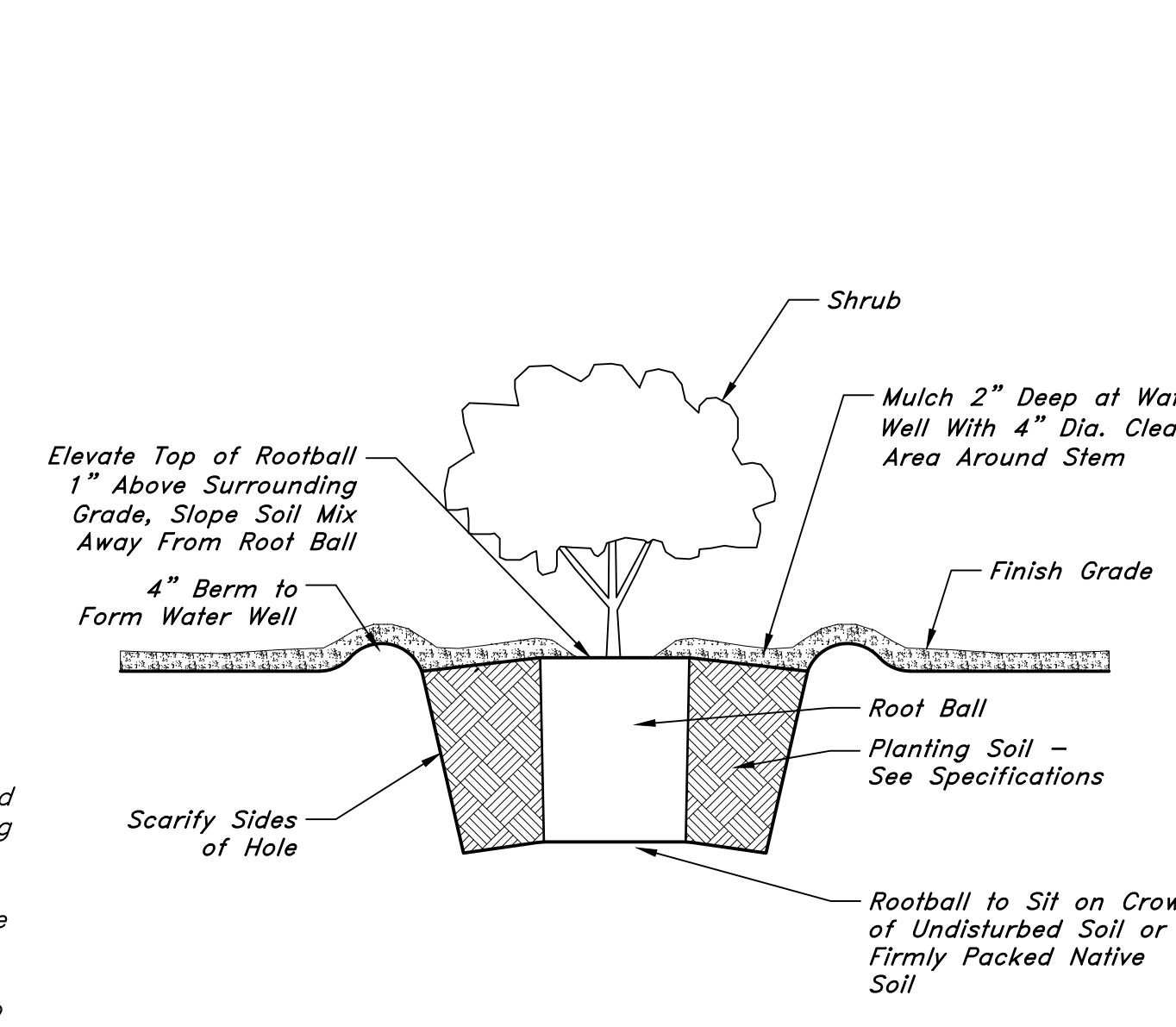
EXISTING TREES - MAINTAIN AND PROTECT



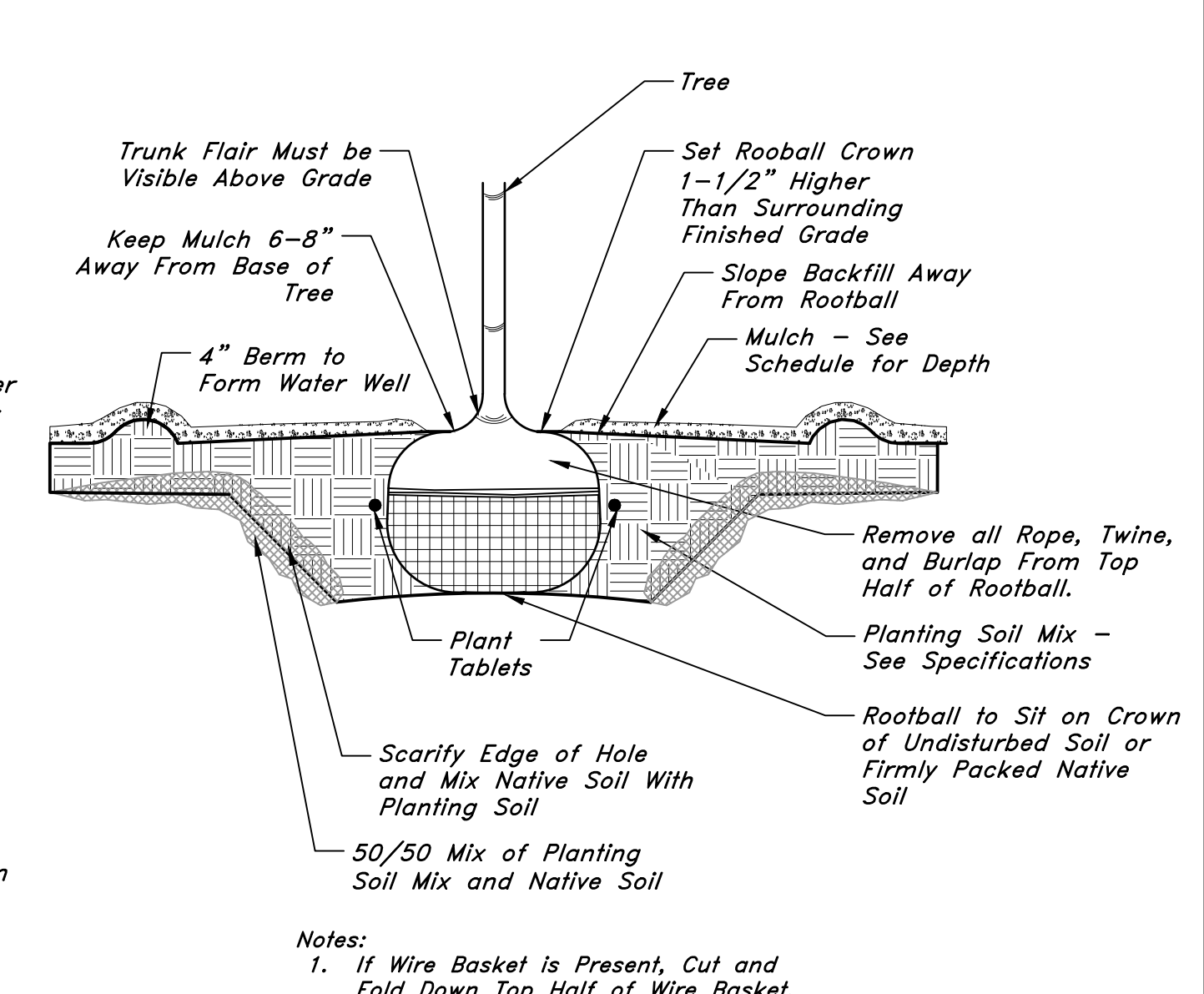
4 TREE STAKING DETAIL
NTS



3 TOPSOIL PLACEMENT AT SHRUBS AND TREES
NTS



2 SHRUB PLANTING
NTS



1 TREE PLANTING
NTS

32 9333.01-01

32 9343.01-01

32 9406-01

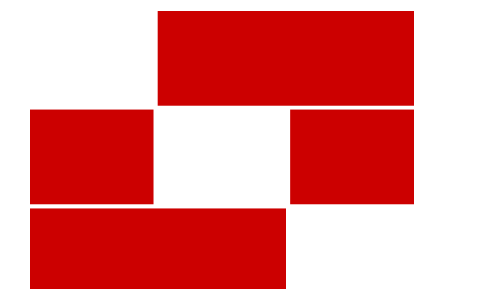
Exhibit D - Building Elevations

EXTERIOR ELEVATION GENERAL NOTES

- REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A641 FOR FURTHER INFORMATION.
- CONTRACTOR TO LEAVE A 1/2" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT, COLOR AS SELECTED.
- ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
- CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
- SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.

SHEET NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- DOOR AS SCHEDULED
 - GLAZING SYSTEM AS SCHEDULED
 - PAINTED STEEL BOLLARD
 - METAL GUARDRAIL, SEE DETAILS
 - SECTIONAL DOOR AS SCHEDULED
 - WHITE INSULATED METAL WALL PANEL
 - EXISTING STRUCTURE
 - MECHANICAL EQUIPMENT, COORDINATE WITH MECHANICAL
 - ELECTRICAL EQUIPMENT, COORDINATE WITH ELECTRICAL DRAWINGS
 - CAST IN PLACE CONCRETE WALL
 - EXISTING CMU BUILDING
 - NEW PRE-ENGINEERED METAL BUILDING TO MATCH EXISTING, WHITE WALL PANELS
 - EXISTING PRE-ENGINEERED METAL BUILDING
 - BUILDING SIGNAGE
 - RED STRIPE TO MATCH EXISTING RED STRIPE



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CHROMALOX, INC.

CHROMALOX OGDEN EXPANSION

2150 N. RULON WHITE DRIVE
OGDEN, UT 84404

Revisions

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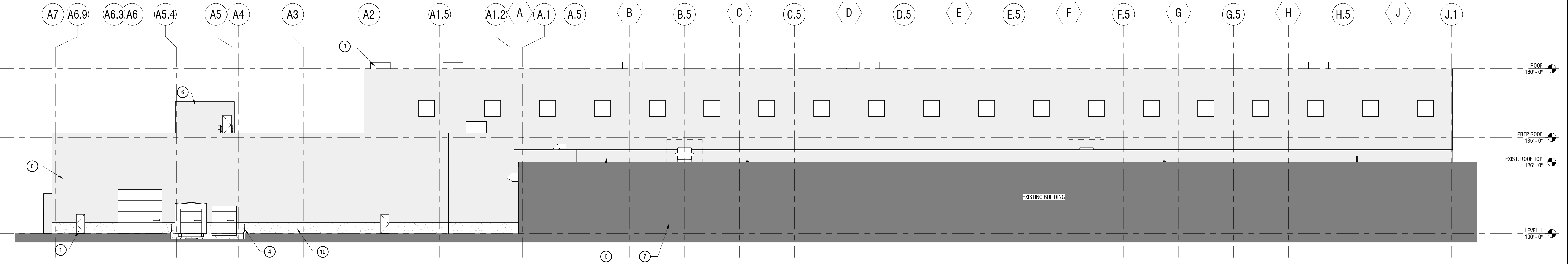
EXTERIOR ELEVATIONS

Sheet Number

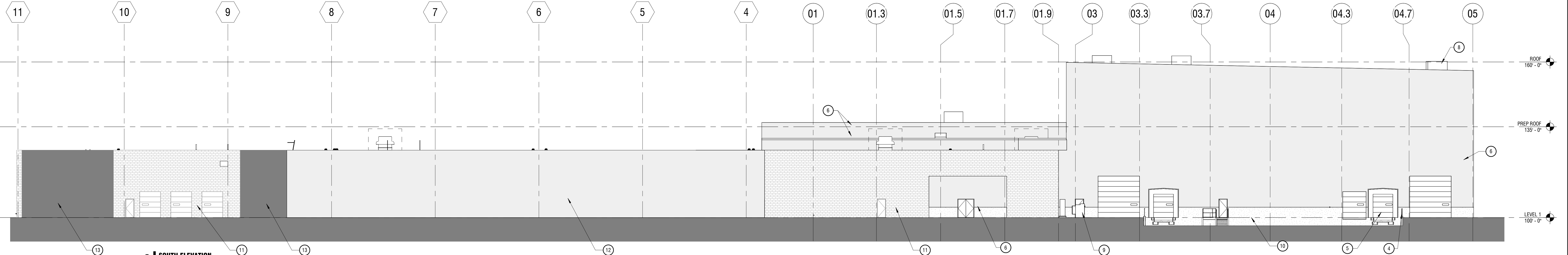
A201



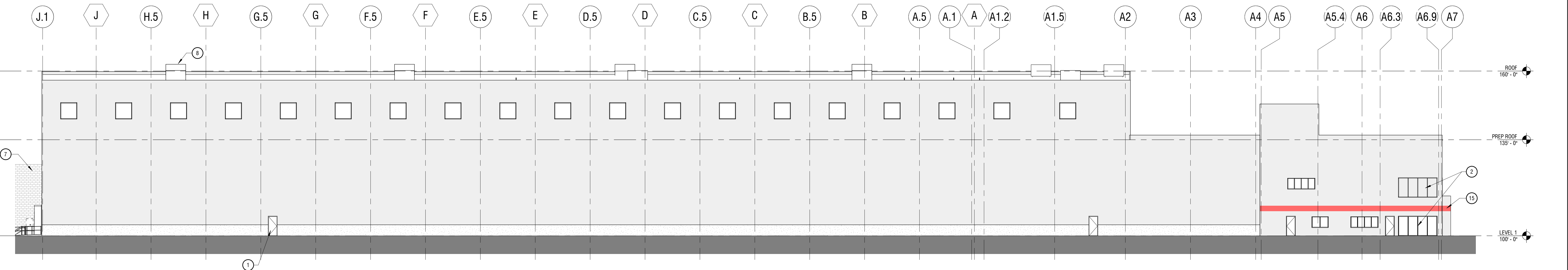
1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary approval of Anselmi Acres Subdivision, consisting of 37 lots located at approximately 4100 W 1400 S.		
Type of Decision:	Administrative		
Agenda Date:	Tuesday, July 11, 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

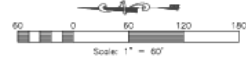
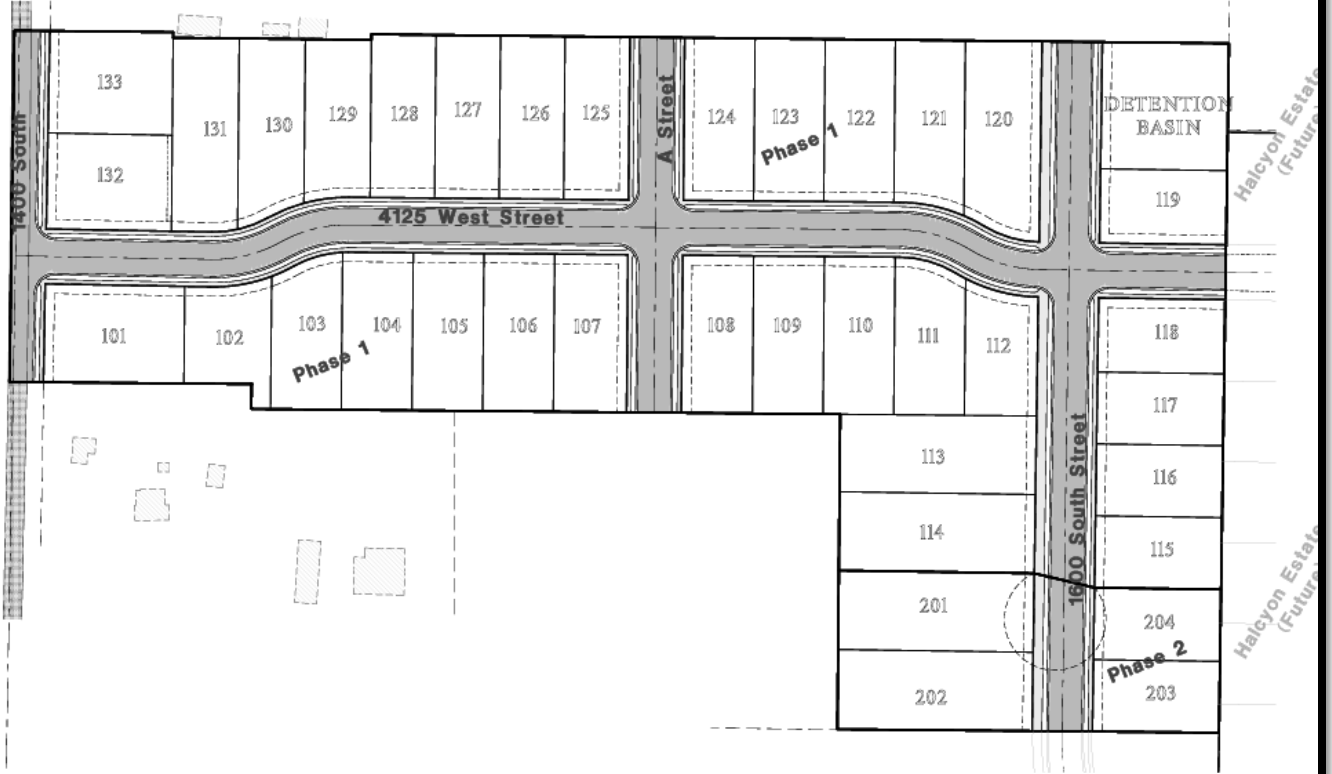
- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 3 Residential Estates Zones RE-15
- Title 106, Subdivisions

Background and Summary

This application was accepted for review by the Planning Division on April 27, 2023. Prior to the owner submitting the application a rezoning ordinance (from A-1 to RE-15) and development agreement were approved by the County Commission on March 14, 2023. The applicant is requesting preliminary subdivision approval of 37 lots. The applicant has provided the water and sewer will-serve letters that are required for preliminary approval. The following is an analysis of this project and how it complies, or does not comply, with county ordinance requirements and previous approvals.

On June 13, 2023 the Western Weber Planning Commission tabled a decision on a request for preliminary subdivision approval so that the applicant could present a phasing plan at the next meeting. The proposed phasing plan is shown on the following page for consideration.

Anselmi Acres Proposed Phasing Plan



Notice:
THESE PLANS WERE CREATED UTILIZING
COLORS FOR UTILITIES & OTHER
INFRASTRUCTURE. IF PRINTED IN, OR
COPIED TO BLACK & WHITE, SOME LINE
WORK MAY NOT SHOW UP PROPERLY.

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. Lots 33 through 37 are slightly smaller than shown on the concept plan. The difference however, is minimal, and staff considers the change inconsequential, as the same number of lots are proposed with the same widths as shown in the approved concept plan.

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.

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 will be required to supply an engineered cost estimate for the cost to improve 1400 S, and will be required to determine the street's estimated buildout potential. The applicant's proportionate share will be calculated as a result of the cost estimate and the streets estimated buildout potential.

1400 S Street is shown on the county's future streets and transit map to be a minor collector street with a width of 80 feet. The approved concept plan shows the developer dedicating 33 feet half width for a 66 foot wide right of way. It is recommended that the Planning Commission require the developer to show an additional seven foot setback for lots along 1400 S (setback will be 37 feet from the front property line instead of 30 feet), so that the street can be widened if needed in the future.

The streets in this proposed subdivision are considered to be temporarily terminal. Sec 106-2-2.040 of the county subdivision code states that a temporarily terminal street can serve no more than 30 residential lots, until an emergency egress is provided out to another public street. Preliminary approval can be granted to both phases, provided phase 2 does not receive a final subdivision approval until an emergency egress is provided, so that Street A is no longer considered temporarily terminal.

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.

Staff recommendation

Staff recommends that the Planning Commission grant preliminary approval of both phases of the Anselmi Acres subdivision. The recommendation is 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.

Area Map



Exhibits

Exhibit A: Preliminary plan showing phasing.

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASSURANCE SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. SILENT AREA OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION. ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE CUT TO A CLEAN, SMOOTH EDGE.
6. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COMMENCING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
13. CATCH BASINS SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR THE AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL EMPLOY SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
24. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
25. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY SHALL BE USED.
26. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK TO BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTING IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNANTICIPATED HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
28. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED TO COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING HIS EXCAVATION.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPES CONTINUOUSLY OVER ALL NONMAGNETIC PIPE.
22. THRU-ROD BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENGAGED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES 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 APPROPRIATE UTILITY COMPANIES 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER'S HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

- NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVED ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL. PRIOR TO CONSTRUCTION OF THIS PROJECT, ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

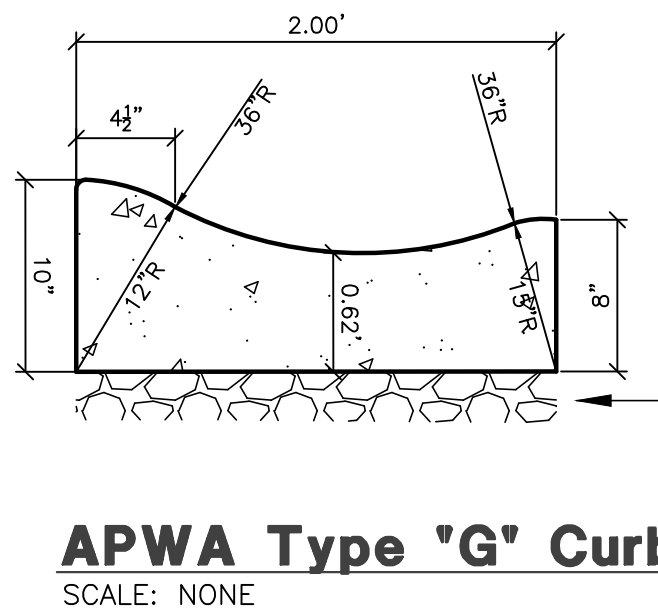
THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

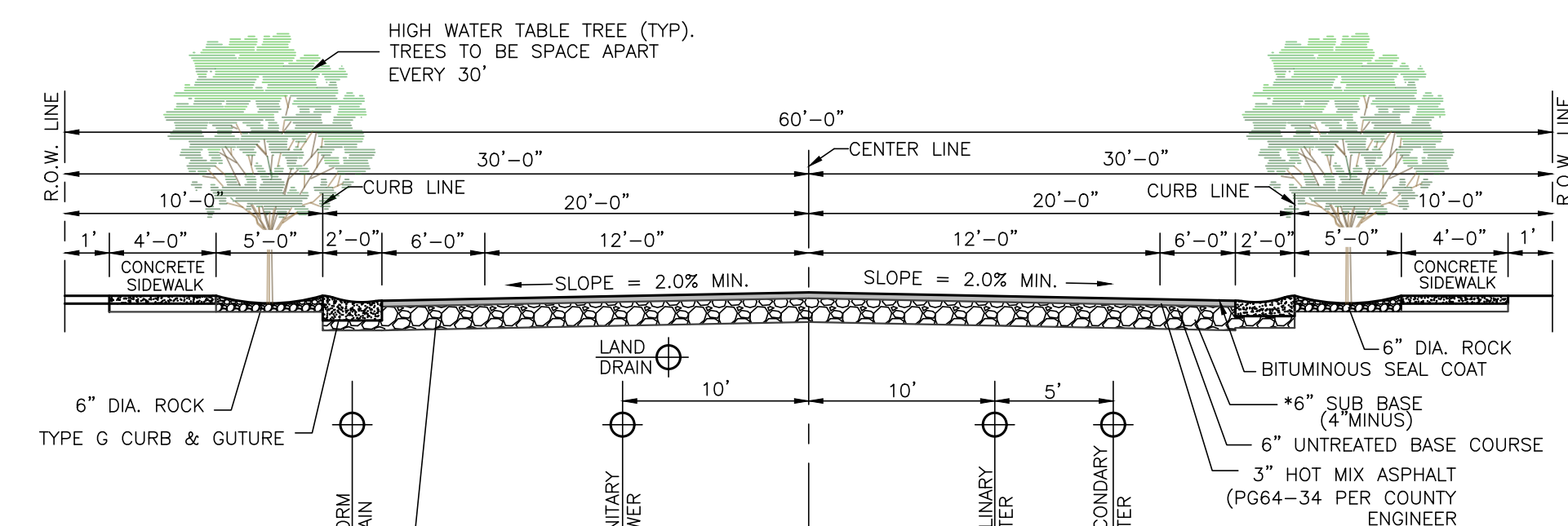
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

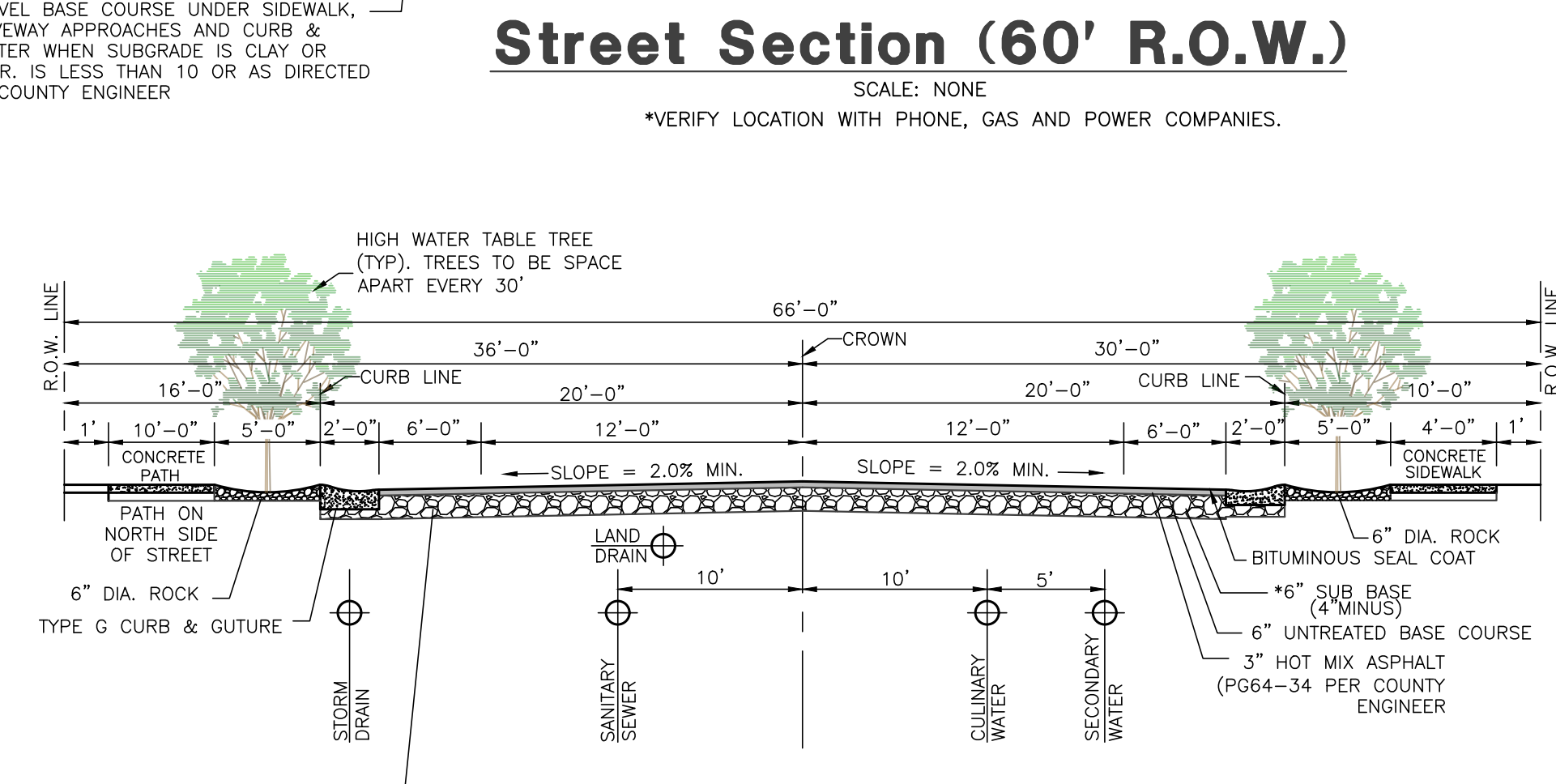
- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



APWA Type 'G' Curb
SCALE: NONE



Street Section (60' R.O.W.)
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Street Section (66' R.O.W.)
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Notes
1400 SOUTH NOTE:
IF THE STREET PAVEMENT ALONG FRONTAGE TO BE REMOVED AND REPLACED TO EXISTING EDGE OF PAVEMENT TO THE NORTH OF 1400 SOUTH.
STREETS HEADING IN A EAST/WEST DIRECTION WILL HAVE A 10' PATH ON THE NORTH SIDE OF THE STREET.
STREETS HEADING IN A NORTH/SOUTH DIRECTION WILL HAVE A 10' PATH ON THE EAST SIDE OF THE STREET.

Legend

- SW LAT = PROPOSED SECONDARY WATER LATERAL
LD LAT = PROPOSED LAND DRAIN LATERAL
W LAT = PROPOSED WATER LATERAL
SS LAT = PROPOSED SEWER LATERAL
W/B = PROPOSED CULINARY WATER LINE
EX-W/B = EXISTING CULINARY WATER LINE
SW/B = PROPOSED SECONDARY WATER LINE
EX-SW = EXISTING SECONDARY WATER LINE
SS/B = PROPOSED SANITARY SEWER LINE
EX-SS = EXISTING SANITARY SEWER LINE
SD/15 = PROPOSED STORM DRAIN LINE
EX-SD = EXISTING STORM DRAIN LINE
LD/B = PROPOSED LAND DRAIN LINE
EX-LD = EXISTING LAND DRAIN LINE
IRR/18 = PROPOSED IRRIGATION LINE
EX-IRR = EXISTING IRRIGATION LINE
X X X = EXISTING FENCE LINE
O O O = PROPOSED FENCE LINE
- - - = DRAINAGE SWALE
OHP = OVERHEAD POWER LINE
F = PROPOSED FIRE HYDRANT
O = EXISTING FIRE HYDRANT
O = EXISTING MANHOLE
S = PROPOSED SEWER CLEAN-OUT
X = PROPOSED GATE VALVE
I = EXISTING GATE VALVE
M = PLUG & BLOCK
A = AIR VAC ASSEMBLY
D = DUAL SECONDARY METER
ROW = RIGHT-OF-WAY
SD = STORM DRAIN
SL = STREET LIGHT
SS = SANITARY SEWER
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT
TOC = TOP OF CONCRETE
TOFF = TOP OF FINISHED FLOOR
TOS = TOP OF STAIRS
TOW = TOP OF WALL
TSW = TOP OF SIDEWALK
UGP = UNDERGROUND POWER
W = CULINARY WATER
WM = WATER METER
BFE = BASEMENT FLOOR ELEVATION
BLDG = BUILDING
BOS = BOTTOM OF STAIRS
BOW = BOTTOM OF WALL
BP = BEGINNING POINT
C&G = CURB & GUTTER
CB = CATCH BASIN
CF = CUBIC FEET
CFS = CUBIC FEET PER SECOND
EP = ENDING POINT
FF = FINISH FLOOR
FFE = FINISH FLOOR ELEVATION
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
INV = INVERT
LF = LINEAR FEET
NG = NATURAL GRADE
OHP = OVERHEAD POWER
PC = POINT OF CURVATURE
PP = POWER/UTILITY POLE
PRC = POINT OF RETURN CURVATURE
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY BASEMENT
RCP = REINFORCED CONCRETE PIPE
RIM = RIM OF MANHOLE
= PROPOSED WATER METER
= EXISTING WATER METER
= PROPOSED REDUCER
= EXISTING REDUCER
= PROPOSED CATCH BASIN
= EXISTING CATCH BASIN
= PLUG W/ 2" BLOW-OFF
= STREET LIGHT
= POWER POLE
= BASEMENT FLOOR ELEVATION
= BUILDING
= BOTTOM OF STAIRS
= BOTTOM OF WALL
= BEGINNING POINT
= CURB & GUTTER
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= NATURAL GRADE
= OVERHEAD POWER
= POINT OF CURVATURE
= POWER/UTILITY POLE
= POINT OF RETURN CURVATURE
= POINT OF TANGENCY
= PUBLIC UTILITY BASEMENT
= REINFORCED CONCRETE PIPE
= RIM OF MANHOLE
= EXISTING ASPHALT PAVEMENT
= PROPOSED ASPHALT PAVEMENT
= PROPOSED CONCRETE
= PROPOSED GRAVEL
4800 = EXISTING CONTOUR GRADE
4800 = PROPOSED CONTOUR GRADE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84005
TEL: (801) 621-1100 www.reeveco.com
LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYING
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • UTILITY ENGINEERS

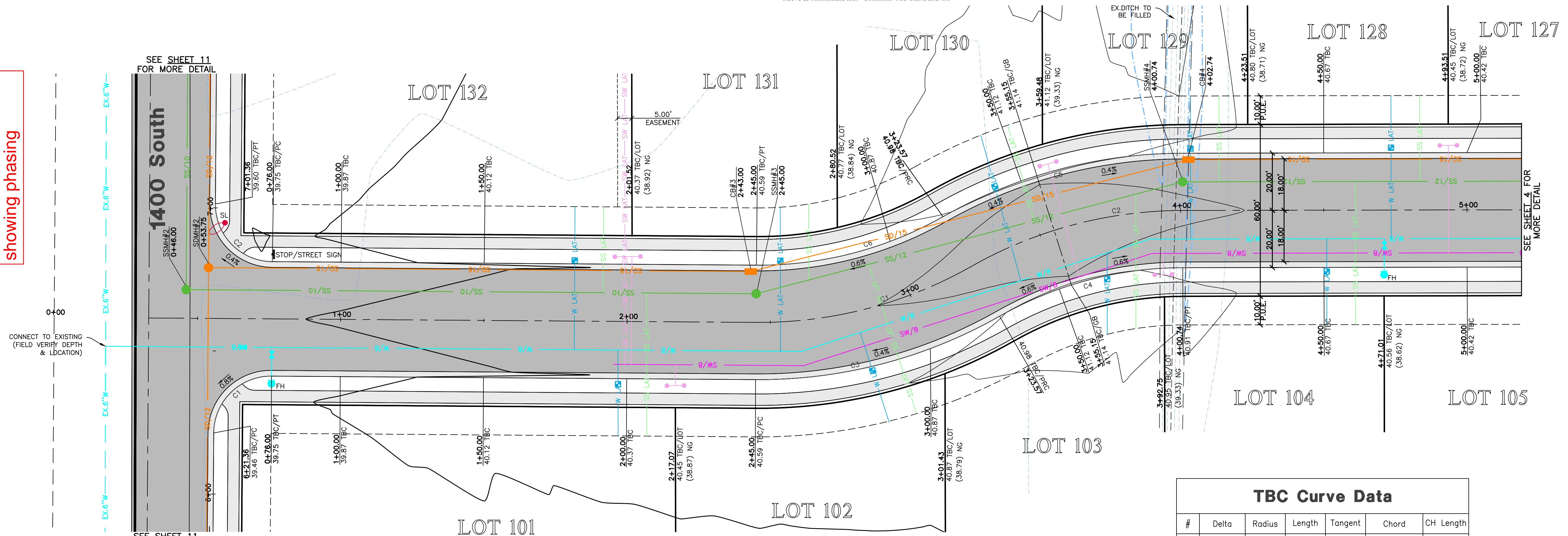
Table with columns: REVISIONS, DESCRIPTION, DATE

Anselmi Acres Subdivision
WEBER COUNTY, UTAH
Notes/Legend/ Street Cross-Section

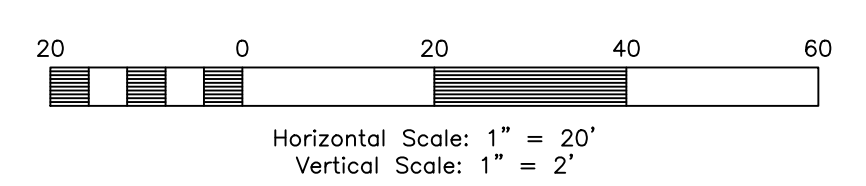
REGISTERED PROFESSIONAL ENGINEER
J. NATE REEVE
375328
06/22/2023
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY, 2023
Name: ANSELMI ACRES SUBDIVISION
Number: 7125-19

Exhibit A
Preliminary Plan
showing phasing



4125 West 0+00.00 - 5+00.00

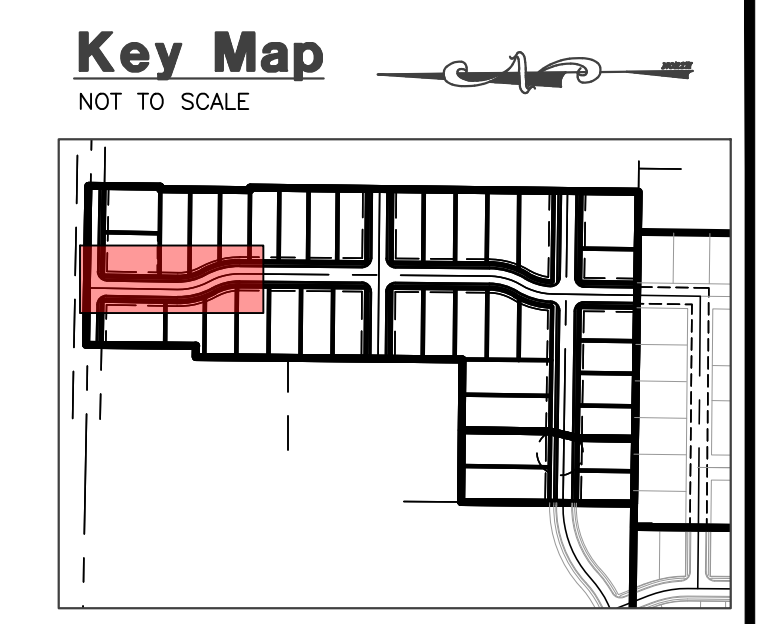


Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	30°00'28"	150.00'	78.56'	40.20'	S13°57'40"E	77.67'
C2	29°28'41"	150.00'	77.17'	39.46'	S14°13'34"E	76.33'

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°00'00"	20.00'	31.42'	20.00'	N43°57'26"W	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	S46°02'34"W	28.28'
C3	30°00'28"	170.00'	89.04'	45.56'	S13°57'40"E	88.02'
C4	29°28'41"	130.00'	66.88'	34.20'	N14°13'34"W	66.15'
C5	29°28'41"	170.00'	87.46'	44.72'	N14°13'34"W	86.50'
C6	30°00'28"	130.00'	68.09'	34.84'	S13°57'40"E	67.31'



Construction Notes:

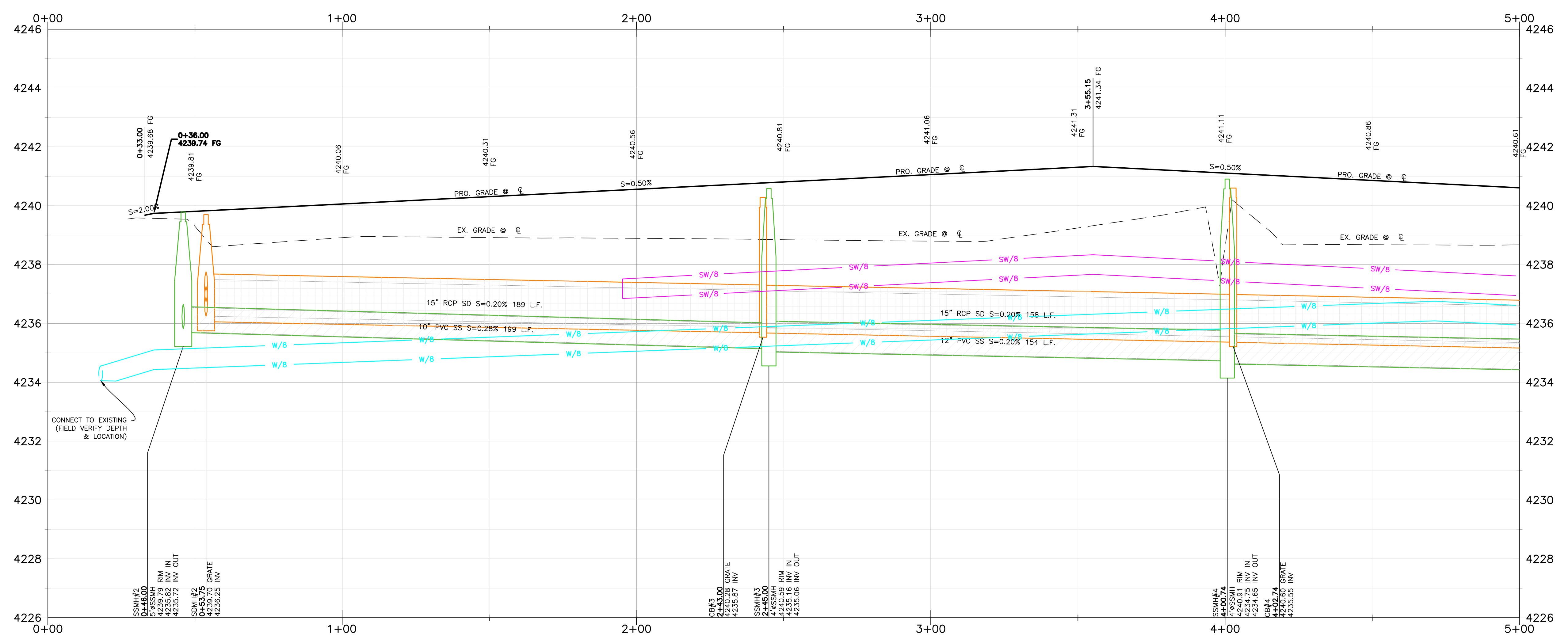
CULINARY WATER
NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DIP W/POLY WRAP WATER LINE
W - 1" SDR-9 POLY SERVICE LATERAL

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REVISIONS	DESCRIPTION	DATE

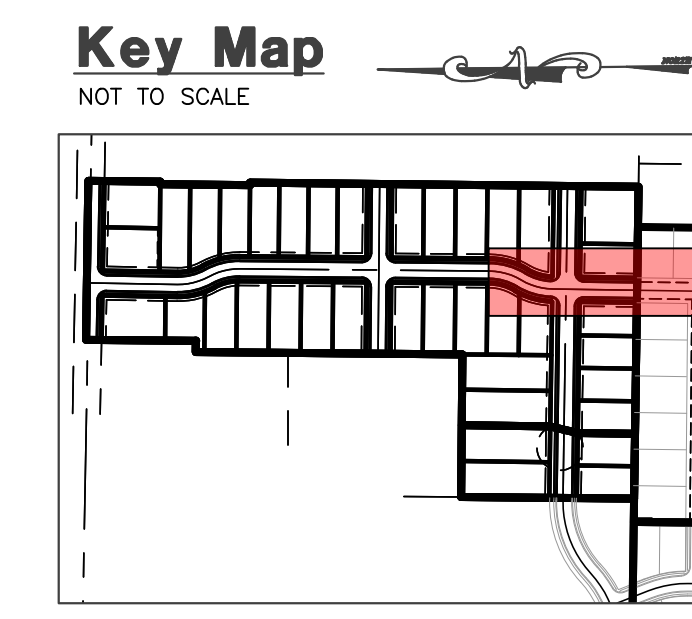
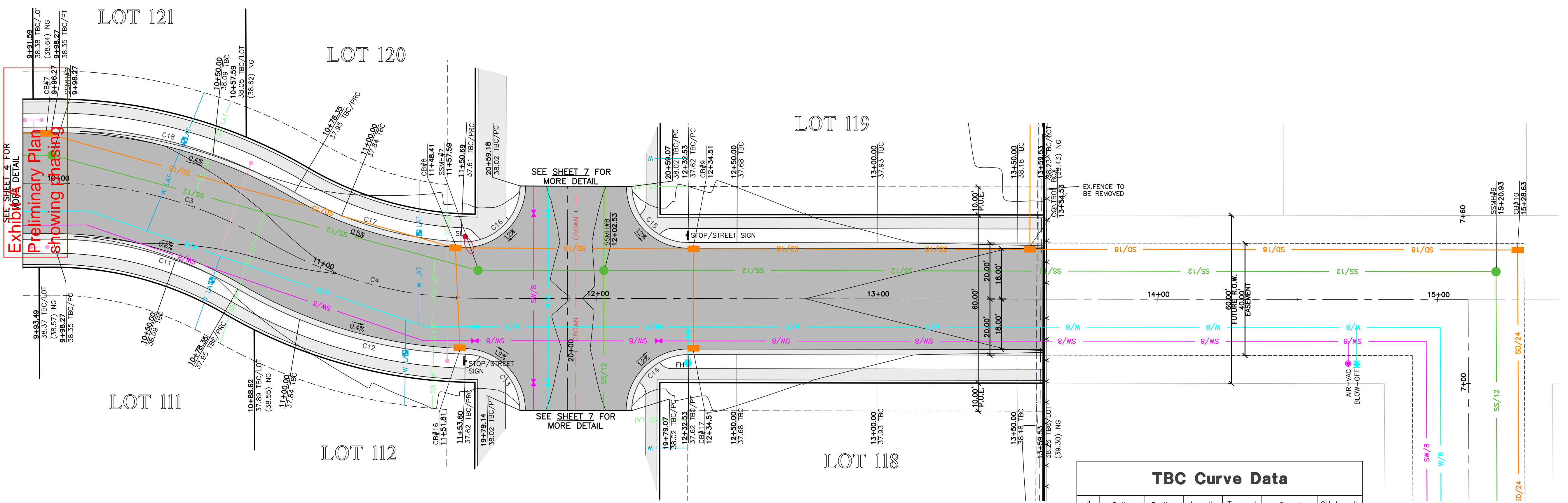
Anselmi Acres Subdivision
WEBER COUNTY, UTAH

4125 West 0+00.00 - 5+00.00



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MAY, 2023
Name: ANSELMI ACRES SUBDIVISION
Number: 7125-19





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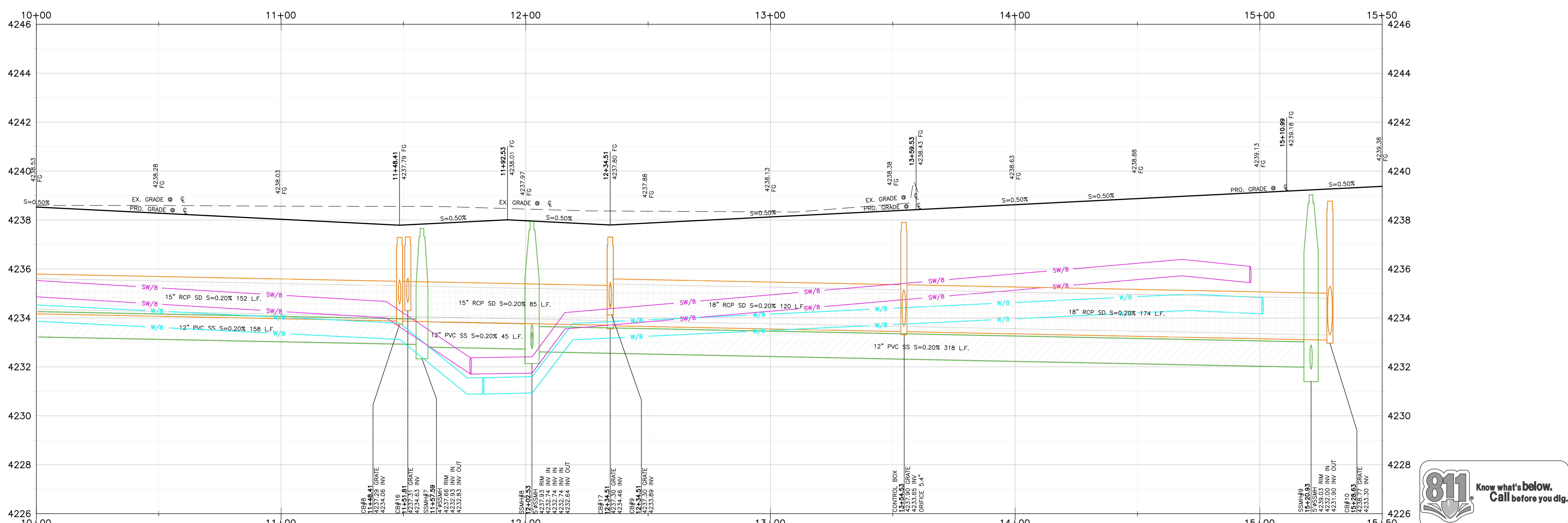
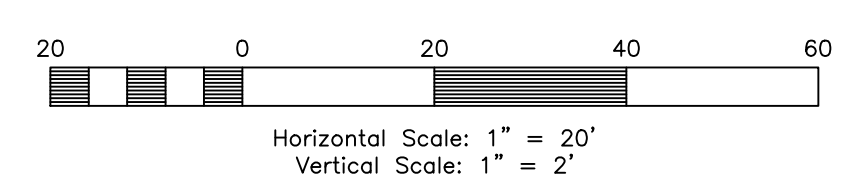
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C11	30°35'20"	130.00'	69.40'	35.55'	N15°48'27"E	68.58'
C12	28°44'31"	170.00'	85.28'	43.56'	S16°43'52"W	84.39'
C13	88°28'20"	20.00'	30.88'	19.47'	N46°35'46"E	27.90'
C14	90°00'03"	20.00'	31.42'	20.00'	N44°10'03"W	28.28'
C15	89°59'57"	20.00'	31.42'	20.00'	S45°49'57"W	28.28'
C16	92°38'23"	20.00'	32.34'	20.94'	S42°50'53"E	28.93'
C17	27°37'49"	130.00'	62.69'	31.97'	S17°17'13"W	62.09'
C18	30°35'20"	170.00'	90.76'	46.49'	N15°48'27"E	89.69'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	30°35'20"	150.00'	80.08'	41.02'	S15°48'27"W	79.13'
C4	30°16'08"	150.00'	79.24'	40.57'	S15°58'03"W	78.33'

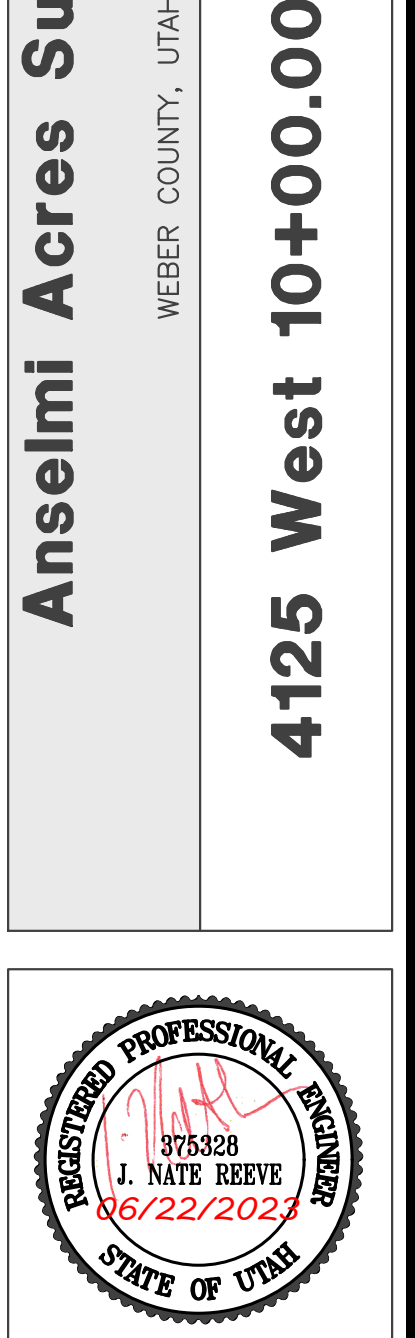
4125 West 10+00.00 - 15+50.00



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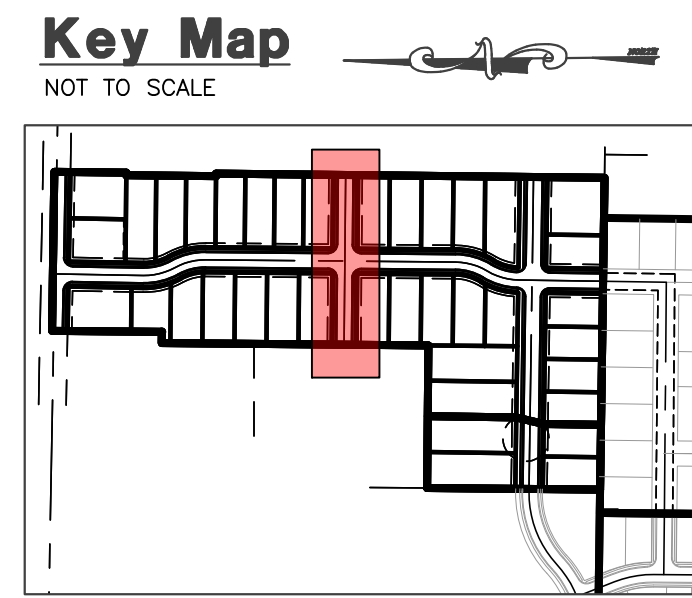
REVISIONS	DESCRIPTION

Anselmi Acres Subdivision
 WEBER COUNTY, UTAH
4125 West 10+00.00 - 15+50.00



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
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Exhibit A
Preliminary Plan
showing phasing



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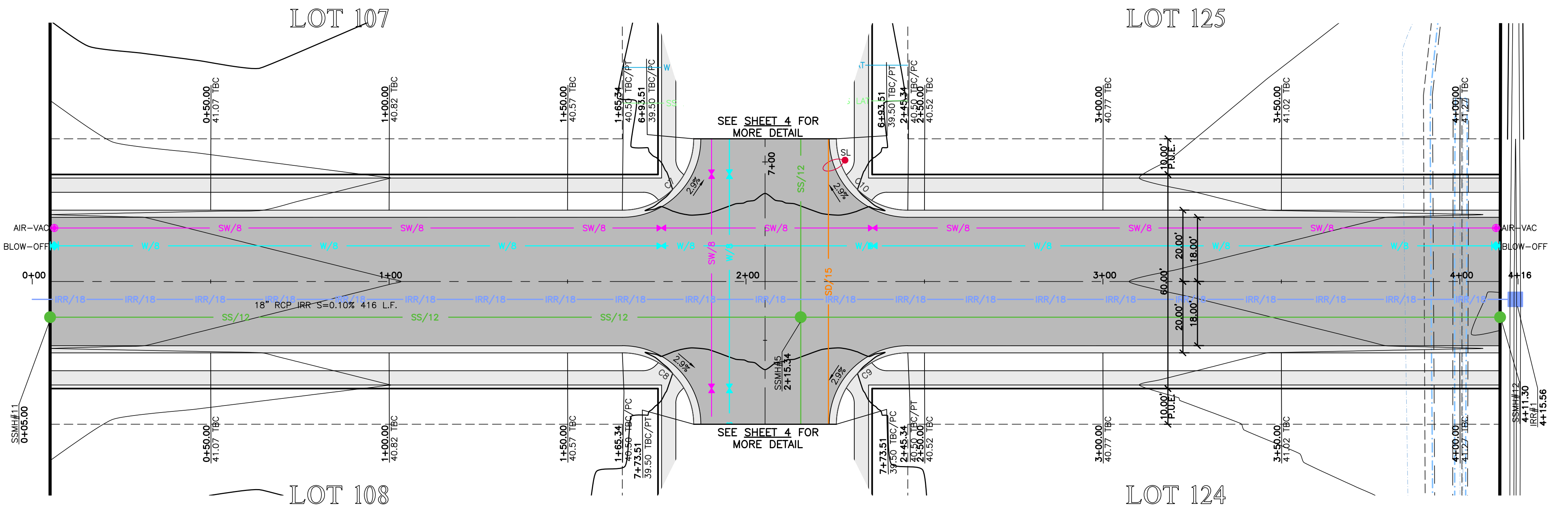
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Anselmi Acres Subdivision
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A Street 0+00.00 - 4+16.00



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C9	90°00'00"	20.00'	31.42'	20.00'	S45°30'47"W	28.28'
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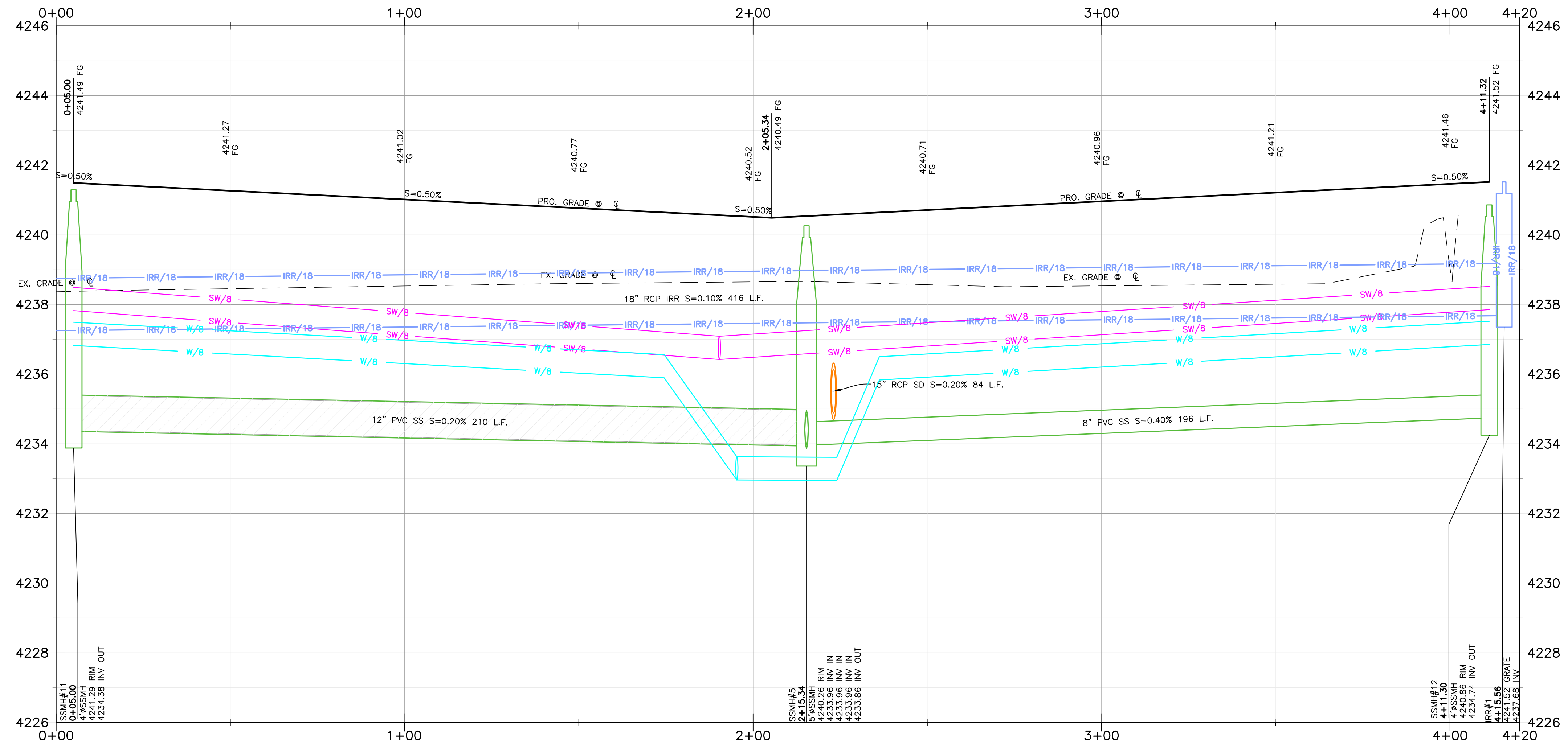
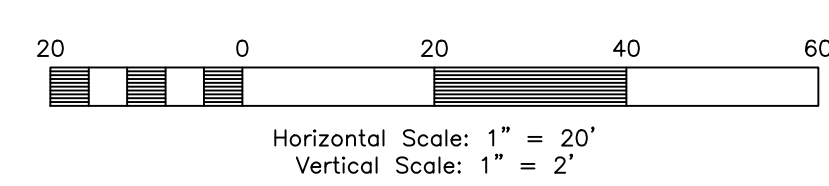
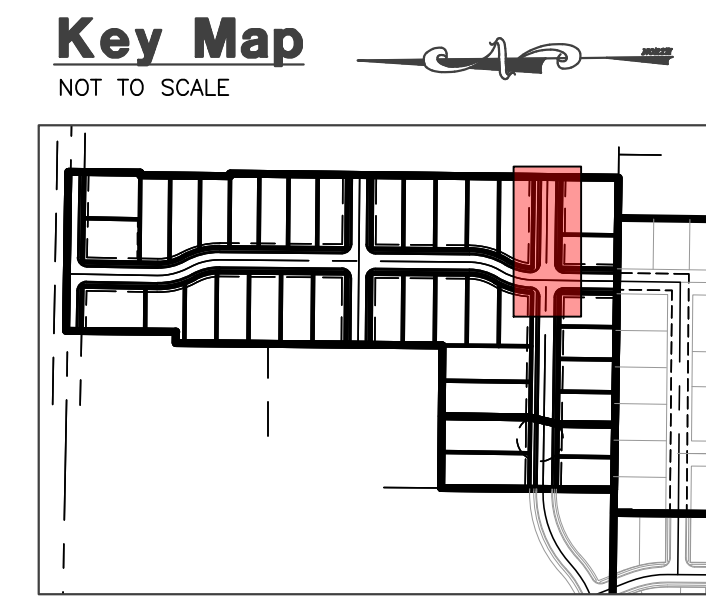
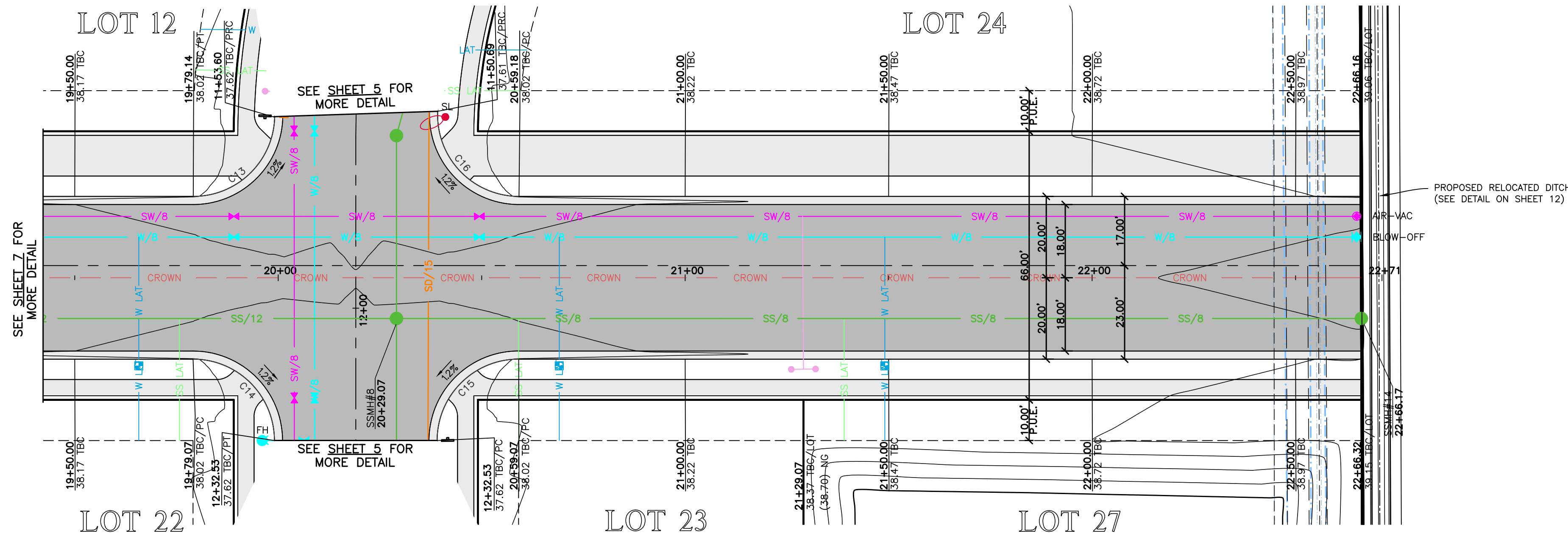


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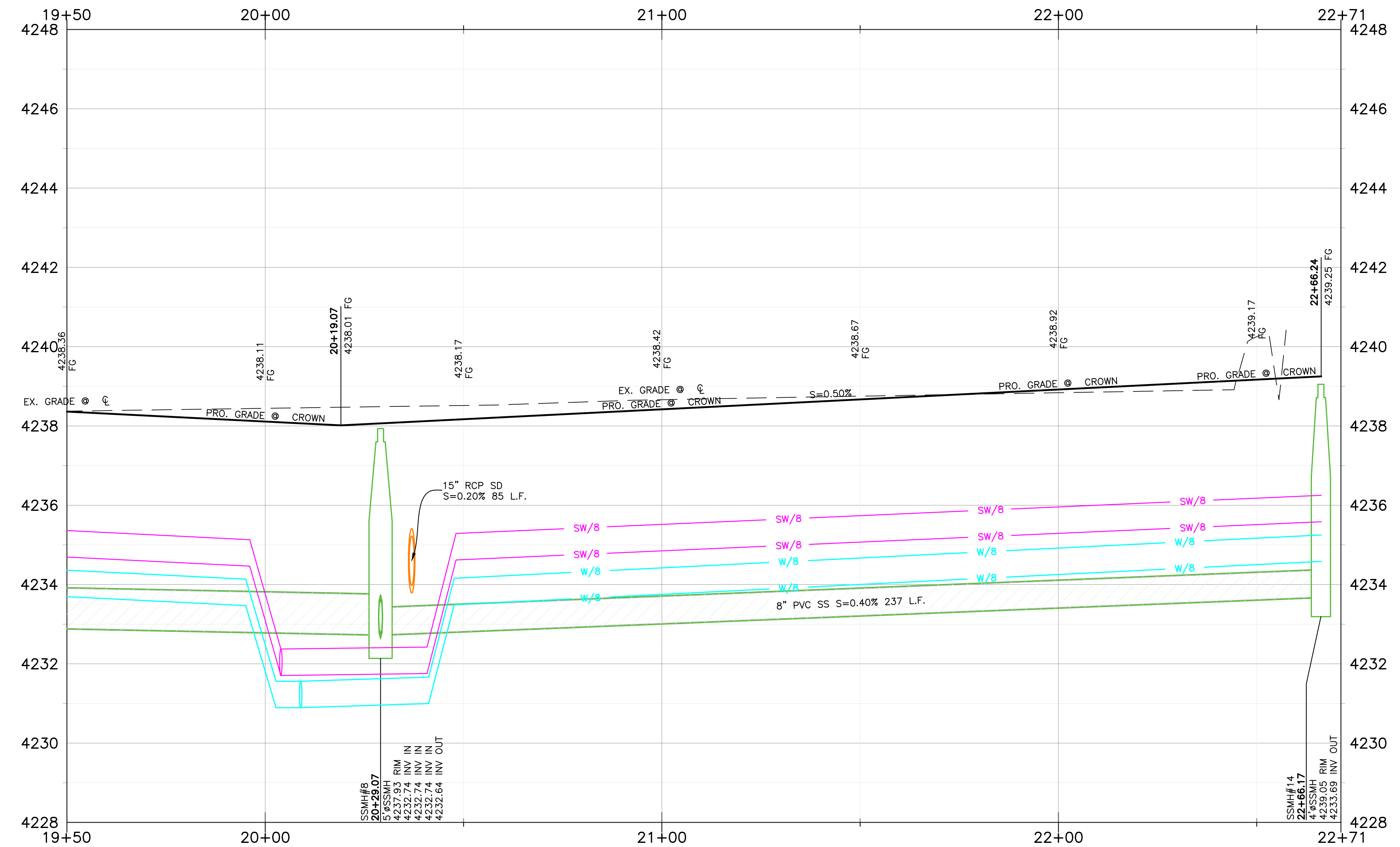
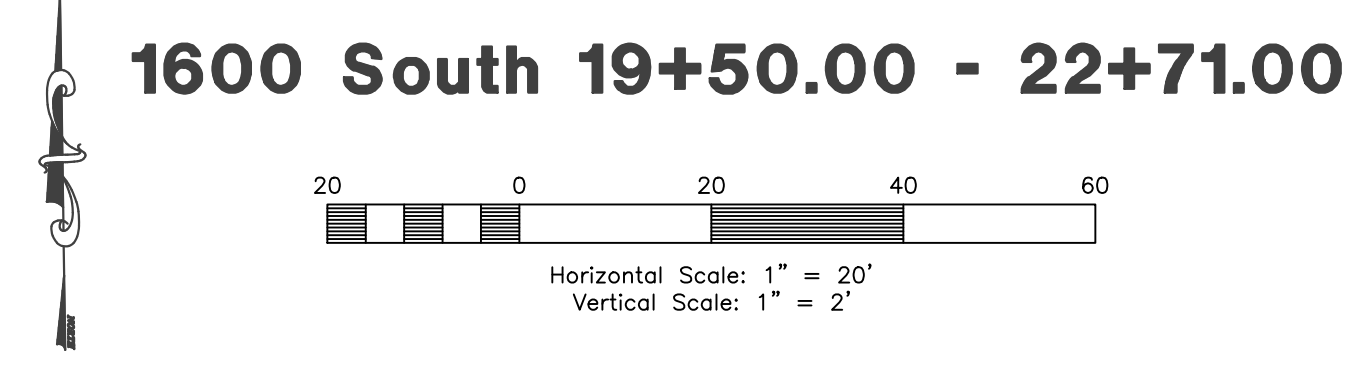
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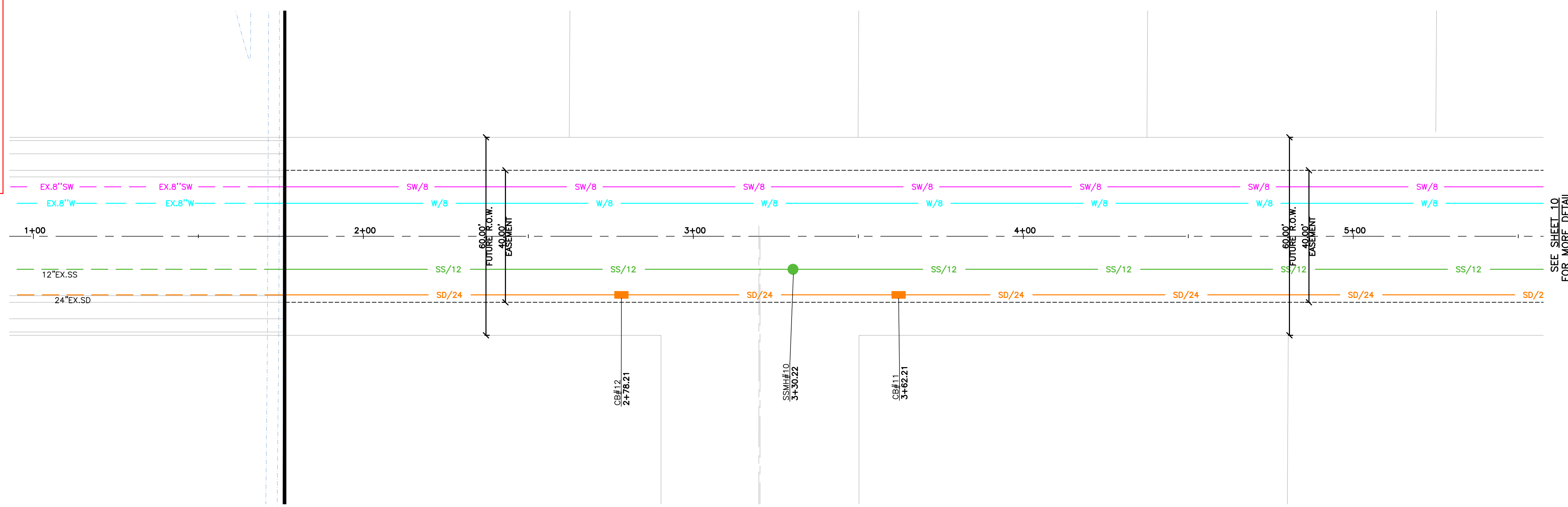
REVISIONS	DESCRIPTION

Anselmi Acres Subdivision
WEBER COUNTY, UTAH

1600 South 19+50.00 - 22+71.00

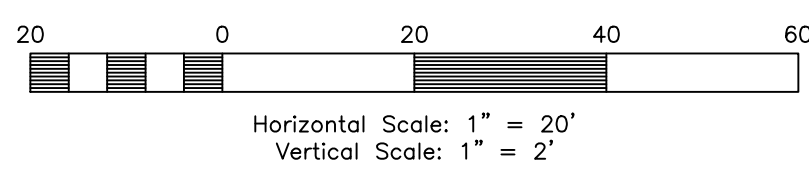
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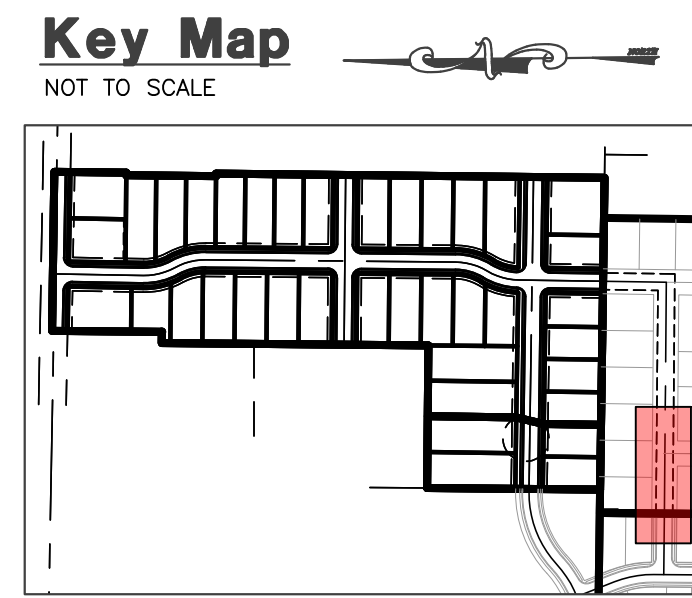
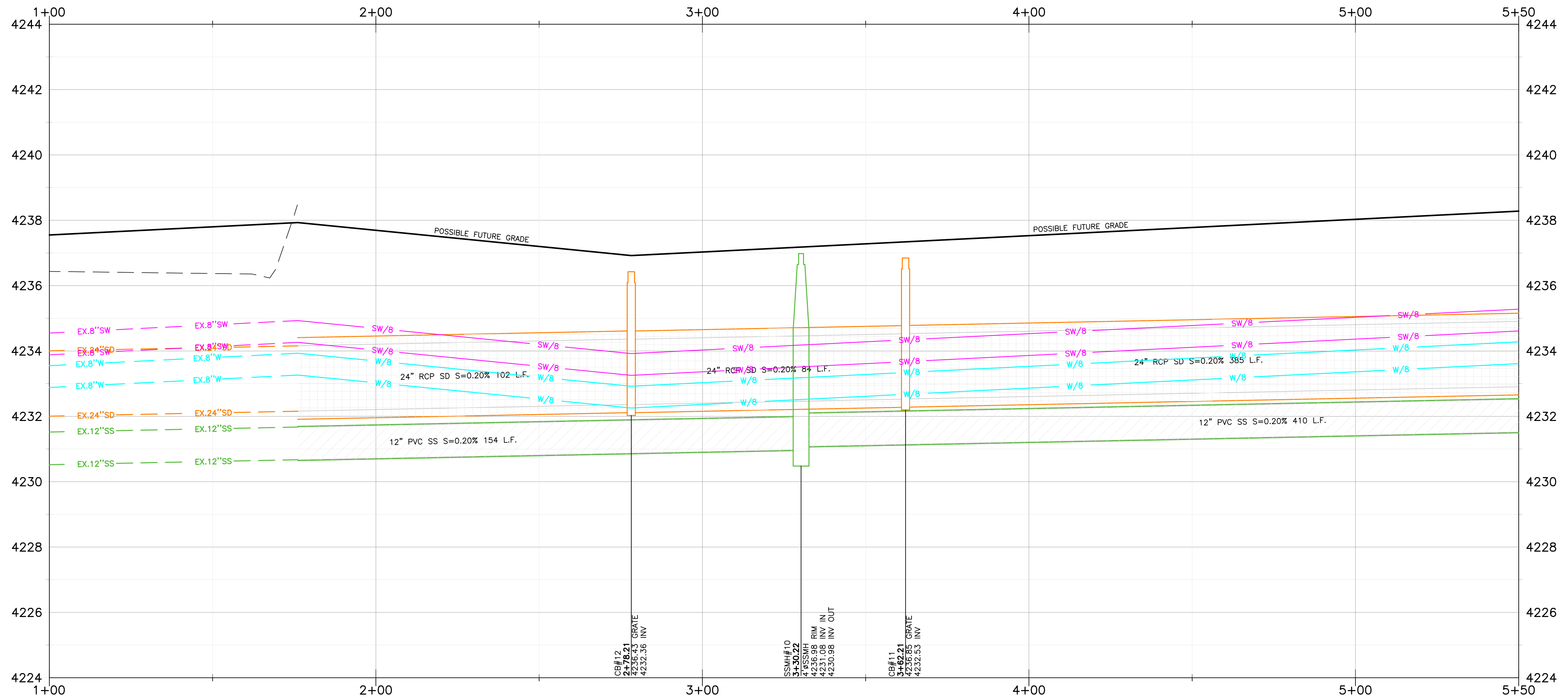


SEE SHEET 10
FOR MORE DETAIL

Outfall 1+00.00 - 5+50.00



RELOCATED DITCH
(SEE DETAIL)



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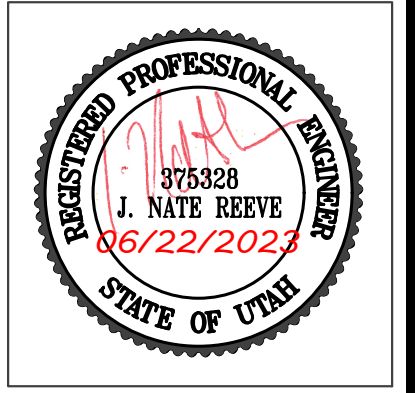
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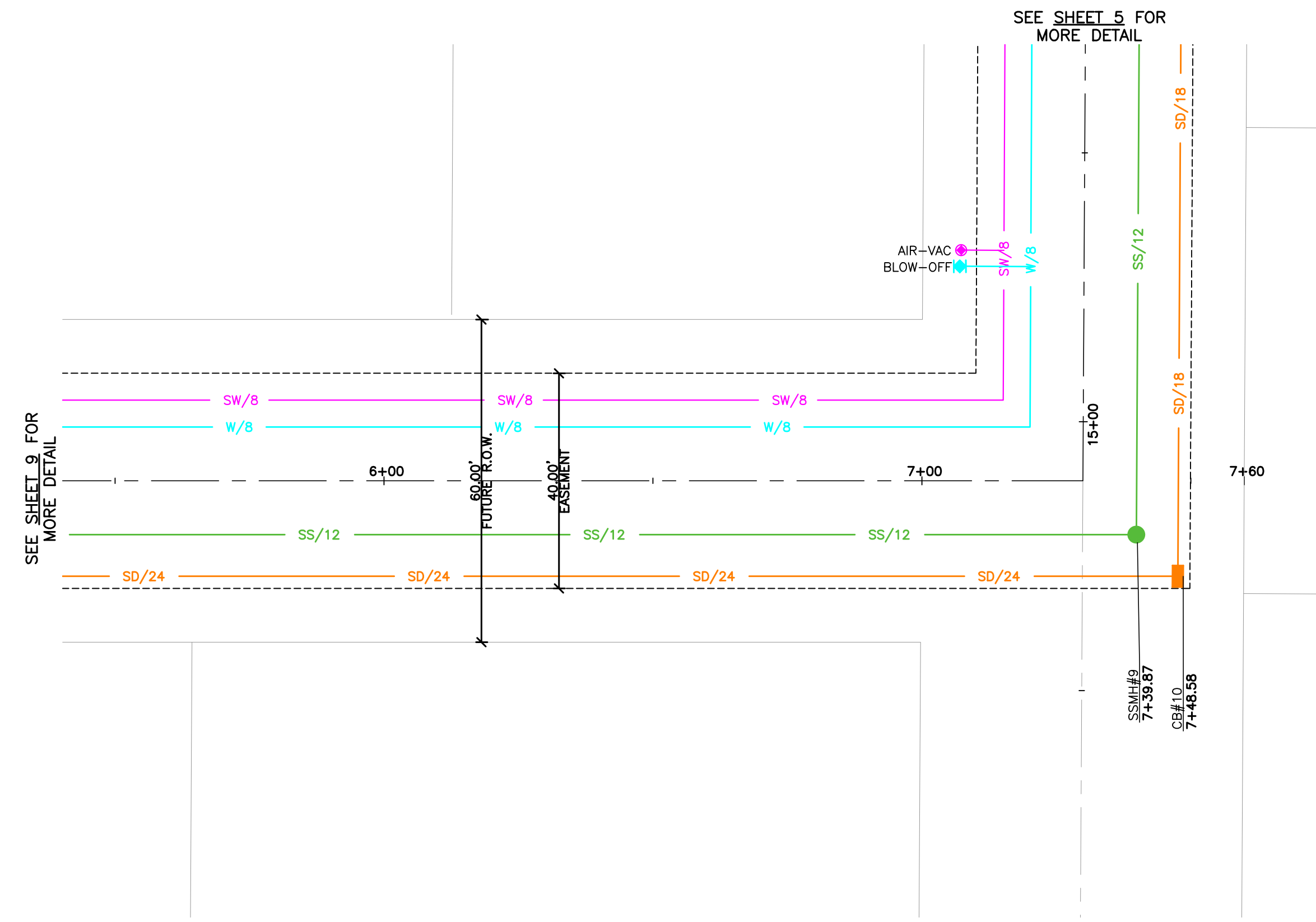
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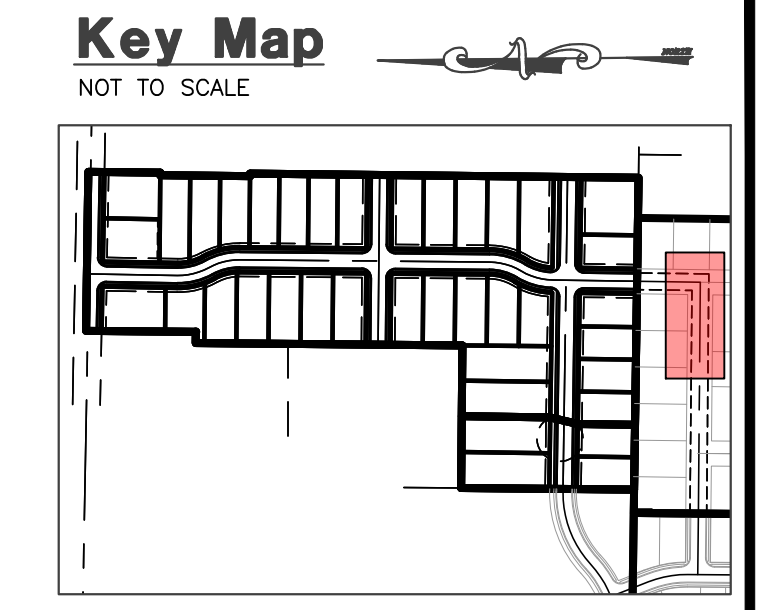
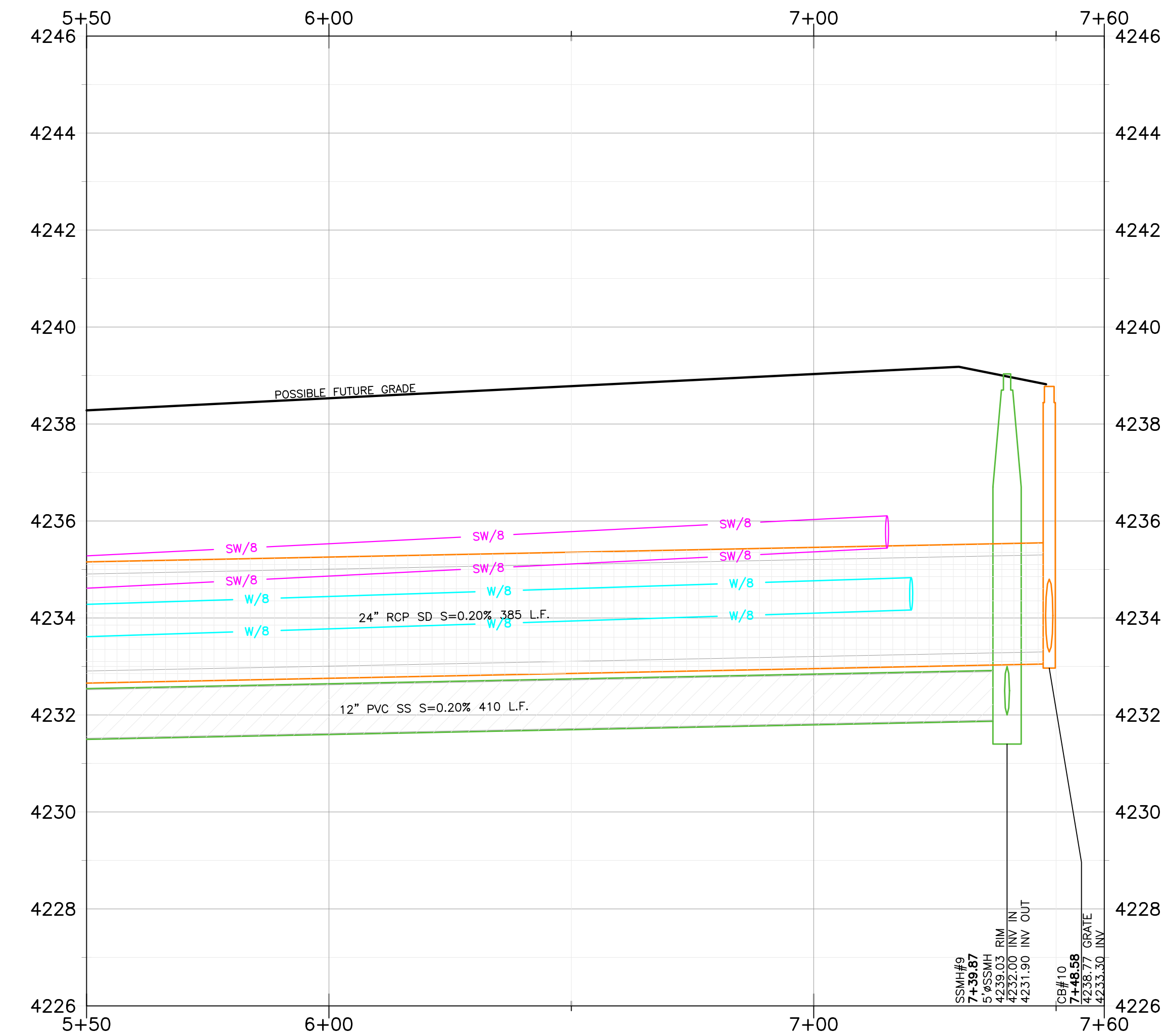
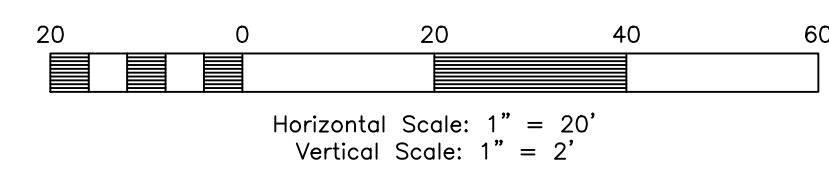
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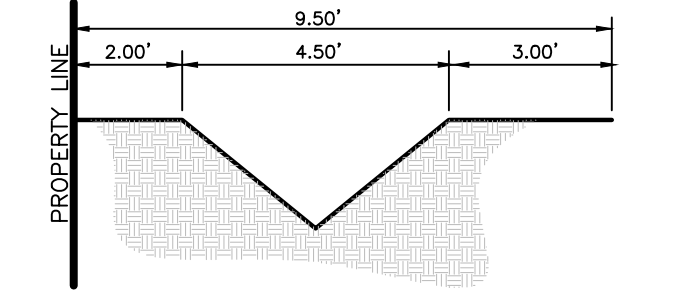
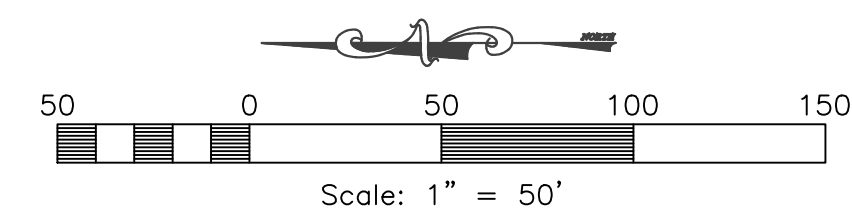
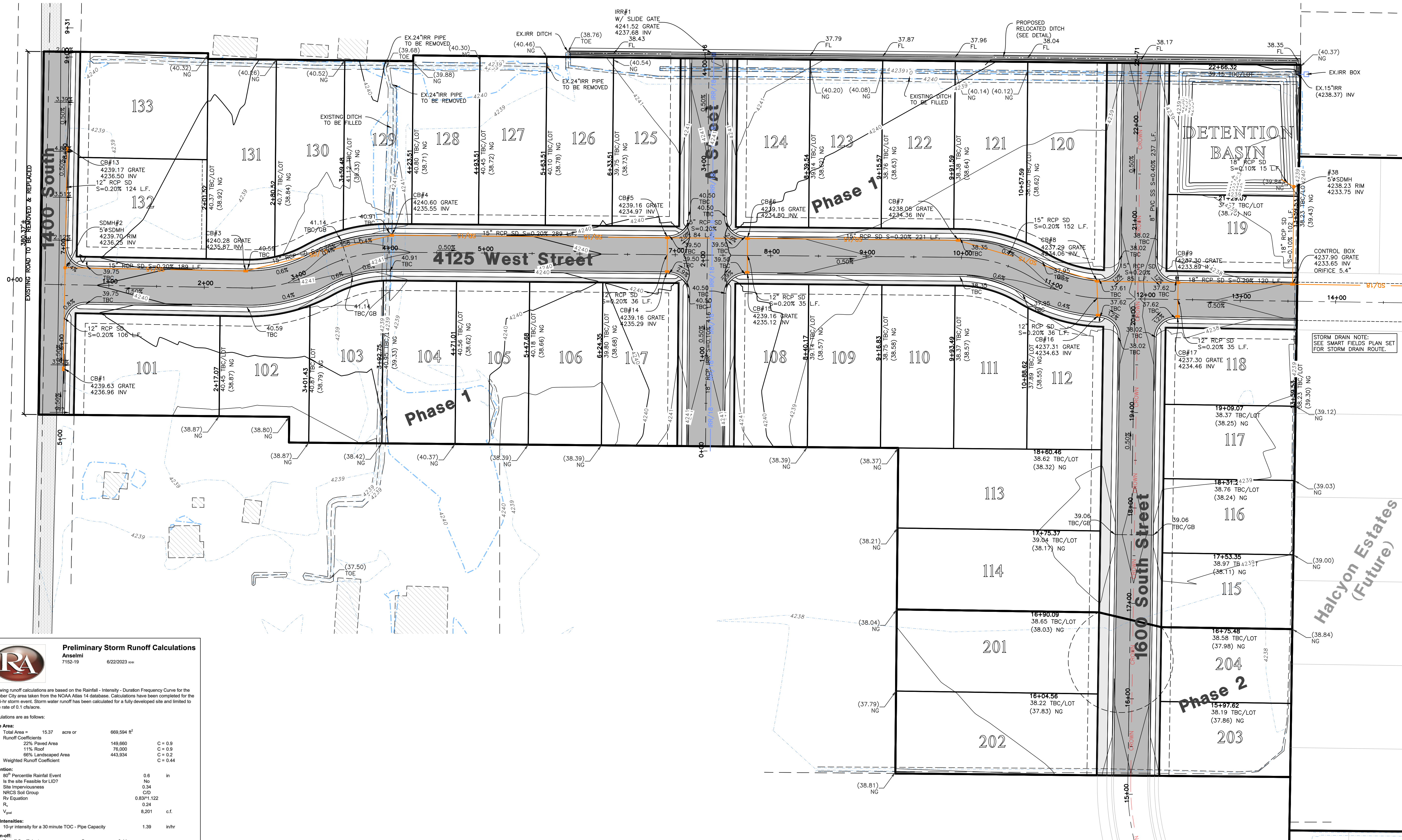
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Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Preliminary Storm Runoff Calculations
Anselmi
7152-19 02/22/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Weber City area taken from the NOAA Atlas 14 databases. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:
Total Area = 15.37 acre or 669,594 ft²
Runoff Coefficients
22% Paved Area 149,660 C = 0.9
11% Roof 76,000 C = 0.9
66% Landscaped Area 443,934 C = 0.2
Weighted Runoff Coefficient C = 0.44

LID Retention:
80th Percentile Rainfall Event 0.6 in
Is the site Feasible for LID? No
Site Imperviousness 0.34
NRCS Soil Group C/D
RV Equation 0.83*1.122
R_v 0.24
V₁₀₀ 8,201 c.f.

Rainfall Intensities:
10-yr Intensity for a 30 minute TOC - Pipe Capacity 1.39 in/hr

Peak Run-off:
Runoff Coefficient C = 0.44
Rainfall Intensity I = 1.39 in/hr
Acreage A = 15.37 ACRES
Q = 9.31 cfs

Volume of Run-off for 100-year Storm Event:
C = 0.44
I = See Below in/hr
A = 669,594.00 ft²
Q(t=0) = 1.54 in/hr (0.1 cfs per acre)

time (min)	time (sec)	I (in/hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.59	44.53	13358	481	12886
10	600	5.00	33.78	20270	922	19347
15	900	4.14	27.97	25175	1383	23791
30	1800	2.79	18.85	33931	2787	31164
60	3600	1.72	11.62	41838	5534	36302
120	7200	0.94	6.38	49923	11068	38855
180	10800	0.64	4.34	48847	16602	30245
360	21600	0.38	2.42	52247	33003	19044
720	43200	0.22	1.49	64214	66406	-2192
1440	86400	0.12	0.84	72386	132812	-60426

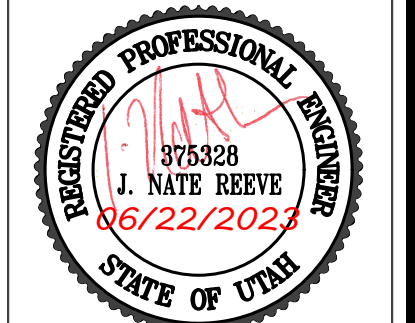
Orifice Sizing:
Given: Q = 1.54 cfs
Z₀ = 64.4 ft³
H = 3.88 ft
Cd = 0.62
R = SQRT(Cd*Q*(7*(64.4+H)^{0.5}))
R = 0.22 feet
D = 2.68 inches
A = 5.36 inches
A = 22.60 inches *2 0.1569 ft²

SUMMARY:
The required 100-yr storage volume is 36,302 cubic feet
The required LID Retention volume is Not Feasible cubic feet
Orifice size is 5.4 inches



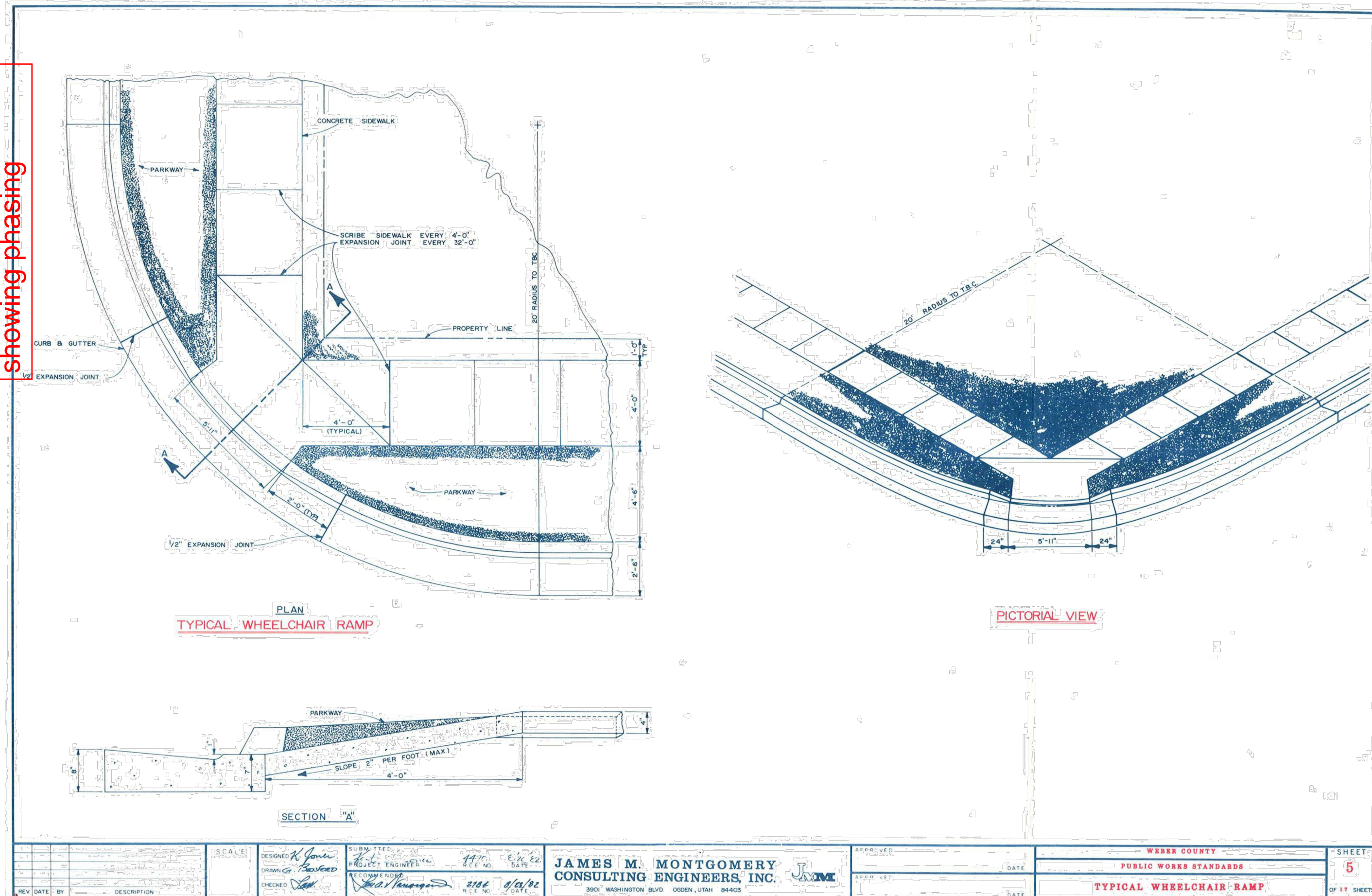
REVISIONS	DESCRIPTION
DATE	

Anselmi Acres Subdivision
WEBER COUNTY, UTAH
Utility Plan

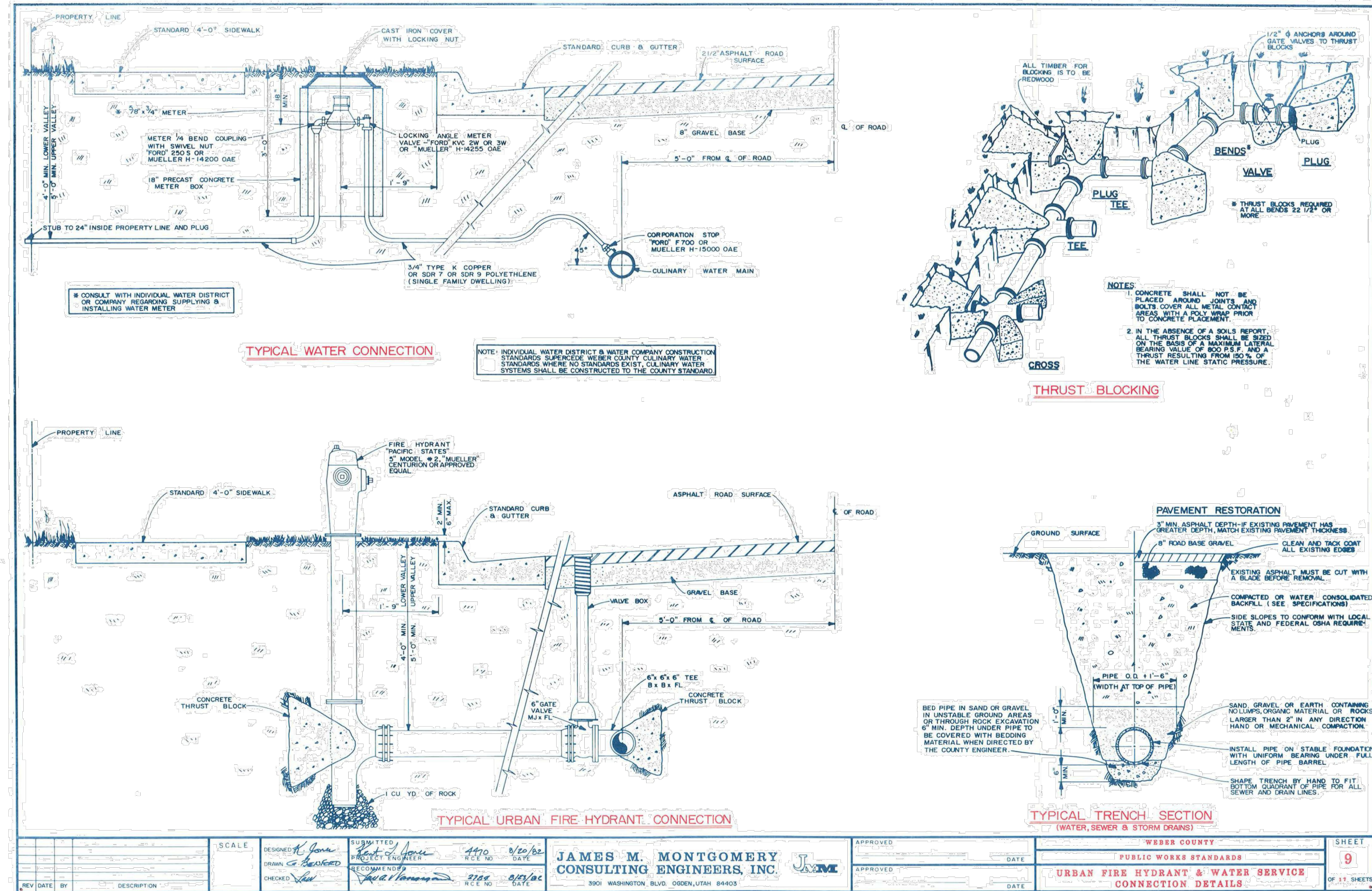


Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: N. FICKLIN
Begin Date: MAY, 2023
Name: ANSELMI ACRES SUBDIVISION
Number: 7125-19

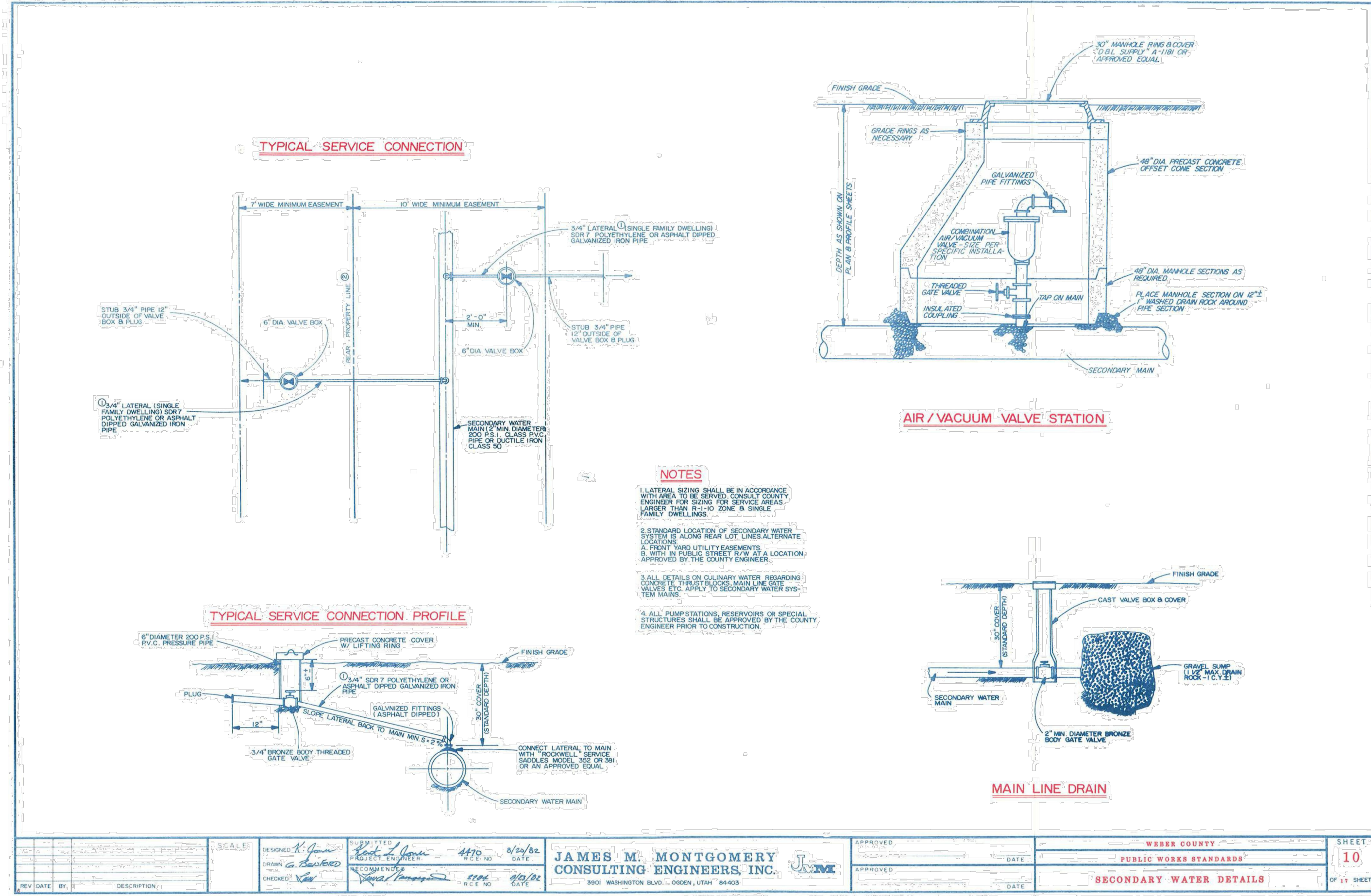
Exhibit A
Preliminary Plan
showing phasing



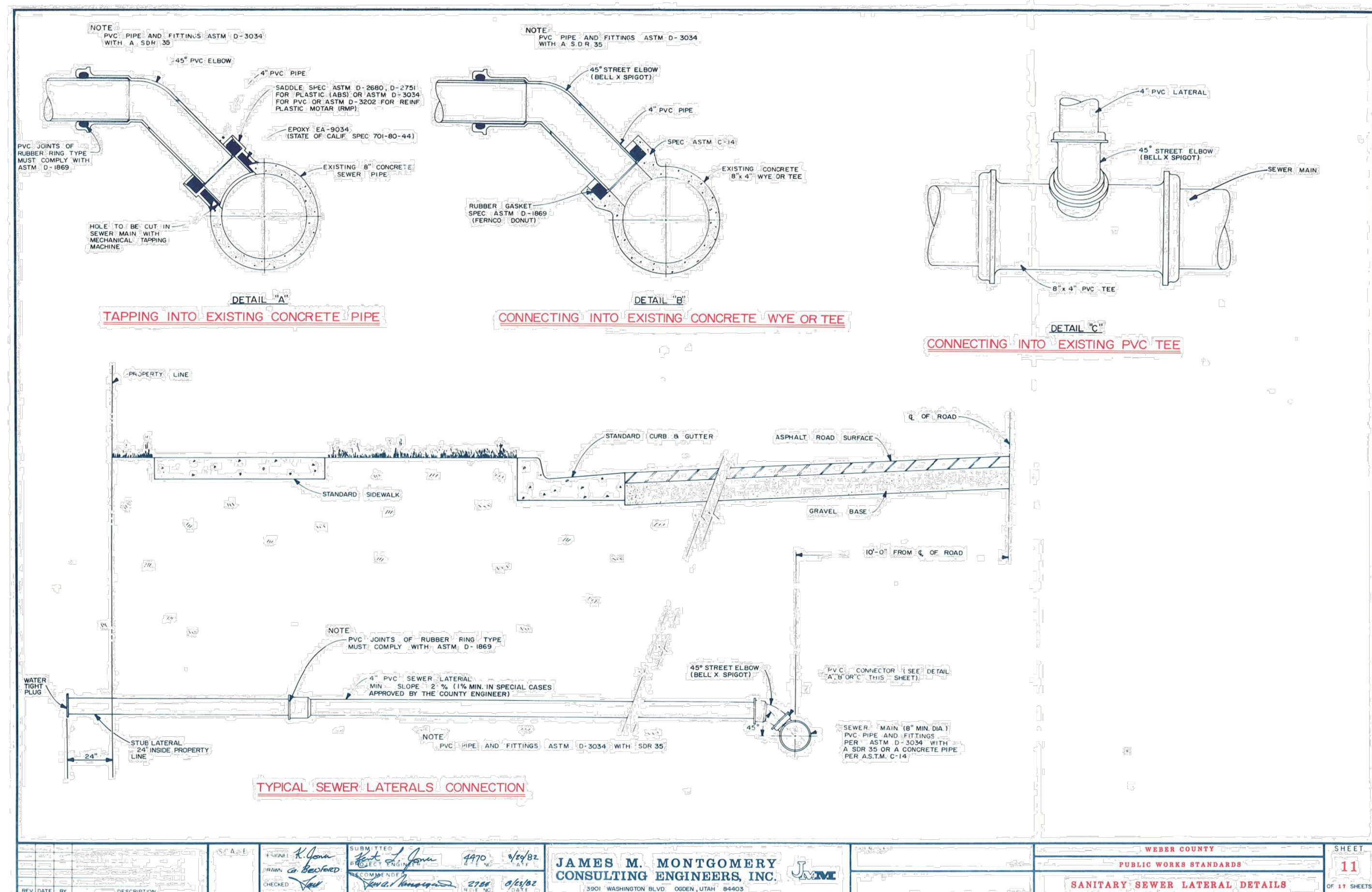
SCALE	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE	WEBER COUNTY	SHEET
	J. NATE REEVE	J. NATE REEVE	4/19/22	J. NATE REEVE	4/19/22	PUBLIC WORKS STANDARDS	5
JAMES M. MONTGOMERY CONSULTING ENGINEERS, INC.							TYPICAL WHEELCHAIR RAMP



SCALE	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE	WEBER COUNTY	SHEET
	J. NATE REEVE	J. NATE REEVE	4/19/22	J. NATE REEVE	4/19/22	PUBLIC WORKS STANDARDS	9
JAMES M. MONTGOMERY CONSULTING ENGINEERS, INC.							URBAN FIRE HYDRANT & WATER SERVICE CONNECTION DETAILS



SCALE	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE	WEBER COUNTY	SHEET
	J. NATE REEVE	J. NATE REEVE	4/19/22	J. NATE REEVE	4/19/22	PUBLIC WORKS STANDARDS	10
JAMES M. MONTGOMERY CONSULTING ENGINEERS, INC.							SECONDARY WATER DETAILS



SCALE	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE	WEBER COUNTY	SHEET
	J. NATE REEVE	J. NATE REEVE	4/19/22	J. NATE REEVE	4/19/22	PUBLIC WORKS STANDARDS	11
JAMES M. MONTGOMERY CONSULTING ENGINEERS, INC.							SANITARY SEWER LATERAL DETAILS

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.rainc.com

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

DATE	
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Anselmi Acres Subdivision

WEBER COUNTY, UTAH

Standard Details

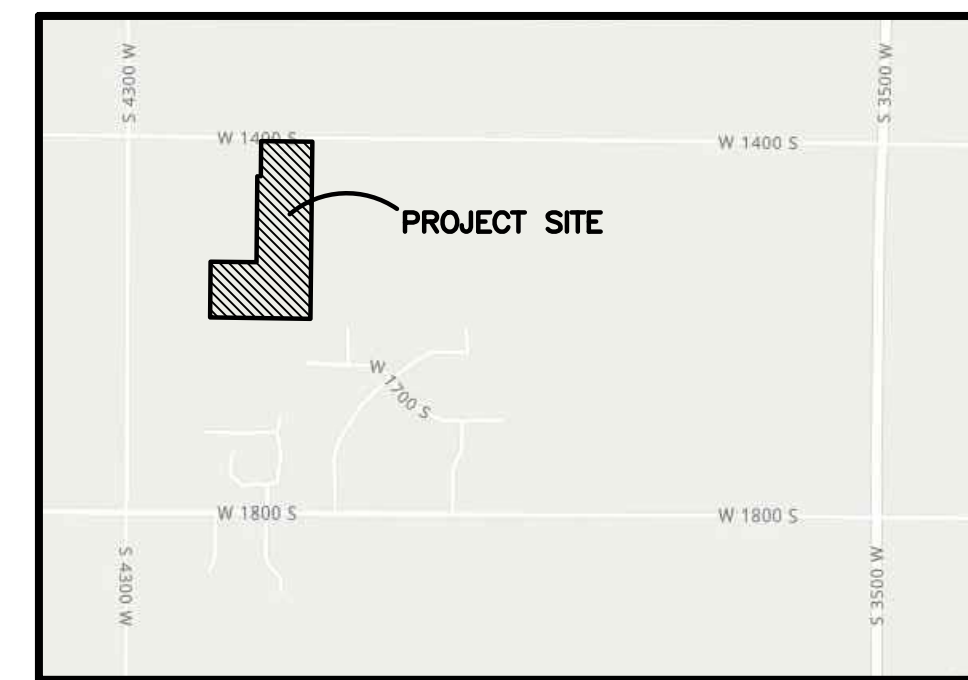
Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
 Begin Date: MAY, 2023
 Name: ANSELMI ACRES SUBDIVISION
 Number: 7125-19

ANSEMI ACRES

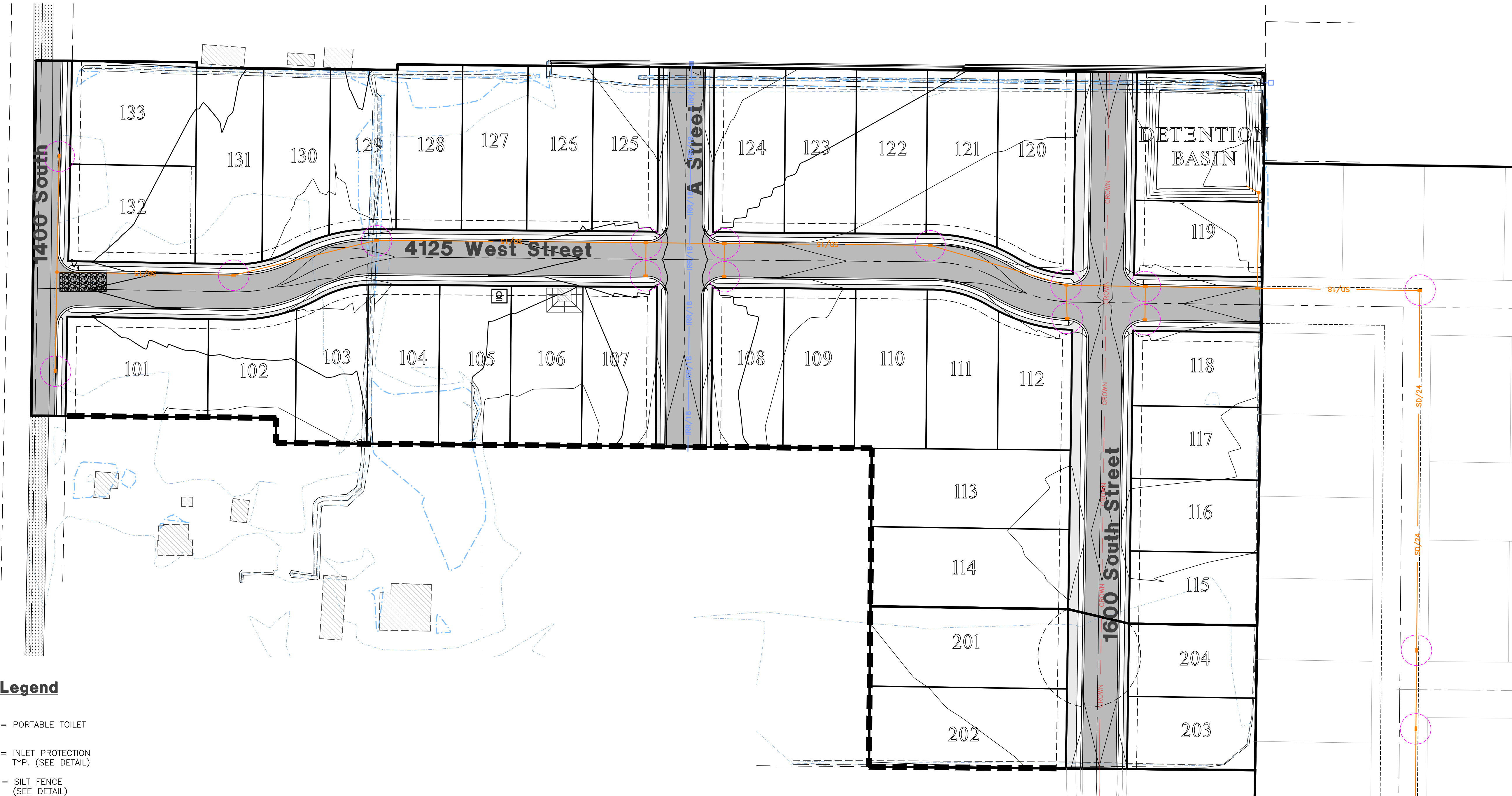
Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
MAY, 2023

Exhibit A
Preliminary Plan
showing phasing



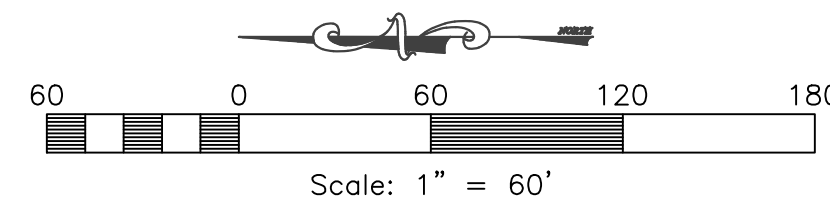
Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY.



Construction Activity Schedule	
PROJECT LOCATION.....	WEBER COUNTY, (UT)
PROJECT BEGINNING DATE.....	MAY 2023
BMP'S DEPLOYMENT DATE.....	MAY 2023
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	SKY HAZLEHURST (801) 837-2020
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

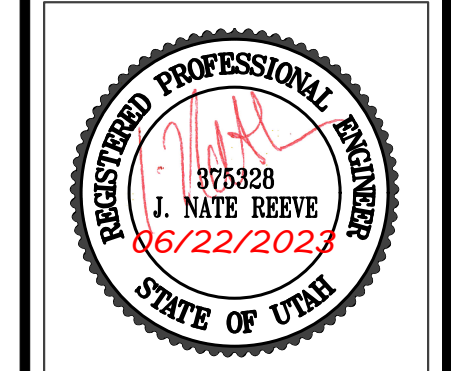
Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.rae.com

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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOTECHNICAL ENGINEERS

REVISIONS	DESCRIPTION
DATE	

Anselmi Acres Subdivision
 WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MAY, 2023
Name:	ANSEMI ACRES SUBDIVISION
Number:	7125-19

MEMO

Date: July 11, 2023

To: Western Weber Planning Commission

From: Felix Lleverino

Re: Zoning Map Amendment Application – Smart fields

The Smart Fields Zoning Map Amendment was presented before the Planning Commission on March 14th 2023. In that meeting, the planning commission forwarded a positive recommendation to the County Commission with the conditions stated in model motion #2. The Smart Fields concept plan with the altered alignment of 1700 South and the approved model motion #2 are included with the memo as Exhibits C and D.

On June 16th the Weber County Planning Division and the developer, Mr. Dade Rose, held a meeting in the Planning Office to discuss pathway and roadway alignments within the Smart Fields development because M. Rose feels that adequate connectivity and efficient roadway alignments are accomplished by the concept plan in Exhibit A.

Mr. Rose requests that the Planning Commission consider an amendment to the conditions stated in the model motion and that they consider accepting the concept plan as shown in Exhibit A.

Should the Planning Commission decide to accept the new concept plan, the Planning Staff recommends approving the revised model motion in Exhibit B to better reflect the intentions of the Smart Fields development plan.

This development is designed to utilize the connectivity-incentivized subdivision ordinance that requires street and pathway design for efficient vehicle and pedestrian commuting. The staff has reviewed that section of the subdivision code for conformity. The topics below are from the code with added commentary on how the development plan generally complies.



Street Blocks: A development plan should be designed to facilitate the creation of neighborhood blocks that are a maximum of 660 feet from one intersection to the other. The Smart Fields concept plan performs well to this test. The distance of block lengths ranges from 305' to 555'.

Street Efficiency: The alignment of roads within a connectivity-incentivized development should be designed to facilitate the shortest connections possible. The concept plan shows multiple connections to the 4300 West major collector street and stubs for future streets from the 1600 South and 1700 South minor neighborhood collector streets.

Intersections: The Smart Fields plan is designed to place four-way intersections where possible while still providing connections to adjacent existing roads.

Directional continuity: The street entry and exit points to this development are in the same direction so they provide users with a consistent direction of travel.

Permanently terminal streets: Dead-end streets and cul-de-sacs are not present within the Smart Fields concept plan.

Alignment and connection to other streets: Streets alignments are designed to connect to existing streets, specifically 4300 West, and 1725 South. The Smart Fields street plan is inclusive of the Halcyon Estates, and Anselmi Acres street plans.

Pathways and sidewalks: A mix of street adjacent and mid-block pathways are designed to fulfill this requirement. The concept plan in Exhibit A displays three 15' mid-block pathways and 10' street adjacent pathways strategically placed at 400' or fewer intervals. A discussion between and developer and the planning division highlighted a possible pedestrian crossing safety issue that could result at the intersection of 1600 South and 1700 South where they would cross 4300 West. A push button-activated crossing at designated locations could serve as a viable solution.



Exhibit A



Smart Fields Subdivision



Exhibit B

2. Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - a. That the concept plan includes a 15' pathway entry-point at the corner of 4400 West and 1700 South
 - b. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - c. The development agreement will specify that the R1-15 zoning will govern the allowed uses.
 - d. Agricultural uses governed by the RE-15 zone code are permitted within the Smart Fields Development on lots greater than 20,000 sq. ft.
 - e. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
 - f. Push button activated crossings for 4300 West are placed at designated locations.
 - g. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - h. The park strips shall have six-inch angular rock or other stable ground covering that is acceptable by the Planning Director and the County Engineer.
 - i. Multiple elements of water-conserving landscape measures, provided in the Smart Fields Landscape Guide, are implemented for all of the lots within the development.

Exhibit C

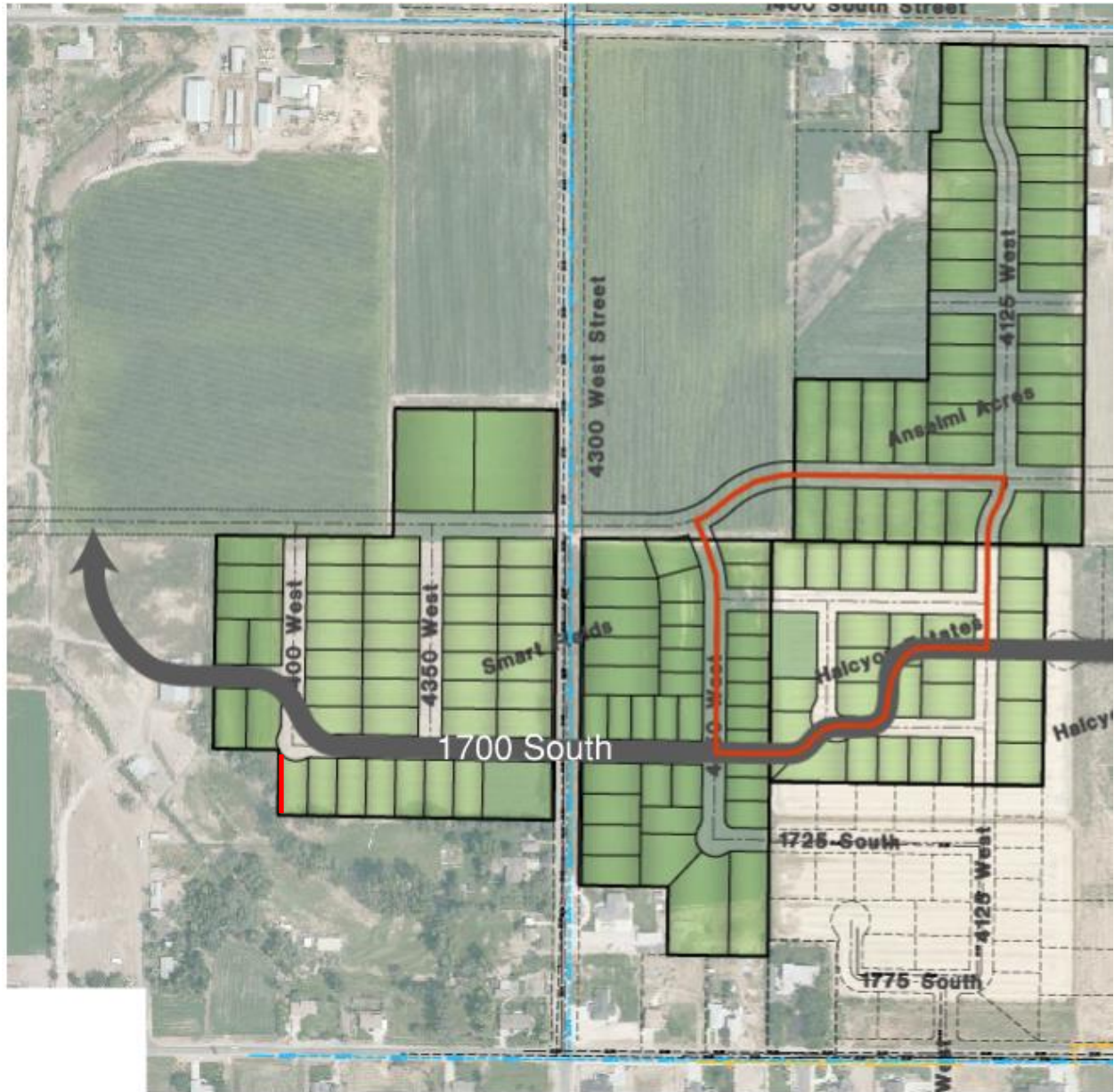


Exhibit D

3. Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - j. That the concept plan includes the appropriate width of right-of-way for 1600 South at 66' and 4300 West at 80'
 - k. The concept plan shall display that 1700 South Street continues through adjacent developments eastward
 - l. That the concept plan includes a 30' pathway southward from the corner of 4400 West and 1700 South.
 - m. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - n. The development agreement will specify that the zoning will govern the allowed uses, except that uses that require a one-half acre of land or more shall not be permitted.
 - o. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
 - p. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - q. The park strips shall have six-inch angular rock
 - r. Multiple elements of water-conserving landscape plans, designed by a licensed landscape architect, are implemented for all lots within the development.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: ZMA 2023-08. A public hearing to consider a proposal to rezone 25.08 acres from A-1 Agricultural to R1-15 Residential zone, property located at 600 S 4700 W, Ogden.

Application Type: Legislative

Agenda Date: Tuesday, July 11, 2023

Applicant: Braiva Construction LLC

File Number: ZMA 2023-08

Property Information

Approximate Address: 600 S 4700 W, Ogden

Zoning: A-1

Existing Land Use: Vacant, residential

Proposed Land Use: Residential

Parcel Number: 15-048-0006, 15-048-0007

Adjacent Land Use

North: Agricultural	South: Vacant residential
East: Agricultural	West: Residential

Adjacent Land Use

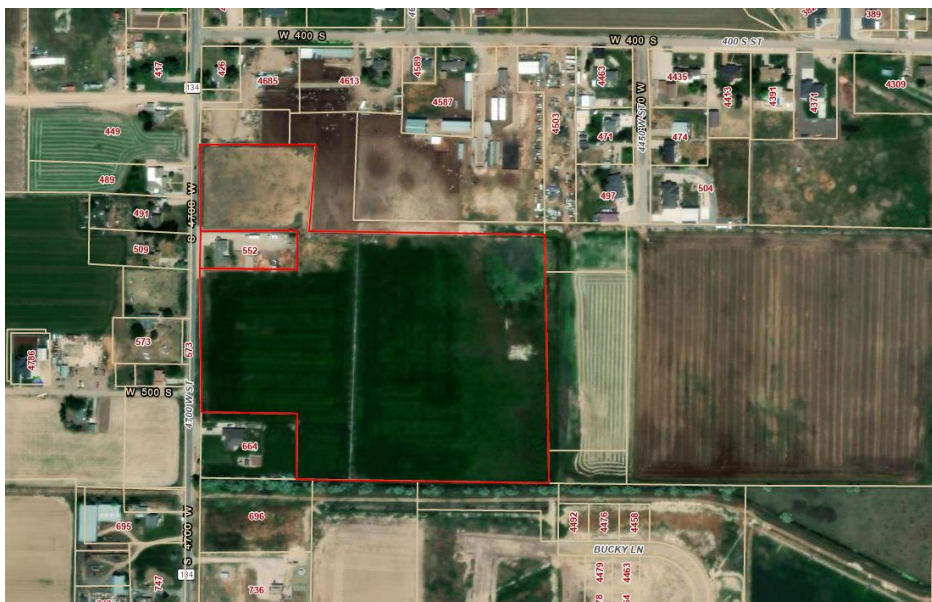
Report Presenter: Steve Burton
sburton@webercountyutah.gov
 801-399-8766

Report Reviewer: CE

Summary

On April 5, 2023 the application was accepted for review. On June 13, 2023, the applicant met with the Western Weber Planning Commission in work session. Prior to submitting the application, the applicant and their professional engineer met with the Planning Division staff to discuss the public street layout. The applicant has also met with, and received direction from UDOT regarding the proposed residential accesses onto 4700 W. This report contains an analysis of the proposal as it relates to the Weber County codes.

Area Map



The following images show the subject properties on the existing zoning map and on the proposed zoning map.



Policy Analysis

Section 102-5-6 of the Land Use Code provides direction regarding the duties of the Planning Commission when taking action on legislative items such as rezones:

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 Planning Commission and County Commission are encouraged to consider the following factors, among other factors they deem relevant:

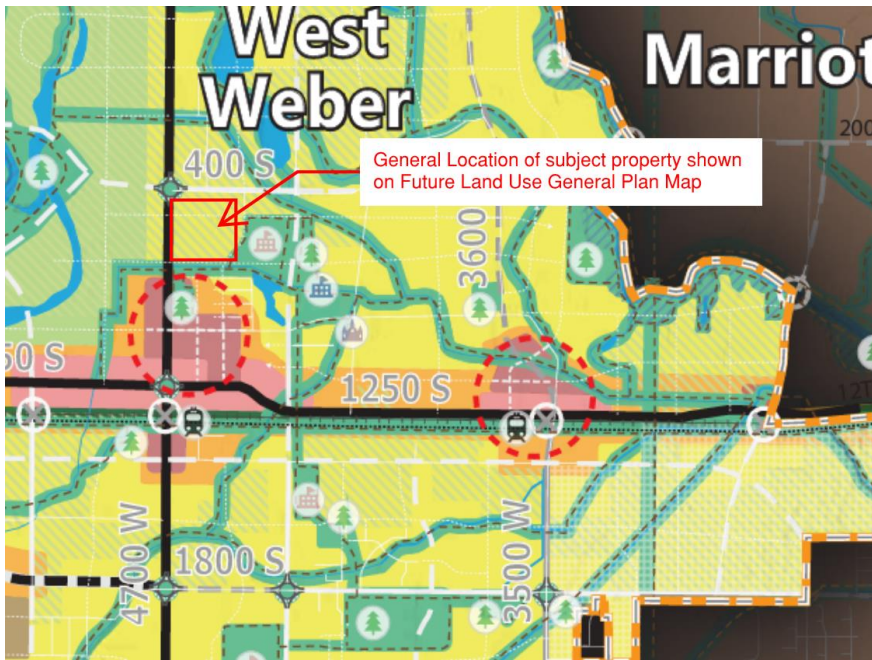
Each of the following sections is the staff's analysis of relevant factors when considering a rezone request. The following sections provide information to help the Planning Commission evaluate the request. Each subsequent section will be titled, County Rezoning Procedure (with its relevant factor).

County Rezoning Procedure (a)

- a. Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

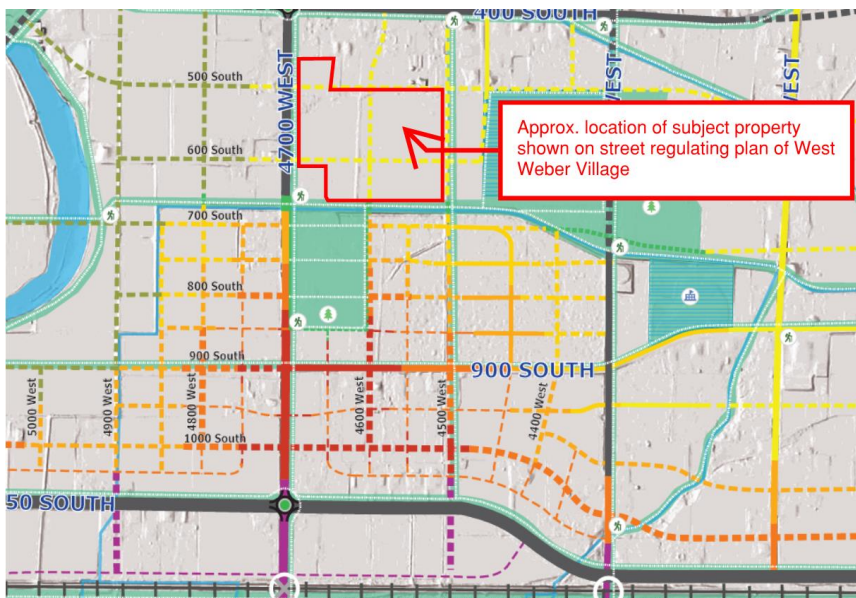
Western Weber General Plan: Below is an image of the property shown on the Future Land Use Map of the Western Weber General Plan. This map indicates that the property has a possibility of being rezoned to allow 'medium sized residential lots'. The General Plan, under Land Use Action Item 1.2.1 states the following regarding medium-sized lots:

In areas planned for medium-sized lots, the County should consider rezoning property to allow 15,000 square-foot lots. Generally, this coincides with the RE-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle 1.4.



The proposal consists of 48 lots intended for single family residential use on lots that are at least 15,000 square feet in area with a lot width of 80 feet per lot. One of the 48 lots consists of an existing duplex.

The General Plan also anticipates a form-based village directly to the south of the proposal. The following image shows the location of the subject property in relation to the form-based village street regulating plan. The applicant's proposed streets align with the expected public streets shown on the street regulating plan of the West Weber Village. The applicant has shown future dedication of 4700 W to be 60 ft half width street as measured from the centerline of the existing street.



County Rezoning Procedure (b)

- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*

The purpose and intent of the R1-15 zone is listed in 104-12-1 as follows:

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.

The surrounding area consists mainly of agriculture and residential subdivision lots ranging in size from one-acre to 10,000 square feet. The project, as proposed will consist of lots no smaller than 15,000 square feet in area, intended for single-family residential use. The proposal will not be incompatible with the overall character of existing development in the area.

County Rezoning Procedure (c)

- c. The extent to which the proposed amendment may adversely affect adjacent property.*

The permitted and conditional uses listed in the R1-15 zone are primarily residential and institutional uses that are not expected to adversely impact adjacent properties. There are currently processes and ordinances that landowners in this area are required to follow during the county's subdivision review and design review process for development of this land. The subdivision and design review process are intended to help mitigate adverse impacts of the allowed uses in each zone.

County Rezoning Procedure (d)

- d. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*

The subject properties are not located within any mapped sensitive lands, as defined by county code. There are no wetlands, geologic hazards, or floodplain mapped on the property.

County Rezoning Procedure (e)

- e. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Staff has not requested traffic mitigation plans at this point. The possible addition of 47 single family dwellings may have a significant impact on the existing public streets in the area, however, it is expected that the impact fees paid by the builders of new dwellings will help keep the existing streets at an acceptable level of service. If the Planning Commission and County Commission would like a traffic mitigation plan, it is recommended to request one before making a decision on the rezone.

County Rezoning Procedure (f)

- e. *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, storm water drainage systems, water supplies, wastewater, and refuse collection.*

The applicant has shown a 60 ft half width street dedication to 4700 W, reflecting the county's expected width for the existing minor arterial street. The applicant is working with UDOT to ensure that the proposed accesses are allowed given the limited access to 4700 W expected by UDOT. The applicant has not yet been given approval of the proposed accesses by UDOT.

During the subdivision review process, the developer may be required to upgrade certain roadway infrastructure as a result of the increased impact to public streets in the area. Planning staff have not requested a traffic mitigation plan or traffic study. The Planning Commission and County Commission may request that information before making a decision on the proposed rezone.

Staff has not reached out to police, schools, and refuse collection to determine if adequate services exist for this rezone, however, the Planning Commission and County Commission may wish to consult these service providers if they feel it is warranted.

The applicant has proposed to pay an in-lieu fee to the Taylor West Weber Parks District, though they have not stated the exact fee per lot.

Staff Recommendation

Staff recommends that the Planning Commission table a decision on the rezoning application until the applicant has done the following:

1. Proposed what the expected fee in-lieu will be per lot.
2. The applicant provides a letter of support from UDOT regarding the proposed accesses based on the street layout recommended by planning staff.
3. The applicant provides a letter of acknowledgement from the expected water and sewer providers to the future subdivision.

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 approve File # ZMA 2023-08, an applicant driven rezone application to amend the zoning map on 25.08 acres from A-1 to the R1-15 zone, property located at 600 S 4700 W, Ogden. **I do so with the following findings:**

Example findings:

- The zone change is supported by the General Plan.
- [_____ add any other desired findings here _____].

Motion to table:

I move that we **table** action on File # ZMA 2023-08, an applicant driven rezone application to amend the zoning map on 25.08 acres from A-1 to the R1-15 zone, property located at 600 S 4700 W, Ogden, 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 # ZMA 2023-08, an applicant driven rezone application to amend the zoning map on 25.08 acres from A-1 to the R1-15 zone, property located at 600 S 4700 W, Ogden. **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 –Proposed concept plan.

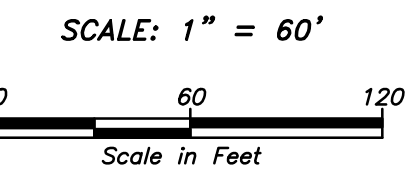
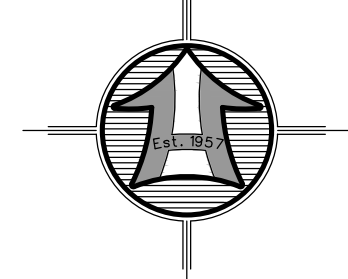
Exhibit B- Application narrative.

WILDER ESTATES

Exhibit A
Proposed concept plan



PROJECT DATA	
PROJECT ZONING:	REZONE
TOTAL PROJECT AREA:	1,092,374 S.F. 25.08 Ac.
TAX ID #'S:	15-048-0007 & 0006



LEGEND

	Subject Property Line
	Interior Lot Lines
	Adjoining Property Line
	Previous Property Line
	Centerline
	Public Utility Easement (PUE)
	Ditch
	Field Separation Line
	Fence Line (Wire)
	Fence Line (wood or Vinyl)
	Street Monument
	Found rebar set by others
	Set 5/8"x24" Rebar With Cap
	Section Corner

Drawn By: BTC Date: 06/29/23

Designed By:

Checked By:

Approved By:

Scale: 1" = 20'

Drawing File: 22-122v19 CP

JOB NUMBER: 22-122

Drawn By: _____ Date: _____

Designed By: _____

Checked By: _____

Approved By: _____

Scale: 1" = _____

Drawing File: _____

JOB NUMBER: _____

PRELIMINARY OVERALL SUBDIVISION PLAN FOR

WILDER ESTATES

600 SOUTH 4700 WEST
WEBER COUNTY, UTAH

A Part of the Southwest Quarter of Section 25
Township 9 North, Range 2 West, S.L.L.&M.

Sheet

1

of

1

Sheets

No. _____

Date _____

By _____

Revision _____

WILDER ESTATES SUBDIVISION

600 South 4700 West
West Weber Area

Introduction

The Wilder Estates subdivision is a residential development at the hub of the recently adopted West-Central Weber Future Land Use Map. The project is located on 26 acres (Tax ID# 15-048-0007 & 15-048-0006) and plays a pivotal interconnectivity role in implementing the West Weber plan. School properties lie in proximity to the east. The project will access from 4700 West Street (SR 134) which is a major corridor to Fremont High School to the north. The Terakee Farms residential subdivision borders the site to the south.

Access

Preliminary conversations with UDOT focused on striving to increase entrance separational distance from 400 South Street. The proposed 500 South Street will allow the existing, southerly-bordering duplex entrance to be closed and access from the new street. 600 South Street is located as far distant as possible from 500 South Street. Discussions with Weber County Planning have been confirmatory of the east-west running streets (500 South & 600 South). The property bordering Wilder Estates to the north (15-048-0024) has a long slender 40-foot strip that lends itself to future half-street development of 500 South. The 500 South alignment allows connection to 4450 West and avoids traversing through the existing residence and out-building on 15-528-0002.

600 South could be considered the primary route through Wilder Estates. The supposition is that the route would continue eastward through the KNL property to the School District property, providing a crucial transportation corridor for the school property (which would otherwise likely overwhelm 4450 West Street).

North-south wise, 4600 West aligns to the south with the Terakee Farms development agreement road. The proposed road would afford connectivity to the 400 South / 4600 West intersection.

Zoning

The site is currently zoned A-1. Although the site is accommodating 1/3-acre lots per the adopted future land use map, a rezone process is still required to effectuate the change.

At three lots per acre, theoretically the 26-acre site could afford 78 lots per net density. Due to lot frontages, lot areas, and avoidance of double-fronting lots, the Wilder Estates layout has 49 proposed single-family lots. The lots all exceed 15,000 SF.

Utilities

Sewering will be to a County system. The site will likely be part of a pioneering master sewer plan endeavor for the area - the design will involve close coordination with County Engineering.

Culinary water will be from the Taylor West Weber Water District (TWW). Such at this early stage has been confirmed by email communications.

The site will be served secondary water by an extension of the Hooper Irrigation pressurized system in 900 South Street.

Implementing the utilities at this hub location in the West Weber plan is no small feat, and is pivotal to the very culmination of the plan.

Storm drainage-wise, the site is very flat and will probably involve the loss of one lot for a drainage pond.

Parks

As mentioned above, the transportation interconnectivity and utility installations are vital for the implementation of the West Weber plan. Any parks contribution is requested to be fulfilled by an in-lieu fee.

Conclusion

The Wilder Estates subdivision is located at a crucial hub location in the recently adopted West Weber Future Land Use Plan. The advanced layout is based on interconnectivity fulfillment towards the West Weber Plan, as well as UDOT mandates.



Staff Report to the Western Weber Planning Commission and Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Agenda Item: ZTA 2023-04. A public hearing to consider a county initiated ordinance amendment to implement water-wise landscaping regulations that align with the Weber Basin Water Conservancy District turf removal incentives.

Agenda Date: Tuesday, July 11, 2023 (Western Weber)
Tuesday, July 18, 2023 (Ogden Valley)

Applicant: Weber County

File Number: ZTA 2023-04

STAFF INFORMATION

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

Report Reviewer: CE

Applicable Ordinances

Weber County Code, Part II, Title 108 Standards
Chapter 108-1 Design Review
Chapter 108-2 Architectural, Landscape, and Screening

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

Weber Basin Water Conservancy District is administering water-wise landscaping incentives to communities that have adopted specific landscaping requirements intended to restrict the use of irrigated turf grass. The attached ordinance amendments will implement Weber Basin's landscaping requirements for municipalities and counties to adopt, and if adopted, will allow residents in unincorporated Weber County to participate in the District's "Flip your Strip" and "Landscape Lawn Exchange" programs.

The most notable change to the current landscaping regulations is the addition of 108-7-12 titled "Water-wise Landscaping". This section restricts new single-family residential developments from having no more than 35 percent of the front and side yard of a lot or parcel to include irrigated turf grass, and no more than 3,000 square feet of total lot area to be irrigated turf grass. The section also restricts commercial, industrial, institutional, and multi-family residential developments to having no more than 15 percent of the total landscaped area to be irrigated turf grass.

Policy Analysis

Both the Western Weber General Plan and the Ogden Valley General Plan anticipate that the county will consider new water conservation methods. The following paragraphs are intended to highlight each planning area's general plan policies regarding water conservation techniques.

Western Weber General Plan: The 2022 Western Weber General Plan mentions the high water demand for the predominant 40,000 square foot lot in the area. The general plan states, "Replacement of existing turf grass with water-wise landscaping and irrigation practices can significantly reduce this water demand" (pg. 145, Western Weber General Plan, 2022). Resource Management Principle 11.1.3 states, "Continue to monitor drought conditions and search for opportunities to implement water-wise and water conservation best practices (pg. 202, Western Weber General Plan, 2022).

Ogden Valley General Plan: The 2016 Ogden Valley General Plan Utilities and Public Services Implementation 1.3.2 states, "Explore water conservation techniques and education, such as public outreach, metering secondary water, increasing block rate structures, etc." (pg. 46, Ogden Valley General Plan, 2016).

Staff Recommendation

Staff recommends that the Planning Commission consider ZTA 2023-04 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 water conservation.

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 2023-04. 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 2023-04 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 2023-04. 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. Draft ordinance language

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2

3 **Sec 108-1-4 Considerations In Review Of Applications**

4

5 (c) *Considerations relating to landscaping.*

6 (3) A minimum landscape space of ten percent of the project area shall be provided with
7 consideration of drought resistant and water conserving landscape materials, or as required in
8 Chapter 108-2.

9 (7) *Landscape standards.* Plant sizes at the time of installations shall be as follows:

10

- 11 f. ~~Turf grass, if used, shall be limited to no more than 50 percent of the landscaping~~
12 ~~requirement. See Sec. 108-7-12 for the maximum area that may be irrigated turf grass.~~
13 i. ~~Water conserving landscaping methods and materials are recommended and encouraged.~~

16 **Sec 108-2-5 Minimum Standards And Guidelines; General Landscaping**

17 (a) *Minimum landscaped area.* Sites shall have a minimum of 20 percent of the total lot area
18 landscaped, ~~and a minimum of 80 percent of the landscaping shall be living plant materials. In~~
19 ~~Western Weber County, the land use authority may reduce the living plant material to 40~~
20 ~~percent if all landscaped area is xeriscaped with drought tolerant plants and, if necessary for the~~
21 ~~plants to survive, is sufficiently watered with a drip system.~~

22 (b) *Maximum turf grass area.* See Sec. 108-7-12 for the maximum area that may be irrigated turf
23 grass. ~~A maximum of 50 percent of the total landscaped area shall be planted in turf grass.~~

24

26 (f) *Parkstrips.* All parkstrips shall be landscaped in a manner that complies with the following:

- 28 (1) All parkstrips shall be landscaped with six inch angular rock. The parkstrip may be
29 interspersed with drought tolerant shrubs, ornamental grasses, or flowering plants.
30 (2) All plantings shall be maintained by the landowner in compliance with Section 108-7-
31 7.030 Clear View of Intersecting Streets.
32 (3) In subdivisions where trees are required to be installed within parkstrips, the landowner
33 is required to install a drip system with drip emitters rated at 5 gallons per hour or less.
34 ~~a native grass mixture that is low growing. Automatic watering of parkstrip landscaping~~

Commented [B1]: Added 'may be' since planning commission. Took away 30 percent coverage requirement because it could look OK with just rock.

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35 ~~shall also be required. Parkstrip landscaping shall not be included in the total area and~~
36 ~~turf grass percentage requirements listed in subsections (a) and (c) of this section.~~

37

38 (i) Plant material. Plant material shall be as follows:

39 (1) **Quality.** Initial plantings used in conformance with the provisions of this chapter shall be
40 in good health and capable of flourishing.

41 (2) **Size.** Plant sizes at the time of installation shall be as follows:

42

43
44 e. Groundcover. Groundcover may be used ~~in place of turf grass~~ to meet
45 landscaping area requirements provided it is planted densely enough that it will
46 grow into reasonably full and even coverage within two growing seasons after
47 planting.

Commented [B2]: In place of turf grass sounds weird. I don't know why.

48
49 f. Turf grass. Turf grass species shall be hardy to the site and be of the type
50 normally specified for the area. ~~A drought tolerant fescue seed blend is strongly~~
51 ~~encouraged.~~ Turf may be planted by sodding, plugging, sprigging or seeding.
52 Application rates for plugs, sprigs and seed shall be high enough to provide even
53 and uniform coverage of turf within one growing season after planting.

54

55 (3) **Selection.** Plants used in conformance with the provisions of this chapter shall be hardy
56 and capable of withstanding the extremes of the climate of the site. ~~The use of drought~~
57 ~~tolerant and native plants is strongly encouraged where site conditions can support~~
58 ~~them.~~

59

60 Sec 108-2-6 Minimum Standards—Off-Street Parking

61 (a) *Landscaping between parking and street.* A continuous landscape area shall be provided
62 between the edge of an off-street parking area or other vehicular use area and an adjacent
63 street right-of-way. The minimum landscaping shall consist of the following:

64

65 (2) *Shrubs and groundcover.* In addition to trees, the landscape area shall be planted with
66 low shrubs, or groundcovers, ~~or turf grass, provided the turf grass does not exceed the~~
67 ~~requirement of Section 108-2-5(c).~~ The total combined height of earthen berms and
68 plant materials, excluding trees, shall not be less than 18 inches and not more than 48
69 inches. ~~Planting schemes which minimize turf use, and promote xeriscape or water-~~
70 ~~conserving principles are strongly encouraged.~~

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108-7-12 Water-wise Landscaping

The following water-wise landscaping standards apply to all new development:

- (a) In single-family residential developments, no more than 35 percent of the front and side yard of a lot or parcel, and no more than 3,000 square feet of total lot area, may be irrigated turf grass; and
- (b) In commercial, industrial, institutional, and multi-family developments, no more than 15 percent of the total landscaped area may be irrigated turf grass. This provision shall not apply to active recreational areas that meet the design and landscape standards of Weber Basin Water Conservancy District; and
- (c) Irrigated turf grass in a barkstrip and any other yard area with a width of less than eight feet is prohibited.

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Commented [B3]: Not Weber Basin, just staff suggestion

Commented [B4]: *Turf grass* means a contiguous area of grass and the surface layer of earth held together by the grass roots.

Commented [B5]: *Parkstrip* means, if curb and gutter is present, the area within the street right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.