

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

December 12, 2023

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



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

1. Minutes: November 7, 2023

2. Planning Calendar 2024

Petitions, Applications, and Public Hearings:

3. Administrative items:

3.1 LVS111423: Consideration and action on a request for preliminary approval of the Smart Fields Subdivision, consisting of 81 lots located at 1700 S 4300 W, Ogden. **Planner: Steve Burton**

3.2 LVO112223: Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phases 2 and 3, consisting of 115 lots located at 2850 W 2600 N, Plain City. **Planner: Steve Burton**

Petitions, Applications, and Public Hearings:

4. Legislative items:

4.1 ZTA 2023-11 and ZTA 2023-12 – PUBLIC HEARING – Discussion and possible action on portions Section 106 of the Weber County Land Use Code regarding subdivision approval procedures and requirements for financial guarantees for public improvements.

Planner: Bill Cobabe

4.2 ZMA 2023-16 (Hancock Rezone) – PUBLIC HEARING – Discussion and possible action on amending the County's zoning map to reflect an applicant-driven request, changing approximately 20 acres of land located at 5900 W and 900 S in unincorporated Weber County from A-1 (Agricultural) zone to M-T (Manufacturing and Technology) zone. **Planner: Bill Cobabe**

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

WS 1 A discussion on the topic of a rezone of the Winston Park. Mr. Wade Rumsey will be presenting details addressing the Planning Commission recommendations from the October 17th meeting.

WS 2 A discussion on a rezoning proposal of 72.75 acres, located at 4000 W 3300 S. The Navy Meadows proposal would change the zoning from Agricultural (A-1) to Residential (R1-15). **Planner: Felix Lleverino**

WS3: Discussion about Terakee River Rezone, a potential rezone at the north end of the existing 3600 West street. Developer: Heritage Land Holdings. **Planner: Charlie Ewert.**

Adjourn

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

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

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

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

Meeting Procedures

Outline of Meeting Procedures:

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

Role of Staff:

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

Role of the Applicant:

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

Role of the Planning Commission:

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

Public Comment:

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

Planning Commission Action:

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

Commenting at Public Meetings and Public Hearings

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

Address the Decision Makers:

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

Speak to the Point:

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

Handouts:

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

Remember Your Objective:

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

Minutes for Western Weber Planning Commission meeting of November 7, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

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

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

Pledge of Allegiance

1. Minutes: September 19, 2023 Approved with amendments. October 18, Approved

1. Petitions, Applications, and Public Hearings

2. Legislative items:

2.1 ZMA 2023-07: Consideration of a request to rezone 7.44 acres from A-2 (agricultural) to R-3 (residential), C-1 (commercial), and MPD (master planned development) overlay zone. Property located at 3300 S 3500 W, Ogden.

Planner: Steve Burton

On February 28, 2023, the application for a rezone was accepted for review. The proposal is for the property to be rezoned to R-3 to allow for townhomes, with C-1 along 3500 W and 3300 S. When the application was initially submitted to the County, planning staff requested that the applicant work with West Haven City to discuss incorporation. The applicant has had several conversations with West Haven City about annexation, as the property is located within the West Haven City annexation area.

The applicant has chosen to move forward with the request to the county without seeking annexation. The applicant has provided letters of acknowledgement from the secondary water provider, culinary water provider, sewer provider, and a letter of support from the local park district.

The surrounding area consists mainly of agriculture, except the area to the north is zoned C-1 (West Haven City) and R-2.5 (West Haven City) which includes a mixed-use development called Hylands Ranch Subdivision with a commercial lot and single family lots at approximately 10,000 square feet per lot.

The Western Weber General Plan anticipated a small scale mixed-use development similar to Hylands Ranch Subdivision in West Haven. The proposal to rezone to C- 1 with townhomes behind the buildings should not be too incompatible with existing development in the area.

When the application for rezoning was initially submitted, planning staff met with West Haven City who expressed that the property is in their annexation area and intended to be commercial (C-2) as shown on the City's general plan map. Planning staff recommended that the owner work with the city to have the property annexed. It is the understanding of the county staff that the developer went to work session with the city, but did not receive enough positive feedback on the project to want to annex.

Commissioner Wichern stated that the Planning Commission had received some emails from West Haven City. With that I am comfortable with approval. It fits into the General Plan. The developer has followed what is in the General Plan. The City of West Haven has already approved the same kind of development just across from the proposed development. Commissioner Neville stated the applicant has met the requirements for approval. The current approval is now different from the previous proposal. Sometimes we need development to move along the infrastructure. We also need to recognize the land owner.

Vice Chair Favero called for a motion:

Commissioner Wichern: I move that we approve File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map

on 7.44 acres from A-2 to the C-1, R-3, but deny request for master plan development overlay zoning on the property located at 3300 S and 3500 W, Ogden. Based on the following conditions:

1. The applicant and the county will enter into a mutually agreeable development agreement, specifying the design of the commercial and multi-family buildings, and that the proposed donation to the parks district will be made before each subdivision plat records. The development agreement will also specify that the plats are recorded within 3 years and completion of the project within 6 years.

Findings:

1. The proposal helps implement the mixed-use commercial element of the Western Weber General Plan.
2. The proposal includes a meaningful contribution to open space and parks improvements in the area.
3. The master planned development overlay zone is not needed for the applicant to develop the property in accordance with the concept plan and project narrative.

The motion was seconded by Commissioner Andreotti. Motion passes 6-0.

2.2 ZMA 2023-13: A public hearing to consider a request to amend the zoning map on 18 acres from A-1 (agricultural) and RE-15 (residential) to the R1-15 (residential) zone, property located at 4300 W and 1600 S, Ogden. **Planner: Steve Burton**

On October 17, 2023 the proposal was heard in a Planning Commission work session. The applicant's request for a rezone was accepted by the Planning office on October 23, 2023. The proposal is to rezone 18 acres of property to R1-15 for the ability to plat a total of 45 single family subdivision lots. The owner's property includes the two-phase Anselmi Acres Subdivision that has received subdivision approvals under RE-15 zoning but not recorded. The owner's property also includes three acres of property purchased from the Weber School District that is zoned A-1. If rezoned to R1-15, the three acres will be used to plat eight subdivision lots and provide an access to 4300 W.

The applicant has provided letters of acknowledgement from the secondary water provider, culinary water provider, sewer provider, and their parks plan is to include the new eight lots in the development agreement which requires a donation of \$2,000 per lot to the Taylor West Weber Parks District. The following is an analysis of the project as it relates to the Land Use Code and General Plan.

Commissioner Favero called for a motion to open the public hearing. Commissioner Neville motioned to open the public hearing. It was seconded by Commissioner McCormick Motion passed 6-0

Craig Hunt, 1700 S stated that he was concerned about the area where the ditch comes down. A developer said that they will put in a secondary pressurized system at no cost to the home owners. We just don't want anything that we have to pay for. There is a cement ditch that hasn't been taken care of. Commissioner Favero stated that they will look at that in the next phase.

Motion to close Public Hearing made by Casey Neville and seconded by Cami Clontz. Motion passed 6-0.

Applicant Jake Young stated that they find the future land use plans compatible with our plan. Regarding the ditch, it is on our engineering plans. There is an agreement to relocate the ditch.

Vice Chair Favero called for a motion:

Sarah Wichern motioned the following: I move that we approve File # ZMA 2023-13, an applicant driven rezone application to amend the zoning map on 18 acres from A-1 and RE-15 to R1-15, property located at 4300 W 1600 S, Ogden. Subject to all governing agencies including fire and engineering

1. The development agreement that exists on the 15 acres zoned RE-15 will be amended to reflect the R1-15 zoning.

Findings:

1. **The proposal provides public street and trail connectivity.**
2. **The proposal includes a meaningful contribution to open space and parks improvements in the area.**
3. **The proposal is consistent with general plan goals, objectives and policies.**
4. **The proposal is compatible with the overall character with existing development in the area.**

Motion was seconded by Jed McCormick. Motion passed 6-0.

2.3 ZDA 2023-01: A public hearing to consider a request to amend the development agreement on 15 acres of property zoned RE-15, located at 4300 W and 1600 S, Ogden. The proposed amendment will allow the zoning to be changed from RE-15 (residential) to R1-15 (residential). **Planner: Steve Burton**

The owner of the subject property recently submitted a rezone application, ZMA 2023-13. Staff recommended to the owner that, if the rezone from A-1 and RE-15 to R1-15 were to be approved, that the development agreement that applies to the 15 acres would also need to be amended. With this application, the developer is officially requesting that the development agreement be amended to reflect the R1-15 zoning, and to include the additional 3 acres of R1-15 property in the agreement.

Applicant: Jake Young stated that a \$2000.00 per lot fee for the parks was agreed, we are planning on working on the trails. He asked, when is a normal time to pay for park fees. Steve Burton said that it is easier to require a fee for parks before the plat records.

Motion was called for to open the Public Hearing. Cami Clontz motioned to open the Public Hearing. It was seconded by Casey Neville. There was no public comment. Motion to close Public Hearing was made by Cami Clontz and seconded by Jed McCormick.

I move that we approve File # ZDA 2023-01, an applicant driven request to amend the development agreement on 15 acres of property zoned R1-15, located at 4300 W and 1600 S, Ogden. We would like to amend the development agreement that is included in our packet with the following condition:

1. **Contributions to the parks district be submitted before each plat records.**
We do this with the following findings:
 1. **The development agreement amendment meets the requirements outlined in the land use code.**
 2. **The development agreement amendment outlines the mutually agreeable terms of the rezoning of 18 acres from RE-15 and A-1 to R1-15.**

Motion was seconded by Commissioner Neville. Motion passed 6-0.

2.4 ZTA 2023-02: A public hearing and possible Planning Commission recommendation on a proposal to amend the Weber County Code. The amendments pertain to the standards and regulations for agritourism operations, allowance for agritourism operations in the S-1, F-10, and F-40 zones, and allowing certain limited agricultural sales in agricultural zones. **Planner: Charlie Ewert**

The county has received an application to amend the Shoreline Zone (S-1) to allow agritourism as a conditional use in the zone. In reviewing the request, the Ogden Valley Planning Commission became concerned with the significant flexibility of the currently codified Agritourism Ordinance, citing concerns about potential loopholes that could

introduce undesirable land uses. The Ogden Valley Planning Commission seemed desirous to expand the allowance of the agritourism use into the S-1 zone, but only after tightening the language of the ordinance.

From the inception of the Agritourism Ordinance in 2012, an agritourism operation has been required to obtain a conditional use permit. The Agritourism Ordinance was initially adopted during a relatively transitional time in its history. It relates to the county's understanding of conditional use permits. At the time, conditional use permits were understood as being fairly discretionary in nature. With this discretion, it seemed as if the county had wider flexibility when

approving or denying a conditional use permit. This perception was based on longstanding practices prior to the mid-2000's.

Since then, however, the county has become more aware of court rulings which strip most of the discretionary decision-making out of the issuance of conditional use permits. Simply stated, a conditional use permit is a permitted use with conditions. As a result, in 2015 the county updated its Conditional Use Permit Ordinance to omit the discretionary language and focus decisions on objective facts and written standards. Changes to the Agritourism Ordinance were not proposed at the time, and thus the more flexible-appearing ordinance language is still present in codified code.

According to state code, if more than one reasonable interpretation of the code can be made, the county must read the code in a manner that favors the landowner. This means that flexible code language will always be required to be read in favor of the landowner, giving credence to the Ogden Valley Planning Commission's concern about potential unintended loopholes.

After review of the ordinance amendments suggested by the Ogden Valley Planning Commission, the Western Weber Planning Commission seemed tentatively in support of tightening the ordinance language. However, there was discussion about concerns over making the ordinance too restrictive to those farmers who want a simple alternative to earning supplemental farm income. To provide for this concern, staff is suggesting the addition of a couple of by-right permitted uses into the agricultural zones that allow certain types of sales to occur on farm-property without the need to obtain a conditional use permit for an agritourism operation. This should simplify access to those uses.

Commissioner Andreotti stated that he felt that on this code that we should split with Ogden Valley. We need to make things simpler, more user friendly.

Motion was called for to open the Public Hearing. Commissioner Neville motioned to open the Public Hearing. The motion was seconded by Commissioner Andreotti. There was no public comment. Commissioner Neville motioned to close the Public Hearing. It was seconded by Commissioner McCormick.

There was no further discussion by the Planning Commission. Vice-Chair Favero called for a motion. Commissioner Neville motioned to pass this item based on the Staff Report and things mentioned in this meeting. Staff is recommending approval of the attached ordinance amendments. In addition to amending the Agritourism Ordinance and inserting it into the S-1 zone, staff is recommending inserting agritourism into the Forest Zones (F-10 and F-40 zones). Staff is also recommending taking this opportunity to standardize the formatting of the S-1, F-5, F-10, F-40, FR-1, and FR-3 zones to add clarity and better match the formatting, administration, and efficiencies of other zones in the Land Use Code.

I move we forward a positive recommendation to the County Commission for File #ZTA2023-02, an application to amend the Weber County Code pertaining to the standards and regulations for agritourism operations, allowance for agritourism operations in the S-1, F-10, and F-40 zones, and allowing certain limited agricultural sales in agricultural zones, as well as other administrative and clerical amendments, as provided in Exhibit A.

I do so with the following findings:

Findings:

- 1. The changes are supported by the Western Weber General Plan.***
- 2. The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan***
- 3. The changes will enhance the general health and welfare of Western Weber residents***

Motion passed 6-0.

2.5 ZMA2023-04 A public hearing to consider a request to rezone 93 acres from A-1 and A-2 to RE-15 at approximately

640 South 7500 West. The developments are named the Longhorn Estates and the Vaquero Village Cluster Subdivision Phase 1 Amended. **Planner: Felix Lleverino**

On October 17th, 2023 the Western Weber Planning Commission held a work session to discuss development agreement standards that will be included with the zoning map amendment of 76 acres of undeveloped land that will be known as Longhorn Estates.

As a means to remedy the issues that exist within the Vaquero Village Cluster Subdivision, the planning staff made a recommendation that the zoning map amendment include both developments. This would allow for the Vaquero Village residents to amend their subdivision plat and re-configure their lots in a fashion that would absorb the common area known as Parcel B, and remove the subdivision perimeter and midblock pathway easements from the Vaquero Village plat. A rezone to R1-15 of the Vaquero Village Subdivision is appropriate because the lot sizes are not less than 15,000 square feet.

Commissioner Andreotti stated that he wanted to know who is doing the secondary water. Mr Lleverino said that there was an irrigation pond on the property. He also said that he thought that they needed a water manager. Commissioner Favero asked about what happened to 7500 W? We will need two good egresses. This is an engineering issue. Mr Ewert stated that the applicant is only developing the east side of the development. Mr Favero stated that most of the issues are engineering and will be handled later. Many of the Commissioners stated that they felt that this project was not ready. We need more information, especially since there were some changes. Director Grover said that we need more time for residents and staff to review the information. He would recommend tabling this item until we have more clarity. He felt like this would be fair to the public. It would be good to know what is actually being proposed. Director Grover also offered his apology to the public for coming out and not being able to have the item properly addressed. We will put this item on the agenda at the beginning when it is ready. Commissioner Wichern said that they appreciate and comments or letters from the public. They are all read and considered.

Commissioner Favero called for a motion. Sarah Wichern motioned the following I move we table action on File #ZMA2023-04, a developer-initiated application to amend the Weber County Zoning Map to rezone total of 93-acres located at 640 South 7500 West and all of the Vaquero Village Cluster Subdivision Phase 1 from the A-1 and A-2 Zones to the R1-15 Zone so that:

1. **We have more time to review the proposal. Also until the developer can provide more information on the sewer system, more information on the secondary water system.**
2. **A letter from Little Mountain Sewer stating that they are able to serve the development area.**
3. **A complete application with current proposal**
4. **Egress options that meet code.**

Motion was seconded by Commissioner McCormick. Motion passed 6-0 to table this item.

3. Public Comment for Items not on the Agenda:

Levi Giles, 7100 asked how far out is the development? Half of the proposed subdivision is now out. Also Vaccaro has flooding issues.

Neal Davis stated that drainage for water was dug under his fence.

Director Grover said that he would look into these things.

- 4 Remarks from Planning Commissioners:** Commissioner Andreotti stated as for TDRs, we need definition as to how they will work. I am also concerned about the letter from the Governor that was sent to the Planning Commissions. We have some very smart people in this room. We should be able to figure it out. We don't want to lose the zoning rights.

- 5. Planning Director Report:** Director Grover stated that even though we are doing a great job, we can do better. It is hard to get into a home. There will need to be more collaboration with developers, land owners and builders. We all have to come together.

- 6. Remarks from Legal Counsel: None**

Adjourn to Work Session

WS 1: Discussion on amending the Subdivision Ordinance to reflect State Code requirements on Land Use Authority, Financial Guarantees and Releases, and Required Subdivision Improvements. **Planner: Bill Cobabe**

WS 2: WS: Preserving Family Land: A Proposal for a Private Residential Enclave. **Presenter:** Shanna Simmons **Applicant was not there.**

WS 3: Discussion on ZMA2023-11 Halcyon Open Space Zoning Map Amendment. **Presenter:** Tylor Brenchley.

Adjourn 9:22

Respectfully Submitted

June Nelson

Lead Office Specialist



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVS111423 Consideration and action on a request for preliminary approval of Smart Fields Subdivision consisting of 81 lots, located at 1700 S 4300 W, Ogden.

Agenda Date: Tuesday, December 12, 2023

Application Type: Subdivision, administrative

Applicant: John Newhall

File Number: LVS111423

Property Information

Approximate Address: 1700 S 4300 W, Ogden

Project Area: 29 acres

Zoning: R1-15

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0035, 15-054-0092, 15-054-0094

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

The application was accepted for review on November 14, 2023. The applicant is requesting preliminary approval of Smart Fields Subdivision consisting of 81 lots in five phases. With conditions imposed, the proposal complies with the county land use code and the rezone development agreement. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The property was rezoned from A-1 to R1-15 in October of 2023. A finding of the County Commission, in approving the rezone, was that the project helped to implement goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the R1-15 zone. Chapter 104-12 gives the following purpose and intent of the R1 zones:

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.

Lot area, frontage/width and yard regulations: The R1-15 zone requires 15,000 square feet of area per lot and 80 feet of lot width. The proposal is considered a connectivity-incentivized subdivision and is allowed to have lots at least 6,000 square feet in area with 60 feet of lot width. All lots in the proposed subdivision are at least 6,000 square feet in area and have at least 60 feet of lot width.

Common and Open Space: No open spaces are proposed within this project. The preliminary plan does show detention basins that have not yet been labeled as common area or part of the adjacent subdivision lots. A condition of approval is that the applicant label detention basins as common area, or be included as part of a proposed subdivision lot.

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Taylor West Weber Water for culinary water, Central Weber Sewer for sewer service, and Hooper Irrigation for secondary water. Currently, the will serve letter from Hooper Irrigation references 37 lots. A condition of approval is that the will serve from Hooper Irrigation reference all proposed 81 lots before final approvals are considered.

Public street infrastructure: The proposal shows public streets in the same location as approved by the zoning development agreement. The following images show the proposal compared to the concept plan in the development agreement.

The street and pathway locations from the concept plan are shown on the preliminary plan. 1700 S Street will need to be at least 66 feet wide to accommodate the 10 foot wide pathway planned along the north side. A condition of approval is that all streets be shown to be 66 feet wide on all final plats before they are brought for consideration of final approval from the land use authority.

Development
Agreement Concept
Plan



Proposed
Preliminary
Application



Review Agencies: This preliminary plan is being reviewed by review agencies including the County Engineering Division and the Fire District. The applicant will be required to comply with review agency comments before consideration for final approval of any phase.

Planning Division Recommendation

The Planning Division recommends preliminary approval of Smart Fields Subdivision, consisting of 81 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The applicant will donate \$2,000 per lot to the West Weber Parks District prior to the recording of each subdivision plat.
2. Detention basins will be shown as common area, or part of adjacent lots.
3. All proposed streets will be shown to be 66 feet wide on all final plats, or the developer will be required to show a 10 ft pathway encroaching into the utility easement along the frontage of all lots fronting a 60 ft wide street before they are brought for consideration of final approval from the land use authority.
4. A will-serve for secondary water for all 81 lots will be required to be submitted to the planning office before final plats will be considered for final approval by the land use authority.

This recommendation is based on the following findings:

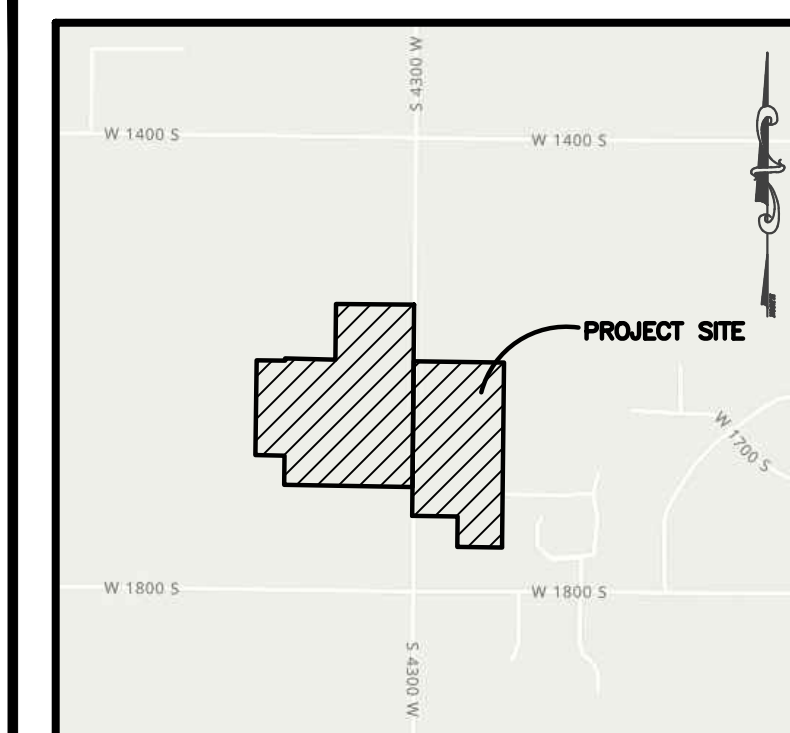
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

A. Preliminary plan

Location map





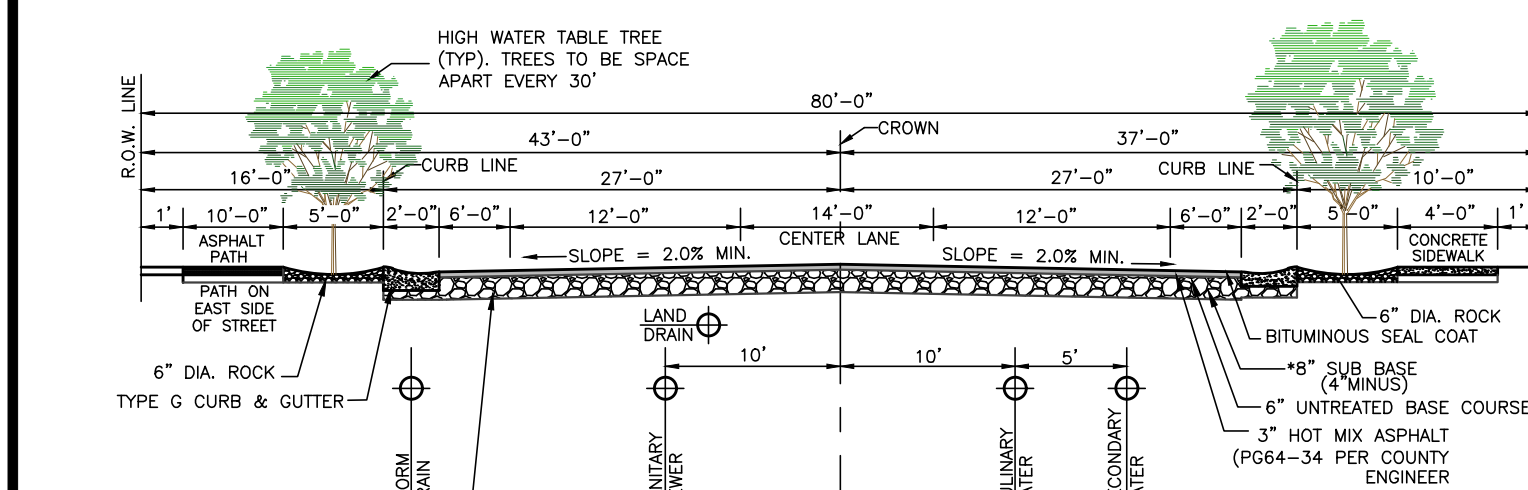
VICINITY MAP
NO SCALE

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- ADJOINING PROPERTY
- CENTERLINE
- EASEMENTS
- SECTION TIE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXISTING CULINARY WATER LINE
- PROPOSED STORM DRAIN (SIZE VARIES)
- EXISTING STORM DRAIN
- PROPOSED TRAIL
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING PAVEMENT

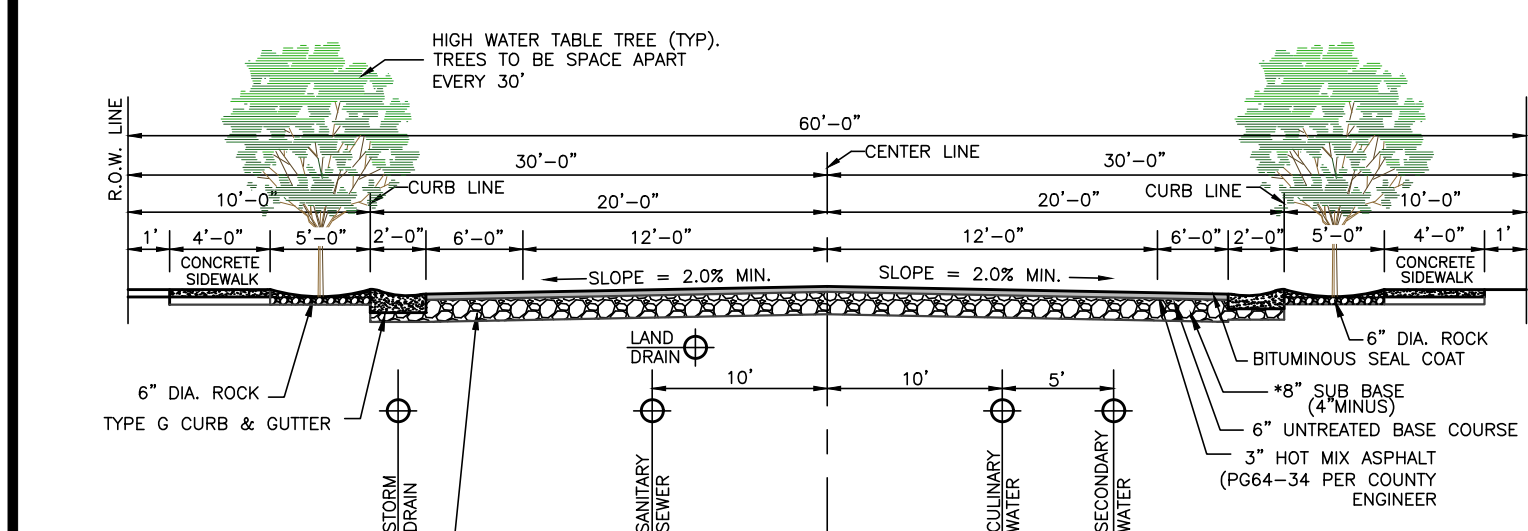
NOTES

1. CONTOURS ARE SHOWN IN ONE FOOT INTERVALS.
2. PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL 49057C0425E, EFFECTIVE 12/16/2005.
3. PROJECT WILL BE RE-ZONED TO RE-15.



Street Section (80' R.O.W.)

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



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

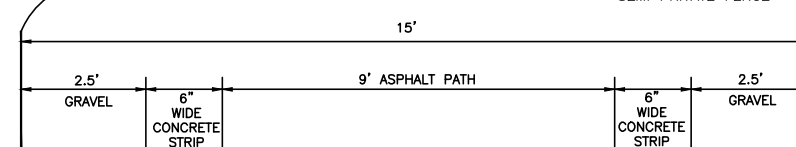
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Detention Basin Seed Mix	Type	Botanical Name	Common Name	% by weight
Grass	Bromus marginatus	Mountain Brome		30
Grass	Elymus trachycalyx	Slimy Wheatgrass		25
Grass	Poa secunda Sandbergii	Sandberg Bluegrass		5
Grass	Poa secunda Ampla	Big Bluegrass		5
Grass	Festuca ovina	Sheep Fescue		20
Grass	Paspalum smithii	Western Wheatgrass		20
Grass	Pseudoroegneria spicata Inermis	Bluebunch Wheatgrass		10

Hydroseed at 25 lbs per Acre

EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

N89°12'03"W (BASIS OF BEARINGS) 5295.89'



15' Trail Easement Detail
SCALE: NONE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	30.00'	17.70'	17.44'	N17°24'36\"	33°48'04\"
C2	65.00'	63.87'	61.33'	S06°09'36\"	56°18'05\"
C3	65.00'	15.03'	15.00'	S28°36'59\"	13°15'06\"
C4	65.00'	77.03'	72.60'	S69°11'24\"	67°53'44\"
C5	65.00'	10.49'	10.48'	N72°14'15\"	9°14'58\"
C6	30.00'	11.98'	11.90'	N79°03'14\"	22°52'56\"
C7	20.00'	13.42'	28.29'	S44°29'52\"	90°00'52\"
C8	20.00'	13.34'	13.09'	S19°36'58\"	38°12'48\"
C9	50.00'	25.38'	25.11'	S24°10'44\"	29°05'15\"
C10	50.00'	49.31'	47.34'	S18°37'04\"	56°30'21\"
C11	50.00'	69.29'	63.88'	S86°34'12\"	79°23'55\"
C12	20.00'	10.85'	10.71'	N69°16'06\"	31°04'31\"
C13	20.00'	2.10'	2.10'	N87°49'07\"	6°01'30\"
C14	20.00'	31.30'	28.20'	N44°19'47\"	89°40'42\"
C15	280.00'	62.97'	62.84'	N07°06'25\"	12°53'11\"
C16	280.00'	58.83'	58.80'	N17°31'23\"	7°56'45\"
C17	250.00'	96.02'	95.43'	N10°29'36\"	22°00'20\"
C18	220.00'	63.88'	63.66'	N07°48'33\"	16°38'14\"
C19	220.00'	20.61'	20.60'	N18°48'43\"	5°22'06\"
C20	250.00'	189.58'	185.07'	N69°06'30\"	43°26'52\"
C21	250.00'	189.58'	185.07'	N69°06'30\"	43°26'52\"

PHASE 1 PARCEL BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 1316.31 FEET SOUTH 00°30'34\"

PHASE 2 BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 989.98 FEET SOUTH 00°30'34\"

Preliminary Storm Runoff Calculations

Smart Fields Subdivision
15-054-0009

The following runoff calculations are based on the Rational Intensity Duration Frequency Curve for the Weber County area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-year return period. 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 = 11.02 acres or 470,971 sq ft

21% Paved Area = 23,275 sq ft

89% Unpaved Area = 420,696 sq ft

Weighted Runoff Coefficient = 0.28

LID Retention = 0.6

Is the site Possible for LID? Yes

Site Imperviousness = 0.28

Ry Equation = 0.001122

Runoff = 7.666 cfs

Summary: The required 100-year storage volume is 25,913 cubic feet

The required LID Retention volume is 35,979 cubic feet

Total storage volume = 61,892 cubic feet

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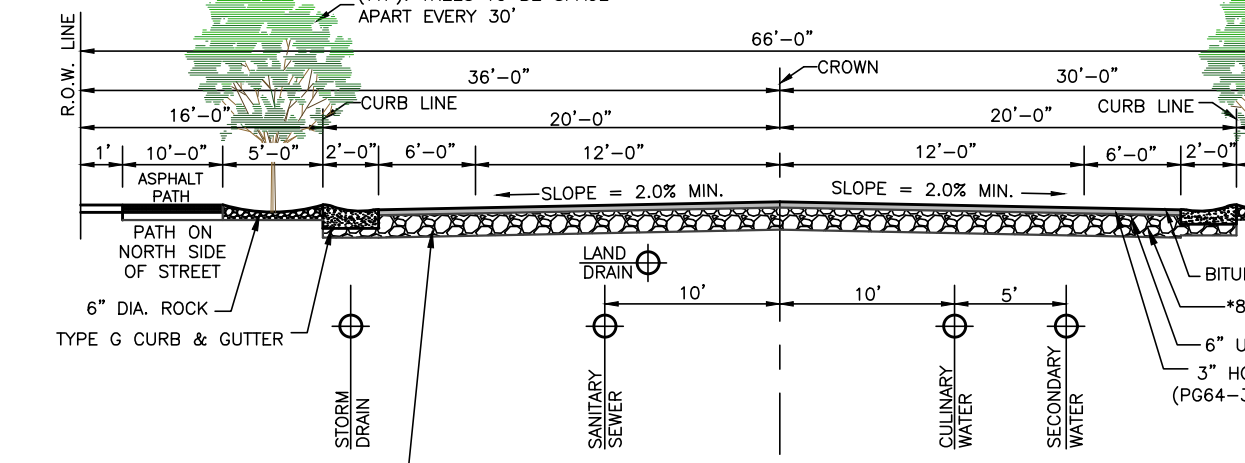
Summary: The required 100-year storage volume is 25,913 cubic feet

The required LID Retention volume is 35,979 cubic feet

Total storage volume = 61,892 cubic feet

STREET SECTION NOTES

- 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.



Street Section (66' R.O.W.)

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

Smart Fields Subdivision

Weber County, Utah



REVISIONS	DESCRIPTION
DATE	6-26-23 LOT/STREET REVISIONS

REVISIONS	DESCRIPTION
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REVISIONS	DESCRIPTION
DATE	6-26-23 LOT/STREET REVISIONS



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO112223. Consideration and action on a request for preliminary subdivision approval of Orchards at JDC Ranch Phases 2 and 3 consisting of 115 units.

Agenda Date: Tuesday, December 12, 2023

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO112223

Property Information

Approximate Address: 2850 W 2600 N

Project Area: 13 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0007, -0011

Adjacent Land Use

North:	Plain City	South:	Plain City
East:	Farr West	West:	Plain City

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

The Orchards at JDC Phases 2 and 3 includes 15 cluster single family cottage lots and 100 townhome units with 3 acres of open space.

Earlier this year, the Master Developer received a preliminary approval for 148 out of the 725 units allowed under the development agreement. With the addition of these 115 units, the developer will have approvals for 263 out of the 725 units, leaving 462 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.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R-3 zone. The following is the purpose and intent of the R-3 zone:

The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 2 and 3 are located in the R-3 zone. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. For clustered single family cottage lots, there is no minimum lot size or frontage. The proposed single family cottage lots range in size from 3,300 square feet to 7,500 square feet with frontages ranging from 45 feet to 115 feet.

The R-3 zone also allows for townhomes. The development agreement states that there is no minimum lot size or unit size for townhomes and no minimum frontage requirement. The developer is proposing 20 buildings, including ten 6-plex buildings and ten 4-plex buildings.

Master Plan and Development Agreement: The orchards phases 2 and 3 are located in the Southeast Village and the East Central Village of the JDC Ranch Master Plan, as shown in the development agreement. Townhomes and single family cottage lots are allowed in each of these villages.

If preliminary approval is granted for this proposal, the southeast village will have subdivision approvals for 55 single family lots and 78 townhomes for a total of 133 units. The development agreement states that no more than 140 units can be in the southeast village. The development agreement states that no more than 100 townhomes can be platted within the entire development. No more townhomes will be permitted in other areas of the master planned project.

Common and Open Space: The preliminary plan includes three acres of open space included as part of the townhome project. The proposed open space with this project is not part of the public open space that is required to be dedicated to the public. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Bona Vista Water Improvement District for culinary water, Weber-Box Elder Conservation district for secondary water, and Central Weber Sewer for sanitary sewer service. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 50 and 60 ft wide streets connecting to the public street infrastructure to the orchards phase 1, and out to JDC Ranch Boulevard. The proposed streets will need to be labeled as public on the final plat, as a condition of approval.

The county subdivision code 106-2-2.040 states that before more than 30 lots are allowed, an egress needs to be provided to an existing public street that is not temporarily terminal. A condition of preliminary approval is that the applicant show an egress to a public street, not including JDC Ranch Boulevard. An ideal location for an egress is on to 2700 N.

Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase. There are no public trails planned through this project, other than sidewalks or within the public streets.

Review Agencies: This preliminary plan has been reviewed by the Planning Division and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the county surveyor and engineering division.

Planning Division Recommendation

The Planning Division recommends preliminary approval of the Orchards at JDC Ranch Phases 2 and 3, located 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. An egress needs to be provided to an existing public street that is not temporarily terminal before any final plats can be considered.
3. Open spaces will need to be properly labeled as common area on each final plat.
4. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

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.

Exhibits

A. Preliminary plan

Location map



811

Know what's below.
Call before you dig.

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

Proposed Preliminary Plan
Page 1 of 5

ORCHARDS AT JDC RANCH
SUBDIVISION
PHASE 2&3
PRELIMINARY PLAT

2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

INDEX OF DRAWINGS

- C-001

GENERAL NOTES
- C-100

PRELIMINARY SITE PLAN
- C-200

PRELIMINARY GRADING AND DRAINAGE PLAN
- C-300

PRELIMINARY UTILITY PLAN

NOTICE TO CONTRACTOR

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

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

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



VICINITY MAP
NO SCALE
WEBER COUNTY, UTAH

GENERAL NOTES

1.

ALL WORK SHALL CONFORM TO WEBER COUNTY STANDARDS & SPECIFICATIONS.
2.

CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
October 12, 2023

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403

CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100

ORCHARDS AT JDC RANCH SUBDIVISION
PHASE 2&3 - PRELIMINARY PLAT
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



NO.	DATE	REVISION FOR REVIEW
-----	------	------------------------

COVER

PROJECT NUMBER 9872	PRINT DATE 2023-10-12
PROJECT MANAGER C.PRESTON	DESIGNED BY M.ELMER

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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 RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. 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 RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWINGS SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 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 FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. 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. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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.
- 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 CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 303.05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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 DEWATERED CONDITIONS.
- 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.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEANOUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MI	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
NC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PVI	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TCC	TOP OF CONCRETE
TDF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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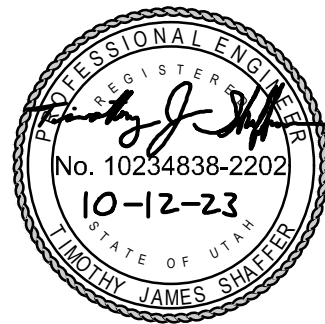
CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100

ORCHARDS AT JDC RANCH SUBDIVISION

PHASE 2&3 - PRELIMINARY PLAT

2800 WEST 2600 NORTH STREET

WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

GENERAL NOTES

PROJECT NUMBER
9872
PRINT DATE
2023-10-12
PROJECT MANAGER
C.PRESTON
DESIGNED BY
M.ELMER

C-001

811

Know what's below.
Call before you dig.

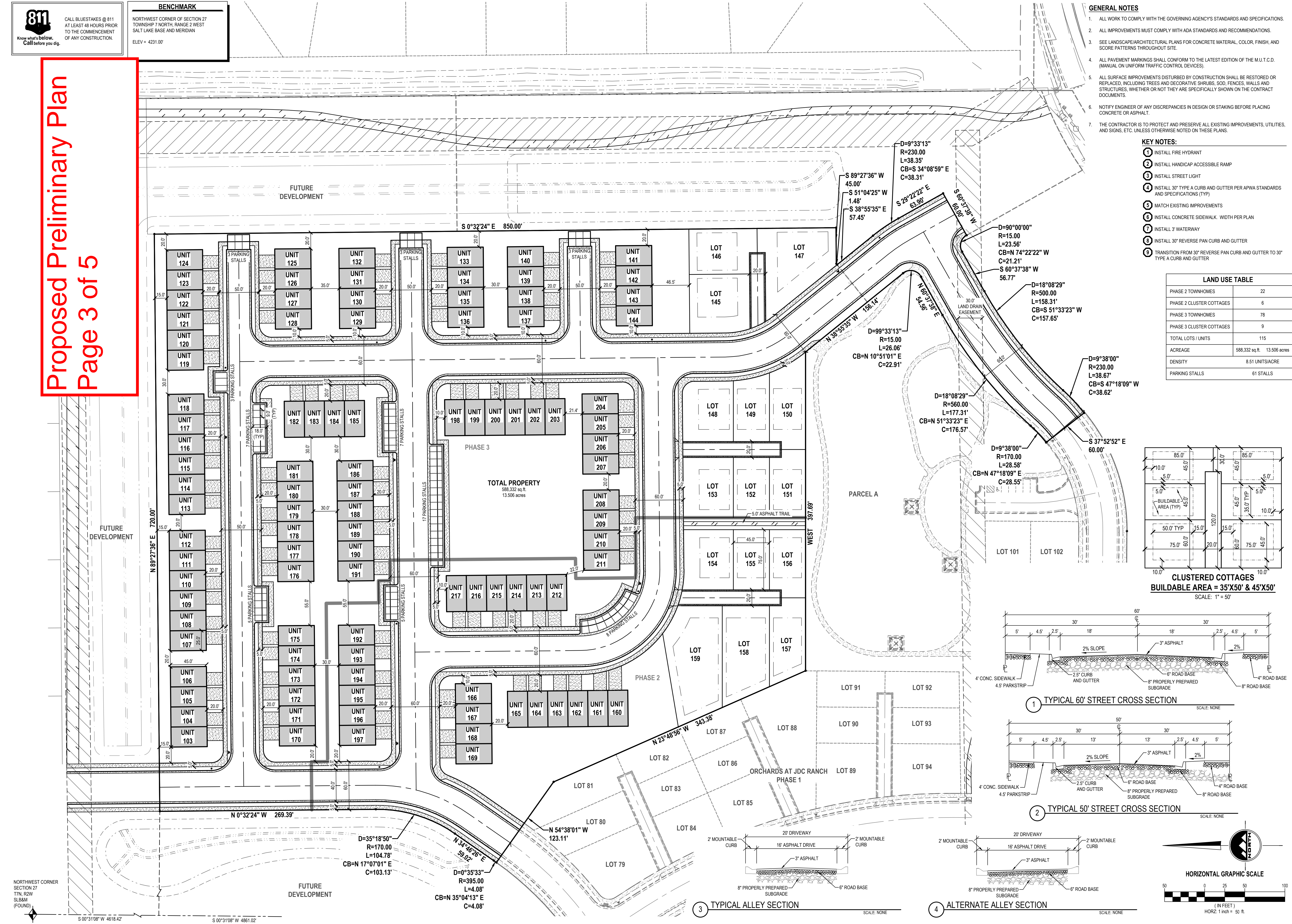
CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

Proposed Preliminary Plan
Page 3 of 5



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- KEY NOTES:
- 1

INSTALL FIRE HYDRANT
- 2

INSTALL HANDICAP ACCESSIBLE RAMP
- 3

INSTALL STREET LIGHT
- 4

INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS (TYP)
- 5

MATCH EXISTING IMPROVEMENTS
- 6

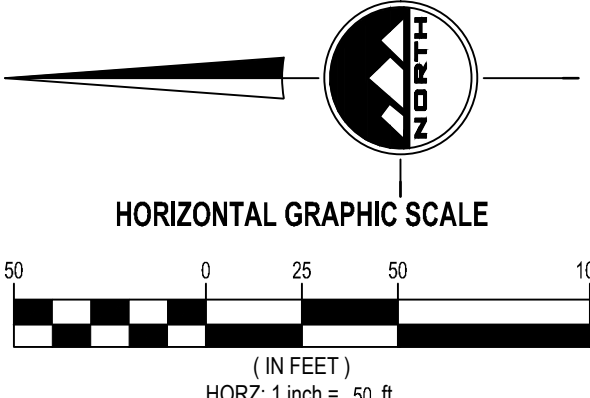
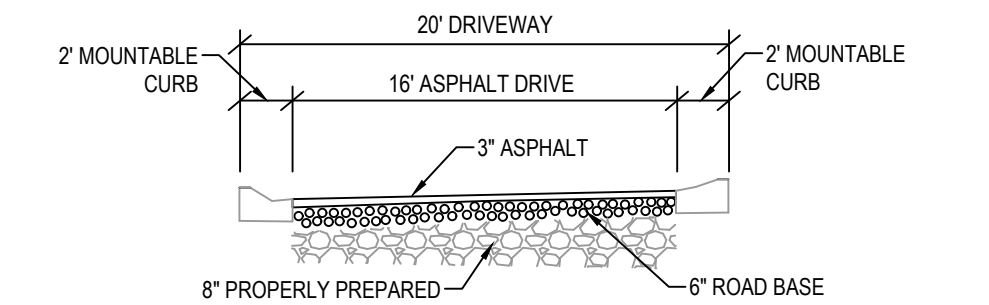
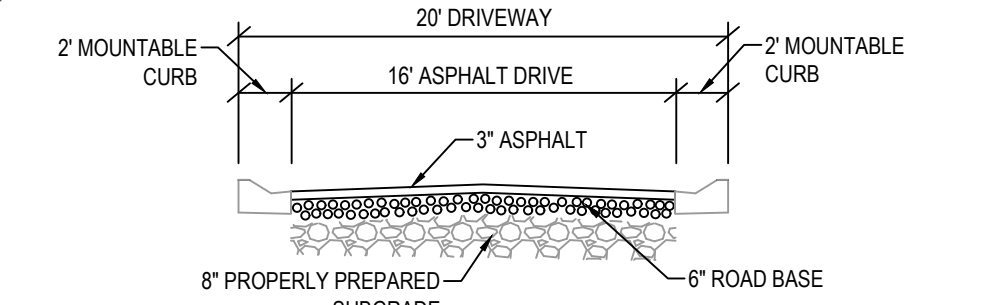
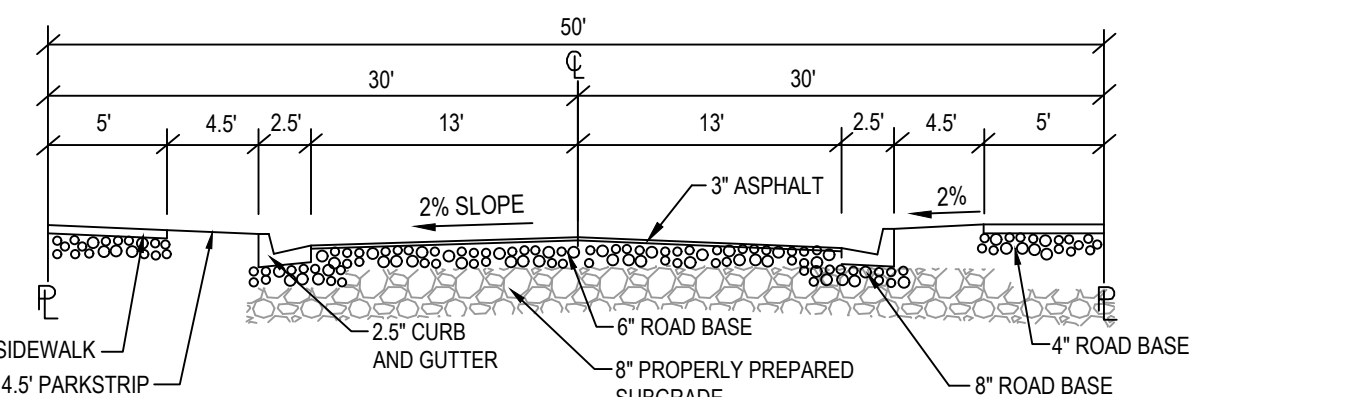
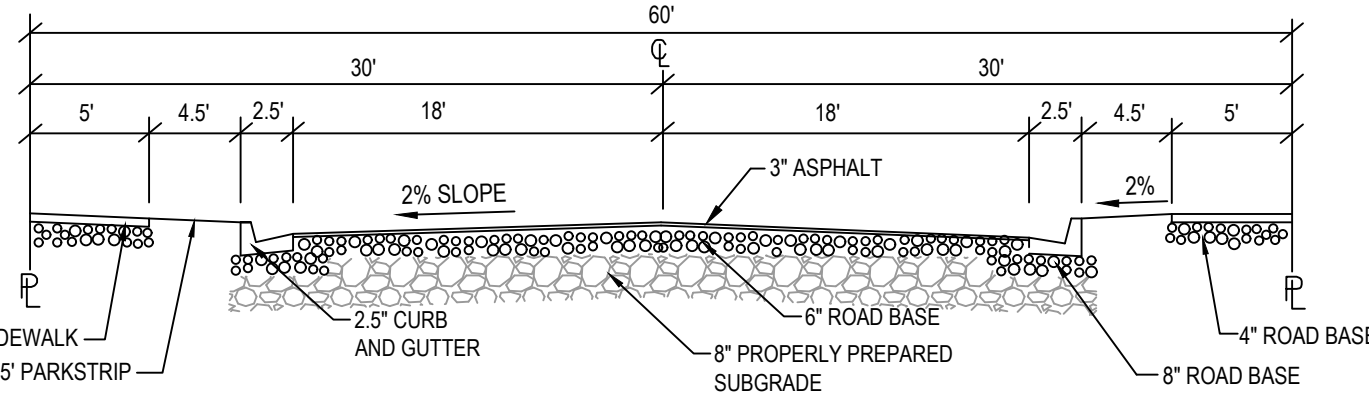
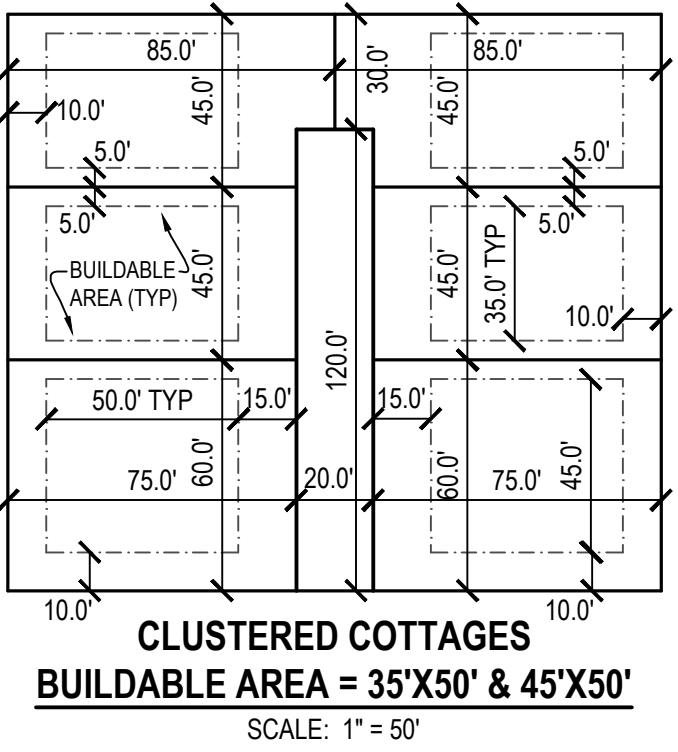
INSTALL CONCRETE SIDEWALK - WIDTH PER PLAN
- 7

INSTALL 3" WATERWAY
- 8

INSTALL 30" REVERSE PAN CURB AND GUTTER
- 9

TRANSITION FROM 30" REVERSE PAN CURB AND GUTTER TO 30" TYPE A CURB AND GUTTER

LAND USE TABLE	
PHASE 2 TOWNHOMES	22
PHASE 2 CLUSTER COTTAGES	6
PHASE 3 TOWNHOMES	78
PHASE 3 CLUSTER COTTAGES	9
TOTAL LOTS / UNITS	115
ACREAGE	588,332 sq.ft. 13.506 acres
DENSITY	8.51 UNITS/ACRE
PARKING STALLS	61 STALLS



ENSGN

THE STANDARD IN ENGINEERING

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PHASE 2&3 - PRELIMINARY PLAT
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

PROFESSIONAL SEAL

No. 10234838-2202
10-12-23
STEVE J. ANDERSON
STATE OF UTAH

NO. DATE REVISION FOR REVIEW

PRELIMINARY
SITE PLAN

PROJECT NUMBER 9872
PROJECT MANAGER C.PRESTON
PRINT DATE 2023-10-12
DESIGNED BY M.ELMER

C-100

811

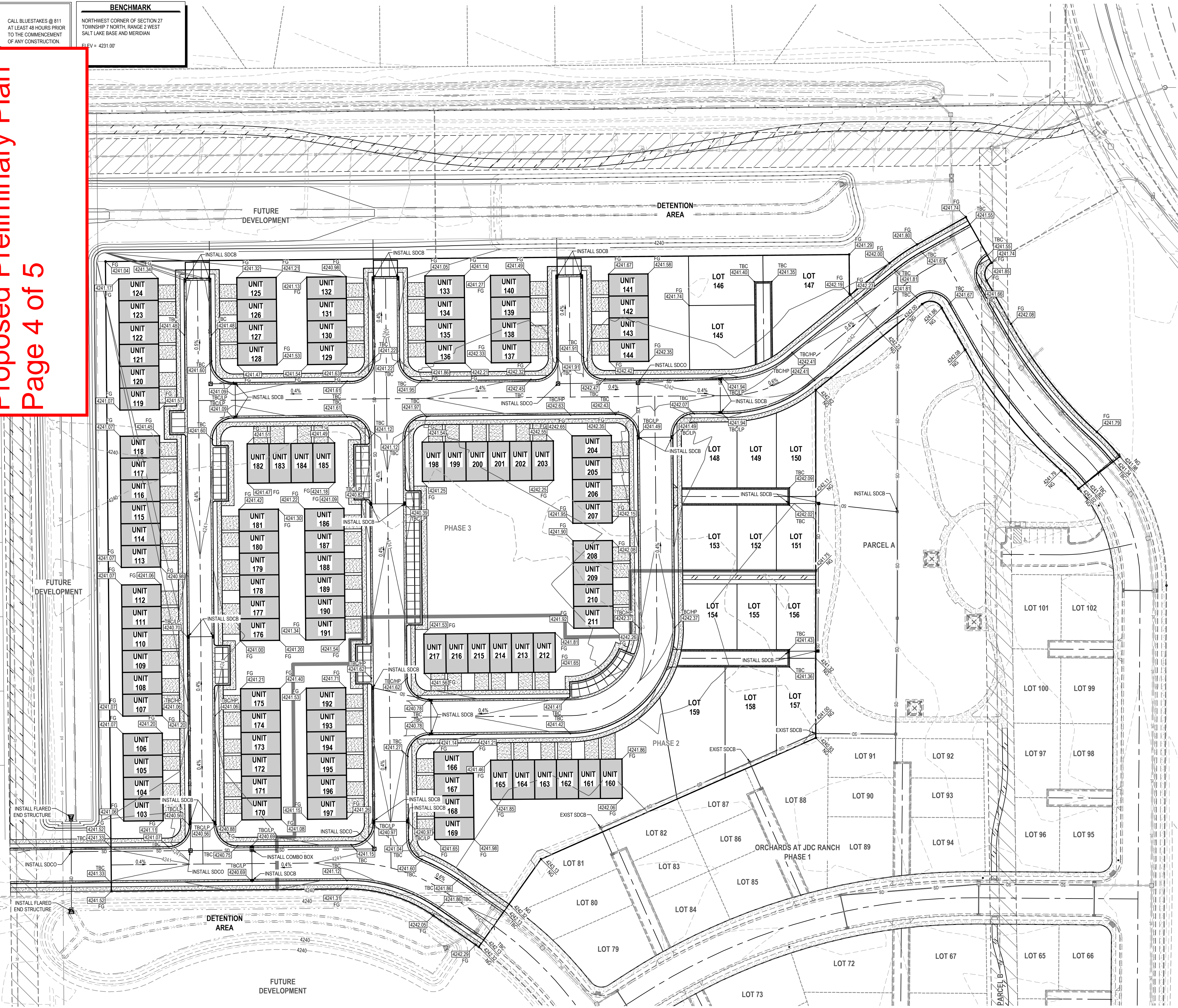
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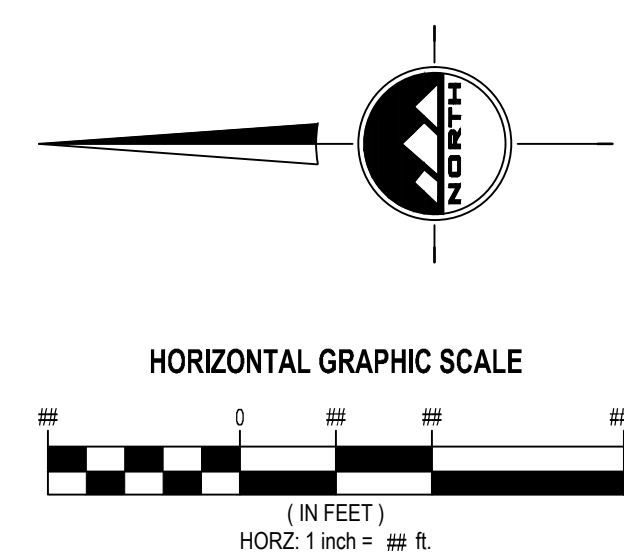
BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
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Proposed Preliminary Plan
Page 4 of 5



- GENERAL NOTES**
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 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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ORCHARDS AT JDC RANCH SUBDIVISION
PHASE 2&3 - PRELIMINARY PLAT

2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

NO. DATE
REVISION
FOR REVIEW

PRELIMINARY
GRADING AND
DRAINAGE PLAN

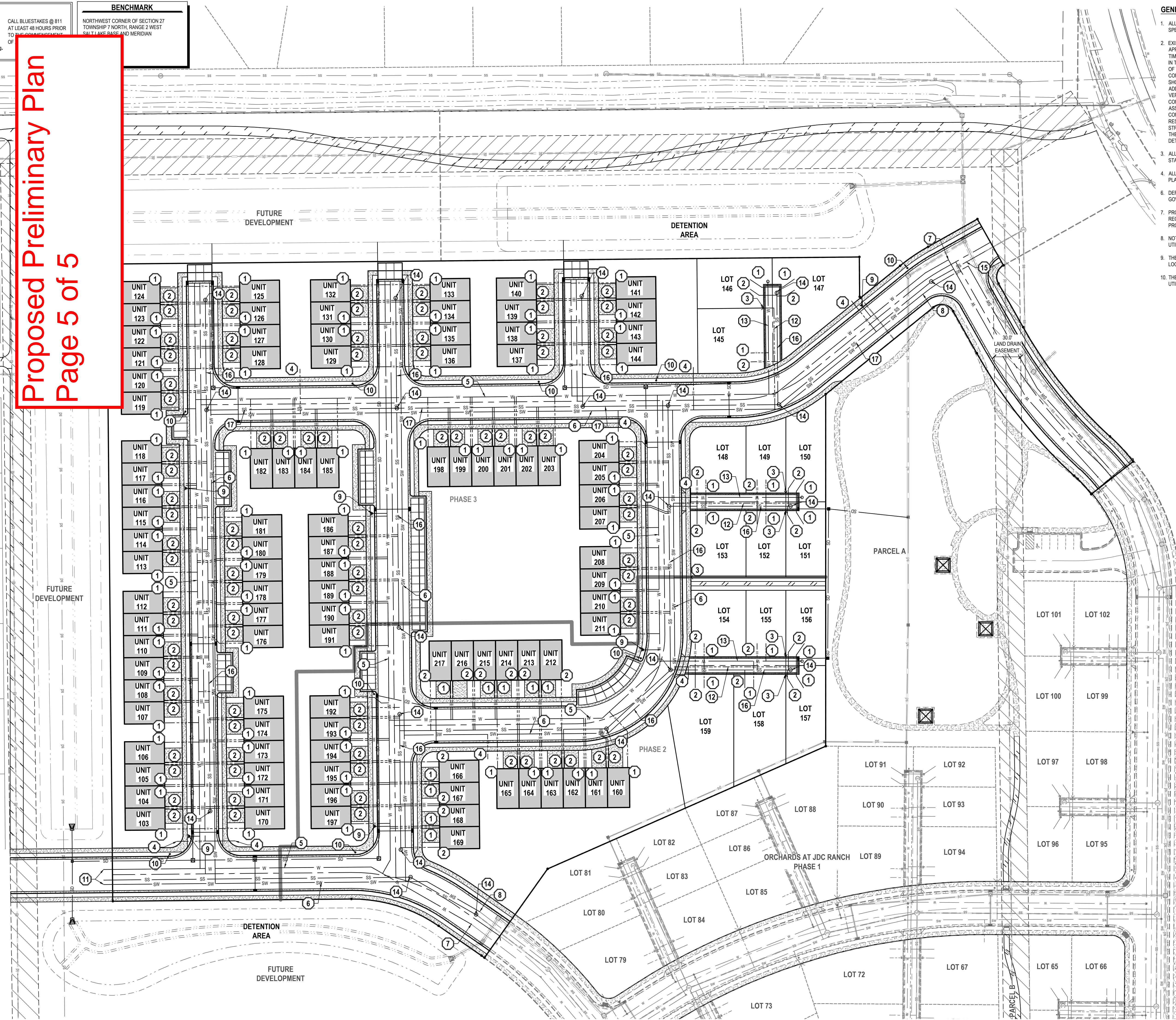
PROJECT NUMBER
9872

PRINT DATE
2023-10-12

PROJECT MANAGER
C. PRESTON

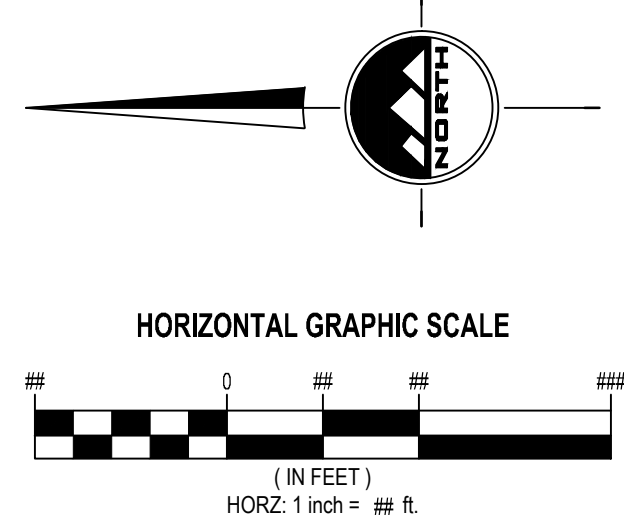
DESIGNED BY
M. ELMER

C-200



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER BONA VISTA WATER STANDARD PLANS AND SPECIFICATIONS.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS (TYP)
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS (TYP).
 3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 4. INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 5. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
 6. INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 7. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
 8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 10. INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
 11. PLUG AND BLOCK FOR FUTURE CONNECTION
 12. 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 13. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS
 14. INSTALL SSMH
 15. INSTALL 12" SDR-35 PVC-SAN SWR
 16. INSTALL 8" SDR-35 PVC-SAN SWR
 17. INSTALL 10" SDR-35 PVC-SAN SWR



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ORCHARDS AT JDC RANCH SUBDIVISION
PHASE 2&3 - PRELIMINARY PLAT

2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

NO. DATE REVISION
FOR REVIEW

PRELIMINARY
UTILITY PLAN

PROJECT NUMBER 9872
PROJECT MANAGER C.PRESTON
PRINT DATE 2023-10-12
DESIGNED BY M.ELMER

C-300



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Agenda Item: ZTA 2023-11 and ZTA 2023-12. A public hearing to consider a County-initiated ordinance amendment to Title 106, Subdivisions, providing for changes relative to administrative land use authority, subdivision application review and approval procedures, and financial guarantees required for public improvements.

Agenda Date: Tuesday, December 12, 2023

Applicant: Planning Division

File Numbers: ZTA 2023-11 and ZTA 2023-12

STAFF INFORMATION

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

Report Reviewer: CE

Applicable Ordinances

Utah State Code Section 17-27a-503 – Zoning District or Land Use Regulation Amendments
Weber County Code Section 102-2-4 – Powers and Duties of the Planning Commission
Weber County Code Title 106 - Subdivisions

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

In the 2023 Legislative Session, the Utah State Legislature passed a law known as SB 174. This bill requires counties in Utah to change their subdivision review procedure, including several significant process changes that will be discussed in detail below. At the same time, the County desires to amend the provisions in the financial guarantee portion of the subdivision code to ensure the viability of the improvements and bonds the County accepts from developers. These changes must be completed prior to February 1, 2023.

Proposed Changes

The following is a brief explanation of the changes proposed:

1. **Section 106-1-4 Subdivision Application Requirements**, regarding the submittal requirements that the County needs. This is important because up to this point the County has had the option to receive partial submittals and the opportunity to work with developers to determine whether or not an application is complete. Due to the changes in State Code, this opportunity is being curtailed and the County must – from this time forward – only accept “complete” applications. More on that below.
2. **Section 106-1-5.20 Agency Review and Determination of Completeness**, regarding responsibility of the applicant to work with agencies outside of the County Planning Department/Engineering Department to obtain reviews prior to submitting their application and all subsequent revisions, and the requirement for the County to review submittals within 15 days for not more than four review cycles.

3. **106-1-5.30 Approval Procedure**, regarding the designation of the Planning Director as the "Administrative Land Use Authority" to review and approve subdivision plats.
4. **106-1-8.10 Final Plat Required**, regarding the determination of complete applications for final plat and the requirement for the County to review submittals within 20 days for not more than four review cycles.
5. **106-1-8.30 Final Plat Approval Process**, regarding the designation of the Planning Director as the Administrative Land Use Authority for final plat approvals.
6. **Section 106-4-1 (d) Improvements to be installed prior to the issuance of permits**, regarding the required improvements to be installed prior to issuance of permits and a financial guarantee.
7. **Section 106-4-2 Specific Requirements**, regarding specific requirements for improvement, including driveway aprons, and sidewalks and pathways.
8. **Section 106-4-3 Guarantee of Improvements**, regarding financial guarantee of improvements, including financial guarantee cost estimates, financial guarantee expiration and default, partial releases of financial guarantees, warranty guarantees (at conditional acceptance), and final acceptance of guarantees and release of the warranty guarantee. A new provision is added to allow for the authority of the County to use remaining funding to bring the subdivision improvements into compliance with the requirements.

Policy Analysis

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

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

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

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

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

The reference State Code Section 502 states that:

- (1) *A planning commission shall:*
 - (a) *provide notice as required by Subsection 17-27a-205(1)(a) and, if applicable, Subsection 17-27a-205(4);*
 - (b) *hold a public hearing on a proposed land use regulation;*
 - (c) *if applicable, consider each written objection filed in accordance with Subsection 17-27a-205(4) prior to the public hearing; and*
 - (d)
 - (i) *review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within:*
 - (A) *all or any part of the unincorporated area of the county; or*

- (B) for a mountainous planning district, all or any part of the area in the mountainous planning district; and
- (ii) forward to the legislative body all objections filed in accordance with Subsection 17-27a-205(4).

(2)

- (a) The legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.
- (b) After providing notice as required by Subsection 17-27a-205(1)(b) and holding a public meeting, the legislative body may adopt or reject the proposed land use regulation described in Subsection (2)(a):
- (i) as proposed by the planning commission; or
- (ii) after making any revision the legislative body considers appropriate.
- (c) A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation if the legislative body has provided for that consideration by ordinance.

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

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

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

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

Staff Recommendation

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

This recommendation may come with the following findings:

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

Model Motion

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

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

I move that we recommend approval of File # ZTA 2023-11 and ZTA 2023-12. **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 2023-11 and ZTA 2023-12 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 2023-11 and ZTA 2023-12. 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

Title 106 Subdivisions

Chapter 106-1 General Provisions

Chapter 106-2 Subdivision Standards

Chapter 106-3 Condominium Projects

Chapter 106-4 Subdivision Improvements Required

Chapter 106-5 Enforcement And Permits

Chapter 106-6 Penalty, Validity And Repealer

Chapter 106-7 Owner's Dedication

Chapter 106-8 Signature Blocks

State Law reference—County Land Use, Development, and Management Act subdivision ordinances, U.C.A. 1953, § 17-27a-601 et seq.

Chapter 106-1 General Provisions

Sec 106-1-1 Purpose And Intent

Sec 106-1-2 (Reserved)

Sec 106-1-3 Applicability

Sec 106-1-4 Subdivision Application Requirements

Sec 106-1-5 Preliminary Plan/Plat Requirements And Approval Procedure

Sec 106-1-6 (Reserved)

Sec 106-1-7 Subdivision Time Limitations

Sec 106-1-8 Final Plat Requirements And Approval Procedure

...

Sec 106-1-4 Subdivision Application Requirements

(a) *Pre-application meeting required.* Each person who proposes to subdivide land shall confer with the county planning staff before submitting any plats, charts, or plans in order to become familiar with the county subdivision requirements and existing general plans and to discuss the proposed development of the tract. Additional required submittal information will be identified during the pre-meeting, such as sensitive lands, slope analysis, wetlands, wells, taxes, state roads, neighborhood circulation plan, landscape design, and water budget submittal.

(b) *Subdivision application submittal.* Subdivision applications shall be submitted to the planning division. Only complete applications will be accepted. A complete application shall include all applicable submittal requirements for subdivision review as required by this Land Use Code, including, but not limited to:

(1) *Application form.* A complete subdivision application form, signed by the property owners.

(2) *Preliminary plan.* A preliminary plan meeting the requirements, standards, codes, regulations, and all other specifications listed in this title and other applicable regulatory documents. This includes a phasing plan if phasing is proposed.

Sec 106-1-5.20 Agency Reviews and Determination of Completeness

(a) *Agency review.* The Planning Division shall distribute copies of the preliminary plan to other County divisions or departments. ~~Any, or other reviews by non-county agencies, or organizations, outside of the County's direct organization, as authorized by State Law required by~~

County or State Code, that ~~it deems~~ are necessary to ensure thorough review of the proposed plan, shall be submitted to the County by the applicant.

~~(a)~~ (b) Application Determination of Completeness. Upon determination of a complete application, the County shall not require more than four review cycles, as outlined in Utah State Code Section 17-27a-604.2, unless mutually agreed upon otherwise by the County and the applicant. The ~~reviewing agencies~~ County shall have ~~30 days~~ 15 business days to review the preliminary plans and return detailed, itemized, and all other applicable information and recommendations to the ~~planning division, after which the planning division shall send the review to the applicant.~~

UDOT corridor review. A subdivision proposed within a designated UDOT corridor preservation area shall be sent to the UDOT regional office for review and comment.

HISTORY

Adopted by Ord. 2021-23 on 7/6/2021

Sec 106-1-5.30 Approval Procedure

(a) **Subdivision approval.** After the applicable staff and agency reviews, the preliminary plan/plat, including the phasing plan, shall be presented to the Land Use Authority. The Land Use Authority shall review the preliminary plan/plat to verify compliance with applicable ordinances. After determining compliance with applicable ordinances, or determining compliance after adding conditions of approval to ensure compliance with applicable laws, the Land Use Authority shall approve the preliminary plan/plat. When considering conditions of approval, the Land Use Authority shall follow the decision requirements found in Section 108-4-4 of this Land Use Code, and the conditional use standards of Section 108-4-5. A decision on a subdivision that includes conditions of approval shall not constitute a conditional use or require a conditional use permit.

(b) Small subdivision review. Preliminary plan/plat approval of a small subdivision, as defined in Section 101-2-20 of this Land Use Code, is not required. The preliminary plan/plat required in this section shall be reviewed simultaneously with the final plat.

(c) Administrative Land Use Authority designated. The Administrative Land Use Authority for preliminary and final plan/plat approval ~~of a subdivision other than a small subdivision, as defined in Section 101-2-20 of this Land Use Code,~~ is the ~~applicable planning area~~ Planning Commission Director.

...

Sec 106-1-8 Final Plat Requirements And Approval Procedure

Sec 106-1-8.10 Final Plat Required

Sec 106-1-8.20 Final Plat Requirements

Sec 106-1-8.30 Final Plat Approval Process

Sec 106-1-8.40 Final Plat Recordation

Sec 106-1-8.10 Final Plat Required

1. After compliance with the preliminary plan/plat provisions of Section 106-1-5, the applicant shall digitally submit a draft final plat and draft improvement plans, meeting the remaining requirements of this Title and any additional conditions set by the Administrative Land Use Authority. The registered land surveyor's certification on such plats shall indicate all lots meet the requirements of the Land Use Code.

~~The final plat and accompanying information shall be submitted to the planning division at least 45 days prior to a regularly scheduled Administrative Land Use Authority meeting.~~

2. Upon determination of a complete application submittal, the County shall not require more than four review cycles, as outlined in Utah State Code Section 17-27a-604.2. The County, in each review cycle, shall return detailed comments to the applicant within 20 days of submittal from the applicant. Reviews by the County shall be detailed, itemized, and complete.

Sec 106-1-8.20 Final Plat Requirements

The following are requirements for final plat consideration:

...

1. **Signature block.** A signature block conforming to State Code and county ordinances shall be included on the plat for the following:
 1. Private licensed land surveyor's "certificate of survey";
 2. Owner's dedication certificate;
 3. Notary public's acknowledgment;
 4. County ~~Administrative~~ Land Use Authority's certificate of approval, to be signed by the ~~planning director~~ Planning Director or designee;
 5. County Engineer's certificate of approval;
 6. County Attorney's certificate of approval;
 7. Board of County Commissioners' certificate of acceptance;
 8. County Clerk's certificate of attest;
 9. County Surveyor's certificate of approval;
 10. Local health department certificate of approval, if required by the local health department;
 11. Culinary water authority certificate of approval, if not the local health department; and
 12. Sanitary sewer authority certificate of approval, if not the local health department.
 13. In lieu of a signature block on the final plat for the culinary water authority or sanitary sewer authority, the applicant may furnish a final plat approval letter from either or both of these entities, if applicable. The final plat approval letter shall indicate the water or sewer authority's unconditioned approval of the final plat and the proposed improvements for their respective facilities, and shall include a copy of the final plat and final improvement drawings for which they are granting approval. A conditional letter of approval is not allowed.
2. **Recorder's block.** A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.
3. **Subdivision boundary.** The subdivision boundary corners, lot corners and centerline street monuments shall be noted on the final plat in conformance with county ordinances.
4. **Map narrative.** A map narrative that complies with U.C.A. 1953, § 17-23-17 and Section 45-3-4 of the Weber County Code of Ordinances.
5. **Occupation lines.** All evidence of occupation such as fence lines, walls, curbs, etc. shall be shown on the dedication plat, as directed by the County Surveyor.
6. **Easements.** All easements observed, recorded in the Office of the County Recorder, or included in a preliminary title report unless legally vacated by all easement holders.

...

Sec 106-1-8.30 Final Plat Approval Process

1. ***Final subdivision approval.*** After the applicable staff and agency reviews, the final plat shall be presented to the Land Use Authority. The Land Use Authority shall review the final plat to verify compliance with applicable ordinances. After determining compliance with applicable ordinances, or determining compliance after adding conditions of approval to ensure compliance with applicable laws, the Land Use Authority shall approve the final plat. If applicable, when considering conditions of approval, the Land Use Authority shall follow the decision requirements found in [Section 108-4-4](#) of this Land Use Code, and the conditional use standards found in [Section 108-4-5](#). A decision on a subdivision that includes conditions of approval shall not constitute a conditional use or require a conditional use permit.
2. ***Land Use Authority designated.*** ~~The Land Use Authority for final plat approval of a subdivision other than a small subdivision, as defined in [Section 101-2-20](#) of this Land Use Code, is the County Commission, after recommendation from the applicable planning area Planning Commission.~~ The [Administrative](#) Land Use Authority for final plat approval ~~of a small subdivision~~ is the County Planning Division Director.
3. ***Submittal of final plat and final improvement plans.*** After approval of the final plat, the applicant shall submit a final plat printed on a 24-inch by 36-inch mylar sheet that includes the required signatures of all non-county employees. With the mylar, the applicant shall submit final improvement plans to the County Engineer for final approval, pursuant to [Title 106, Chapter 4](#). After the final plat mylar has all required official approval signatures, and after the final improvement plans have received final approval by the County Engineer, the final plat may be recorded in the Office of the County Recorder, at the expense of the applicant.
4. ***Tax clearance.*** The county may withhold an otherwise valid plat approval until the owner of the land provides a tax clearance letter indicating that all taxes, interest, and penalties owing on the land have been paid.

Record of survey. A copy of the subdivision mylar shall be filed as a record of survey in the county surveyor's Office, prior to the Weber County Surveyor signing the dedication plat.

1 Title 106 Subdivisions

2 ...
3 Chapter 106-4 Subdivision Improvements Required

4 ...
5 Sec 106-4-1 General Requirements

6 ...
7 ~~(d) Improvements to be installed prior to issuance of permits. All required subdivision~~
8 ~~improvements shall be installed and pass inspection, pursuant to , prior to issuance of any land~~
9 ~~use permit in a subdivision. This shall not apply to street trees or other required landscaping the~~
10 ~~asphalt, chip and seal, landscaping, street monuments, or curb, gutter, and sidewalk as long as a~~
11 ~~sufficient financial guarantee of improvements exists or is provided as required by for the~~
12 ~~incomplete improvements. A certificate of occupancy shall not be issued until the missing~~
13 ~~improvements are installed and pass inspection.~~

14 ~~(d)~~ (d) Improvements to be installed prior to issuance of permits.

15 (1) All required subdivision improvements shall be installed and pass inspection, pursuant to
16 Section 106-4-3, prior to issuance of any land use permit in a subdivision.

17 (2) This shall not apply to the required asphalt, chip and seal, landscaping, street monuments, or
18 curb, gutter, and sidewalk, street trees, and other required landscaping (and associated
19 irrigation and controls) as long as a sufficient financial guarantee of improvements exists or is
20 provided as required by Section 106-4-3 for the incomplete improvements.

21 (3) A certificate of occupancy shall not be issued until the missing improvements are installed
22 and pass inspection or if an updated financial guarantee has been provided as required by
23 Section 106-4-3.

24 (4) For the purpose of ensuring that improvements are not damaged or neglected during
25 construction, in the event that a property is not granted certificate of occupancy outside of the
26 one year warranty guarantee period, a separate landscaping, sidewalk, and curb and gutter
27 bond shall be posted in the amount for those improvements where the lots have not been
28 given certificate of occupancy, as determined by the County. The County shall retain this
29 bond until certificate of occupancy is granted to each subsequent lot.

30
31 Sec 106-4-2 Specific Requirements

32 ...

33 Sec 106-4-2.050 Curbs And Gutters

34 (a) **Curb and gutter.** Curbs and gutters shall be installed on existing and proposed streets by the
35 applicant. The County Engineer may allow curb and gutter to be deferred to a later time if it is in
36 the best interest of the street system. Deferrals shall be documented by recorded agreement, in a
37 form as approved by the County Attorney, between the County and the owner. Curb and gutter
38 shall be installed by the applicant in subdivisions along abutting Utah State Highways unless
39 specified in writing by the Utah State Department of Transportation.

40 (b) **Driveway aprons.** The applicant shall install driveway aprons to each Lot that has a Lot Width of
41 60 feet or less. These driveway aprons shall be provided on construction drawings. No such
42 driveway apron shall be of greater width than ~~25-20~~ feet and no lot shall have more than one
43 driveway apron. Driveway aprons shall be constructed of concrete. Installation of a driveway apron
44 for a Lot that has a Lot Width greater than 60 feet may be postponed until after the approval of a
45 site plan.

46 Sec 106-4-2.060 Sidewalks and Pathways

(a) Sidewalk. Five foot wide sidewalks are required on both sides of the street, unless specified otherwise in this Land Use Code or other adopted street right-of-way standard. Regardless of any other provision otherwise, all sidewalks are required to be six inches (6") in depth. Where no sidewalk currently exists in the area, or where a subdivision's required sidewalk is premature given existing conditions, the required sidewalk may, at the sole discretion of the County Engineer, be deferred to a later time by recording a deferral agreement to each lot in a form as approved by the County Attorney, County Engineer, and County Planning Director.

(b) Pathway. A pathway, either paved or concrete as determined by the County Engineer given site conditions, shall be substituted for a sidewalks along routes that are delineated on an adopted trail or pathway plan or map, or as may be required in this Land Use Code. Otherwise, at the option of the developer, a pathway may be substituted for a sidewalk as long as it is constructed of a material as determined by the County Engineer.

Sec 106-4-3 Guarantee of Improvements

(a) Financial guarantee for the completion of improvements. An applicant who desires to record any subdivision plat prior to the completion of subdivision improvements shall provide a financial guarantee to assure ~~for the~~ completion of ~~incomplete the~~ improvements within a two year period.

(1) Financial guarantee cost estimate. The applicant shall furnish and file with the county an escrow agreement or a letter of credit in an amount equal to ~~440-100~~ percent of the estimated future cost of the installation of ~~incomplete the~~ improvements, plus a 10 percent warranty guarantee. ~~at the termination of the two year improvement completion period.~~ The estimated future cost shall include a 10 percent construction contingency that is separate from the 10 percent warranty guarantee. The estimated cost shall be as estimated provided by the applicant's engineer and verified by the county engineer, to assure the installation of improvements within two years.

(2) Financial guarantee expiration and default. If the subdivision is not complete within two years, the financial guarantee is in default unless an extension of the financial guarantee is requested, in writing, by the applicant and approved by the County Engineer. An extension shall not be granted unless the applicant provides an updated estimated future cost for remaining improvements to be installed. At this time the financial guarantee shall be reassessed and increased to reflect cost increases, if any.

(3) Allowed financial guarantees.

- a. **Escrow agreement.** An escrow agreement, and the associated funds, requires the approval of the County Engineer and County Attorney. Escrow funds shall be deposited with the County Treasurer at the time the escrow agreement is executed.
- b. **Letter of credit.** An applicant may only use a letter of credit if the following conditions are met:

1. The engineer's cost estimate for installation of the improvements exceeds \$54,000,000.00;
2. The applicant and, if applicable, the applicant's subsidiaries and the applicant's members or shareholders has a history of positive performance, with no incidences of negative performance, in its development related contractual obligations in the State of Utah, and has a history of positive performance, with no incidences of negative performance, in completing developments in the State of Utah. The Planning Director or County Engineer may require the applicant to provide a performance history from other jurisdictions;
3. The applicant's financial institution has a history of positive performance in fulfilling its financial obligations, as determined by the county treasurer and based on typical conventions of the financial industry;

- 98 4. The applicant's financial institution provides the letter of credit on a
99 standard letter of credit form supplied by Weber County or in a form that
100 provides equal or greater financial protection to the county, as determined
101 by the County Attorney;
- 102 5. The County Attorney, County Treasurer, and County Engineer approve
103 the letter of credit, which they shall do if all of the conditions above are met
104 unless they have reasonable, objective indications of a substantial risk that
105 either the applicant or the applicant's financial institution will not fulfill its
106 obligations related to the completion of improvements or the financial
107 guarantee; and
- 108 6. A cash escrow is deposited with the county treasurer at the time the letter
109 of credit is executed equal to the full cost to revegetate any removed
110 vegetation in the event the applicant, his successors or heirs, or his
111 financial institution fails to perform.
- 112 (2) **Acceptance of financial guarantee.** A financial guarantee under this section is accepted
113 when the County Engineer signs a standard subdivision improvement agreement and an
114 escrow agreement or letter of credit. After the subdivision improvement agreement is
115 approved and executed, the applicant may record the subdivision, as long as all other
116 recording requirements have been met. The recording of the subdivision will allow the
117 developer to sell the lots, but not allow building and/or land use permits to be issued until
118 all improvements are installed, except as listed in this Title.
- 119 (b) **Partial release of financial guarantee.** Unless otherwise specified by the terms of the subdivision
120 improvement agreement, the county is only obligated to offer a partial release of the financial
121 guarantee for an independent improvement system, ~~including but not limited to those specified in~~
122 ~~section 106-4-2,~~ that is completed to the satisfaction of the County Engineer. An independent
123 improvement system includes but is not limited to those improvements specified in Section 106-4-
124 2. At no time shall the balance of the financial guarantee be reduced below the actual cost to
125 complete an incomplete improvement system, regardless of the engineer's cost estimate. If, in the
126 opinion of the County Engineer, costs are increasing or have increased greater than anticipated by
127 the initial engineer's cost estimate, the guarantee shall be reassessed and increased to reflect cost
128 increases, if any.
- 129 (c) ~~144~~ **Warranty guarantee, and conditional acceptance of improvements.**
- 130 (1) Upon satisfactory completion of all improvements, as determined by the County Engineer,
131 the improvements shall enter a conditional acceptance period. At this time, remaining
132 financial guarantee funds may be released, except those necessary for the warranty
133 guarantee, as specified in Subsection (c)(2) of this section. If street trees or other required
134 landscaping, or driveway aprons for Lots with a Lot Width greater than 60 feet, are not
135 installed by the time the rest of all other required improvements meet satisfactory
136 completion, then, at the discretion of the County Engineer, all other improvements may
137 enter the conditional acceptance period.
- 138 ~~(1)(2)~~ Ten percent of the approved estimated cost of all improvements, using current
139 market costs as approved by the County Engineer, financial guarantee, shall be remitted or
140 retained by the county for an improvement warranty guarantee, for a period as defined by
141 U.C.A. 1953, § 17-27a-103. If any improvement fails within the warrantee guarantee period,
142 the failure shall be remediated by the developer, and the warrantee guarantee period shall
143 restart. At the discretion of the county County engineer Engineer, the warranty guarantee
144 period, and conditional acceptance, may be restarted for any individual improvements
145 needing replacement or repairs, rather than restarting the entire warranty guarantee period,
146 prior to the end of the conditional acceptance period.
- 147 ~~(e)(d)~~ **Final acceptance of improvements.** After the warranty guarantee period has expired, if
148 the improvements have performed to the County Engineer's satisfaction, the County Engineer shall
149 release the ~~remainder of the financial~~ warranty guarantee. At this time the County Engineer may
150 also offer final acceptance of the improvements. Final acceptance may be withheld if circumstances
151 unforeseen at the time of conditional acceptance become known that expose the county or the
152 public to unreasonable financial or safety risk. The county is not responsible for operations or
153 maintenance of public improvements that have not received final acceptance. At the time of final

154 acceptance of all other improvements, if street trees or other required landscaping is not
155 satisfactorily installed or has not satisfactorily performed through the minimum warrantee period,
156 then the appropriate amount of financial guarantee shall be retained by the County in an amount
157 sufficient to satisfactorily install the trees or other landscaping, and to ensure proper performance
158 of the trees or other required landscaping through the duration of the minimum required warrantee
159 period. If the amount of remaining financial guarantee and warrantee guarantee is not sufficient to
160 pay for the County's current costs to install the street trees, an updated engineer's cost estimate
161 and financial guarantee shall be retained by the County.
162 (e) **County's authority under default.** If a financial guarantee authorized by this section is defaulted,
163 the County shall have the authority, in its sole discretion, to use the remaining defaulted funds to
164 make whatever improvements the County deems necessary to bring the subdivision into or closer
165 to compliance with the requirements of this Land Use Code. For any subdivision that has a
166 defaulted financial guarantee, the County is authorized, but not obligated, to release financial
167 guarantee funds to a third party that performs the work that the County has deemed necessary.
168



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: ZMA 2023-16 Black Pine (Hancock) – PUBLIC HEARING - Discussion and possible action on a request for approval of a zoning map amendment to rezone 19.43 acres of property located at approximately 5900 W 900 S, Ogden from A-2 (Agricultural) to M-T (Manufacturing and Technology).

Application Type: Legislative

Agenda Date: Tuesday, December 12, 2023

Applicant: Daniel Stephens – Black Pine Group

File Number: ZMA 2023-16

Property Information

Approximate Address: 5900 W 900 S, Ogden

Current Zoning: A-2

Existing Land Use: Vacant, agricultural

Proposed Land Use: Manufacturing/Technology

Parcel Numbers: 15-053-0016 and 15-053-0033

Adjacent Land Use

North: Agricultural

East: Agricultural

South: Agricultural

West: Agricultural

Adjacent Land Use

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

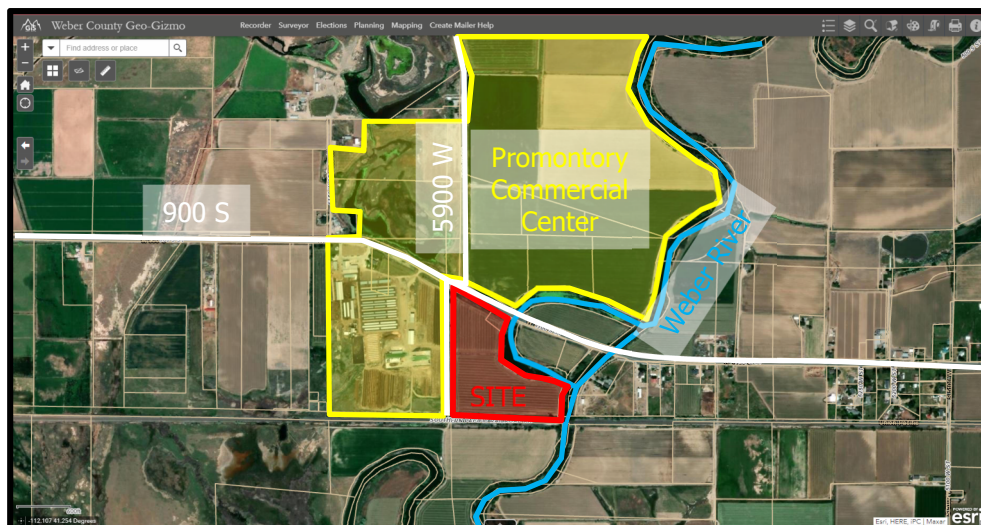
Report Reviewer: CE

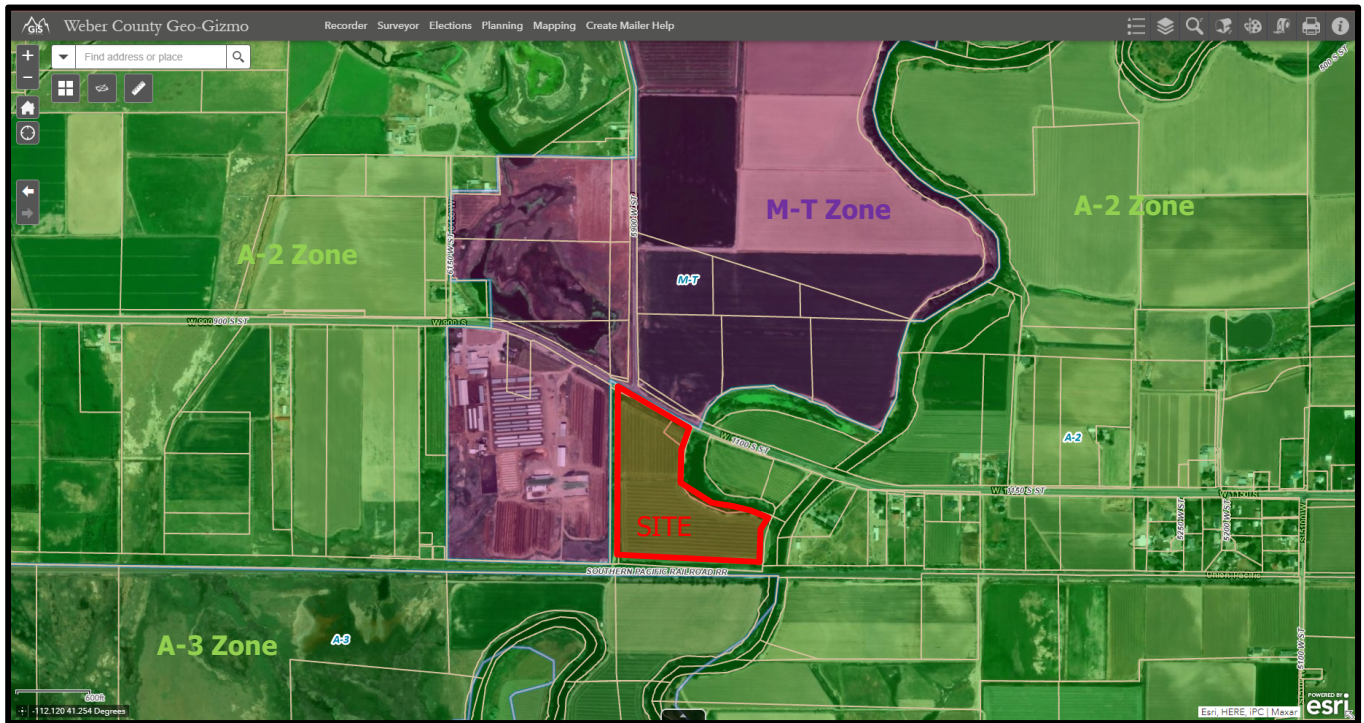
Summary

On September 27, 2023 the application was accepted for review. On December 5, 2023, the applicant met with the Weber County Commission in work session. Prior to submitting the application, the applicant met with the Planning Division staff to discuss the public street and trail layout, and to discuss the potential for land dedication to the Fire District. 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 area map and on the current 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.*

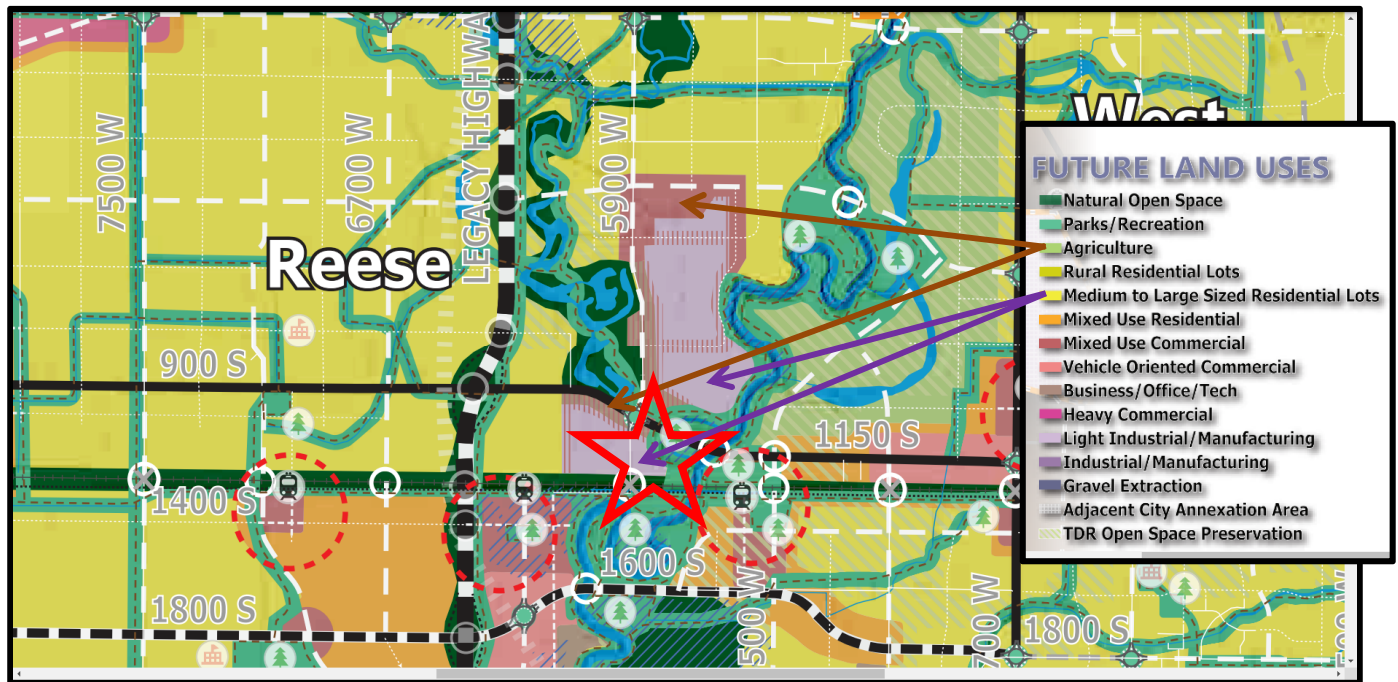
Western Weber General Plan: Below is an image of the property shown on the Future Land Use Map of the Western Weber General Plan. This map indicates that the property is indicated as areas allowing for Light Industrial/Manufacturing and Business/Office/Tech. The General Plan, page 58, states the following regarding these land use types:

GOAL 3 – BUSINESS, TECH, & INDUSTRY: As part of the County's economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.

Further, the General Plan goes on to explain that:

Land Use Action Item 3.1.2: Provide adequate locations for an office or tech park. As provided in Land Use Action Item 2.4.2, because of the quiet nature of an office or tech park, this use can buffer heavier commercial or industrial uses from residential or mixed-use village areas.

The proposed development of this property appears to comply with the spirit of the General Plan, providing for a transition from light manufacturing, office, and technology uses to lower density agricultural and residential lots.



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 M-T zone is listed in 104-21-1 as follows:

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

The surrounding area consists mainly of undeveloped and/or agriculture or residential lots. The proposed zoning map amendment would allow for some light manufacturing, employment-based development in technology or research-type uses. Limited in scope, these uses are not incompatible with the surrounding existing uses.

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 M-T zone are primarily light manufacturing, indoor storage, and research and technology 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. The development will also be subject to a development agreement which will govern the layout, construction and design, and final uses of the project as well.

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. The development will only take place outside of the river protection buffer agreed upon in the existing Development Agreement for the Promontory Commerce Center, adjacent to this property and developed to the north along the Weber River.

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 20 acres of manufacturing uses 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)

- f. 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.*

During the subdivision review process, the developer will 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 Developer has agreed to dedicate a portion of the land for the future construction of a Fire District station at this location.

Staff Recommendation

Staff recommends that the Planning Commission approve the requested zoning map amendment application, based on the following:

1. The proposal implements certain goals and policies of the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

And with the following stipulation:

1. The Applicant will continue to work with Staff to prepare a Development Agreement, amending the existing Promontory Commerce Center Development Agreement and providing for the dedication of land to the Fire District.

Model Motion

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

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

I move that we recommend approval of File # ZMA 2023-16, an applicant driven rezone application to amend the zoning map on 19.43 acres from A-2 to the M-T zone, property located at approximately 5900 W 900 S, 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 2023-16, an applicant driven rezone application to amend the zoning map on 19.43 acres from A-2 to the M-T zone, property located at approximately 5900 W 900 S, 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 recommend denial of File # ZMA 2023-16, an applicant driven rezone application to amend the zoning map on 19.43 acres from A-2 to the M-T zone, property located at approximately 5900 W 900 S, 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 _____].



SEPTEMBER 2023

Weber County Rezone Application

Hancock & Rafter K Parcels

Daniel Stephens

BlackPine

daniel@theblackpinegroup.com

Project Narrative

On August 16, 2022, the Weber County Commissioners approved a new Western Weber General Plan with considerable thought and foresight focused on community and economic growth to support the needs of Western Weber County. As part of the future vision of the Western Weber General Plan, the Planning Commission and Commissioners identified a 380+ acre area on 12th Street and 5900 W (currently known as the Wadeland Farm & Dairy and surrounding parcels) as a key contributor to the economic growth and employment for Weber County. Since that time, the County has begun to enact its vision by approving the rezoning of the majority of this area to the Manufacturing and Technology (M-T) land use. This application is requesting that 2 additional parcels (~20 acres), within this area, be rezoned to the same M-T land use.

How is the change in compliance with the General Plan?

BlackPine and Gardner are seeking to rezone the subject land from its current agricultural use to the Manufacturing and Tech (M-T) land use. This proposed change is in line with the land uses proposed for these parcels in the recently adopted West Weber General Plan. The proposed zoning change will greatly assist the County in achieving Land Use Goal 3 of the General Plan. The goal is as follows:

“Land Use Goal 3, Business, Tech, and Industry: As part of the County’s economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.”

The subject land would be included in a broader development of the area that has already been approved by the County, referred to as *Promontory Commerce Center*. As a part of this broader project, this rezone would facilitate the development of a blended business and industrial park that is projected to yield over **3,800 direct jobs and roughly 2,600 indirect jobs** per an economic impact study performed by Newmark. Rezoning the requested parcels would also foster continuity of a pleasant and harmonious look and feel throughout the broader area. The combination of size, location, proximity to both I-15 and the future Legacy Corridor, proximity to rail line, and access to one of the nation’s most qualified workforces makes this site a prime candidate for economic growth, job creation, and industrial land use in Weber County.

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

With the adoption of the new West Weber General Plan, the subject site is no longer planned for agricultural use. The zoning change requested is in line with what has been approved in the General Plan.

How is the change in the public interest?

BlackPine and Gardner plan to donate approximately two acres to the Weber Fire Department for the future development of a new fire station. With the future growth anticipated by the West Weber General Plan, having a fire station with proximity to this area would greatly benefit the health, safety, and welfare of residents and businesses.

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

Since the adoption of the General Plan, the County has created the Manufacturing and Technology zone to align with their vision for land use in this area. The County has already rezoned ~355 acres of land adjacent to this property to the new Manufacturing and Technology zone.

Weber County's employment base, location, and manufacturing specialty makes it an attractive market for potential Manufacturing and Technology tenants. Over the last 5 years, Ogden's population has grown by 8.3%, providing new businesses with available laborers to fill open positions. Even amidst a 7.4% job growth rate over the last 5 years, Weber County's unemployment rate remains historically low at 2.3%, which speaks to the quality of the local labor force. Weber County's cost of living is also approximately 4.4% lower than other nearby major metros, making it an attractive option for employees seeking refuge from inflated cost of living. Weber County's national connectivity through interstate and rail infrastructure makes it a natural candidate for large, national tenants who are looking to expand. Roughly 40% of Weber County's labor force works in industrial related industries, producing over \$3.2B of manufacturing exports annually. All these drivers suggest an opportunity and need for further development of space similar to what would be offered by the future development of this property.

How does this proposal promote the health, safety, and welfare of the inhabitants of Weber County?

Health: BlackPine and Gardner are exploring multiple environmentally conscious development initiatives that would promote the overall health of the surrounding geographic area (solar energy, environmentally friendly building materials, etc.). The approval of this rezone request would also facilitate major infrastructure improvements that would allow for easier and cleaner access to culinary water, secondary water, and sewer for the inhabitants of West Weber.

Safety: As previously mentioned, BlackPine and Gardner plan to donate approximately two acres along 12th street to the Weber Fire Department for the future development of a new fire station. This would greatly benefit the safety of individuals and businesses in this area.

Welfare: The development of this broader area is expected to create over 6,400 direct and indirect jobs, approximately \$1.4B in annual GDP, and over \$350M of annual employee compensation for the

area. This amount of economic growth and development will dramatically impact the inhabitants of West Weber County in a positive way.

Describe the project vision

The development of this land would be similar to that of *Promontory Commerce Center*, a development previously approved by the County. The details of the development are contained within a development agreement attached to this application.



801-675-8809



info@theblackpinegroup.com

Concept Development Plan

- 1) Inventory of general land use types located within the project and the surrounding area
 - a) Current land use types are agricultural.
 - b) Per the West Weber General Plan, the land uses on this site are designated for Manufacturing and Technology (M-T) uses.
- 2) Approximate locations and arrangements of buildings, structures, facilities, and open space
 - a) See **Exhibit A: Preliminary Site Plan**
- 3) Architectural rendering of proposed buildings, structures, facilities, and open space within the project
 - a) See **Exhibit B: Preliminary Renderings**
- 4) Access and traffic circulation patterns and approximate location of parking
 - a) See **Exhibit A: Preliminary Site Plan**
- 5) Written description explaining how the project is compatible with surrounding land uses
 - a) See project narrative above
- 6) Existing site characteristics (e.g., terrain, vegetation, watercourses, and wetlands, etc.)
 - a) See **Map 1: Site Characteristics**
- 7) Existing and proposed infrastructure
 - a) Infrastructure for this property will be provided by the *Promontory Commerce Center* development.
- 8) Project density and mass/scale in comparison to the existing developed area adjacent to the proposed rezone
 - a) Current surrounding land uses are agricultural.
- 9) Legal Description of the property being proposed for rezone
 - a) See **Exhibit C: Legal Description**

Map 1: Site Characteristics



Exhibit A: Preliminary Site Plan*



*subject to change

Exhibit B: Preliminary Renderings*



*Subject to change

Parcel 1:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD, SAID POINT BEING SOUTH 606 FEET AND EAST 66 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH TO A POINT 90 FEET NORTH OF THE CENTER LINE OF THE RIGHT-OF-WAY OF THE SOUTHERN PACIFIC COMPANY; THENCE EAST PARALLEL TO SAID CENTER LINE

1180 FEET; THENCE NORTH 362 FEET TO THE CENTER OF WEBER RIVER CHANNEL; THENCE UP

SAID CHANNEL AS FOLLOWS: NORTH 58°4' WEST 572.7 FEET; THENCE NORTH 11°4' WEST 224 FEET; THENCE NORTH 62°20' WEST 185 FEET; THENCE NORTH 27°40' EAST 105 FEET; THENCE NORTH 62°20' WEST 605 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PART THEREOF LYING NORTH OF CENTER OF OLD SLOUGH AND CONVEYED BY DEEDS IN [BOOK 546 PAGES 272 & 273](#).

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE WEBER COUNTY BY QUIT CLAIM DEED RECORDED MAY 28, 2015 AS ENTRY NO. [2737798](#) OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH, ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER CONTROL LINE OF THE 1200 SOUTH STREET (1100 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) AND AN EXTENSION OF THE GRANTORS WEST PROPERTY LINE, SAID POINT LIES 497.77 FEET SOUTH ALONG THE WEST LINE OF SAID SECTION 19 AND 66.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 60°16'46" EAST 283.67 FEET ALONG SAID CENTER CONTROL TO A POINT OF CURVATURE ON CENTER CONTROL LINE OF SAID PROJECT; THENCE 371.88 FEET ALONG THE ARC OF A 4495.20 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 04°44'24" AND LONG CHORD BEARS SOUTH 62°38'58" EAST 371.78 FEET) ALONG CENTER CONTROL LINE OF SAID 1200 SOUTH STREET (1100 SOUTH STREET) PROJECT TO THE INTERSECTION OF AN EXTENSION OF GRANTOR'S PROPERTY LINE AND SAID CENTER CONTROL LINE; THENCE SOUTH 27°40'00" WEST 50.05 FEET ALONG AN EXTENSION OF SAID PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF SAID 1200 SOUTH STREET (1100 SOUTH STREET) PROJECT; THENCE ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS: (1) 373.67 FEET ALONG THE ARC OF A 4545.20 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 04°42'37" AND LONG CHORD BEARS NORTH 62°38'05" WEST 373.56 FEET) TO A POINT OF TANGENCY, (2) NORTH 60°16'46" WEST 255.13 FEET TO A POINT ON AN EXTENSION OF SAID WEST PROPERTY LINE THENCE NORTH 57.57 FEET ALONG AN EXTENSION OF THE WEST PROPERTY LINE TO THE POINT OF BEGINNING. THE PRECEEDING DESCRIPTION NEEDS TO BE ROTATED 00°27'56" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

Parcel 2:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING IN THE CENTER OF THE WEBER RIVER 933 FEET



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SOUTH AND 745 FEET EAST OF THE NORTHWEST CORNER OF SECTION 19, RUNNING THENCE SOUTHWESTERLY ALONG THE RIVER 8 RODS; THENCE NORTHWESTERLY PARALLEL TO COUNTY ROAD 165 FEET; THENCE NORTHERLY PARALLEL TO RIVER 6.5 RODS TO COUNTY ROAD; THENCE SOUTH 74°1' EAST 142.6 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED TO WEBER COUNTY RECORDED OCTOBER 15, 2015 AS ENTRY NO. [2760800](#) OF

OFFICIAL RECORDS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NW QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 S. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER CONTROL LINE FOR THE 1200 SOUTH STREET (1150 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 S), SAID POINT LIES 818.09 FEET SOUTH 00°27'57" WEST ALONG THE WEST LINE OF SAID SECTION 19 AND 636.42 FEET EAST FROM THE NW CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTHEASTERLY 150.62 FEET ALONG THE ARC OF A 4495.20 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 01°55'11" AND LONG CHORD BEARS SOUTH 65°25'42" EAST 150.61 FEET) TO A POINT ON AN EXTENSION OF THE GRANTOR'S EAST PROPERTY LINE; THENCE SOUTH 17°45'24" WEST 50.26 FEET ALONG AN EXTENSION OF SAID PROPERTY LINE TO THE PROPOSED SOUTH RIGHT OF WAY LINE FOR SAID PROJECT; THENCE NORTHWESTERLY 159.28 FEET ALONG THE ARC OF A 4545.20 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 02°00'28" AND LONG CHORD BEARS NORTH 65°26'56" WEST 159.27 FEET) ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE OF 1200 SOUTH STREET TO A POINT ON AN EXTENSION OF THE GRANTOR'S WEST PROPERTY LINE; THENCE NORTH 27°40'00" EAST 50.3 FEET ALONG AN EXTENSION OF SAID PROPERTY LINE TO THE POINT OF BEGINNING.



| 801-675-8809

| info@theblackpinegroup.com

MEMO

To: Ogden Valley Planning Commission
From: Charles Ewert
Date: December 5, 2023
RE: December 12, 2023 Work Session Item: Potential Winston Park Rezone

In one of the planning commission's last work session meetings, a rezone of the Winston Park PRUD subdivision was discussed by the developer and the planning commission. In that work session the planning commission guided the developer to consider better street connections between the existing development area and the proposed development area.

The developers have taken the planning commission's direction into consideration and implemented them in the attached two options. The applicant also provides a narrative (attached) to help explain.

In this work session, the applicant is seeking additional input from the planning commission prior to their official submittal of a rezone application. Before submitting that application, they are first wanting to be sure their proposal satisfies the planning commission's previous concerns.



Winston Park

Phase 2, Preliminary Concept Design

Request for Work-Session/Sketch Plan Review for Planning Commission

Purpose: Winston Park is located near 3500 W and 1800 S. in West Weber County. We are requesting the Planning Commission to review our phase 2 concept to help us determine how we can rezone our open space in order to subdivide into additional single family lots. Our proposed phase 2 follows much of the same consistency as phase 1. The phase 2 parcel is a 10.884 acre parcel. We will have 1/3 acre lots or (15,000 sq ft in size). Some lots may be a little smaller due to the overall design of the odd shaped land.

Parks District:

We have also reached out to the Parks District and received ideas to better enhance the walking trail and detention pond area. If allowed, we would greatly enhance that area for not only those that live within Winston Park but also the public. We would look forward to work with the Park District on the walking trail and detention pond. In addition, we have agreed to provide \$5,000 per lot toward the park further down on 1800 S. As developers we believe this will really help enhance the area and goes above and beyond what would normally be required.

Critical Infrastructure upgraded and available:

All of the necessary improvements along our frontage along 1800 S has already been upgraded and improved due to the requirements of Winston Park, phase 1. For example, the road (1800 So.) has been widened. Culinary water, secondary water lines have been increased from 6 to 8" mains to 3500 W. The main trunk line for sewer was set further down in order to accommodate further growth. All of the critical infrastructure is there and we would be able to tap into.

Connectivity:

Considering the pedestrian and vehicular flow, we have inserted arrows to show the flow or connectivity. We have designed a connecting road from Phase 1 to Phase 2 through lot 137 in phase 1. This will connect the 2 subdivisions. There will also be connectors through the emergency road will still remaining for Emergency services. In terms of walking path connectivity, they will go in conjunction where the road will now connect them as well as the emergency road (20ft) section. There will be great connectivity.

Building Requirements:

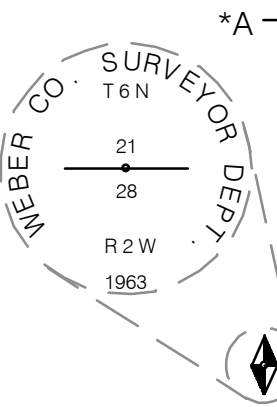
Phase 2, as phase 1 would only be considered as single-level, or split-level, or 2 story homes. No basements would be allowed.

We look forward to hear your suggestions, feedback and ideas to make it a nice addition to Winston Park.

Ogden 3, LLC, Igor Maksymiw & Wade Rumsey

LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET 1/2 REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET 1/2 REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET MON. (TO BE CONST.)		EASEMENT LINE
			RIGHT OF WAY LINE
			20' PUBLIC RIGHT OF WAY FOR EMERGENCY SERVICE ACCESS ROAD

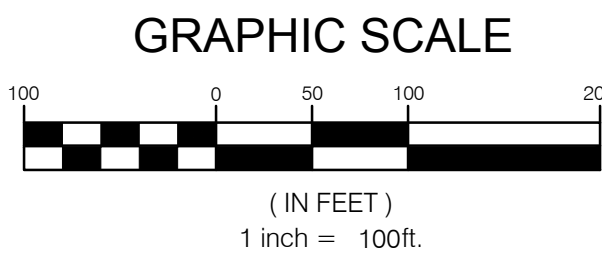
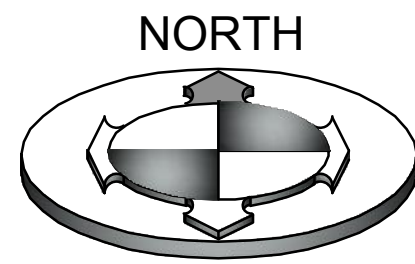


RAY L. BERTOLDI, TR
PARCEL No. 15-057-0006

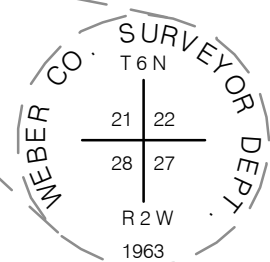
JEFFERY & TRUDY EAST
PARCEL No. 15-057-0027

JEFFERY & TRUDY EAST
PARCEL No. 15-057-0004

WEBER COUNTY BENCHMARK
62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87
(FOUND 3" BRASS CAP SET IN 6"
CONCRETE POST, SET IN 1954 BY
BUREAU OF RECLAMATION, GOOD
CONDITION)



NORTHEAST CORNER OF
SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP
MONUMENT SET IN CONCRETE
2" BELOW ROAD SURFACE.
MONUMENT SET IN 1963
BY WEBER COUNTY SURVEYOR
DEPARTMENT, GOOD
CONDITION)



NOTES:

1. FOR LOT ADDRESSES SEE PAGE 2
2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY AND NOT AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. WCO 106-1-8 (C)(5)
3. THE LOWEST ALLOWABLE LIVABLE FINISH FLOOR ELEVATION WILL NEED TO BE APPROVED BY GEOTECHNICAL ENGINEER AND COUNTY ENGINEER DUE TO GROUND WATER TABLE.
4. SETBACKS FOR THIS SUBDIVISION MAY VARY FROM THE A-1 ZONE. FRONT/REAR: 20 FT, SIDE: 6 FT, STREET-FACING SIDE (CORNER LOT): 15 FT.

A. JAY SMITH ETAL
PARCEL No. 15-070-0001

20' SEWER EASEMENT
IN FAVOR OF WEBER
SEWER IMPROVEMENT DISTRICT

TEMPORARY FIRE TURNAROUND
TO BE VACATED UPON
CONTINUATION OF ROAD SOUTHERLY

OWNER / DEVELOPER:
NAME: OGDEN 3, LLC
TELEPHONE: (801) 209-6759
IGORMAKSYMIW@AOL.COM



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DEDICATION IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE _____ DAY OF _____, 2022.

REPRESENTATIVE (TWWWD)

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 _____, 2022.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2022.

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.

SIGNED THIS _____ DAY OF _____, 2022

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WORKS 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

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 2022

SIGNATURE

WEBER COUNTY RECORDER

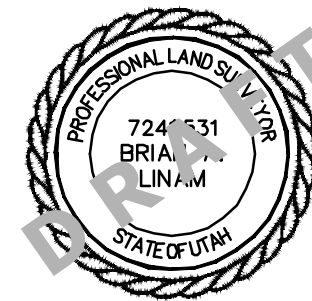
ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
BOOK _____ OF OFFICIAL RECORDS,
PAGE _____
RECORDED FOR : _____

WEBER COUNTY RECORDER

DEPUTY

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531. 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 ON THIS PLAT AND THAT THIS PLAT OF WINSTON PARK SUBDIVISION 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 RECORDERS 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 COMPILED WITH.



WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 152.35 FEET AND SOUTH 38°02'07" WEST 50.28 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 42.80 FEET; THENCE SOUTH 39°10'43" WEST 40.86 FEET; THENCE NORTH 69°58'25" WEST 167.70 FEET; THENCE NORTH 20°01'35" EAST 77.72 FEET TO A POINT ON 15-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 13.91 FEET THRU A CENTRAL ANGLE OF 53°07'48" (CHORD BEARS N 46°35'29" E 13.42) TO A POINT ON A 60-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 161.21 FEET THRU A CENTRAL ANGLE OF 153°56'31" (CHORD BEARS N 03°48'52" W 116.91); THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 397.47 FEET; THENCE NORTH 00°44'52" EAST 289.69 FEET; THENCE NORTH 89°15'08" WEST 244.80 FEET; THENCE NORTH 00°44'52" EAST 272.01 FEET; THENCE SOUTH 89°15'08" EAST 1460.45 FEET TO BEGINNING.

CONTAINS 16.458 ACRES, MORE OR LESS

25 RESIDENTIAL LOTS

OWNERS DEDICATION

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, WINSTON PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, TRAILS AND ROADS INTENDED FOR PUBLIC USE, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

AND DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS _____ DAY OF _____, 2022

ACKNOWLEDGMENT

State of _____
County of _____ } S.S.

ON THE _____ DAY OF _____, 20____, _____ PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WADE RUMSEY, OF THE ABOVE OWNERS
DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT
HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

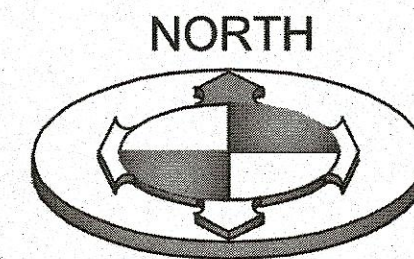
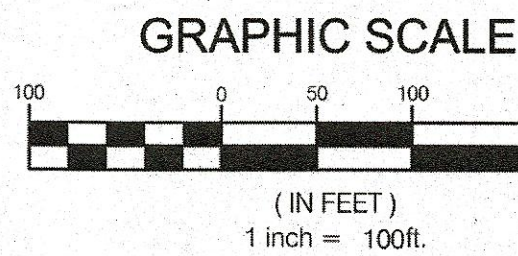
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER, 2023

PAGE 1 OF 2

LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET 1/2 REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET 1/2 REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET MON. (TO BE CONST.)		EASEMENT LINE
			RIGHT OF WAY LINE
			20' PUBLIC RIGHT OF WAY FOR EMERGENCY SERVICE ACCESS ROAD

WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH OCTOBER, 2023 "CONCEPT B"



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531; 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 WINSTON PARK SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDING SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS 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 COMPILED WITH.



WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

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CONTAINS 16.458 ACRES, MORE OR LESS

25 RESIDENTIAL LOTS

OWNERS DEDICATION

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AND DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS _____ DAY OF _____, 2022

WADE RUMSEY

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____ }

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WADE RUMSEY, OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY _____

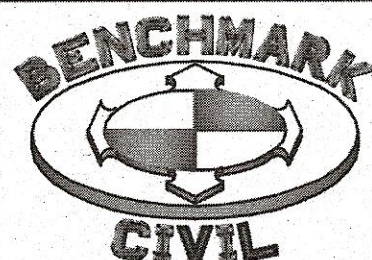
WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

OCTOBER, 2023

PAGE 1 OF 2

OWNER / DEVELOPER:
NAME: OGDEN 3, LLC
TELEPHONE: (801) 209-6759
IGORMAKSYMIIW@AOL.COM



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DESIGN IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE _____ DAY OF _____, 2022.

REPRESENTATIVE (TWWWD)

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 _____, 2022

WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE _____ DAY OF _____, 2022.

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.

SIGNED THIS _____ DAY OF _____, 2022

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER 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

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 2022

SIGNATURE

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY

MEMO

Date: December 12th, 2023

To: Western Weber Planning Commission

From: Felix Lleverino

Re: Work Session Discussion on Zoning Map Amendment Application – Navy Meadows rezone from Agricultural (A-1) to Residential Estates (R1-15). The total land area included with the rezone request is 72.75 acres.

The Planning Division has received an application from a developer named Doug Hamblin who would like to create a residential development under the R1-15 zone. The current zone of the property is A-1. The concept plan, in Exhibit A, submitted with the rezone application depicts a transportation system that includes roads, pathways, and a public park. This memo is provided by the planning division as an introduction to the proposal that may be used to guide the Planning Commission discussion. The topics listed below highlight the Weber County Planning Staff comments/revisions that would align the Navy Meadows Concept Plan with the goals and principles of the General Plan and the design principles of a Connectivity-Incentivised Subdivision. For further details into the planning staff comments see Exhibit B.

Parks

The Western Weber General plan requires that the park space is contiguous and at least five acres.

Road Alignments and Widths

The planning staff has identified a couple of right-of-way alignments that should be altered for efficiency and connectivity.

Pathways

The concept plan includes pathways throughout, however, staff has requested that the plan show pathways or sidewalk intersections at a minimum of 400' intervals.

Sanitary Facilities Plan

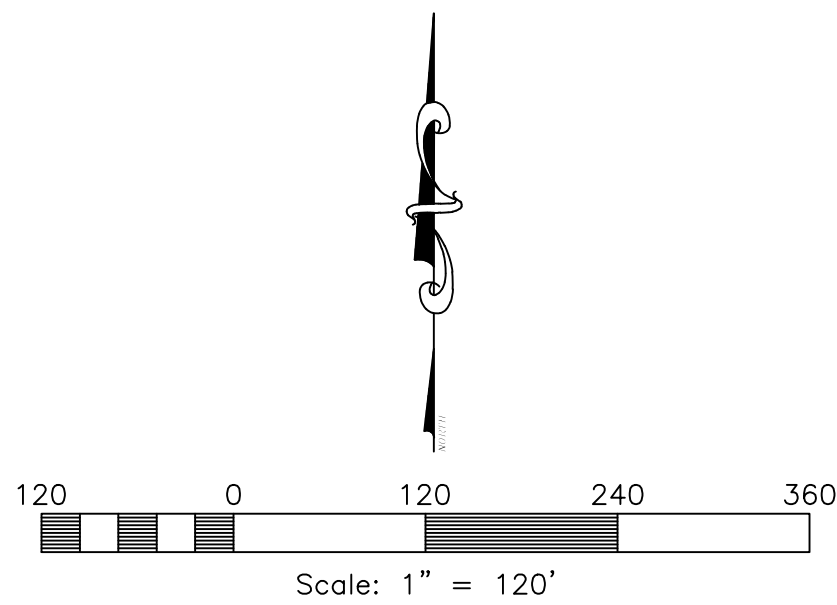
The planning staff would like to discuss this topic with the planning commission.

Hooper Canal Improvements

Section 106-4-2.100 states that all canals on the land shall be piped as part of the subdivision improvements unless the owner of the infrastructure of the county requires otherwise. An alternative to this would be for the developer to install a fence. The Planning Commission may determine that park areas, including streams or bodies of water, shall remain unfenced.

The concept plan has appropriately depicted pathways along the Hooper Slough and the Hooper Canal.

Exhibit A



Design Specs.	
Total Area.....	72.75 ac.
Density:	
3,169,142 S.F./15,000 S.F. =	212.28 Lots
88 - 12 - 15K Lots	
84 - 6000 S.F.+ Lots	
39 - Townhouse Units	
211 - Total Unit Count	

Navy Meadows

Weber County, Utah

Developer:
Doug Hamblin
Hamblin Investments
1613 N. 2000 W.
Clinton, Ut. 84015
(801) 731-7703

Reeve & Associates, Inc.

IRA

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Navy Meadows

PART OF THE SE & SW 1/4 OF SECTION 33, T.6N., R.2W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Concept Plan

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cove
Designer:	E. Roche
Date:	3-7-22
Name:	SODERBY/SANDERS PROPERTY
Number:	3442-A56

Sheet	1
1	Sheets

Navy Meadows Rezone Planning Review 1

Parks and open space

The Planning Division is asking for some changes to the park space. It is preferable that the natural park spaces are preserved in addition to there being a contiguous park that is roughly five to six acres. Would it be possible to expand either one of the park spaces to be at least 6 acres while still preserving the natural parkway along the slough and the natural parkway along the Hooper Canal?

Include a pathway around the perimeter of the 6 acre park.

The pathways throughout the development should include trees and plantings

What are your thoughts on including a pavilion and a restroom?

The park that is being donated to the Parks District will need to include the appropriate amount of water shares.

The Hamblin Recreation Facilities plan indicates that the Western Weber Park District is excited to receive this property. Planning would like some confirmation from the Parks District indicating that the park area and the pathways will be owned and maintained by them. The letter from the Parks District should include details into who will install the park facilities ie grading, irrigation, turf grass, landscaping, pathways, plantings, playgrounds, pavilions, benches, street crossings.

Sewer District

The Central Weber Sewer Letter states Central Weber will not take ownership of responsibility for the condition, ownership or maintenance of the proposed sewer lines (gravity or pressure) or system that will be installed to serve this subdivision. We understand the West Haven City will not take ownership until the development is annexed into the City. Who will own and maintain the line?

Roadway alignments and ROW widths

The northern most road should go all the way through and include a 10' pathway on the north side of the street and be a 66' ROW.

3300 South Street is slated to become an 80' ROW. Submit a three lane cross section that includes a 10' pathway and street trees on the north side of the street.

The maximum block length is 660'. Please show how this requirement is being satisfied.

Instead of a cul de sac on the west, please stub the street to the west edge.

3900 West will need to be an 80' ROW with a 10' pathway

The roads throughout the development will need to be lined with trees. This requirement will be added to the development agreement.

Pathway alignment

Exhibit B

The pathway along the slough should extend to the northern edge of the boundary.

All of the pathways should extend to the subdivision boundary

The minimum distance between pathways is 400'. Please show how this is satisfied.

The concept plan should show all the 10' street adjacent pathways

Other concept plan revisions

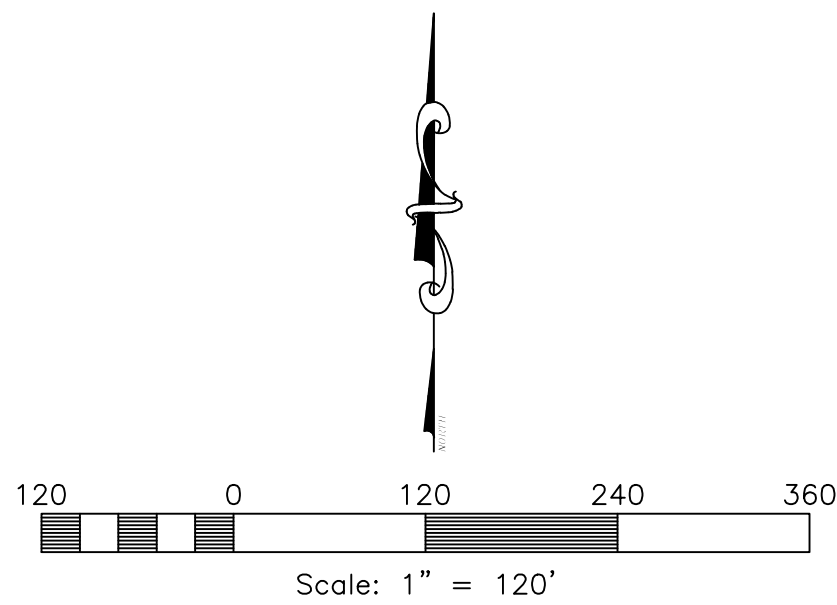
You may remove the lot lines from the concept plan. We are primarily focused on the roadways and pathways.

Will you include a contour map with 2' intervals and also show the wetlands.

Hooper Canal

Please contact the canal company to determine what will be required (piped or fenced). See code section [106-4-2.100 ditch or canal improvements](#)

Exhibit B



Design Specs.	
Total Area.....	72.75 ac.
Density:	
3,169,142 S.F./15,000 S.F. =	212.28 Lots
88 - 12 - 15K Lots	
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Navy Meadows

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Sheet	1
1	Sheets

MEMO

To: Ogden Valley Planning Commission
From: Charles Ewert
Date: December 5, 2023
RE: December 12, 2023 Work Session Item: Terakee River Rezone Application

The Planning Division has received an application to rezone approximately 156.5 acres at the north end of 3600 West. If successful, the rezone will likely lead to the replacement of the Terakee Farms PRUD with a street-connectivity incentivized development

Staff have conducted a cursory review of the rezone and offer the generalized comments provided below. In this work session, the applicant desires to work with the planning commission and planning department to collaboratively design a development concept plan that is appropriate for the area.

Staff general comments:

- At this time there is no final plan for secondary egress along a standard street. The applicant has proposed a future connection to 700 North Street, but the applicant does not currently have control over the properties the street will cross. The applicant is proposing to escrow the full amount for the street in hopes that the county will work with those other landowners to acquire the right-of-way. The applicant is also open to other ideas/options.
- The current Terakee Farms PRUD was approved based on an egress road that might not meet the minimum standards for fire egress. If another egress is not found, then the rights to expand that egress might be required in order to obtain fire authority approval.
- The applicant is working with the Taylor/West Weber Park District to provide significant and meaningful natural improved park area along the Weber River.
 - The attached concept plan shows an approximate 300-foot green space buffer from the Weber River. Within that buffer, the applicant is proposing to construct the Weber River Parkway trail, as well as frequent pathway connections to the trail.
 - On the north side of the property the applicant is proposing park improvements, which should include a parking lot, trailhead, and could include other improvements such as a bowery, restrooms, and perhaps groomed green space.
 - The buffers one side of the Weber River for approximately one mile. The planning commission might want to explore with the applicant other trailhead opportunities on the southeast side of the property. Along this stretch of river, one trailhead every mile would not be an unreasonable expectation. The planning commission may even want to consider one per every ½ mile.

Trailheads can be as simple as a parking area and restrooms/garbage facilities, or may include additional improvements such as pavilions, picnic areas, sports fields or courts, etc.

- Based on preliminary discussions with both the applicant and the Park District, it appears the Park District might want to own and operate the entire green space area. Any improvements desired of the applicant thereon should suit their needs.
- Some of the proposed streets will need to be realigned to matchup with other approved development nearby.
- Based on the R1-15 and street connectivity incentives, the applicant could potentially obtain 454 lots if the rezone is approved. Altered street alignments and/or open spaces area will not reduce from this total buildout potential.
- The applicant is proposing a lift station for the development, and plans to have the development served by Central Weber Sewer.
- The applicant should be looking for eventual culinary water approvals from Taylor West Weber Water as well as Hooper Irrigation.



TERAKEE THE FARM REZONE NARRATIVE

With the new General Plan in place Heritage Land Development would like to respectfully request a rezone of the project Terakee the Farm (being renamed to Terakee the River) from current zone of A-2 to R-1-15. If rezoned the project could better and more proactively work towards assisting the Weber County Staff and Officials in facilitating the growth and wellbeing of Weber County as a whole.

The newly proposed development, as can be seen in the conceptual plans submitted, will embody the Smart Growth Principles that have been set forth by the new General Plan. The development will show road connectivity, pathways, new sewer infrastructure with a regional lift station and include preserving land that will be used by the Park Department to better the community.

waterfowl observation point

parking

lift station

EDGE OF RIVER

100.00

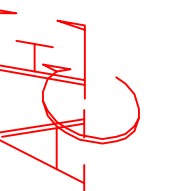
300.00

39.49 acres to given to Parks department

LEO R. MAGSTAFF
LE TRUST
address: 700 W. OGDEN UT
29

4300 West

**ALLIANCE CONSULTING
ENGINEERS**
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
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[illegible]TERAKEE FARMS
A CLUSTER SUBDIVISION

MASTERPLAN

TE : JUNE,2023

DRAWING No. 1



Taylor West Weber Park District

October 9, 2023

To Whom it May Concern,

Heritage Land Holdings LLC (the "Developer"), proposed to the Board of Trustees of the Taylor West Weber Park District (the "District") a donation to the District as part of its proposed rezone of the development of **Terakee the River**, located within the District boundaries (the "Subdivision"). The District Board discussed and voted on the proposed donation in an open and public meeting.

The District will accept from the Developer a 39.49 acre nature trail park within the Subdivision as depicted in the **attached Master Plan**. The donated nature park will be developed with a parking lot, a trailhead, restrooms, a waterfowl observation/education point, and a riverside trail that can accommodate hiking, biking, and horseback riding. This donation will help the District provide a public park for the benefit of the new residents of the Subdivision and surrounding communities.

In exchange for the donation, the District hereby declares its support of the proposed rezone of the Subdivision to R1-15. This declaration is only valid to the extent that it satisfies Weber County's conditions for the rezone and the County's associated development agreement. If the Developer does not provide the donation to the District, then the District withdraws its support of the proposed Subdivision and rezone.

This letter does not contractually bind the Developer to provide the Donation to the District. Rather, it is a commitment from the District that, if the Developer provides the donation to the District, the District will support the Developer's proposed Subdivision and associated rezone.

Sincerely,

A handwritten signature in blue ink that reads "Roger Heslop".

Roger Heslop, Chair
Taylor West Weber Park District

