

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 24, 2024
4:00 p.m.**

1. Minutes: January 17, 2024

2. Administrative Items

3.1 **LVA042723**. Request for a recommendation of final approval of Anselmi Acres Subdivision Phase 3, consisting of 7 lots located at approximately 4300 W 1600 S. **Planner: Felix Lleverino**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

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

Minutes of January 17, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Marta Borchert, Secretary

1. Minutes: December 20, 2023 Approved
2. Administrative Items

2.1 LVT102323 - Request for final approval of the Orchards at JDC Ranch Phase 1, located at 2850 W 2600 N, Plain City. Planner: Tammy Aydelotte

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 includes 39 cluster single-family cottage lots with 6.2 acres of open space.

On September 19, 2023 the Western Weber Planning Commission recommended preliminary approval of the application. The development agreement associated with the property requires the preliminary plan to be reviewed by the County Commission after receiving approval from the planning commission.

On October 3, 2023, the County Commission granted preliminary approval. Including this phase, the Master Developer is platting 39 out of the 725 units allowed under the development agreement, leaving 686 residential units left to plat in other phases of development. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Staff recommends final approval of the Orchards at JDC Ranch Phase 1 at 2850 W 2600 N, Plain City.

This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. **Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.**
2. **Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.**
3. **The applicant will be required to indicate the types of trees that will be installed in the park strips.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **The proposed subdivision complies with applicable County ordinances and development agreement.**

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned

*Respectfully Submitted,
June Nelson
Lead Office Specialist*



Staff Report to the Weber County Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	LVA010424. Request for a recommendation of final approval of Anselmi Acres Subdivision Phase 3, consisting of 7 lots located at approximately 4300 W 1600 S.		
Type of Decision:	Administrative		
Agenda Date:	Wednesday, January 24, 2024		
Applicant:	Jake Young		
Approximate Address:	4300 W 1600 S		
Project Area:	2.86 acres		
Zoning:	R1-15		
Existing Land Use:	Vacant/Agricultural		
Proposed Land Use:	Residential Subdivision		
Parcel ID:	15-057-0059		

Adjacent Land Use

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

Staff Information

Report Presenter:	Felix Lleverino fleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 12 Residential Estates Zones R1-15
- Title 106, Subdivisions

Background

A rezone of this land from Agricultural (A-1) to Residential (R1-15) was unanimously approved by the Weber County Board of Commissioners on December 5th, 2023.

Phase 1 was granted final approval from the County Commissioners in a meeting held on December 19th, 2023

Phase 2 was granted final approval in an administrative review meeting held on December 20th, 2023.

Phase 3 is to be presented before the Planning Director on January 24, 2024.

Summary

The applicant is requesting final approval of Phase 3 of the Anselmi Acres Subdivision after completing the application requirements, the preliminary subdivision requirements, and submitting a final subdivision plat for review. Participating county agencies have posted review comments that will be addressed by minor revisions.

The developer intends to install the subdivision improvements for phase 3 before the improvements for phases 1 and 2. A 66' wide public road built for this development will connect to phases 1 and 2 of the Anselmi Acres Subdivision and the Smart Fields Subdivision. The road cross-section, which includes street trees and a 10' street-adjacent pathway, of Anselmi Acres is attached to this report as Exhibit E. Road dedication of 4300 West Street will accommodate for an 80' ROW.

Stormwater detention facilities within phase 3 are designed at the appropriate capacity to serve phases 1, 2, and 3.

Analysis

General Plan: Medium to large lot residential lots should be allowed if smart-growth principles are implemented. This proposal is designed for road and pathway connectivity and will contribute funds to the Parks District.

Zoning: The purpose and intent of the R1-15 is to provide for single-family residential development built within areas that have access to service districts and utilities.

Lot area, frontage/width and yard regulations: Each lot within this development is designed to conform to the standards of the R1-15 zone. The staff has included an image in Exhibit A of the final subdivision plat that indicated each lot falls within the mid 9,000 square foot range with the exception of lot 307, which is roughly 32,000 square feet. The plan submitted is largely similar to what was approved in the development agreement.

Culinary water, secondary water, and sanitary sewage disposal: Taylor West Weber Water District has issued a final will-serve letter for all three phases. The water and pressurized secondary water lines must be installed and tested to District standards.

Hooper Irrigation Company has submitted a preliminary will-serve letter. The final subdivision plat includes a signature block for the company, which will ensure that the subdivision plat is not recorded until the Hooper District has approved the plans and received payment and water shares have been turned in to Hooper Irrigation.

The Central Weber Sewer District has provided a will-serve letter. Annexation into the District is required to be complete before the subdivision plat is recorded.

Review Agencies: The Planning Division will require that the plat include a sub-title stating that this is a Connectivity Incentivized Subdivision, the Weber Fire District will require a fire hydrant every 500 feet along the roadway, and the County Surveyor has posted final redlines to the subdivision plat. The County Engineering Department is currently reviewing the final plat and will review the civil plans once submitted.

Public Streets and Pathways: The public street referred to as 1600 South Street will be a 66' public ROW with a 10-foot trail along the north side of the street.

Previous approvals: The final development agreement 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 Phase 3 of the Anselmi Acres Subdivision, consisting of 7 lots, be approved. This recommendation is conditioned upon compliance with all county review agency requirements and the conditions listed below:

1. The County Engineer shall approve of the final civil drawings
2. The donation of \$2,000.00/lot to the parks district listed in the development agreement will be paid by the developer before the Phase 3 subdivision plat records.
3. The water districts shall sign the final plat before the subdivision plat is recorded.
4. The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements, to be reviewed and approved by county staff before the subdivision plat records.
5. This property shall be annexed into the Central Weber Sewer District before recording.

The following findings are the basis for the staff recommendation:

1. With conditions imposed, the project complies with the approved development agreement.
2. The project conforms to the general plan.
3. With conditions imposed, the project meets the requirements of the Weber County Land Use Code.

Area Map

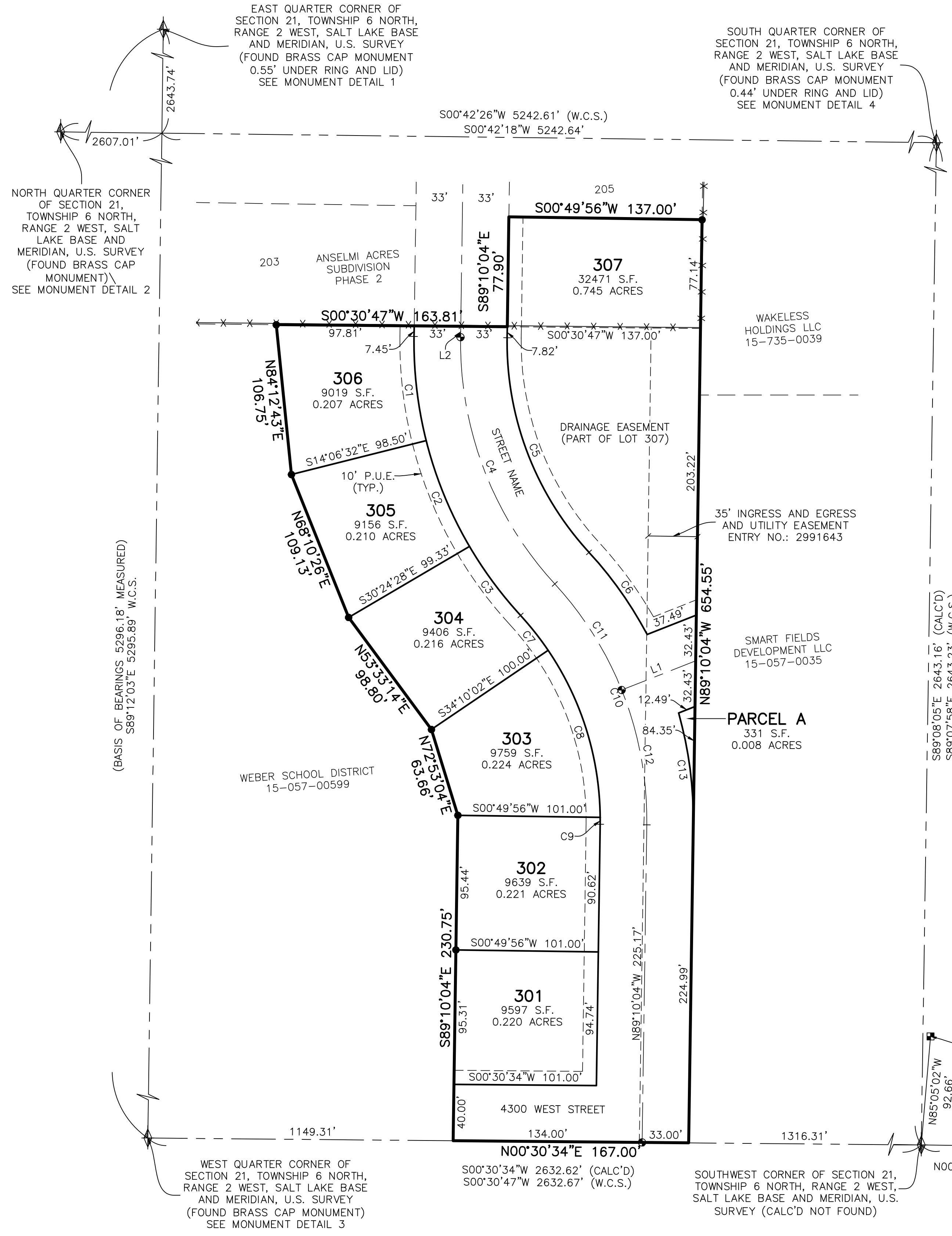


Exhibits

- Exhibit A:** Final Subdivision plat
- Exhibit B:** Culinary water will-serve letter
- Exhibit C:** Hooper Irrigation letter
- Exhibit D:** Central Weber Sewer letter

ANSEMI ACRES SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2024



LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°29'46"W	56.36'
L2	S89°10'04"E	7.63'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	286.00'	74.58'	74.37'	37.50'	S83°21'42"W	14°56'28"
C2	286.00'	81.36'	81.08'	40.96'	S67°44'30"W	16°17'56"
C3	286.00'	60.94'	60.82'	30.58'	S53°29'18"W	12°12'28"
C4	253.00'	191.85'	187.29'	100.80'	S69°06'30"W	43°26'52"
C5	220.00'	166.83'	162.86'	87.66'	S69°06'30"W	43°26'52"
C6	280.00'	71.50'	71.30'	35.94'	S54°41'57"W	14°37'48"
C7	214.00'	31.56'	31.53'	15.81'	S51°36'31"W	8°26'55"
C8	214.00'	125.90'	124.10'	64.83'	S72°41'14"W	33°42'32"
C9	214.00'	4.82'	4.82'	2.41'	N89°48'46"W	1°17'24"
C10	247.00'	187.30'	182.85'	98.41'	S69°06'30"W	43°26'52"
C11	247.00'	89.40'	88.91'	45.19'	S57°45'11"W	20°44'15"
C12	247.00'	97.90'	97.26'	49.60'	S79°28'37"W	22°42'37"
C13	280.00'	80.71'	80.44'	40.64'	N82°34'26"E	16°30'59"

BASIS OF BEARINGS

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

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, EAST QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BRASS CAP WITNESS MONUMENTS WERE FOUND FOR THE SOUTHWEST CORNER OF SAID SECTION 21. A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY QUARTER SECTION LINE, THE EAST LINE OF THE QUARTER SECTION, AND THE SOUTH AND WEST LINES WERE ESTABLISHED BY SUBDIVISION AND DEEDS OF RECORD.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING 1149.31 FEET SOUTH 00°30'34" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°10'04" EAST 230.75 FEET; THENCE NORTH 72°53'04" EAST 63.66 FEET; THENCE NORTH 53°33'14" EAST 98.80 FEET; THENCE NORTH 68°10'26" EAST 109.13 FEET; THENCE NORTH 84°12'43" EAST 106.75 FEET TO THE WESTERLY LINE OF ANSEMI ACRES SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°30'47" WEST 163.81 FEET; (2) SOUTH 89°10'04" EAST 77.90 FEET; AND (3) SOUTH 00°49'56" WEST 137.00 FEET; THENCE NORTH 89°10'04" WEST 654.55 FEET; THENCE NORTH 00°30'34" EAST 167.00 FEET TO THE POINT OF BEGINNING.

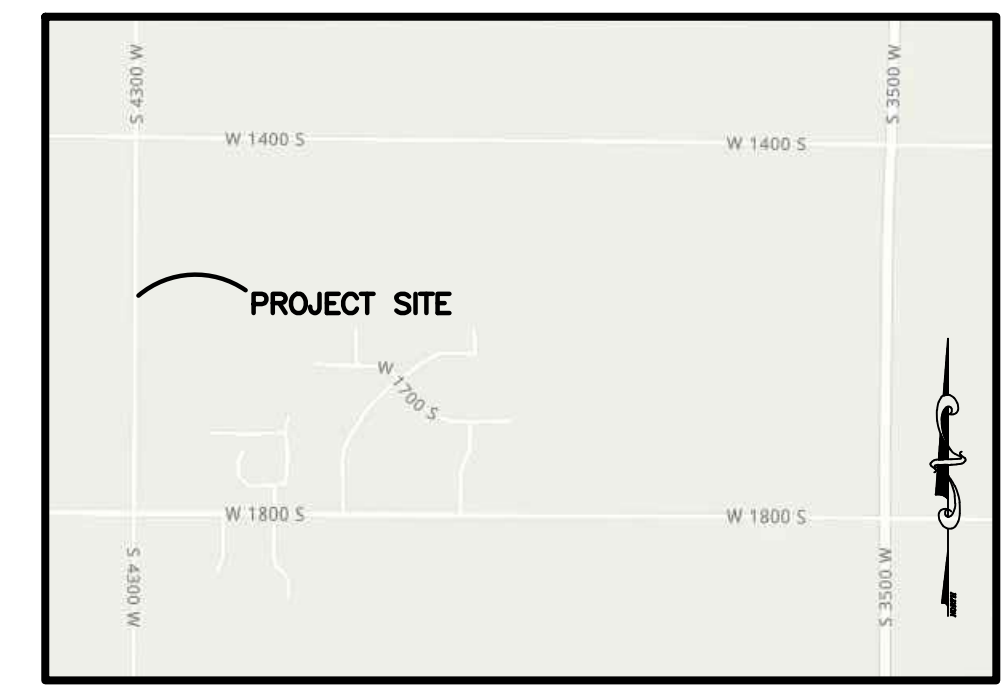
CONTAINING 135,244 SQUARE FEET OR 3.105 ACRES.

DEVELOPER:

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

SETBACK NOTE

FRONT SETBACK: 20'
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS
REAR SETBACK: 30'

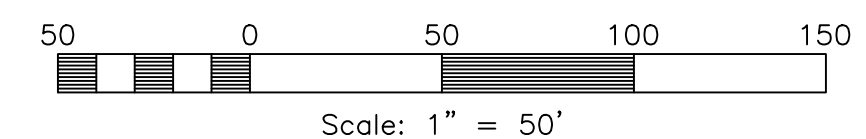


VICINITY MAP

NOT TO SCALE

LEGEND

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



TAYLOR WEST WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT.
SIGNED THIS _____ DAY OF _____, 20____.

TAYLOR WEST WATER DISTRICT

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY.
SIGNED THIS _____ DAY OF _____, 20____.

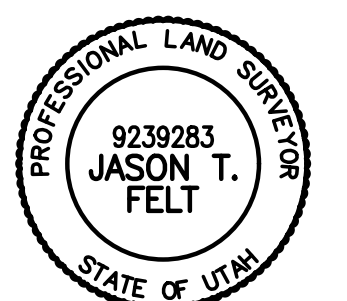
HOOPER IRRIGATION COMPANY

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **ANSEMI ACRES SUBDIVISION PHASE 3** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **ANSEMI ACRES SUBDIVISION PHASE 3**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE PARCEL A TO THE DEVELOPER TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DEDICATE THE DRAINAGE EASEMENT TO THE CITY FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 307 AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION.

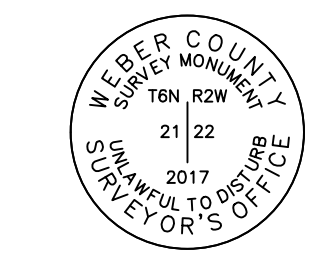
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SCHOOL DISTRICT

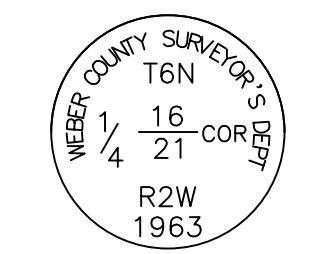
NAME/TITLE

ACKNOWLEDGMENT

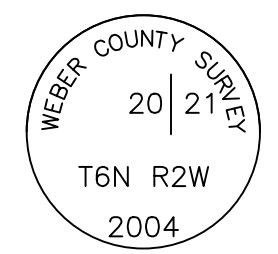
STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION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



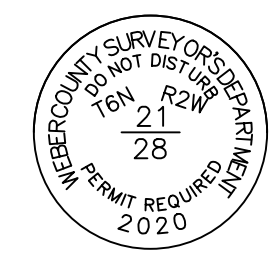
MONUMENT DETAIL 1 (NOT TO SCALE)



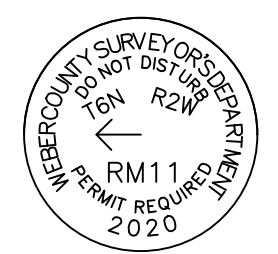
MONUMENT DETAIL 2 (NOT TO SCALE)



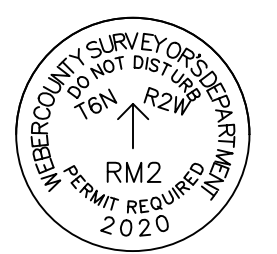
MONUMENT DETAIL 3 (NOT TO SCALE)



MONUMENT DETAIL 4 (NOT TO SCALE)



MONUMENT DETAIL 5 (NOT TO SCALE)



MONUMENT DETAIL 6 (NOT TO SCALE)

Project Info.
 Surveyor: J. FELT
 Designer: N. ANDERSON
 Begin Date: 12-14-2023
 Name: ANSEMI ACRES SUBD. PHASE 3
 Number: 7152-19
 Revision: _____
 Scale: 1"=50'
 Checked: _____

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

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

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

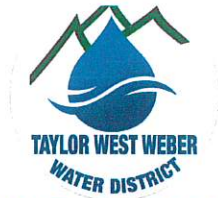
WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST _____ TITLE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.
WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.
WEBER COUNTY ATTORNEY

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

Weber County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

1/18/2024

To Whom It May Concern:

This is to inform you that **Final Subdivision Will Serve Approval** has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the **Anselmi Subdivision**, all 3 phases or 45 lots have been given final will serve approval. The address is approx. 4125 W. 1400 S. Taylor UT. Plan review fees have been paid for 45 lots and the water right fees have been paid for all 3 phases or 45 lots. Culinary water lines must be installed and tested to District standards. Pressurized secondary water lines must be installed to Hooper Irrigation standards.

Requirements met:

- Plan review fee= **Paid 45 Lots (Total \$4,500.00)**
- Water rights impact fees=\$1,078.00 **Paid. 45 Lots (Total \$48,510.00)**

Impact fee requirement for building

- Impact fee \$6,856.00 This includes the cost of the meter.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.
- Installation of the water line and services will need to be inspected by the District.
- A pre-construction meeting must be held prior to construction.
- The water line must tie into the Districts 10" water line on 4300 W. prior to acceptance so that fire flow is adequate.

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

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



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

October 11, 2023

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

RE: PRELIMINARY WILL SERVE LETTER – Anselmi Acres

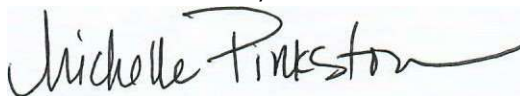
The Anselmi Acres subdivision is located at approximately 1400 South and 4100 West and consists of 45 building lots and a detention basin. The subdivision is in the boundaries of the Hooper Irrigation Company service area.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

The existing secondary pipeline is at 1800 S and 4300 W. The pipeline will need to be installed along 4300 W from 1800 S to the corner of 1400 S then east along the frontage of the proposed subdivision. The pipe size will need to be 12 inches, but an oversize agreement may be established to compensate for the size differential. There is a proposed development which may change the amount of pipe installation needed by the developer, but this preliminary letter is based on the current status of secondary pipe. There is a private ditch which runs along the east side of the subdivision which will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. This project only is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

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

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

September 28, 2023

Felix Llevernio
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Anselmi Acres
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Brad Brown, for Anselmi Acres of 9 residential lots located at approximate address of 1600 S. 4300 W. West Weber County a portion of parcel 15-057-0059 that is not annexed into the district. **We require annexation into the district before service will be provided** and offer the following comments regarding Central Weber providing sanitary sewer service.

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

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



Central Weber Sewer Improvement District

5. **The entire parcel of property to be served will need to be annexed into the district prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.**
6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

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

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Brad Brown