

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

August 9, 2022

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

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

1. **Minutes:** July 19, 2022

Petitions, Applications, and Public Hearings:

2. **Administrative items:**

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

2.2 LVS031422 – Request for a recommendation of final approval of Summerset Farms Phases 3 and 5 (originally all in Phase 3), located in the A-1 zone at approximately 2300 S 3650 W, Ogden, UT, 84401. **Presenter Tammy Aydelotte**

2.3 CUP 2022-09 – Request for approval of a contractor’s equipment storage yard in the Weber Industrial area located in the M-1 zone, at 2241 Rulon White Blvd, Ogden UT, 84404. **Presenter Tammy Aydelotte**

3. **Public Comment for Items not on the Agenda:**

4. **Remarks from Planning Commissioners:**

5. **Planning Director Report:**

6. **Remarks from Legal Counsel**

Adjourn

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

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

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

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

Meeting Procedures

Outline of Meeting Procedures:

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

Role of Staff:

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

Role of the Applicant:

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

Role of the Planning Commission:

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

Public Comment:

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

Planning Commission Action:

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

Commenting at Public Meetings and Public Hearings

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

Address the Decision Makers:

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

Speak to the Point:

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

Handouts:

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

Remember Your Objective:

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

July 19-2022 Minutes

Minutes for Western Weber Planning Commission meeting of July 19, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

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

Pledge of Allegiance

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Planner Tech-Secretary

1. Minutes: June 14, 2022 Approved with minor change

2. Legislative Items

2.1 GPA2021-02: Western Weber General Plan Proposal: A public hearing, deliberation, and possible recommendation for the proposed update to the Western Weber General Plan. **Presenter: Charlie Ewert**

Great effort was made to include public input for this project. We have had many meeting, open houses and public hearing to get that input.

Town Hall

West Central Scenarios Open House

Uintah Highlands Open House

West Central Follow-up Open House

Planning Commission Work Sessions, with public involvement

The Western Weber Planning Area is all of the unincorporated areas west of the ridge of the Wasatch Mountains, excluding Ogden Canyon. The Western Weber Planning Commission is the planning commission that serves the area.

Utah State Code requires the preparation and adoption of a general plan. Further, it requires the plan to be prepared by the planning commission, then forwarded to the County Commission for review and adoption. A general plan is not intended to be mandatory, and is not a land use law like zoning or development regulations. Instead, the plan is an advisory document intended to help county leadership in their decision making responsibilities. The plan helps guide the creation of ordinances and programs that should be implemented to guide population growth toward a common set of goals; and, because changes over time are often affected by the little day-to-day decisions, the plan also offers a lens through which incremental decisions should be viewed.

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The Western Weber Planning Area is primarily populated in two general sub-areas. The Uintah Highlands is an unincorporated area that is south of Ogden City incorporated limits and east of South Ogden City incorporated limits. The unincorporated area west of the urbanized Wasatch Front, identified throughout this document as West Central Weber, has the greatest contiguous unincorporated acreage and is predominantly rural at this time. The remaining unincorporated area west of the Wasatch ridge, usually referred to as unincorporated islands, are peppered throughout the incorporated areas.

Community Character**Vision**

Vision: While many residents acknowledge that growth is inevitable, there is a clear desire for it to be carefully and deliberately designed in a manner that preserves, complements, and pays tribute to the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that provide for the living, working, and playing needs of the growing community.

Land Use:

Vision: Guide and encourage land uses to be organized in a manner that supports the creation of community and enhances the community's character. Provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Carefully shaping beautiful neighborhoods using proven methods of lasting value will provide for a future community that can prevail over the rise and fall of temporary rolling economic, social, and design trends.

Demographics and Housing

Vision: The residents of the Western Weber Planning Area recognize that housing attainability is essential to the stability of sustainable communities. Residents want housing options that provide for the housing needs and desires of a diverse, vibrant, and inclusive population. Residents recognize that current housing options and supply are so constrained that housing affordability is becoming unattainable for newer families that are less economically established, as well as the aging population that might be on fixed incomes. Housing choices should be attainable for people at various incomes, ages, and stages of life. Locating higher housing densities in close proximity to walkable village areas and better transportation options will help secure access to opportunities for many, and providing other areas in which medium and large-lot single-family neighborhoods can organically evolve will provide for the rest

Transportation

The Western Weber transportation network will serve and reinforce the land use and community character vision for the area, supporting careful and deliberate growth while preserving and complementing the area's agricultural places. To create this balance, the envisioned transportation network will emphasize compact and orderly growth, matching available infrastructure. It will serve the growing communities' need to access the region through a series of multi-modal corridors connecting the Western Weber area to the rest of the Wasatch Front. The transportation network vision emphasizes the connectivity of streets at all levels, reducing overdependence on a select few corridors. An associated part of this connectivity is strategically crossing the barriers of railroads and the Weber River. Finally, the vision seeks to create opportunities for residents to use other transportation modes besides driving by supporting compact communities and designing streets on a human scale

Parks & Recreation

Western Weber desires a parks and recreation system that meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting and features such as the Weber River and the Great Salt Lake shorelines. The future parks and recreation system is envisioned to encompass a range of developed and natural parks, open space corridors and preserved natural lands that serve local, community and regional park needs. An "emerald necklace" of interconnected and unified trails, trailheads and parks is desired that will establish the Western Weber area as one of the premiere recreation locations in the region that is fully connected with other recreational, educational civic and commercial destinations in Weber County and the region beyond

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Utilities & Services

Western Weber County desires adequate utilities and public services that provide for the current and long-term needs of the community. Weber County, other utility and services providers will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

Environment & Resource Management

The county desires to protect and plan for the appropriate management of valuable public resources within its jurisdiction. The five-core resources identified as having greatest importance are recreation and tourism, water quality and hydrology, water rights, land use, and agriculture, however the county recognizes the many other resources of environmental, human, and economic significance, and desires the appropriate management of all resources to provide for the betterment of its residents as well as the residents of the state

Weber County Islands

Unincorporated islands throughout Weber County should be annexed into an adjacent city for the more equitable provision of municipal services.

Chair Favero wants to thank Charlie Ewert for all his hard work and diligence on this project-General Plan.

Bren Edwards motions to open to a Public Hearing, Sarah Wichern seconds the motion. Motion passes 7-0

Public Hearing

Brad Blanch 736 S 4700 W West Weber, I like the general plan. It allows land owners to develop in an orderly manner. They want us to have secondary water. There is no infrastructure for secondary water. We can't develop that fast because there is not that much secondary water. Many people were complaining about growth, saying that we don't want growth. Roads, I can't do roads without massive storm drains, curb, gutter and sidewalk. The county does not want private roads. I can't get a low impact 50 foot wide road. Finally, I hope that you adopt this, so other land owners can have a better experience than me.

Roger Heslop 1657 S 4700 W, Ogden. I would like to thank the commissioners, thank Charlie for the effort in pushing and promoting parks. I will probably not be around to see the benefits of this plan, but my grandchildren and great grandchildren will. We should bring code up to date to match this plan, so we can benefit from this plan.

Tyler Brenchley 1718 Pegiargio, Ogden. My partner and I own a 10 acre parcel. It is agriculture open space. It looks like on this map that it is listed as a park. I don't know if that is true or accurate. Are we going to have any ability to ask for a rezone? Everything around us is being allowed to submit to a rezone. We are more than willing and happy to work with the community to provide park space and be a blessing to our community around us. Is it possible to ask about that now? Commissioner Favero says that he probably would not be able to ask that now. Mr Brenchley states that asking them for more than 30% is a hardship to them. We are happy to work with them, but we are curious as to what our actual zoning will be.

MaryAnn Wright 6215 S 2400 E Uinta Highlands. My concerns for the plan is that there is a plan for future roadways that goes through 3 property owners property-yards. This includes my property and 2 of my neighbors. This is the first that I have heard about that and was wondering if someone could speak to that.

Pat Burns 1507. I just wanted to say that you guys have put in a lot of work. It has been impressive to me how many hundreds and hundreds of hours that have been put into this plan.

Bill Davis 7598 W 900 S Ogden. I have a concern about parks. How are we going to pay for all these parks? Will they actually be utilized? We taxed, taxed, and taxed. I don't know how much more burden the public can stand. My other thing is that every time we build a road, we have to put a bicycle lane in. When I drive my car, I have to buy a license and pay taxes. Bicycle get a free ride.

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Jill Hipwell 585 S 3600 W Ogden. I want to thank you. Four years ago I would not have looked at anything in a smaller subdivision. Thank you for all your hour on this plan.

Gene Atkinson 4413 W 400 S Ogden. Thank you to staff and Commissioners. I was on the planning commission when the last general plan was set. This is a great product, a great comparison. I appreciate the quality of it. We are not all going to agree on everything. We have a few differences, but I would recommend that we go forward.

Wayne Andreotti moved to close the Public Hearing. All voted in favor 7-0 to close the Public Hearing.

Commissioner Favero thanks everyone for being there and for your participation. We have put out a good product and done our best to bring it to the community. Thank you for your comments. Charlie I will let you address some of those comments and we will move from there.

Charlie Ewert states first let's address the question about open space. There are still things that are not updated on all the maps. The cluster subdivisions all have open space for park dedication. That will not change. Open spaces need to stay open and not be developed. Future roadway in the Uinta Highland area-The county usually only builds roads when there is an overwhelming public benefit. Most roads are built by developers. So if there is a parcel of land that might be developed in the future-so when and if those land owners decide to develop, that is the alignment of the road connection. In Uinta one of the biggest challenges is connectivity. Let's address--Parks and how to pay for them. It would be through development dollars. We have a baseline for where the parks need to go. The intention is not for the current residents to pay for the parks, but for the new residents to help pay for them with the developers. About bikes, they idea of a road tax for bicycles has been floated at the Legislature, but that is a Legislative decision. A State of Utah tax decision.

Commissioner Wichern says Thanks to Charlie. I am from Uinta Highlands and Charlie explained very well the road process. About parks, as residents of unincorporated Weber County, we use city parks all the time. We benefit from lower taxes because of that. We are currently not paying a tax for parks. We might need to in the future-just like the city parks are that we use. With smart growth, we should be able to limit taxes.

Wayne Andreotti states that planning is about trying to embrace the future and change. Change is here. One thing about participating is that you learn how the system works. We want sustainable communities. Thank you to Charlie for the great presentation. Thank you to the community that has participated. This is your place too.

Bren Edwards says that he would like to thank everyone for being here. Things are not going to change tomorrow. They still have to rezone and go through the process. We will have to look at each site individually. We need to update codes, zones and ordinances before we go forward to support this plan.

Chair Favero states that this is a plan. It is an expectation.

Chair Favero asks for a motion. Commissioner Edwards motions to forward the Western Weber Area General Plan on to the County Commission with a positive recommendation with a few conditions. 1. Give the latitude to planning staff to go through and make grammatical and clarifications in this plan as long as it doesn't the intent of what we have set forth in front of us today. 2. Strive to the County Commission that they should not implement any part of this until we can implement the code to back this up so that it is done right. We have taken well over a year in this and some of us has been a part of this for 4 years. To get this to where it is today. I just want to make sure that we roll it out correctly. I would like to amend condition 2-That we work with the County Commission and planning staff to update applicable codes to fit the new general plan.

Motion is seconded by Casey Neville. There was a roll call vote with all commissioners voting aye. Motion passes 7-0.

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

2. Remarks from Planning Commissioners: Commissioners says thank you to staff for all the hard work.

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3. **Planning Director Report:** We appreciate all that you guys do.

4. **Remarks from Legal Counsel:** No comments.

Motion to adjourn by Commissioner Edwards. Motion passed 7-0.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

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Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

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

Agenda Date: Tuesday, August 09, 2022

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

File Number: LVS042621

Property Information

Approximate Address: 4300 West 1400 South

Project Area: 27.5 acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-054-0055

Township, Range, Section: 6N 2W Sec 20 and 21

Adjacent Land use

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

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

Development History

Phases one and two were granted preliminary approval on September 21, 2021. At that time, the subdivision plan for phase 2 contained 17 lots. Since that time, changes were made to the plat on phase 2 that required a new preliminary approval to be granted.

Smart Fields Phase 2 was presented before the Western Weber Planning Commission on March 1, 2022, to consider preliminary and final approval. In that meeting, the planning commission tabled a decision until the development plan indicates the detention ponds are consolidated into one large pond. The plat and civil drawings are revised to show the consolidation. To address ownership and maintenance, the developer is required to enter into a Storm Water Maintenance Agreement.

Summary

The applicant is requesting preliminary approval of Smart Fields Subdivision Phase 2 (24 lots) at approximately 1740 S 4300 West. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. However, the recently adopted subdivision code section called Connectivity Incentivized Subdivision (106-2-4), incentivizes the developer to follow the Planning Division recommendations regarding road alignments and connectivity.

The incentive to the developer would allow them to retain the gross acreage calculations to determine the number of lots allowed within the subdivision. Up to ten percent of the gross developable acreage is not required to be omitted from the net developable acreage of the subdivision.

The developer is currently proposing 24 lots, including lot 209 to be considered a building lot with a temporary retention pond. Staff is recommending that lot 209 not be approved if it has a temporary retention pond. Retention ponds should be permanent. Part of the staff recommendation is to only approve the other 23 lots as proposed.

This development plan complies with the Connectivity Incentivized code.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to page 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

Zoning: The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Site Development Standards:

A-1 Zone:

- Minimum lot width: 150 feet
- Minimum lot area: 40,000 square feet

Connectivity Incentivized Subdivision:

- Minimum lot width: 75 feet
- Minimum lot area: 20,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code and the connectivity incentivized subdivision code. The combined land area of phase one and phase two total 1,480,350 sq. ft. 1,480,350 divided by the minimum lot size for the zone (40,000 square feet) equals 37 lots. Smart Fields Phase 1 will have 13 lots. Smart Fields Phase 2 will have 23 lots.

Storm Water Management Plan: The plan, created by Great Basin Engineering, is submitted for review by the County Engineering Department. The plan is designed to handle all stormwater from phase 2 by utilizing a permanent retention pond on the northern portion and a detention pond on the southwest portion.

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

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

Irrigation Water: Hooper Irrigation Company has provided a final will-serve letter for the phase two 23-lot development (see Exhibit C).

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District can serve phases one and two of the Smart Fields Subdivision. The District will need to approve the connection plans and inspect the connection. The additional area added to phase 2 will need to be annexed into the district before the proposal is considered by the County Commissioners

Review Agencies: The Weber County Planning Division has posted final comments that will be addressed by plat revisions. Weber County Engineering's comments are related to subdivision improvements for which the civil plans are under review for final construction requirements. The County Engineering Department is in the final review process. The County Surveying Department will conduct a formal review of the final subdivision plat. The Weber Fire District has approved this proposal, with the understanding that more requirements will follow at the time of the building permit review.

Staff Recommendations

Staff recommends preliminary approval of Smart Fields Subdivision Phase 2, (specifically excluding lot 209) for a total of 23 lots. This recommendation is based on the following conditions:

1. The County Engineering Department shall approve the final civil drawings.
2. Lot 209 is combined with lot 208. The owner of lot 208 is responsible for the maintenance of the retention pond.
3. A Storm Water Maintenance Agreement is recorded and will run with the land.
4. All of Smart Fields phase 2 is annexed into Central Weber Sewer District.

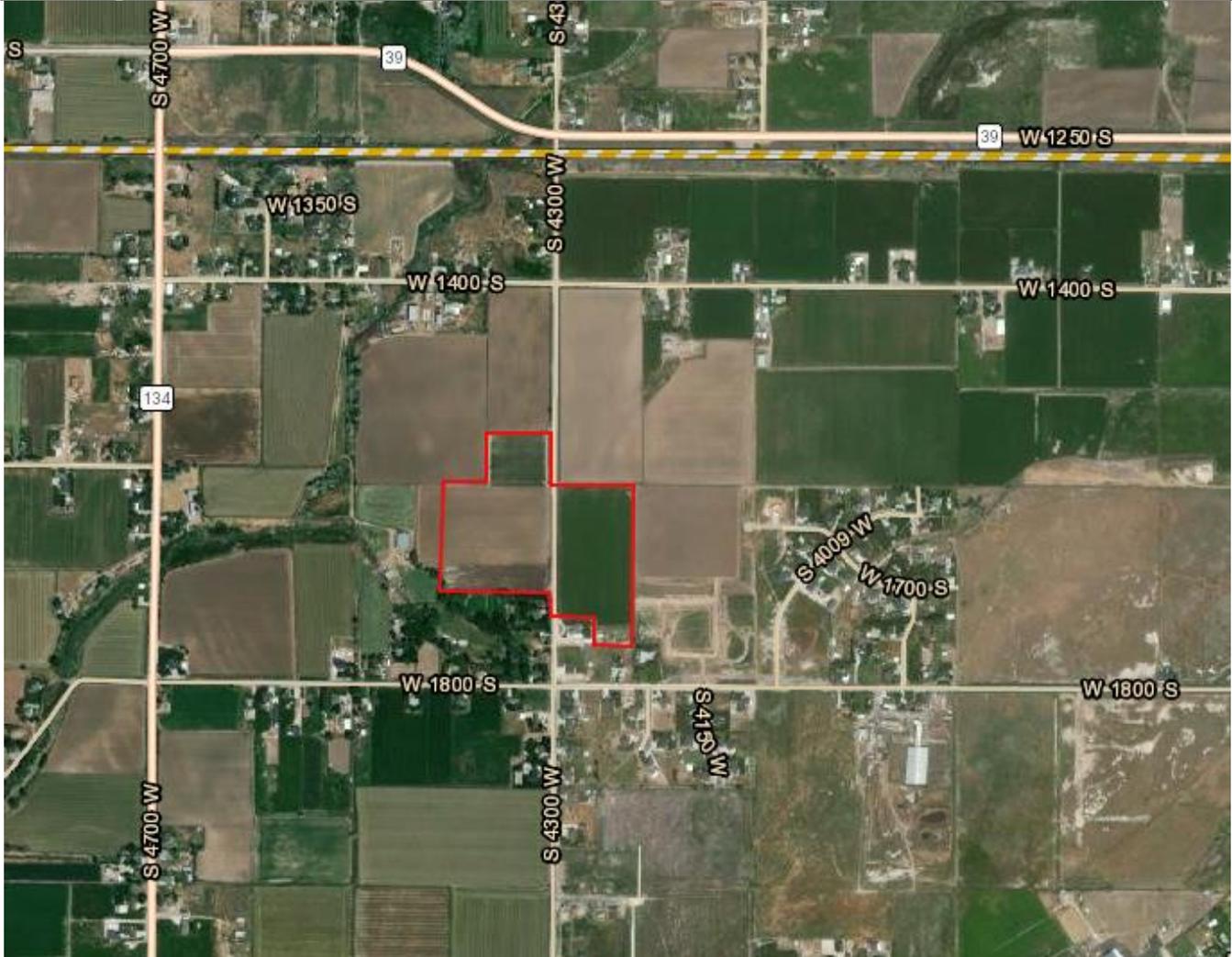
This recommendation is based on the following findings:

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

Exhibits

- A. Smart Fields Subdivision Phase 2 final plat
- B. Final will serve culinary
- C. Final will serve secondary
- D. Will-serve Sewer Service (Central Weber Sewer Improvement District)

Area Map





VICINITY MAP
Not to Scale

Smart Fields Phase 2

A Connectivity Incentivised Subdivision
A part of the Southeast Quarter of Section 20, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
June 2022

Exhibit A

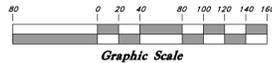
Dean & Kathy Martini
Land Holdings LLC

Wayne S. Smart Family
Limited Partnership

Dean & Kathy Martini
Land Holdings LLC



Scale: 1" = 80'



Graphic Scale

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

DESCRIPTION

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

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

Contains 22.91 Acres more or less

WEBER COUNTY COMMISSION ACCEPTANCE

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

Chairman, Weber County Commission

Attest: _____

Title: _____

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 ___, 2022.

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 has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this ___ day of ___, 2022.

Weber County Surveyor

Record of Survey # _____

WEBER COUNTY ENGINEER

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

Signed this ___ day of ___, 2022.

Weber County Engineer

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 ___, 2022.

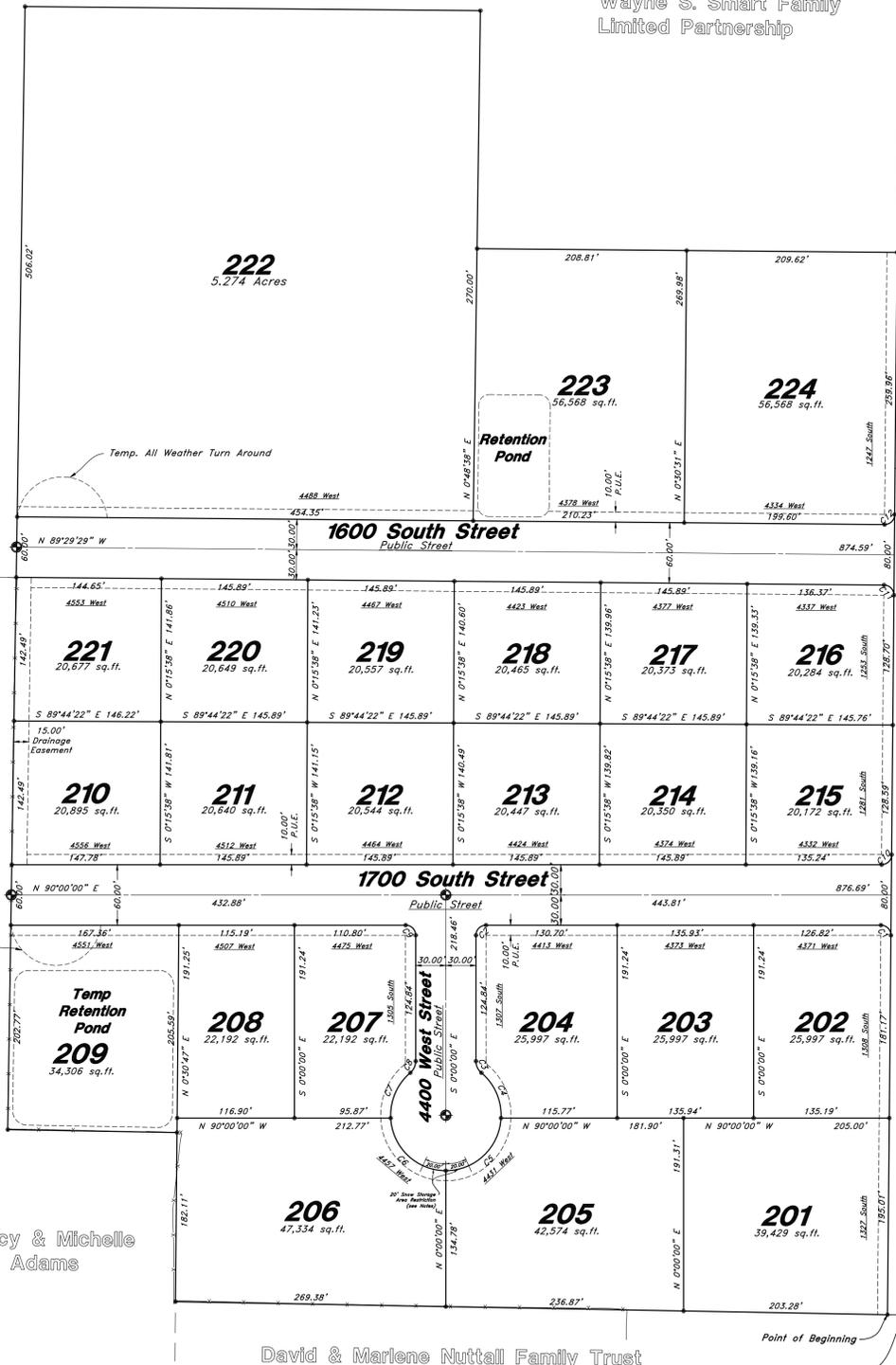
TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by the Taylor West Weber Water. Signed this ___ day of ___, 2022.

Taylor West Weber Water

Quincy & Michelle Adams

David & Marlene Nuttall Family Trust



2632.67' (Per 2632.67' WCS)
33.00' 33.00'
106
105
104
103
102
101

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

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

SURVEYOR'S CERTIFICATE

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

Signed this ___ day of ___, 2022.

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

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

Signed this ___ Day of ___, 2022.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this ___ day of ___, 2022 by _____ Pat Burns - Lync Construction LLC.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

NARRATIVE

This Survey and Subdivision Plat were requested by Pat Burns for the purpose of subdividing the parcel into Twenty-four (24) Lots
Basis of bearing for this survey is North 0°30'47" East, measured between the West Quarter Corner of Section 21 and the Southwest Corner of Section 21 (Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey)
See Record of Survey for Boundary Retracement Details
Property Corners were set as depicted.

NOTES:

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information
Total Area 997,824.01 sq.ft.
Right of Way Area 122,891.41 sq.ft.
Lot Area 884,932.60 sq.ft.
- Lot 209 is not buildable until the pond is relocated and the Storm drain outfall is determined
- Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.
- This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.3 of the Weber County Code.
- Lot 222 will not be connected to Hooper Irrigation Pressurized Water system. Lot 222 will be flood irrigated.
- Snow Storage area Restrictions as shown in the cul-de-sac of this plat restrict any placement of Driveways, Fire Hydrants, Catch Basins, or Mail Boxes within the 40' Snow Storage area.

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line PUE Public Utility Easement PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Sheet 1 of 1

WEBER COUNTY RECORDER

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

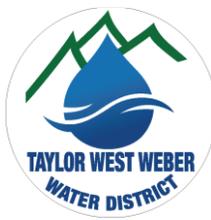
WEBER COUNTY RECORDER

BY: _____ DEPUTY

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

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

NOT FOR RECORDING



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

2/28/2022

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and the Taylor West Weber Water District has the capacity to provide **only** culinary water for Smart Fields Phase 2 Subdivision this is a 24-lot subdivision. Lot #222 is open space and will not have a water service connection. The address is approx. 1800 W 4300 S. Taylor UT. Plan review and water right fees have been paid. Plans have been reviewed. Installation of water lines must follow Taylor West Weber Water specifications. A pre-construction meeting must happen before installation of water lines. Inspections of the water lines must be completed by a representative of Taylor West Weber Water. Impact fees for each lot must be paid before building permits are issued. All homes must use Hooper Irrigation as their source of secondary water. Hooper water must grant the ability of service before occupancy of any home can occur.

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

Sincerely,

Shelley Hadley – District Clerk

Taylor West Weber Water District

Exhibit C



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

February 28, 2022

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

RE: FINAL WILL SERVE LETTER – Smart Fields Subdivision, Phase 2

Phase Two of the development is located at approximately 1800 South and 4300 West and consists of 24 lots.

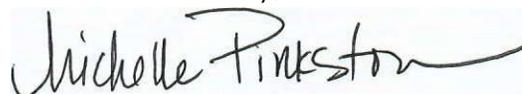
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time occupancy begins.

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

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

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

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

July 28, 2021

Steve Burton
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Smart Fields Phase 1 and Phase 2
Sanitary Sewer Service
Will Serve Letter

Steve:

At the request of Pat Burns we have reviewed a subdivision plan for Smart Fields Phase 1 has 13 Lots and Phase 2 of 24 lots with total of 37 lots located at approximate address. 4300 W 1800 S. We require annexation into the district 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.



Exhibit D

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

Construction Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Joshua Wiscombe
Pat Burns
Dave Laloli dave@ipaveutah.com



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on final approval of Summerset Farms Subdivision Phase 3 and Phase 5, consisting of 11 lots.
Type of Decision:	Administrative
Agenda Date:	Tuesday, August 09, 2022
Applicant:	Lori Blake, Representative
File Number:	LVS031422

Property Information

Approximate Address:	2300 S 3650 W, Ogden, UT, 84401
Project Area:	13.362 acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-078-0162, 15-078-0171, 15-078-0178, 15-078-0177
Township, Range, Section:	T6N, R2W, Section 28 SE

Adjacent Land Use

North:	Residential	South:	Residential
East:	3500 West St	West:	3900 West St

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us
Report Reviewer:	SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

Background and Summary

5/14/2019: Preliminary approval granted by the Western Weber Planning Commission.

7/7/2020: Summerset Farms Phase 1 recorded.

3/24/2021: Summerset Farms Phase 4 recorded.

10/19/2021: Summerset Farms Phase 2 recorded.

The applicant is requesting final approval of Summerset Farms Phase 3 and Phase 5, consisting of 11 lots. Nine lots are in phase 3 and two lots are in phase 5. This proposal includes continuation of a county, dedicated road (2300 South St) located at approximately 2300 S 3650 W in the A-1 Zone. The proposed subdivision will also require dedication of new County Road (3650 West St). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Preliminary Conditions of Approval

1. Annexation into the Central Weber Sewer District. – **Completed.**
2. A feasibility letter be provided from Hooper Irrigation. – **Final Approval has been provided (see Exhibit B).**
3. Proof of secured culinary and secondary water prior to scheduling of final approval. – **See Exhibit B.**
4. An escrow established for the improvements, prior to scheduling for final approval. – **Required prior to County Commission final approval.**
5. A fence must be installed along the Wilson Canal, if there is no fencing presently. – **Will either be installed or escrowed for prior to County Commission final approval.**

6. A plat must be provided, prior to final approval, showing the average of all lots within this subdivision meeting the minimum area and width requirements for the A-1 zone. – See Exhibit A.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-1 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-1 zone – 20,000 square feet. Lot width in the A-1 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
 2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).

	A-1 and A-2 Zones	A-3 and AV-3 Zones
Lot area	20,000 square feet	40,000 square feet
Lot width	80 feet	100 feet

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-1 zone standards in LUC § 104-5. The proposed subdivision will create four new public streets, as well as continue two previously dedicated public streets, from adjacent subdivisions (Favero Legacy Cluster Subdivision, and Cameron Cluster Subdivision).

Culinary water and sanitary sewage disposal: Taylor West Weber Water has given final approval for culinary water services, for Summerset Farms Phase 3 and Phase 5 Subdivisions. Applicant has also provided a final approval letter from Hooper Irrigation for secondary water for Phases 3 and 5. This subdivision has already been annexed into Central Weber Sewer District, per the County Engineer.

Staff Recommendation

Staff recommends final approval of Summerset Farms Subdivision Phase 3, and Phase 5, consisting of 11 lots, located at approximately 2300 S 3650 W, Ogden, UT. This recommendation is subject to all review agency requirements, including any requirements from Wilson Canal Company, and the following conditions:

7. Prior to scheduling for final approval with the County Commission, improvements must be installed or escrow for improvements must be received, along with a signed improvement agreement.
8. A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.
9. A pathway easement must be shown on the final plat in Phase 3 and Phase 5, from the cul-de-sac (temporary turnaround easement), southeast across the canal to connect to the pathway in Phase 4. This is a requirement of 106-1-5, pathways and sidewalk layout shall provide for the continuation of existing pathways or sidewalks. There is a pathway stubbed from the south.

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

Exhibits

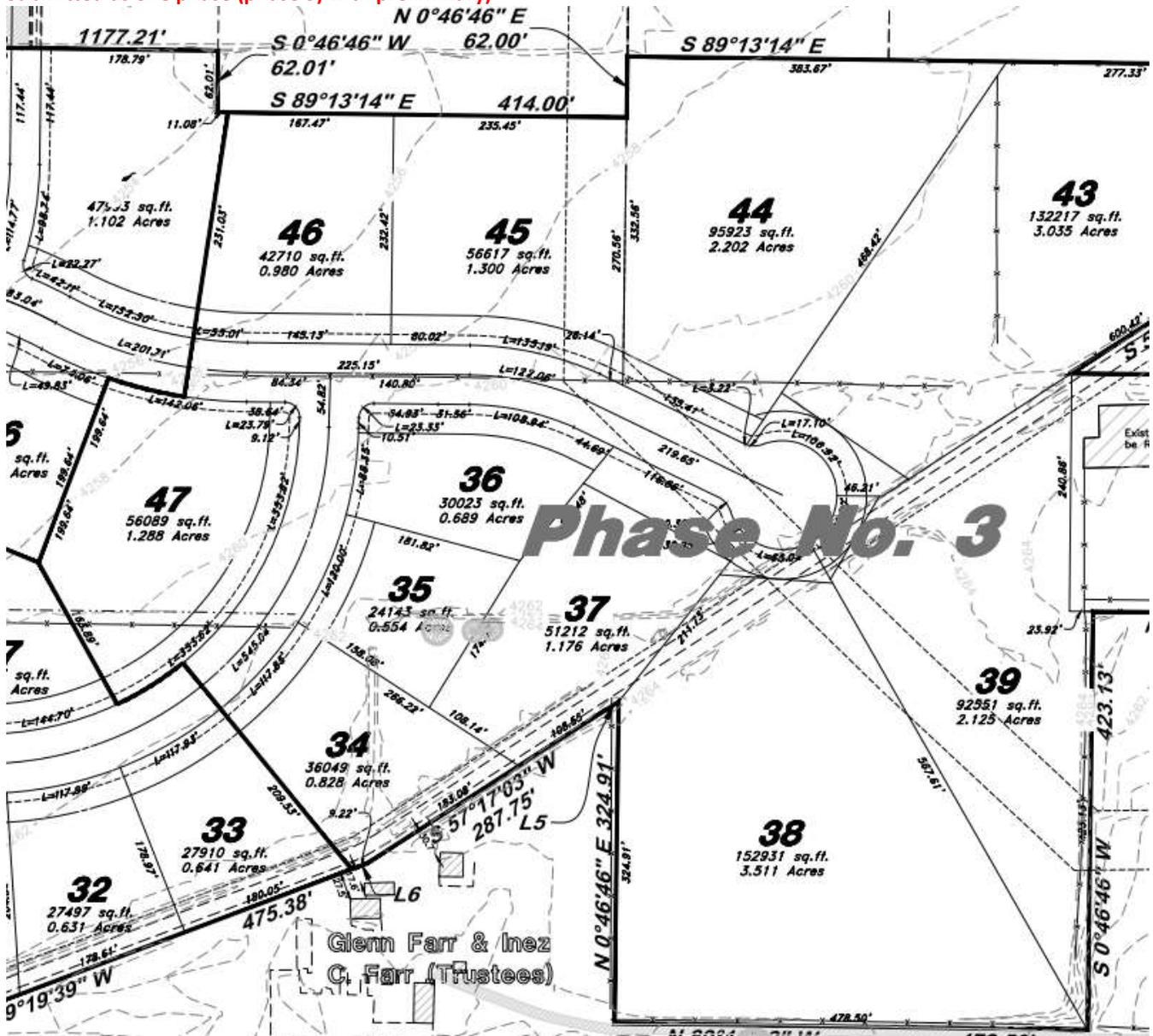
- A. Subdivision plat
- B. Final Approval - Water

Area Map



Exhibit A - Subdivision Plat

Submitted as one phase (phase 3) with preliminary

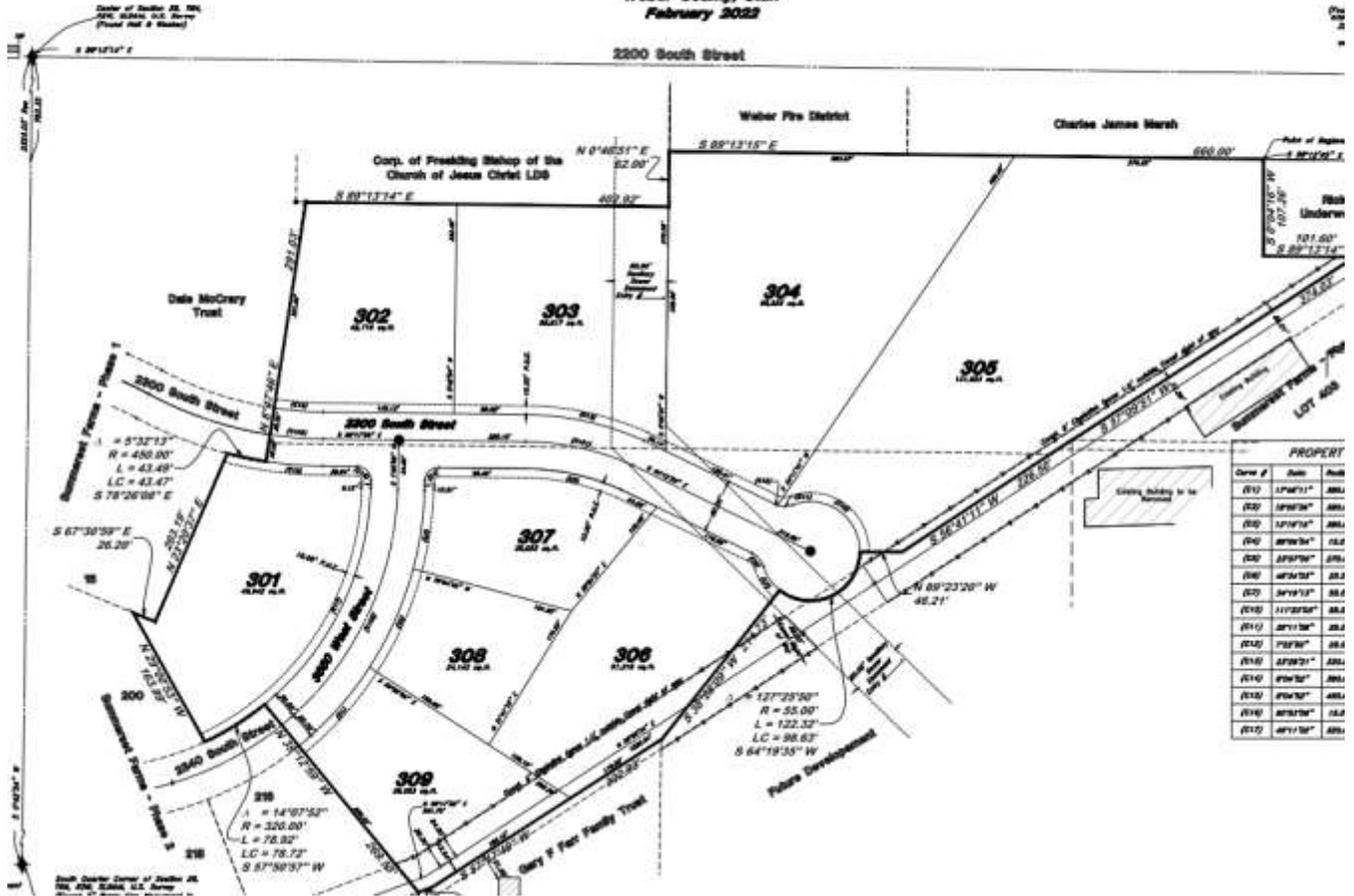


Split into two phases (Phases 3 and 5)

Summerset Farms - Phase 3

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T8N, R2W, S18&M, U.S. Survey
Weber County, Utah
February 2022



LOT AVERAGING TABLE

Lot #	Sq.Ft.	Frontage
1	47,993	183.76
2	21,757	207.35
3	22,232	110.34
4	22,000	110.00
5	22,000	110.00
6	22,000	110.00
7	21,869	110.73
8	36,535	257.59
9	30,061	248.45
10	27,776	115.00
11	27,231	216.95
12	27,231	126.38
13	27,231	126.61
14	27,231	126.84
15	27,231	155.24
16	30,951	157.67
Phase 1 Average	27,583	154.56
17	26,963	173.56
18	26,963	122.78
19	26,963	122.91
20	26,963	123.17
21	26,963	123.44
22	26,963	217.84
23	27,776	124.56
24	27,776	128.06
25	59,377	118.01
26	39,017	128.51
27	29,786	122.58
28	29,786	122.58
29	29,786	122.58
30	29,786	122.58
31	29,718	123.75
32	27,497	127.30
33	27,910	127.24
Phase 2 Average	30,588	132.44
34	36,049	127.15
35	24,143	129.47
36	30,023	244.98
37	51,212	168.11
38	152,931	114.52
39	92,551	97.55
40	75,868	199.81
41	48,520	167.58
42	39,862	142.99
43	132,217	155.21
44	95,923	157.02
Phase 3 Average	70,845	154.94
301	49,942	346.42
302	42,710	195.72
303	56,617	238.54
304	95,923	157.05
305	131,822	155.71
306	51,218	165.7
307	30,023	244.33
308	24,143	130.56
309	36,053	128.19
Phase 4 Average	70,252	252.33
400	145,465	446.30
401	40,696	181.60
402	24,596	129.08
Phase 5 Average	53,934	286.55
501	30,023	244.19
502	24,143	130.56
Overall Averages	53,702	198.36



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
6/29/2022

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Summerset Phase 3 Subdivision, a 9-lot subdivision. The address is approx. 2376 South 3650 West Taylor UT. Plan review fees have been paid the water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. A **signature block** in Taylor West Weber Water Improvement District's name must be added to the mylar plat for recording and must be signed by an authorized representative of the district. Either an escrow for culinary and pressurized secondary must be set up, or all culinary and secondary water infrastructure must be installed, and Taylor West Weber Water must grant final approval before recording. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$100 per lot (\$900) **Paid**
- Culinary and pressurized secondary water plans reviewed and approved.
- Water rights impact fees= **Paid.** \$1,078.00 per lot x 9=\$9,702.00 Total

Requirements for final approval for building lots:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy to any home will be permitted without a pressurized system in operation.
- Impact fees=\$6,250.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested.
- Taylor West Weber Water reserves the right to make or revise changes as need or as advised by the district engineer of the district attorney

FINAL SUBDIVISION AND WARRANTY APPROVAL AND RECORDING 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

June 6, 2022

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

RE: FINAL WILL SERVE LETTER – Summerset Farms Subdivision, Phase 3

Phase 3 of the development is located at approximately 2375 South and 3650 W and consists of 11 lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time occupancy begins for the residential lots

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

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

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

Sincerely,

Michelle Pinkston
Office Manager



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and/or action on a conditional use application for a contractor's equipment storage yard.
Agenda Date:	Tuesday, August 09, 2022
Applicant:	Stewart Grow, Owner
File Number:	CUP2022-09

Property Information

Approximate Address:	2241 Rulon White Blvd, Ogden, UT 84404
Project Area:	1.05 acres
Zoning:	Manufacturing Zone (M-1)
Existing Land Use:	Commercial/Manufacturing
Proposed Land Use:	Self Storage/RV and Boat Storage
Parcel ID:	19-060-0012
Township, Range, Section:	T7N, R2W, Section 36 SE

Adjacent Land Use

North:	2350 North St.	South:	Manufacturing
East:	Rulon White Blvd	West:	Agricultural

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 22 (M-1 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval of a conditional use permit for a contractor's equipment storage. The storage area is located to the rear of the existing buildings, has natural screening along the northern boundary, and has a screened chain-link fence along the west. This proposal is located in the M-1 zone at 2241 N 1500 W, Ogden, UT, 84404.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, as contractors equipment storage is a conditional use in the M-1 zone.

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in LUC §104-22-1 as follows:

The purpose of the light manufacturing zone is to provide suitable 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.

(c) The applicable standards are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rears on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

Design Review: The M-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains 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 where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of the proposed parking/storage area, and the location the access off of 2350 North St.

LUC §108-8-4 outlines parking regulations. Contractor equipment storage is a listed use. The chapter states the following for uses listed:

Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

LUC §108-8-7(6) further states:

All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties.

Access to the proposed storage area will be gained from 2350 North Street (see exhibit B). Private parking facilities for permitted uses are required to be paved. There is existing paved parking on site.

Considerations relating to landscaping. After reviewing the proposed site plan, it has been determined that there is existing landscaping that meets the requirements as outlined in LUC §108-2. Applicant is required to install a minimum of 20% landscaping, which would be 8,740 square feet. The landscaping along Rulon White Blvd. meets this requirement.

Considerations relating to buildings and site layout. The proposal meets site development standards of the M-1 Zone. The applicant has proposed implementing screening in the form of fencing around the perimeter of the storage area.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There are no easements along the north and west lot boundaries that would prohibit the addition of this use.

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District, and Weber County Engineering. All review agency requirements must be addressed and completed prior to the conditional use permit being issued.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat. Applicant has not proposed any signage

Tax Clearance: 2021 property taxes are paid in full. 2022 property taxes are due in full November 30, 2022.

Staff Recommendation

Staff recommends approval of the Stewart Grow conditional use permit application. This recommendation is conditioned upon all review agency requirements, and subject to the following conditions:

1. No outdoor storage shall be permitted on this parcel. Only equipment related to this conditional use permit.

This recommendation is based on the following findings:

1. Contractor equipment storage is permitted as a conditional use within the M-1 zone.

Exhibits

- A. Application
- B. Narrative and Site Plan

Exhibit A – Application

Grow-Stewart -Conditional Use Permits

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

Address: 2241 Rulon White Blvd, Ogden, UT, 84044
Maps: [County Map](#), [Google Maps](#)
Project Type: Conditional Use Permits
Sub Type: Conditional Use Permits
Created By: [Melissa Wright](#)
Created On: 6/23/2022
Project Status: Accepted
Status Date: 6/24/2022
File Number: CUP 2022-09
Project Manager: [Tammy Aydelotte](#)

[Application](#) [Documents](#) **3** [Comments](#) **2** [Reviews](#) **2** [Followers](#) **5** [Status](#) [Notifications](#) [Payments](#) **1**

Application

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

Project Description Contractors Equipment Storage Yard

Property Address 2241 Rulon White Blvd
Ogden, UT, 84044

Property Owner Stewart Grow
801-560-1250
growrealestate@yahoo.com

Representative Melissa Wright
801-380-3350
melissagrowwright@gmail.com

Accessory Dwelling Unit False
Current Zoning M-1
Subdivision Name Weber Industrial Park Plat A
Number of Lots
Lot Number Lot 11
Lot Size 9.66 A
Frontage Rulon White Blvd
Culinary Water Authority Bona Vista Water Improvement District
Secondary Water Provider Not Applicable
Sanitary Sewer Authority Central Weber Sewer
Nearest Hydrant Address East Side of Rulon White at 2350
Signed By Owner, Stewart L. Grow Jr.

Parcel Number

[x Remove](#) 190600012 - [County Map](#)

Narrative

Storage yard would be located in the back of a 9.66 acre M-1 lot.

Existing area has a screened chain linked fence.

Yard will not be visible from the road.

Not adjacent to neighboring property.

We would be providing a service to contractors in the area.

Paved parking is provided on the 9.66 acres.

Large trees on the north side of the property that will buffer the storage yard.

Just for clarification, this proposed storage yard would not be used for auto storage or salvaged vehicle storage. It is for contractors equipment and vehicles.



Map 1

