



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

June 13, 2023

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

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

1. Minutes: May 9, 2023

Petitions, Applications, and Public Hearings:

2. Administrative items:

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

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

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

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn to Work Session

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

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

Adjourn

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.

May 9, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of May 9, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

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

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

Pledge of Allegiance

1. Minutes: April 11, 2023 APPROVED

Petitions, Applications, and Public Hearings:

2. Legislative items:

2.1 ZMA2023-04 - A public hearing for consideration of a requested rezone from A-2 to RE-15 on approximately 76 acres of vacant land. **Planner: Felix Lleverino**

This item is an applicant-driven request to amend the zoning map from A-2 to RE-15 on 76.00 acres. The owner seeks this zoning to allow for residential neighborhoods where the residents can enjoy the agricultural heritage and the rural way of life. Figure 1.1 shows the general site development standards of the RE-15 zone, however, if the rezone is approved, the rezone ordinance will be accompanied by a zoning development agreement that will govern the features unique to this development.

The applicant is requesting that the property is zoned to the RE-15 zone. If the planning commission would prefer that the property is zoned for the new R1-15, they may add a motion that the property be rezoned to the new R1-15 zone code. Three primary differences between the RE-15 and the R1-15 zone are; the minimum yard setbacks, the site development standards, and that the R1 zones are optimized for residential uses.

Section 102-5-2 of the Weber County Code suggests that a rezone should comply with the applicable general plan. The Western Weber General Plan (2022) is the guiding document used in the analysis by the Planning Staff.

The General Plan's Future Land Use Map shows that this location is planned for medium-density residential development.

Land Use Action 1.2.1 (Page 52)

"In areas planned for medium-sized lots, the County should consider rezoning the property to allow 15,000 square-foot lots."

Generally, this coincides with the RE-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle 1.4. Smart Growth strategies accomplished by the concept plan with added redlines from the planning include roadway layouts that provide for good network connectivity and limit dead-end/cul-de-sac streets (2022, pg. 54), and human-scale street infrastructure with active transportation facilities along all street types (2022, pg. 110, Transportation Principle 6.2)

County Rezoning Procedure

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. *The extent to which the proposed amendment may adversely affect adjacent property.*
- d. *Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- e. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

May 9, 2023 Minutes

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

Commissioner Edwards stated that there was a letter that was sent to the Planning Commission and it would be attached to these minutes for the record. **Chair Edwards called for a motion to open the public hearing: Andrew Favero motioned to open the public hearing. The motion was seconded by Jed McCormick.**

Neal Davis 7212 W 900 S I own property south of this project. I am concerned about ¼ acre lots, sewer and septic. There is a ditch on our property. Am I liable for any accidents that happen there? I have land that I want to split in 6 acre lots for my kids.

Alexie Vigil 664 S 7500 W-Growth will have a significant impact on the community. There is no adequate sewer or roads.

Leslie Judkins 724 S 7500 W I am against this. There is a substandard road that is 1 lane. This is too much traffic for the roads.

Wade Cardon 840 S 7500 W 100 homes and septic will not work.

Calene Ingram 710 S 7500 W Will the planning commission require a rezone of the Marriott property that will be annexed?

Levi Giles 6885 S 7100 W Vaquero Village-phase 1 is a mess. There is no secondary water and we have septic. Will we have to tie into sewer? We are still incomplete. There are no pathways, yards were lost

Eldon Davis 790 W 900 S This should not go forward. There is no agreement signed for sewer or water.

Nate Davis 3448 S 5100 W west Haven, This application is not complete. I understand that they have property rights. We need a transportation study for all the extra traffic. We should also pipe the ditch on the south side.

Doug Hall 7234 W 900 S The road is horrible. My concern is with the speed and number of cars. The County does not have the money to patrol this area. There is only 1 road in and out. It is not safe. The lots are too small.

Brent Davis 7406 W 900 S. There are planned walkways by the canal. Warren water will not let people that close. Green space needs to stay.

Morgan Olsen 683 S 7100 W We were promised green space. There is no green space here. We don't have secondary water. Will we be forced into sewer?

Ann G 900 S My concern is the park. It is overloaded. What is the difference between a green space and a park? The small park is not big enough.

Bill Davis 7598 900 S 7500 needs to be widened to 80 foot road. Will they move the canal? There is no room for an 80 foot road. There is no park. I am also concerned about the sewer. Little Mountain can't expand.

Russell Davis 7380 W 8900 S There is an infrastructure issue. We have a great community. These homes will not integrate into the community.

Motion to close public hearing by Andrew Favero and seconded by Casey Neville.

Chair Edwards states that the density is not ¼, it is 1/3 acre. Sewer is being run to the south side of the track for another development. There is also a grant for Little Mountain to expand its sewer. Septic is not allowed by the Health Department. The planning Commission is also concerned about the incomplete application. Warren West Warren is aware of this development. As for parks, developers offer a fee in lieu or land, depending on what the park district needs. We do need the letters for parks, sewer and water for confirmation or acknowledgement. Commissioner Wichern asked about the letter from the parks. Commissioner Favero stated that sometimes they need land and sometimes they need fee in lieu, depending on what is needed in the area. Director Grover stated that he was concerned that Phase 1 was not complete. Chair Edwards also stated that drainage, development will be needed also retention ponds. We also need a traffic study so we know what is needed for the roads. In the community comments they spoke about growth. It can be good and adaptable. Andrew Favero said that on the Marriott rezone, part will be rezoned. Director Grover stated that the property will be subdivided. Commissioner Wichern stated that those with septic will not have to be tied into sewer until septic fails.

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Pat Burns-1407 N Mountain Road-developer. I have nothing to do with Phase 1. The developer went bankrupt. I lost money. I had purchased some lots from him and was building homes there. There was no electricity. We had to bring in generators to do our work. . I bought the rest of the subdivision from the bankrupt developer. During phase 2, I will improve phase 1. We have been working on sewer in 30 different meetings. I had things approved, then, unfortunately Randy Marriott died. I am working on addressing these issues. Secondary Water will be through Mountain View.

Commissioner Wichern said that she was concerned about the significant investment for road improvement and access. Mr Burns stated to make it a non-substandard road it will just need to be 24 feet.

Chair Edwards 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 a 76-acre parcel located at 640 South 7500 West from the A-2 Zone to RE-15 Zone until they can bring in water, sewer and park letter for our consideration. Also that the applicant can get us more information on traffic impact on 900 S. Motion was seconded by Jed McCormick. Motion passed 7-0.

3. Public Comment for Items not on the Agenda:

Rosaline Davis 900 S-we need help. Maybe a traffic study, a 4 way stop. It is scary. There is a 50 mph speed limit. It is too fast. Commissioner Favero said that there were some 4 way stops. He agrees that something needs to be done. Chair Edwards stated about the UDOT road. We should probably talk to the Commissioners upstairs.

Leslie Judkins 7500 W There are cows, tires, furniture down that road. It really needs to be cleaned up. You will also need employees to support all of this growth.

4. Remarks from Planning Commissioners: Andres Favero and Bren Edwards thanked the public on behalf of the Commission for attending the meeting.

5. Planning Director Report: Director Grover seconded the previous comments.

6. Remarks from Legal Counsel: None

Adjourn 6:40

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary approval of Anselmi Acres Subdivision, consisting of 37 lots located at approximately 4100 W 1400 S.
Type of Decision:	Administrative
Agenda Date:	Tuesday, June 13, 2023
Applicant:	Sky Hazelhurst
File Number:	LVA042723
Approximate Address:	4100 W 1400 S
Project Area:	15 acres
Zoning:	RE-15
Existing Land Use:	Vacant/Agricultural
Proposed Land Use:	Residential Subdivision
Parcel ID:	15-057-0068

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

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

Background and Summary

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

Analysis

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

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

Lot area, frontage/width and yard regulations: The typical lot size requirement in the RE-15 zone is 15,000 square feet with a required width of 100 feet. The images on the following page show the lot sizes and layout of the concept plan compared to the lot sizes and layout of the proposed preliminary plan. Lots 33 through 37 are slightly smaller than shown on the concept plan. The difference however, is minimal, and staff considers the change inconsequential, as the same number of lots are proposed with the same widths as shown in the approved concept plan.

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

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

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

1400 S Street, where the sole access currently exists to this parcel is considered to be a substandard public street. As part of the final plat and final improvement drawing review, the applicant will be required to supply an engineered cost estimate for the cost to improve 1400 S, and will be required to determine the street's estimated buildout potential. The applicant's proportionate share will be calculated as a result of the cost estimate and the streets estimated buildout potential.

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

The streets in this proposed subdivision are considered to be temporarily terminal. Sec 106-2-2.040 of the county subdivision code states that a temporarily terminal street can serve no more than 30 residential lots, until an emergency egress is provided out to another public street. Preliminary approval can be granted for no more than 30 lots, and no more than 30 lots should be shown on a final plat.

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

Staff Recommendation

Staff recommends that the Planning Commission grant preliminary approval of only 30 lots in the Anselmi Acres subdivision. The recommendation is based on the following conditions:

1. The final plat will show no more than 30 lots, unless an approved emergency access is provided.
2. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
3. The donation to the parks district listed in the development agreement will be paid by the developer before the subdivision plat records.
4. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.

The recommendation is based on the following findings:

1. The subdivision code allows no more than 30 lots to be platted off a temporarily terminal street, unless an approved emergency egress is platted.
2. The proposal, with conditions, meets the preliminary subdivision requirements.

Area Map



Exhibits

Exhibit A: Preliminary Plan



Anselmi Acres Subdivision

Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5100 S. 1400 W. WESTDALE, UTAH 84404, AND SHALL NOT BE PHOTOGRAPHED, REPRODUCED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED FOR WHICH THESE PLANS WERE PREPARED. THE OWNERS AND ENGINEERS OF RECORD & ASSOCIATES, INC. ASSUME ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN HEREON WITHOUT THEIR CONSENT.

Anselmi Acres Subdivision
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T6N., R2W., S10E. & M. U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Utility Connection Plan

REVISIONS	
DATE	DESCRIPTION

**Reeve & Associates, Inc.**
5100 SOUTH 1400 WEST, WESTDALE, UTAH 84404
TEL: (801) 421-2100 FAX: (801) 421-2664
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING
TRAFFIC ENGINEERING • GEOTECHNICAL ENGINEERING • LANDSCAPE ARCHITECTURE

Project Info.	
Engineer:	Reeve & Associates, Inc.
Owner:	City of West Valley
Design:	Reeve & Associates, Inc.
Date:	11-14-21
Drawn:	Reeve & Associates, Inc.
Checked:	Reeve & Associates, Inc.
Number:	21053-11A
Sheet:	2
Sheets:	2



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

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

Agenda Date: June 13, 2023

Applicant: Joseph Havasi

File Number: DR 2023-02

Property Information

Approximate Address: 765 N 10500 W, Ogden

Project Area: 2 acres

Zoning: Manufacturing (M-3 Zone)

Existing Land Use: Minerals extraction site

Proposed Land Use: Metals processing, non-hazardous

Parcel ID: 10-032-0005

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

1. Title 104 Zones Chapter 21 Manufacturing Zones
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 7 (Supplemental and Qualifying Regulations)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Proposal

The applicant is proposing the first phase of a two phase manufacturing project to produce lithium chloride through Direct Lithium Extraction (DLE) Technology. The proposal includes holding ponds and a lithium plant. This project falls under the "Metals processing or refining, nonhazardous" use listed as permitted in the M-3 zone.

Analysis

General Plan: The future land use map of the Western Weber General Plan shows this site in the Industrial/Manufacturing area of the Western Weber County Planning area. This proposal is not contrary to the goals and policies of the Western Weber General Plan.

Zoning: The M-3 zone allows metals processing or refining as a permitted use. The proposed site will need to comply with the following required site development standards of the M-3 zone:

Minimum lot area: None. (This proposal currently meets this requirement)

Front yard: 30 feet. (This proposal currently does not meet this requirement. The lithium plant is proposed to be constructed over top of a property line. This property line will need to be adjusted before a building permit can be issued for the lithium plant.)

Side yard: None.

Rear yard: None.

Building height: None.

Lot coverage: 80 percent.

Design Review: The design review chapter requires the land use authority to review an application with the following considerations:

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

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

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

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

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

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

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

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

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

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

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

Review Agencies: Weber Fire District and the County Engineering Division are currently reviewing the project.

Staff Recommendation

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

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

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

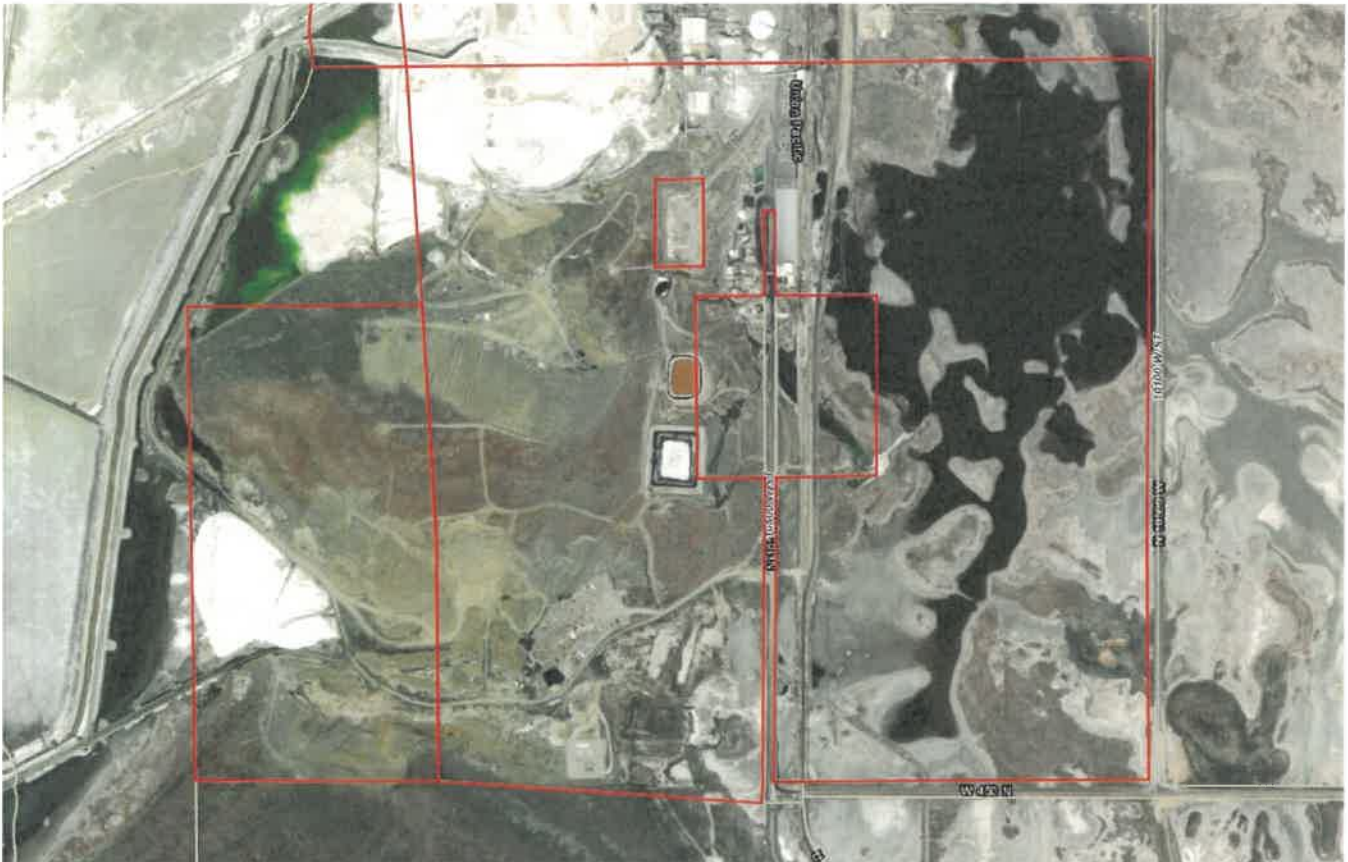
1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.

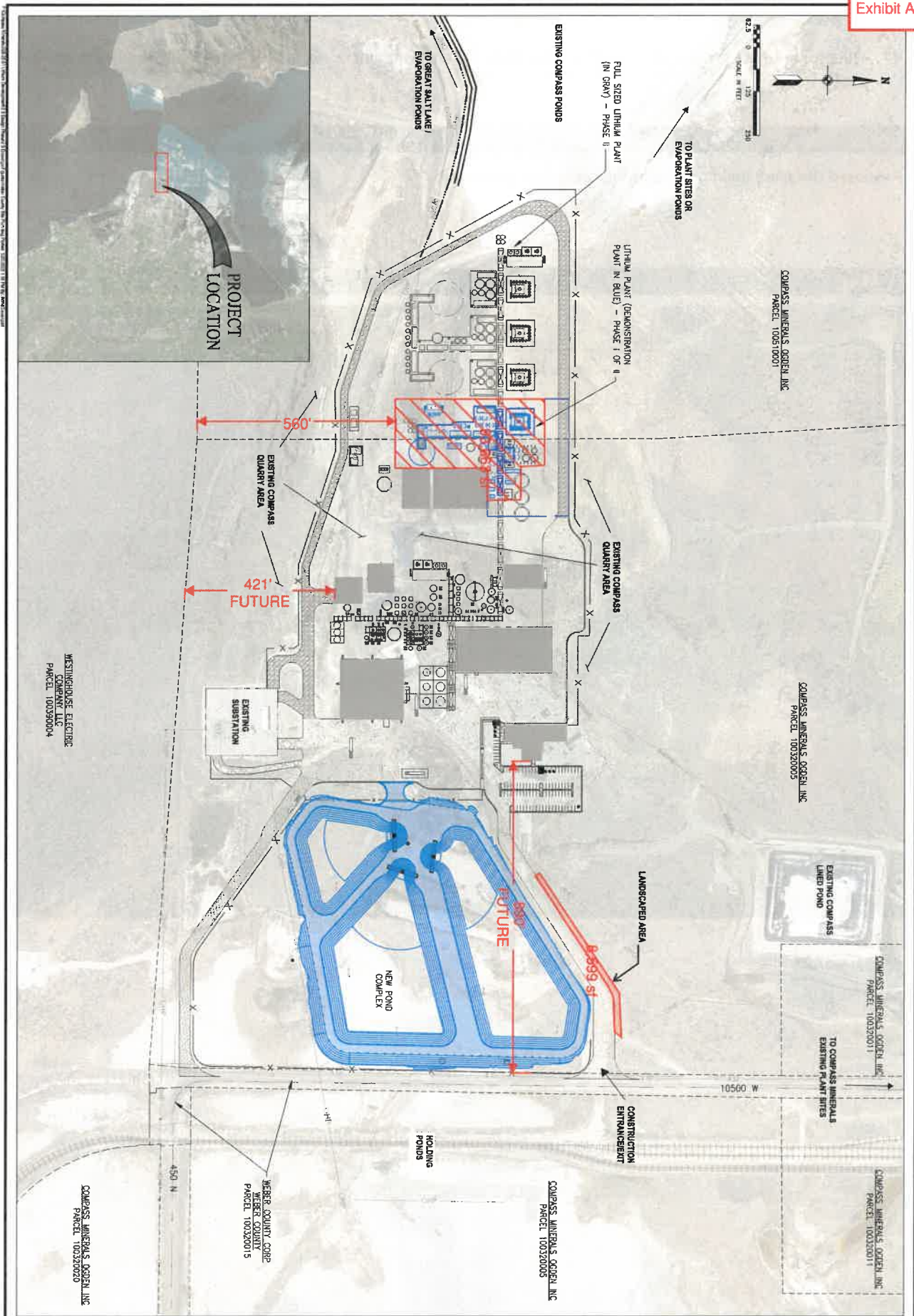
4. The proposed use is not anticipated to deteriorate the environment or negatively impact surrounding properties and uses.

Exhibits

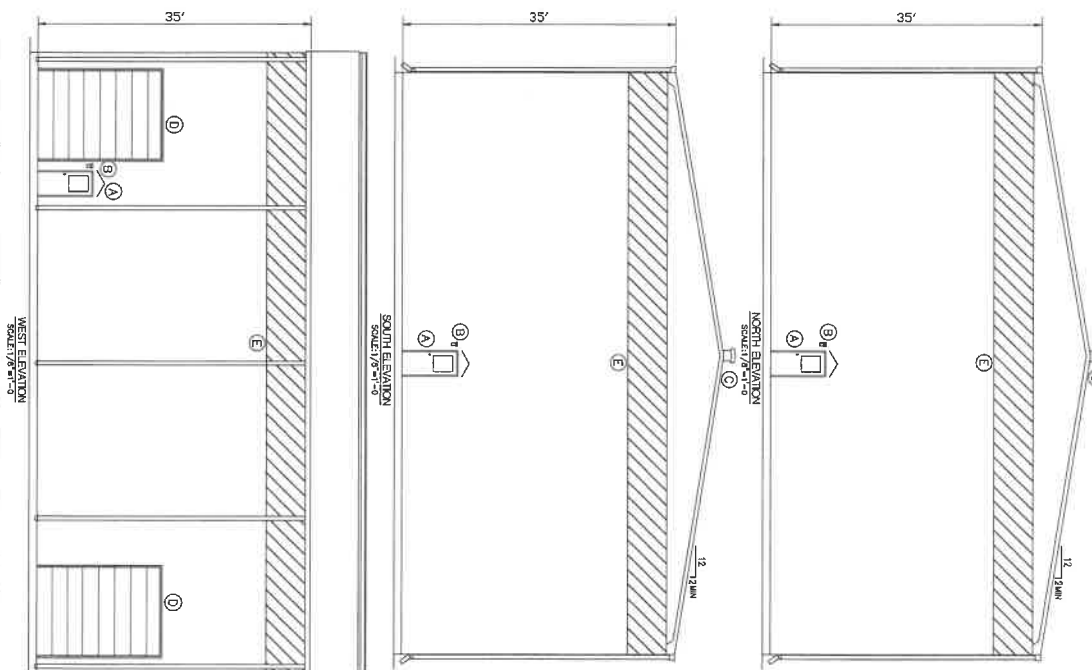
- A. Proposed site plan, building elevations, and project narrative.

Area Map





CIVIL		OGDEN LITHIUM - DUSTGARD DEMONSTRATION PLANT OFF-SITE CIVIL UTAH		NOT FOR CONSTRUCTION FOR REVIEW ONLY	
DATE: MAY 2023		VERIFY SCALE SCALE IS ONE INCH ON ORIGINAL DRAWING		REVISIONS	
				NO.	DATE
				REV. BY	DESCRIPTION

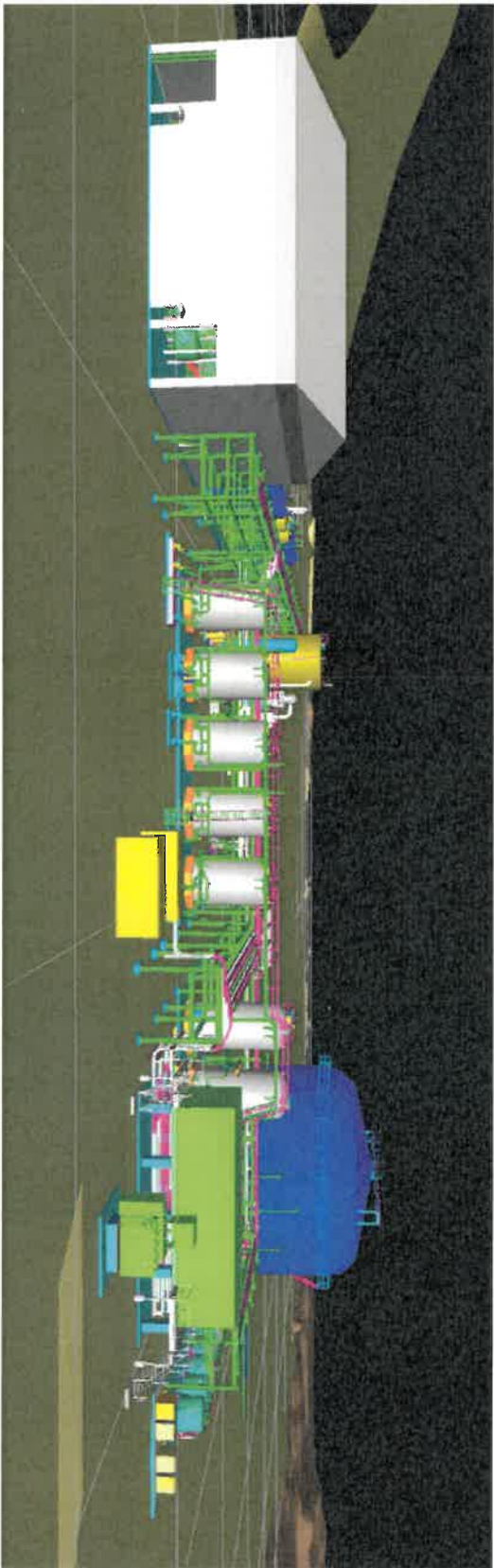
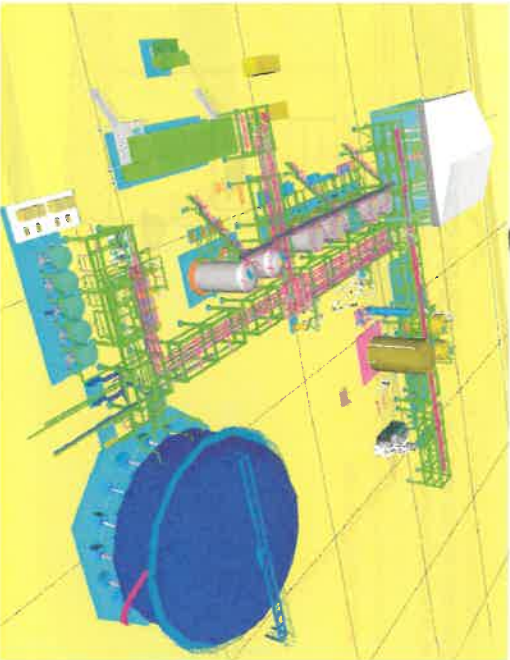
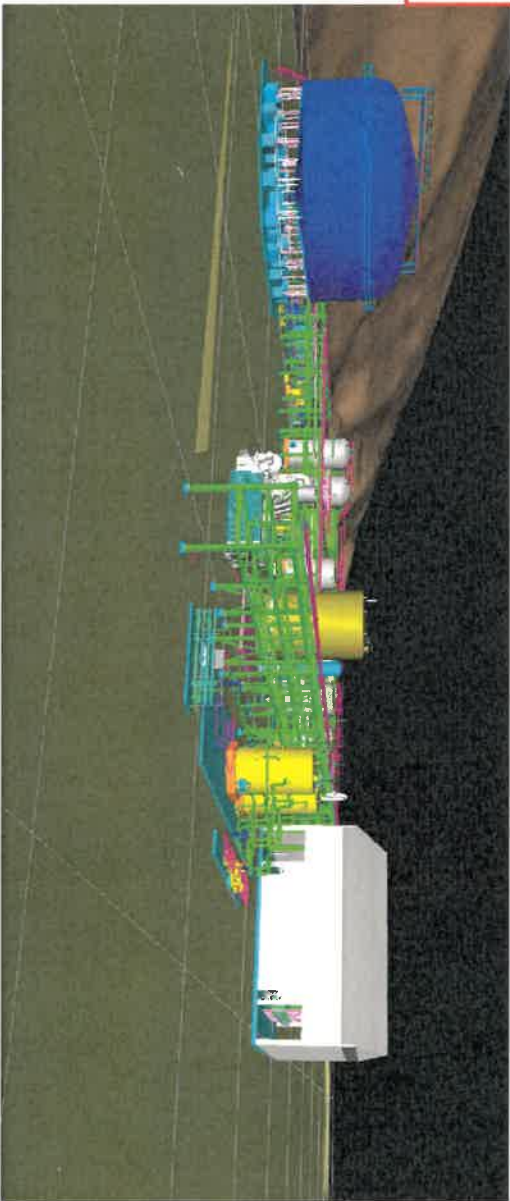




LEGEND

- (A) $5^{-2} \times x^{-2}$ INCREASED PERSONNEL DROVE HOME (WE HAD TO LEAVE) AFTER 10:00 PM. (B) THE TRUCKS, CARS, & BUSES (STATIONED) IN THE PARKING LOT.

EAST LITHIUM PRODUCTION PLANT
STRUCTURAL GENERAL ARRANGEMENT
DLE BUILDING PLAN AND ELEVATIONS

[illegible]



										0 SHEET	SCALE	AS NOTED	ENGINEERING AND DESIGN STAMPS, AS REQUIRED		CLIENT	PROJ. TITLE		
															The drawings are intended to be used for the purpose of design and construction only. They are not to be used for any other purpose without the written consent of Compass Minerals.		PROJ. TITLE	
A	05/25/21	PRELIMINARY	REVISION DESCRIPTION	JO	NO	JO	ENG CHG	APPROVED	CUSTOMER	REF. DRAWING NO.	REFERENCE DRAWING TITLE						3D SITE RENDERINGS	
REV	DATE																	



Ogden Office

REVISION: 0

Compass Lithium Project

1. PROJECT INTRODUCTION – OGDEN EAST PLANT

Introduction

Compass Minerals (Owner) has identified a lithium brine resource of approximately 2.5 million metric tons lithium carbonate equivalent (LCE) at its active Ogden, Utah, solar evaporation site, including an indicated lithium resource within the ambient brine of the Great Salt Lake.

For over 50 years, Compass Minerals has leveraged the high mineral concentrations within the ambient lake brine from the North Arm of the Great Salt Lake to produce sulfate of potash (SOP), salt and magnesium chloride products at its Ogden, UT facility, the largest operation of its kind in the Western Hemisphere.

Compass Minerals has completed an initial assessment to define the lithium resource at the company's existing operations in accordance with applicable Securities and Exchange Commission (SEC) regulations, including subpart 1300 of Regulation S-K. The assessment estimates total combined indicated and inferred lithium resources of approximately 127,000 metric tons LCE within the interstitial brine (IB) held in the accumulated salt-mass reservoirs at Compass Minerals' Ogden solar evaporation site. The assessment has also identified an additional indicated lithium resource of approximately 2.32 million metric tons LCE within the ambient brine of the Great Salt Lake, which can be accessed through the company's existing infrastructure.

The company sustainably manages 160,000 acres of leasehold on the bed of the Great Salt Lake, together with held water rights, 55,000 acres of existing ponds and active mineral extraction permissions.

After a 24-month assessment of multiple direct lithium extraction (DLE) technologies, including two separate pilot projects to demonstrate successful lithium separation from the company's existing brine resource, Compass Minerals has selected Energy Source Minerals as a DLE technology partner.

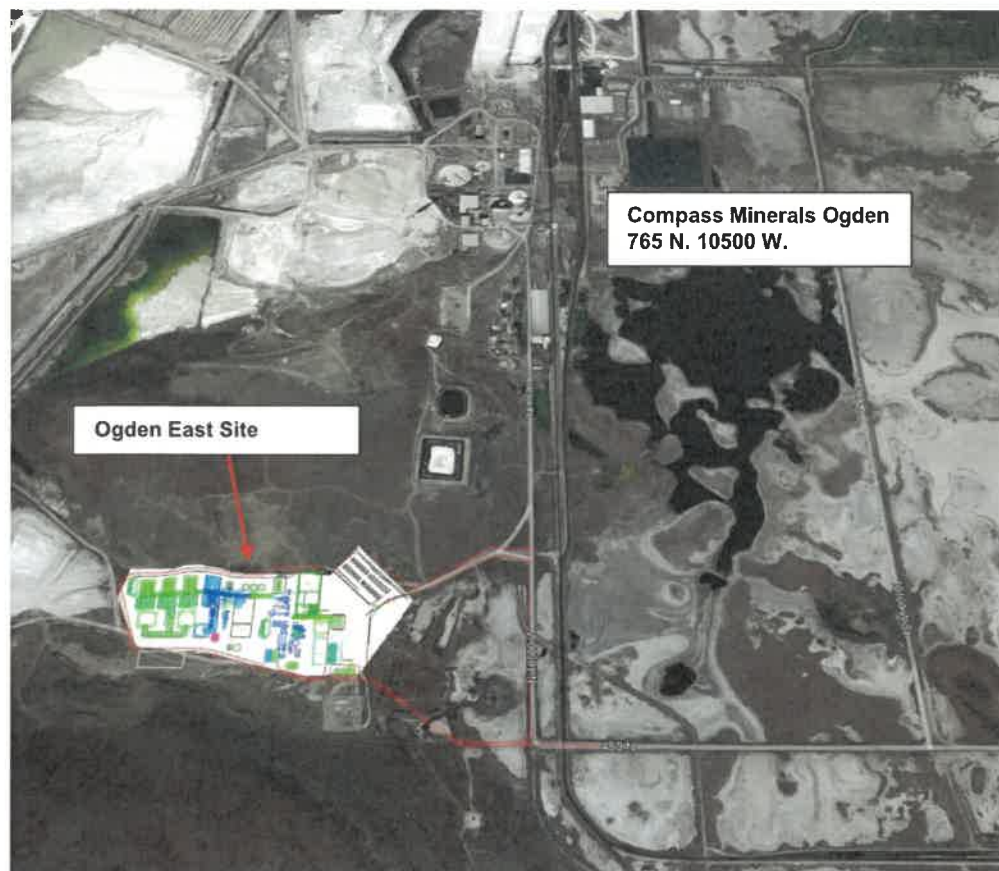
The company is targeting an annual production capacity from an Ogden East lithium facility of approximately 11,000 metric tons LCE of battery-grade lithium to be available by 2025. The Ogden East plant will require multiple DLE units. The plant will also include further treatment of the DLE eluate to produce battery grade lithium carbonate packaged on site.

Compass Minerals is targeting mechanical completion and pre-commissioning of the complete Ogden East facility by the end of 2025.

Stage 1 (Current Stage): Compass seeks to demonstrate DLE (Direct Lithium Extraction from brine) technology to produce Lithium Chloride (to be stored onsite) on a commercial scale prior to approval for a full plant. In order to properly assess the technology, water filtration packages, civil site preparation, and concrete and buildings will be included in the construction of the ~2-acre development site. Already zoned M-3 and is within this intended use (metals processing, non-hazardous).

Location

The Ogden East Lithium site will be located southeast of Compass Minerals Ogden operations located at 765 North 10500 West.





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVW122722 - Consideration and action on a recommendation for final approval of The Grove at JDC Ranch Phase 1 (30 lots).
Agenda Date: Tuesday, June 13, 2023
Applicant: Steve Anderson

Property Information

Approximate Address: 2855 W North Plain City Road
Project Area: 9.795 acres
Zoning: R-1-10
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 19-020-0014, 19-020-0010
Township, Range, Section: 7N, 2W Section 27

Adjacent Land use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 12 Single Family Residential Zone R-1-10
- Title 106, Subdivisions

Background/History

A rezoning of this parcel from A-1 to R-1-10 was approved by the County Commission on September 6th, 2022. The rezone includes a Development Agreement that is recorded on title with the entry number 3257495. The planning staff reviewed the development agreement to ensure that the requirements are satisfied.

On February 21, 2023, the Western Weber Planning Commission granted preliminary approval of West Ridge Subdivision phases 2 and 3 (57 lots). In that meeting there was a question from the Planning Commission about the rezone concept plan and its conformity to the subdivision plan. The preliminary plan that was included with the preliminary report to the planning commission did not have the pathway extending to the most eastern boundary. That correction has been made with the final subdivision plat. Each plan is included with this report to show comparisons between the rezone concept plan and the final subdivision plan. The planning staff have included the preliminary conditions of approval below:

1. The developer shall provide a consent letter from the Bureau of Reclamation to build across their drain lines.
 - Letters from the Bureau are submitted that allow for encroachments from Bona Vista, Weber Vista, Weber-Box Elder Conservancy District, Weber County, and Steward Land Company.
2. The developer shall build a road that connects to North Plain City Road with these phases for a second access.
 - Two completed egresses exist through the West Park Development to the West.
3. The applicant will be required, as part of the final subdivision submittal, to submit a street tree and landscaping plan. The cost of trees and landscaping shall be included with the subdivision improvement cost estimate.
 - A landscape plan is submitted with the civil drawings. Staff has asked for the landscape plan to include details specific to the street trees.

4. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
 - The HOA documents are being created and will be ready for review before the subdivision is presented before the County Commission.
5. Before consideration of the final plat by the planning commission, the developer will provide the engineering plans for street improvements, to ensure that the proposed street cross sections align with the street infrastructure of adjacent developments.
 - The civil drawings for the subdivision are included within this report, and the planned roads align with the adjacent JDC Ranch to the south and West Park Village to the west.
6. Before final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.
 - This has not been provided yet by the developer, but the developer plans to provide this letter before the Planning Commission meeting on June 13th.
7. The development plan shall conform to the plan in the development agreement by creating a pathway that extends to the east subdivision boundary.
 - The subdivision plat in Exhibit A shows the pathway extending to the east edge of the development, generally conforming with the rezone concept plan.

Summary

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

Analysis

General Plan: The Weber County Future Land Use Map indicates that the land is intended for mixed-use residential and commercial. This proposal will provide the single family dwelling development type to this mixed-use residential area.

Zoning: The property is located within the R-1-10 Zone. The purpose of these zones is stated in the LUC §104-12.

The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.

Site Development Standards: The minimum lot size is 80 wide and 10,000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Common Area: The planned open space and the public amenities within will be managed and maintained by the JDC HOA. The creation of the HOA is the developer's responsibility. The HOA document must be reviewed by the Planning Division and the County Attorney's office before it is registered with the State and Recorded.

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

Culinary Water: Bona Vista Water District has provided a preliminary will-serve letter stating that the District can serve culinary water for 57 lots. Final approval should not be given until the developer provides capacity assessment letters for culinary and secondary water, as stated below, Sec 106-4-2.010.

Capacity assessment. *Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.*

- 1) **Water service provider capacity assessment.** *For the creation or expansion of a water service provider's water supply and delivery system, the capacity assessment shall include:*
 - a) *Written verification from the water service provider. The assessment shall verify:*
 - i) *That the system is, or will be at the time the subdivision improvements are complete, capable of serving the culinary or secondary water needs of each applicable subdivision lot;*

- ii) *For a culinary water provider, that adequate culinary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of culinary water including, but not limited to, applicable secondary water uses and fire suppression appurtenances;*
 - iii) *For a secondary water provider, that adequate secondary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of secondary water; and*
 - iv) *The specific details regarding the requirements or conditions for the water service of which the county should be aware during the approval or construction process.*
- b) *For a culinary water supply and delivery system, evidence that a state construct permit has been secured from the Utah Department of Environmental Quality's Division of Drinking Water.*

Sewer Services: Annexation into the Central Weber Sewer Improvement District is complete as of April 18th, 2022.

Secondary Water: Weber-Box Elder Conservation District will serve this development with secondary water for irrigation purposes following the completion of the District's inclusion requirements.

Public Street Connectivity: The development plan shows one road connection in all directions with a public pathway running from east to west. There are three road cross-sections within this development. Street A (66') will have curb, gutter, and sidewalk with a 10' asphalt pathway on one side. Street B (60') will have curb, gutter, and a 4' sidewalk. Improvements to the south side of North Plain City Road include the installation of asphalt, curb, gutter, and sidewalk.

Review Agencies: The Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and edits to the civil drawings. The Weber Fire District has posted approval with comments regarding the placement of fire hydrants.

Staff Recommendations

Option 1

Assuming that the developer provides culinary and secondary capacity assessment letters at or before the meeting on June 13th, staff recommends that the Planning Commission forward a positive recommendation to the County Commission for final approval of The Grove at JDC Ranch Phase 1. This recommendation is based on all review agency requirements and upon the following conditions:

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

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

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

Option 2

If capacity assessment letters are not provided at or before the meeting on June 13th, staff recommends that the Planning Commission table a decision on final subdivision approval until a capacity assessment letter for culinary and secondary water is provided by the developer.

Exhibits

- A. The Grove at JDC Ranch Phase 1 plat
- B. Rezone Concept plan
- C. Letter from Bona Vista Water District
- D. Letter from Weber-Box Elder Conservancy District
- E. Civil Drawings

Area Map

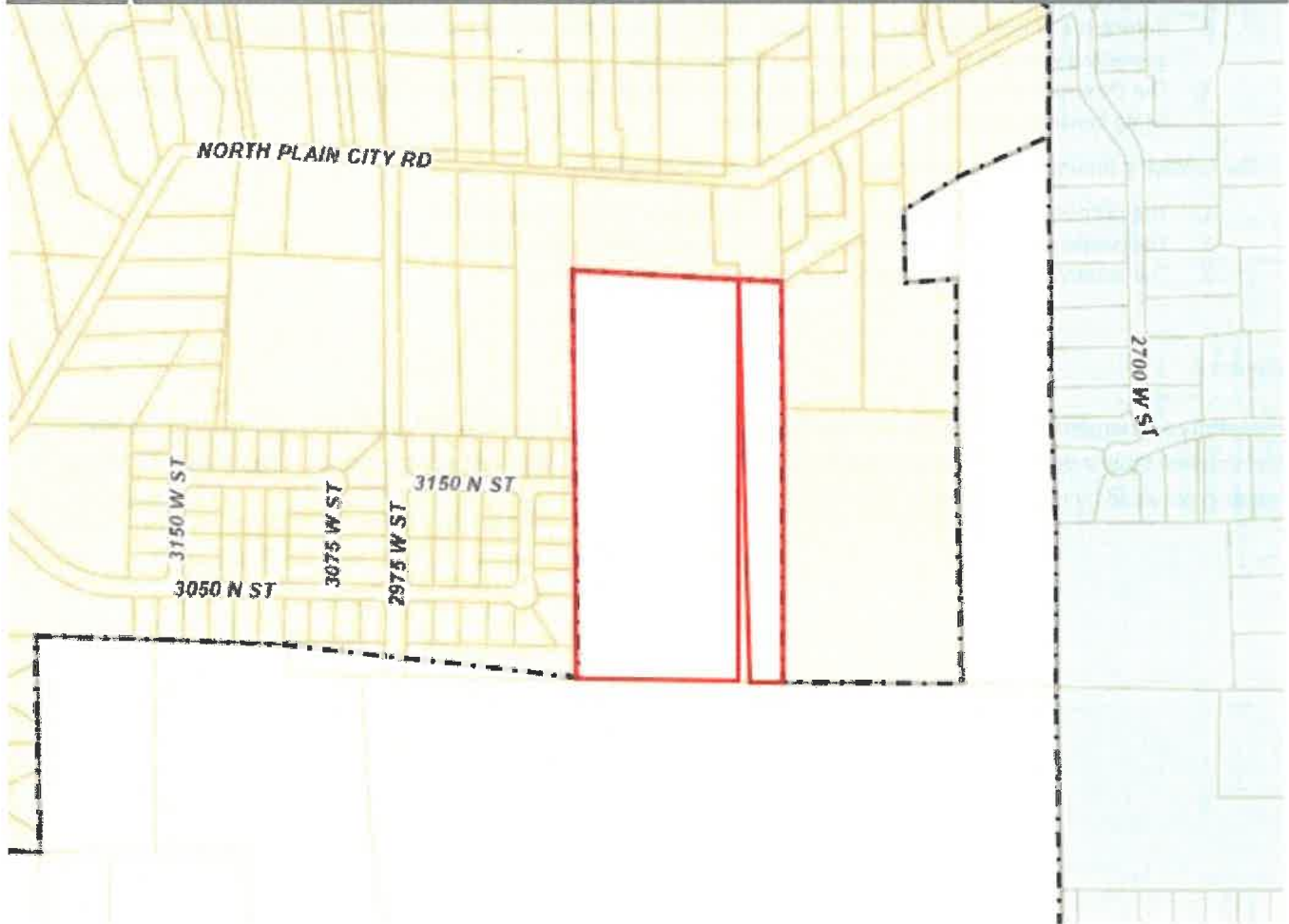
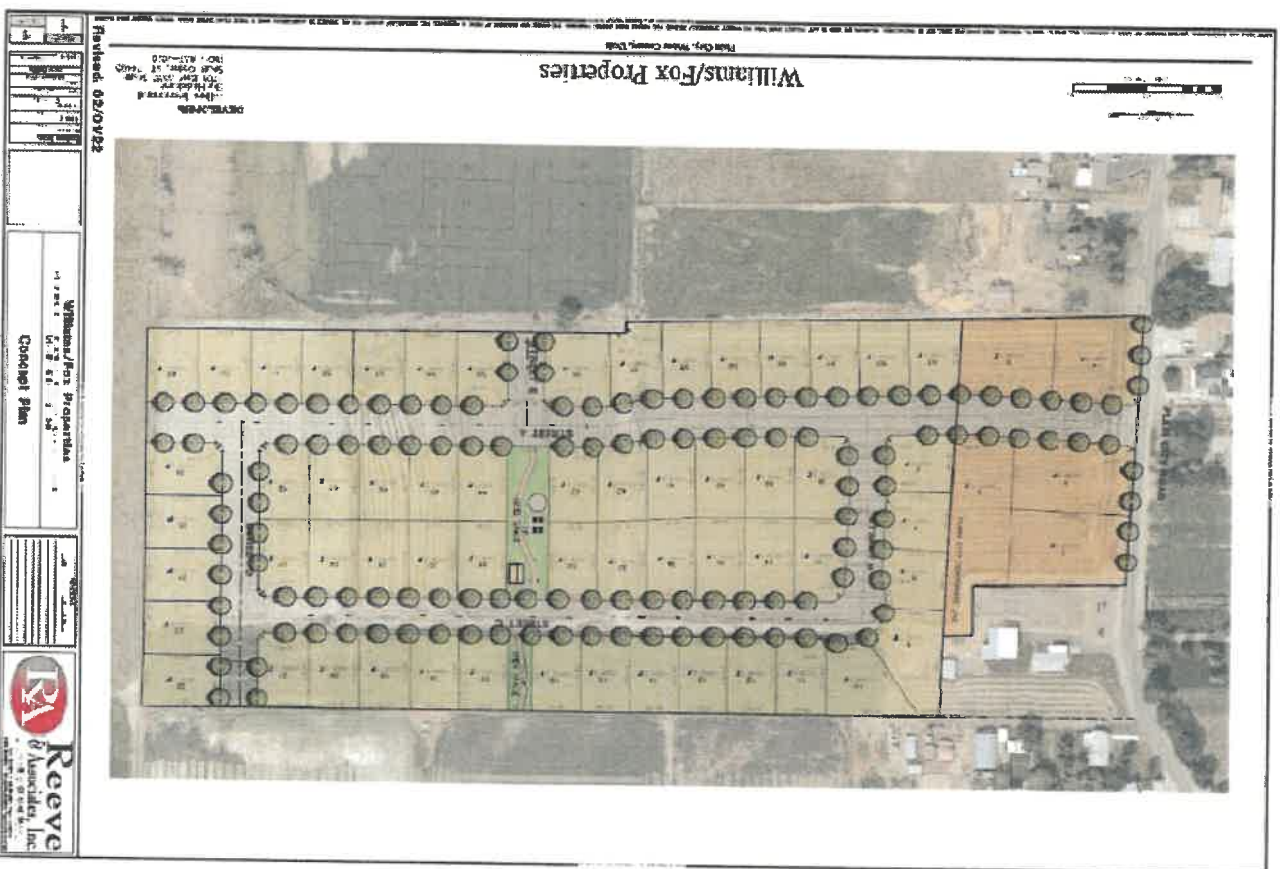
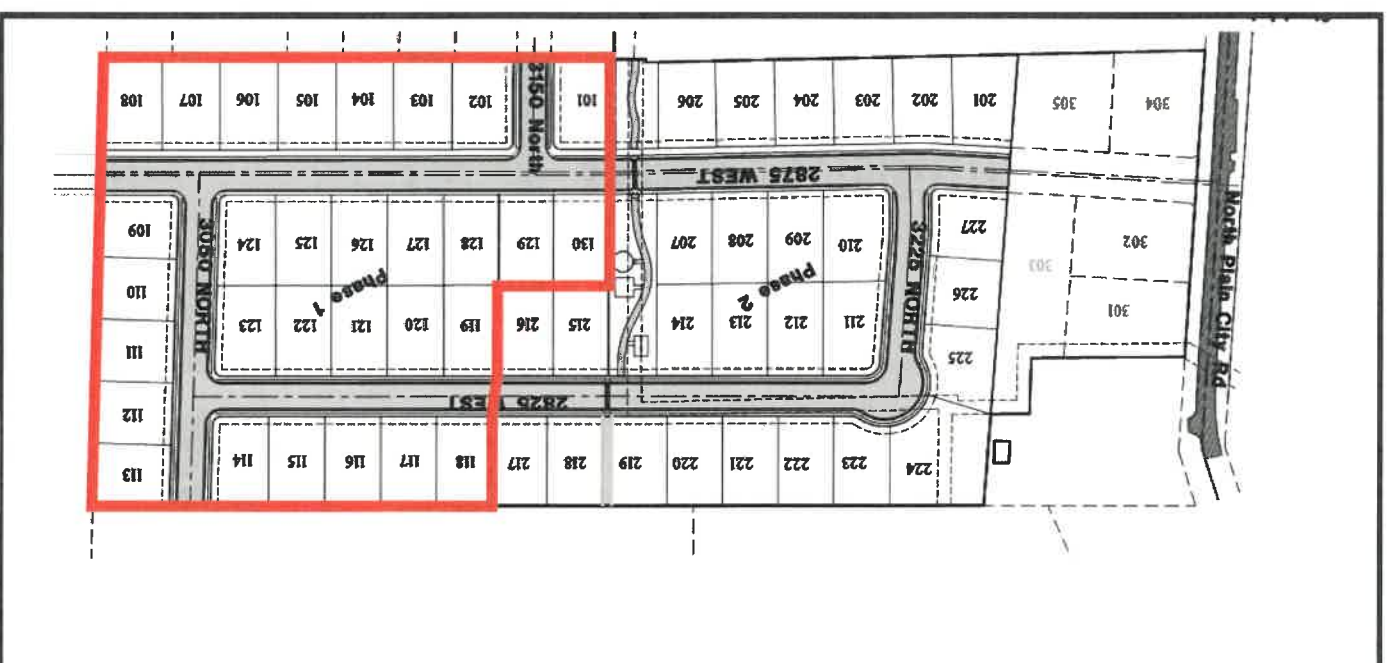


Exhibit B

Development Agreement Concept Plan



Approved Preliminary Phasing plan





Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

June 6, 2023

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – The Grove at JDC Ranch

The development is located at approximately 2875 West 3150 North in Weber County consisting of 62 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickmore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Office Manager



June 5, 2023

Plain City Planning

Re: The Grove at JDC Ranch Ph 1 & Ph 2

To Whom It May Concern:

We have reviewed the plans for The Grove at JDC Ranch Phases 1 & 2, this property is not currently part of the secondary water district. The owner of this property will need complete inclusion, define greenspace and provide water shares. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

Charlett W Dean

cdean@pineviewwater.com

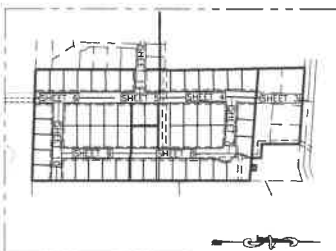
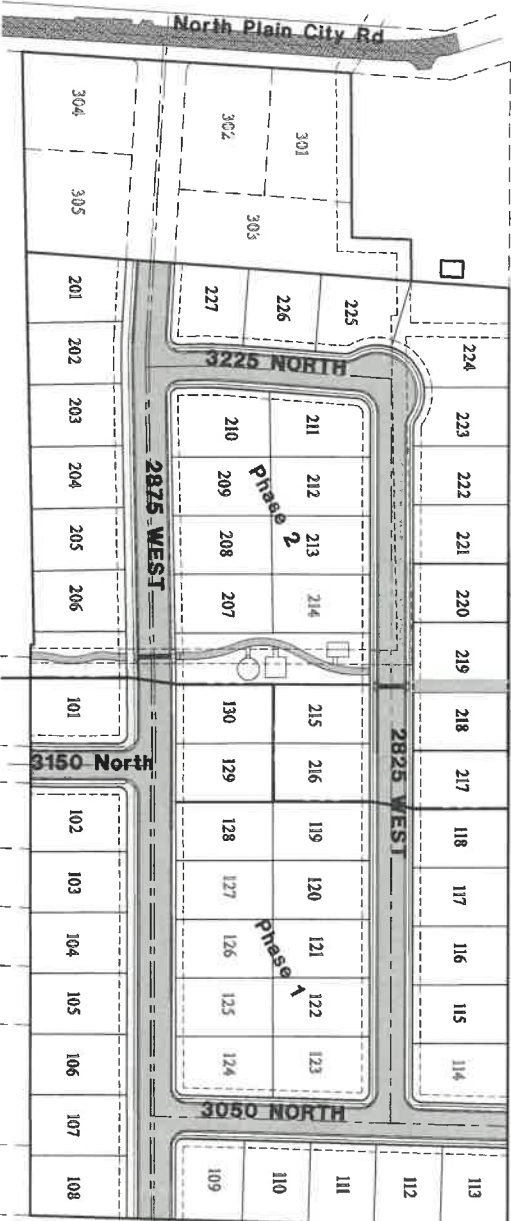
Assessment Clerk

801-622-4355

THE GROVE at JDC RANCH SUBDIVISION

Improvement Plan - Phase 1 & 2

WEBER COUNTY, UTAH
MARCH, 2023



Sheet Index Key Map

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - 2875 West 0+00.00 - 4+50.00
- Sheet 4 - 2875 West 4+50.00 - 9+30.00
- Sheet 5 - 2875 West 9+30.00 - 14+10.00
- Sheet 6 - 2875 West 14+10.00 - 18+25.35
- Sheet 7 - 3225 North 0+00.00 - 4+50.00
- Sheet 8 - 2825 West 4+50.00 - 9+30.00
- Sheet 9 - 2825 West 9+30.00 - 14+00.00
- Sheet 10 - 3050 North 0+00.00 - 4+50.00
- Sheet 11 - 3150 North Street 1+00.00 - 3+68.29
- Sheet 12 - Grading Plan
- Sheet 12.1 - Area Drainage Plan
- Sheet 13 - Utility Plan
- Sheet 14 - Sewer Outfall
- Sheet 15 - Sewer & Land Drain Cross Sections
- Sheet 16 - Detail
- Sheet 17 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 18 - Storm Water Pollution Prevention Plan Details
- Sheet 19 - Landscape Plan



Scale: 1" = 80'

Notice:
THESE PLANS WERE CREATED UTILIZING THE LATEST VERSIONS OF THE SOFTWARE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THE SOFTWARE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THE SOFTWARE.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5150 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Nelson Homes 475 East
Ogden, UT 84405
Steve Anderson
PH: (801) 430-3956

Landscape Architect:

Nation Peterson
Reeve & Associates, Inc.
5150 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Project Contact:

Reeve & Associates, Inc.
5150 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Engineer's Notice To Contractors:

THESE PLANS WERE CREATED UTILIZING THE LATEST VERSIONS OF THE SOFTWARE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THE SOFTWARE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THE SOFTWARE.

The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH

Cover/Index Sheet

REVISIONS
DATE DESCRIPTION

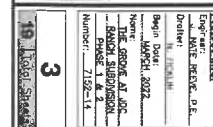


Reeve & Associates, Inc.
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Riverton, Utah, 84405
PH: (801) 621-3100

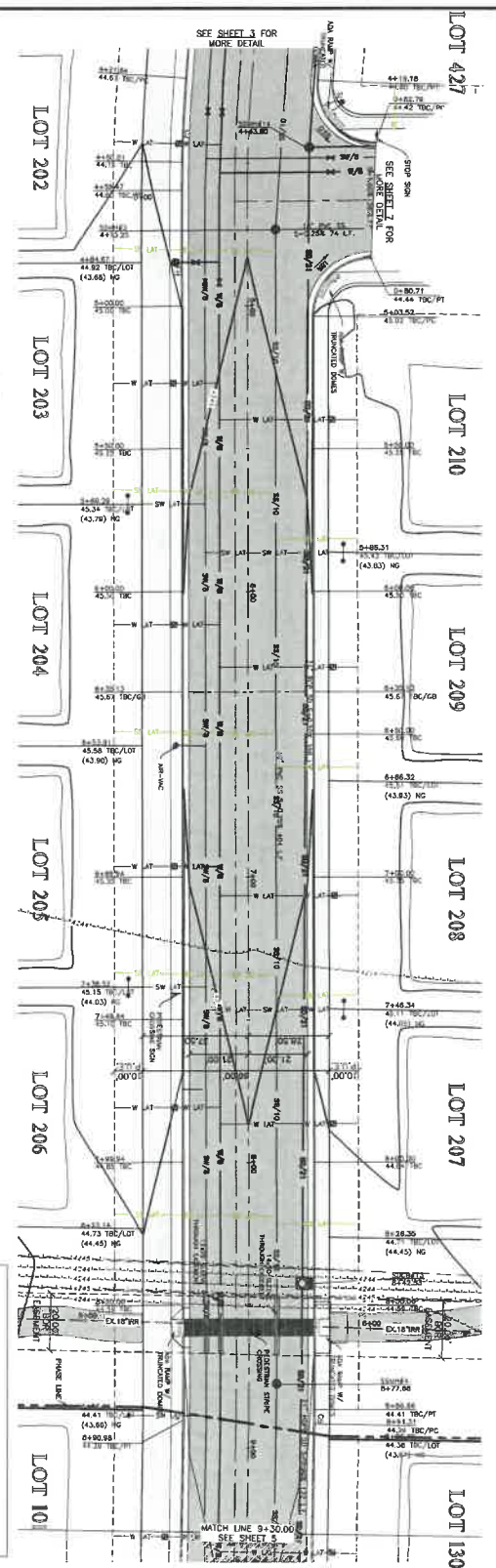


Project Info
Engineer: JASON FELT, P.E.
Owner: N. FELT
Design Date: 2022
Name: THE GROVE AT JDC
Phase: 1 & 2
Number: 2122-14

1

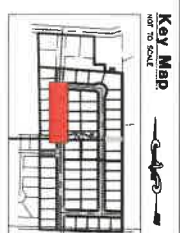


Reeve & Associates, Inc. - Suburban West Co. 10/10/2022



2875 West 4+50.00 - 9+30.00

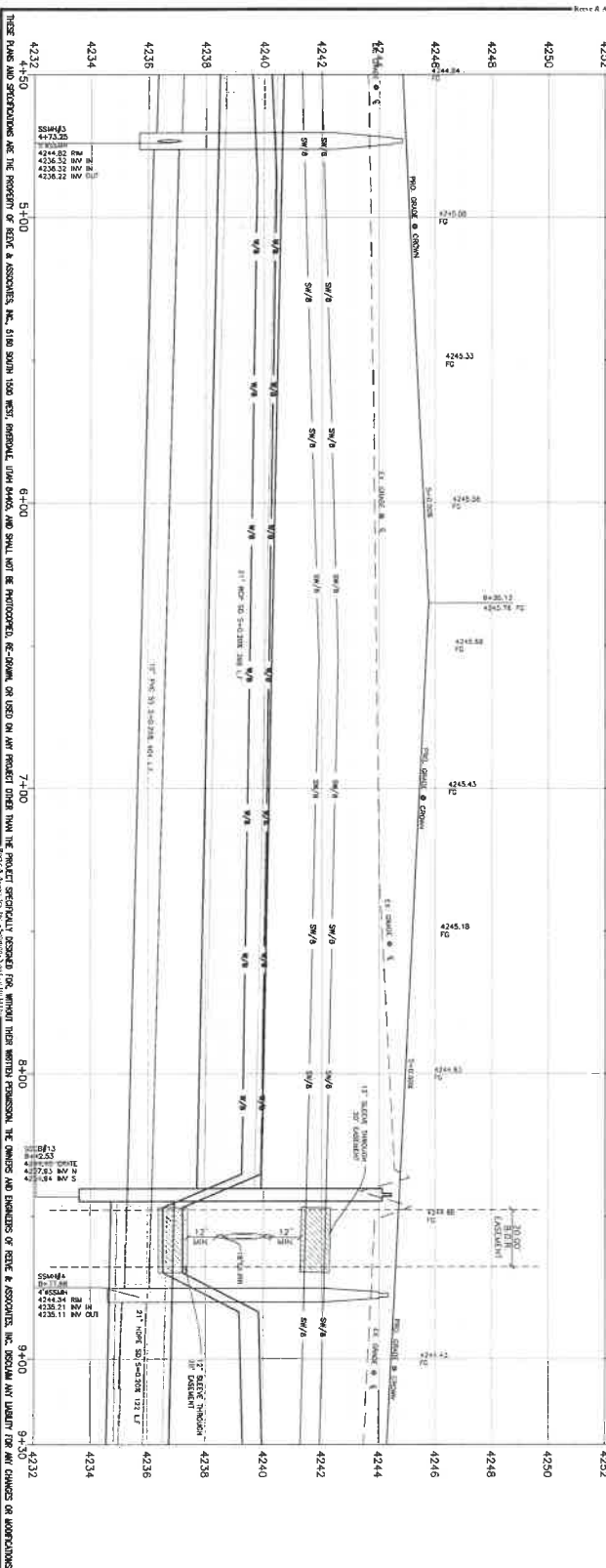
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Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
3. PROVIDE 18" CLEARANCE FOR LATERALS.
4. DRAIN SYSTEMS TO BE 4" MIN. DRAIN.
5. FINISHED GRADE TO BE INSTALLED PER THE UTAH CONSTRUCTION SPECIFICATIONS.
6. ALL EXISTING UTILITIES THAT ARE BEING REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
7. PATHWAY FOR SPRINKLER USE, AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
8. WITH ROOF MOUNTED POWER, FLOW TRANSDUCER TO LIGHT STREET LIGHTS, DESIGNED TO POWER.
9. LOCATIONS WITH JUNCTION BOXES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
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PROJECT INFO:

OWNER: JDC RANCH SUBDIVISION

DATE: 10/10/2022

DESIGNER: REEVE & ASSOCIATES, INC.

PROJECT NO.: 2875 WEST 4+50.00 - 9+30.00

PHASE: 1 & 2

NUMBER: 7152-14

THE GROVE AT JDC RANCH SUBDIVISION

Phase 1 & 2

WEBER COUNTY, UTAH

2875 West 4+50.00 - 9+30.00

REVISIONS

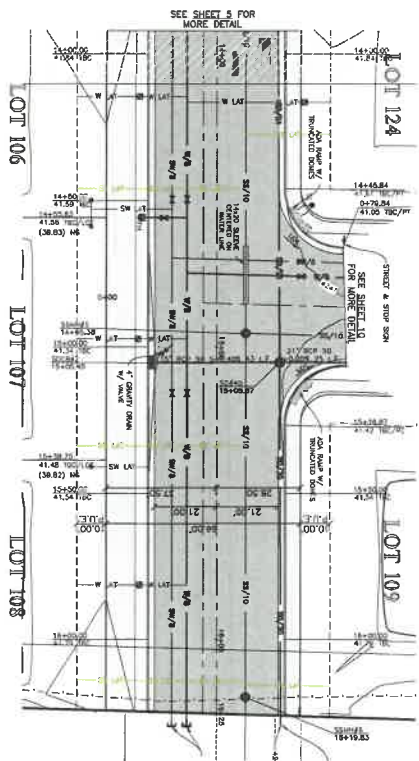
DATE	DESCRIPTION

Reeve & Associates, Inc.

5100 SOUTH 1000 WEST, MIDVALE, UTAH 84047

LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING

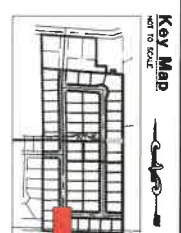
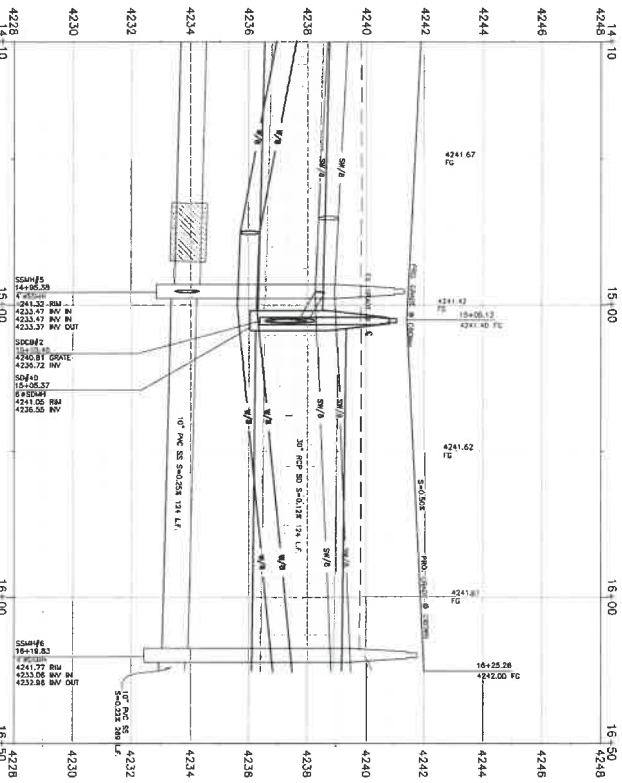
WATER ENGINEERING • ELECTRICAL ENGINEERING • LANDSCAPE ARCHITECTURE



2875 West 14+10.00 - 16+25.35



TBC Curve Data					
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2	08/17/20	20.00'	30.00'	11.42'	34+15.28
3	08/17/20	20.00'	30.00'	11.42'	34+15.28



Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO SPECIFICATIONS.
2. CONSTRUCT "HURDLE" RAMP PER ADA.
3. PROVIDE 18" CLEARANCE FOR LATERALS.
4. OPEN SLOPES TO BE 4:1 MIN. SLOPE.
5. FINISHED GRADE TO BE INSTALLED PER DOWN WITH STANDARDS.
6. ALL EXISTING UTILITIES SHALL BE DEEPENED TO 18" MIN. DEPTH AND BUILT TO 18" MIN. DEPTH.
7. PAVEMENT TO BE INSTALLED UNDER EXISTING ASPHALT SURFACE.
8. AS REQUIRED FOR THE RESIDENTIAL.
9. FOR ELECTRICAL CONDUITS COORDINATE WITH ROYCE UTILITY POWER.
10. COORDINATE WITH ROYCE UTILITY POWER.
11. SEPARATION FOR WATER CROSSING STREET LIGHTS.
12. LOCATIONS WHERE 18" VERTICAL CLEARANCE IS REQUIRED SHALL BE MAINTAINED.
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The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH
2875 West 14+10.00 - 16+25.35

REVISIONS	DATE	DESCRIPTION
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PROJECT INFO
Client: JDC Ranch
Designer: JDC Ranch
Checker: JDC Ranch
Date: JDC Ranch
Scale: JDC Ranch
Sheet: JDC Ranch
Number: JDC Ranch





1. LOT #10-430-423 WANTS LETTERS TO BE LOCATED WITHIN P.U.C.
2. LOT #2 SECONDARY WATER LATERALS, LOT #11-419-422 LETTERS TO BE LOCATED WITHIN P.U.C.
3. LOT #10-430-423 WANTS LETTERS TO BE LOCATED WITHIN P.U.C.
4. POWER, COMMUNICATIONS & GAS TO BE PROVIDED/DESIGNED BY OTHERS EXCLUDED.
5. ALL UTILITIES CROSSING OVER OR UNDER EXISTING INFRASTRUCTURE MUST MAINTAIN 12" FROM TOP OF EXISTING OR EXISTING INFRASTRUCTURE.
6. ALL UTILITIES CROSSING UNDER EXISTING INFRASTRUCTURE MUST SHOW FOR REFERENCE ONLY. WANTS ARE LOCATED WITHIN STREET.
7. ALL UTILITIES CROSSING WITHIN EXISTING EXCLUDED'S MUST BE EXCLUDED.
8. EXCLUDED'S (LOT FUNDING) MUST DEFINE AN "ADEQUATE ENFORCEMENT AGREEMENT" FROM WANTED/DOOR FOR FUNDING ON SPECIFIC LOTS.



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Reeve
& Associates, Inc.
5180 SOUTH 1980 WEST, MIDVALE, UTAH 84045
TEL: (801) 734-3100 FAX: 3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Key Map
NOT TO SCALE



Construction Notes:

NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
W/B - 8" DIP W/POLY WRAP WATER LINE
W LAT - 1" TYPE K COPPER SERVICE LATERAL

SS/10 - 10" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL.

STORM DRAIN			
SD/30 - 30"	RCP	CLASS III	STORM DRAIN
SD/24 - 24"	RCP	CLASS III	STORM DRAIN
SD/21 - 21"	RCP	CLASS III	STORM DRAIN
SD/18 - 18"	RCP	CLASS III	STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/8 - 8" PVC YARD DRAIN
SD/6 - 6" PVC YARD DRAIN

SECONDARY WATER
SW/8 - 8" PVC C-900 DR-14 SECONDARY
WATER LINE
SW LAT - 1" SERVICE LATERAL W/ 1" METER
(SINGLE SERVICE)

SW LAT - 1.5" SERVICE LATERAL W/ 1" METER
(DOUBLE SERVICE)

NOTE:
1. ALL CONSTRUCTION IS TO CONFORM TO

- THE CITY STANDARD DRAININGS AND SPECIFICATIONS.
2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
3. PROVIDE 18" CLEARANCE FOR LATERALS

- OVER SEWER.
- DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
- CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.

6. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

8. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

10. CONTRACTOR TO INSTALL CONDUITS FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER WITH ROCKY MOUNTAIN POWER.

STREET LIGHTS.
11. LOCATION WHERE 18" VERTICAL
SEPARATION FOR WATER CROSSING
SEWER MAINS CAN NOT BE MAINTAINED,
SEWER MAINS MUST BE SEEDED WITH

12. LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, COVERED LATERALS TO BE USED, WITH

SEWER LATERALS TO SLEEWED WITH
8"x18" AT CROSSING.

811
Know what's below.
Call before you dig.

PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT

**The Grove at JDC Ranch Subdivision
Phase 1 & 2**
WEBER COUNTY, UTAH

3225 North 0+00.00 - 4+50.00

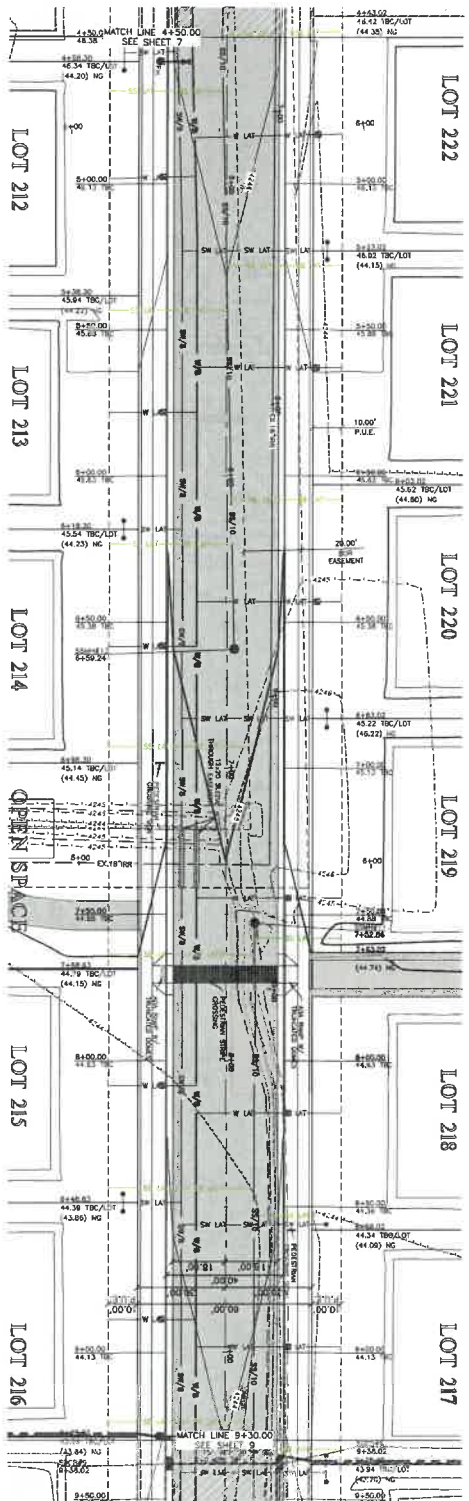
Engineer:	J. NATE REEF, P.E.
Drafter:	N. FOLKIN
Begin Date:	MARCH 2022
Name:	THE GARAGE AT JOC
	RANGER SUBDIVISION
	PHASE 1 & 2
Number:	7152-14

7

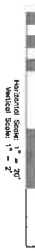
19 Total Sheets



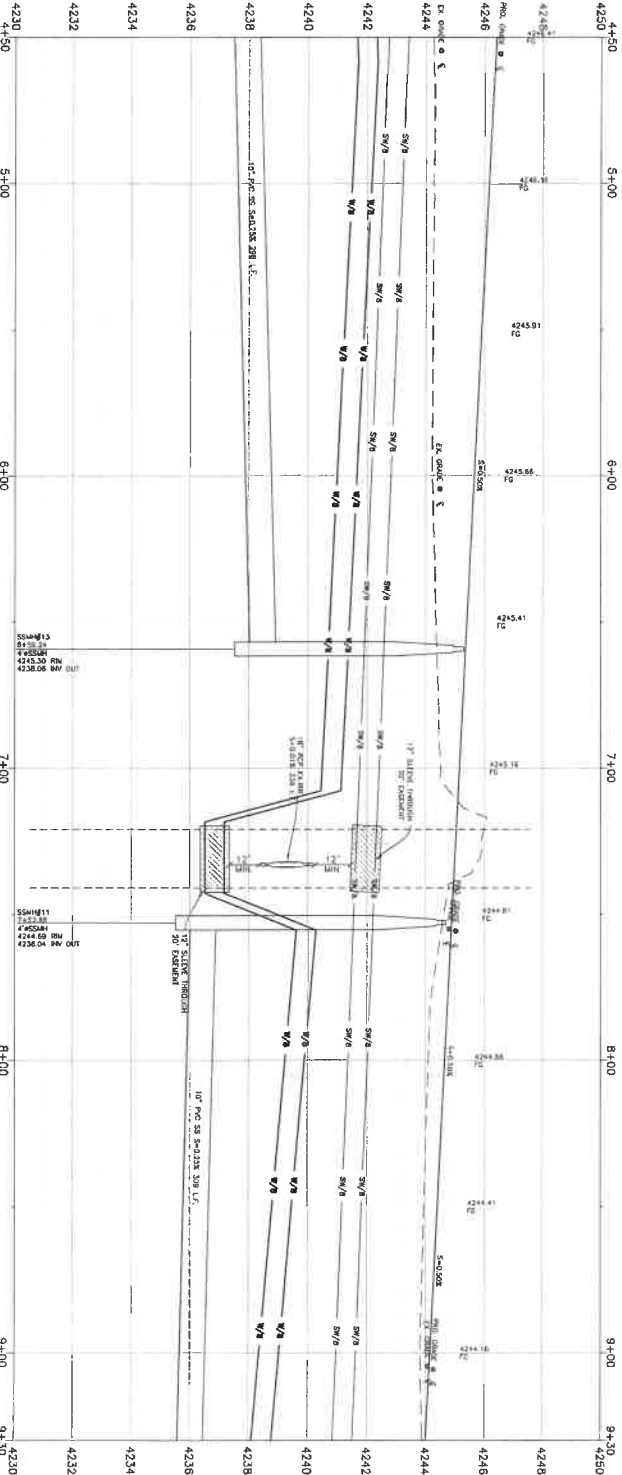
811 Know what's below.
Call before you dig.



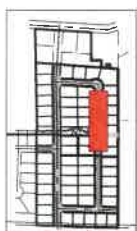
2825 West 4+50.00 - 9+30.00



NOTES:
1. SEE SHEET 2825 WEST 4+50.00 - 9+30.00 FOR ALL NOTES.
2. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
3. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
4. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
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19. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
20. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.



Key Map



Construction Notes

1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
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19. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.
20. THE SHOWN LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.

The Grove at JDC Ranch Subdivision Phase 1 & 2

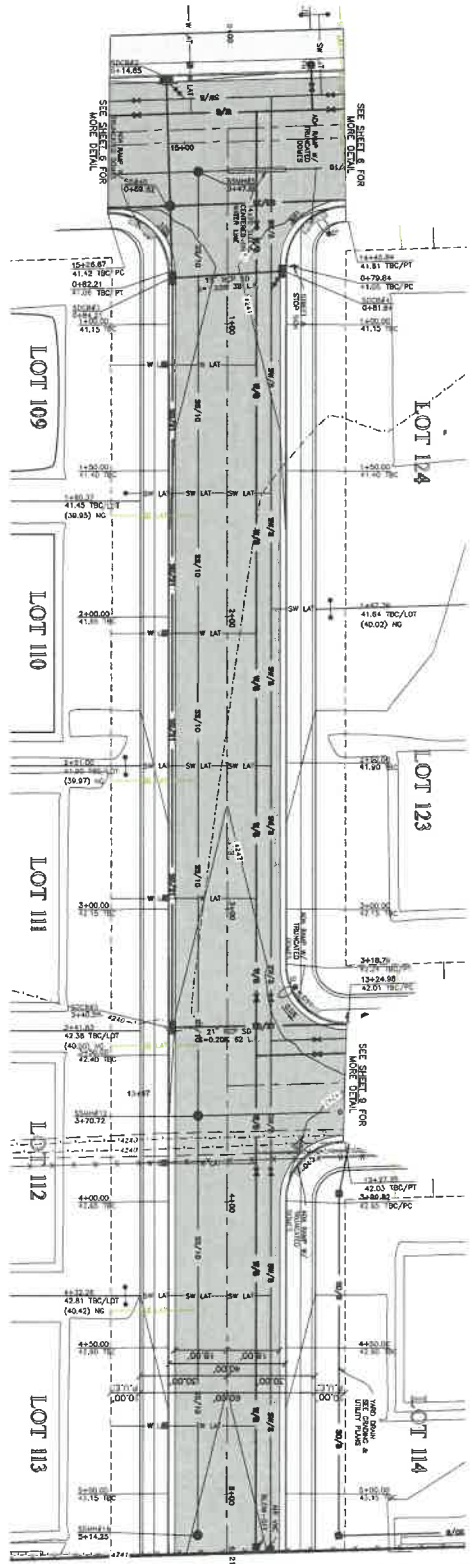
2825 West 4+50.00 - 9+30.00

Reeve & Associates, Inc.
1000 WEST 12TH STREET, SUITE 100, DENVER, CO 80202
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING
WATER ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

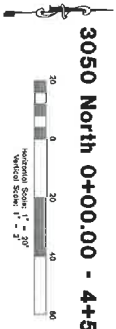
REVISIONS	DESCRIPTION
DATE	



PROJECT INFO
 CLIENT: JDC RANCH OF
 DESIGNER: REEVE & ASSOCIATES, INC.
 DATE: MARCH 2022
 NAME: GROVE AT JDC RANCH SUBDIVISION
 SHEET: 1 & 2
 NUMBER: 2151-1-1



3050 North 0+00.00 - 4+50.00



TBC Curve Data				
I	Bearing	Radius	Length	Offset
1	91°40'32"	20.00'	32.00'	5.54+4.32%
2	88°19'28"	20.00'	30.83'	19.42'
3	88°19'28"	20.00'	30.83'	19.42'
4	91°35'02"	20.00'	31.86'	19.42'

1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

Key Map

Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

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4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

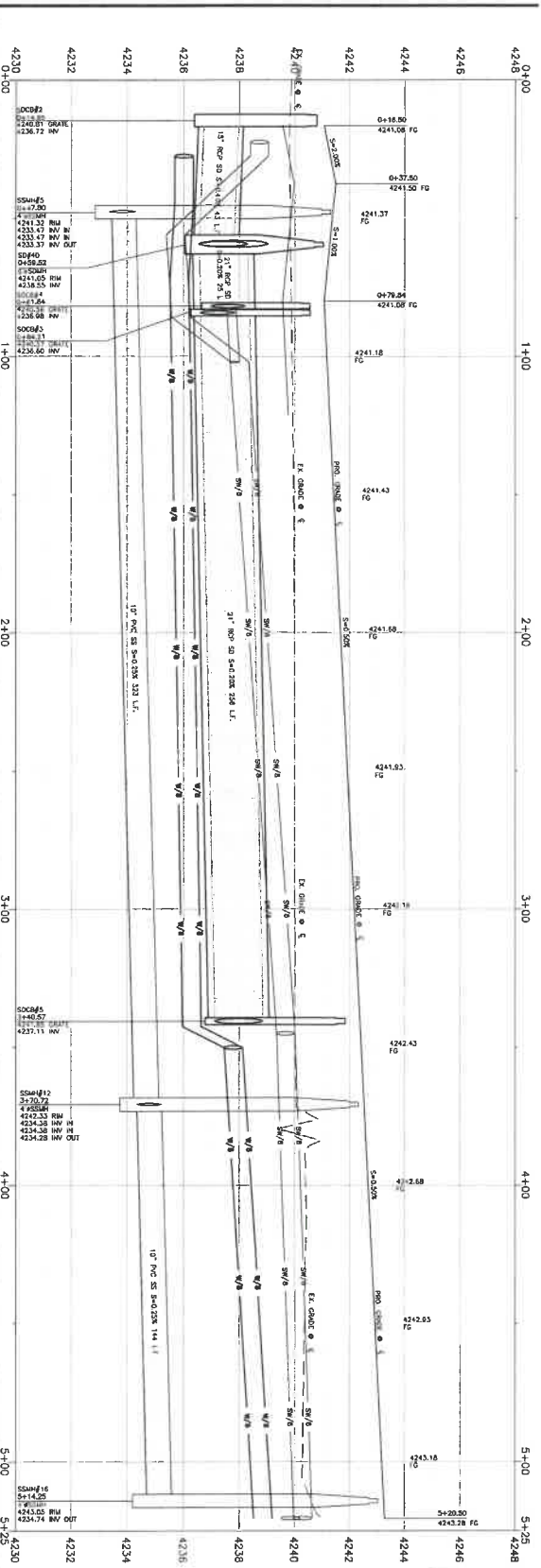
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7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

8. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



Project Info

Project Name: _____

Client: _____

Design: _____

Drawn: _____

Check: _____

Scale: _____

Sheet: _____

Project No: _____



The Grove at JDC Ranch Subdivision

Phase 1 & 2

WEBER COUNTY, UTAH

3050 North 0+00.00 - 4+50.00

REVISIONS	DESCRIPTION
DATE	

RA

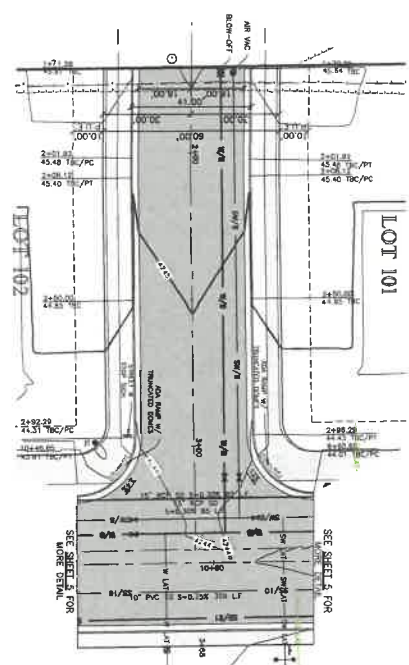
Reeve & Associates, Inc.

100 SOUTH 1000 WEST, SUITE 100, SALT LAKE CITY, UT 84143

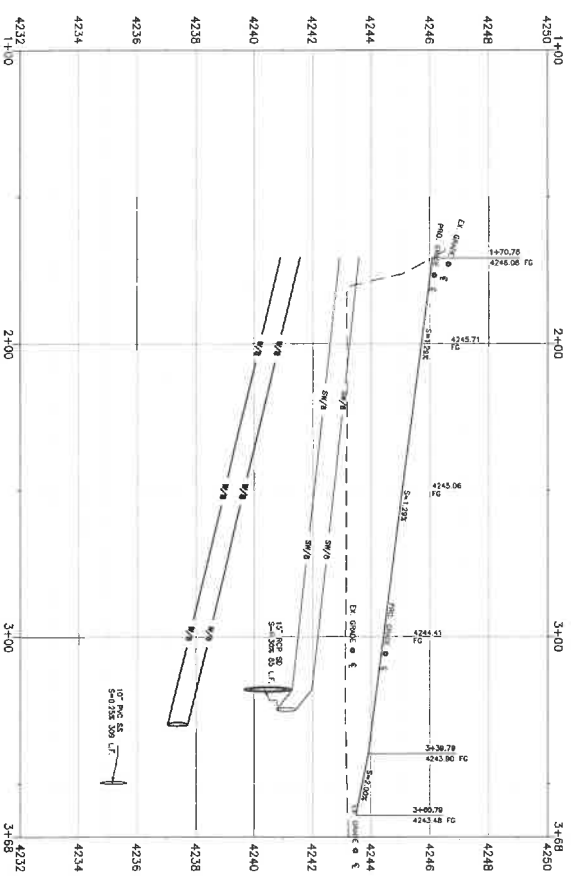
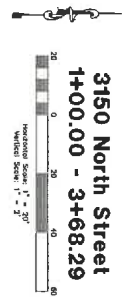
PHONE: (801) 466-1111 FAX: (801) 466-1112

WWW.REEVE-ASSOCIATES.COM

Reeve & Associates, Inc. 3150 North Street, Suite 100, Salt Lake City, UT 84143



3150 North Street
1+00.00 - 3+68.29

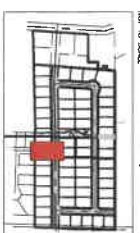


TBC Curve Data						
I	Delta	Radius	Length	Tangent	Chord	C/L Length
CE	50.000°	20.00'	31.42'	20.00'	14.142°	20.28'
CI	50.000°	20.00'	31.42'	20.00'	14.142°	20.28'

Construction Notes

1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
2. PROVIDE 1' CLEARANCE FOR LATERALS.
3. PROVIDE 1' CLEARANCE FOR LATERALS.
4. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE TO BE INSTALLED PER UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
5. ALL EXISTING UTILITIES SHALL BE DEEPER THAN NEW UTILITIES.
6. BURN VISA STANDARDS SHALL BE USED IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
7. PVC STAKES TO BE INSTALLED UNDER THE ROADWAY FOR THE RESIDENTIAL SIDEWALK.
8. AS REQUIRED FOR THE RESIDENTIAL SIDEWALK.
9. FOR ELECTRICITY CONDUITS COORDINATE WITH THE UTILITY COMPANY.
10. PROVIDE 1' CLEARANCE FOR LATERALS.
11. PROVIDE 1' CLEARANCE FOR LATERALS.
12. LOCATIONS WHERE 18" VERTICAL CURVES ARE REQUIRED SHALL BE MAINTAINED.
13. LOCATIONS WHERE 18" VERTICAL CURVES ARE REQUIRED SHALL BE MAINTAINED.
14. LOCATIONS WHERE 18" VERTICAL CURVES ARE REQUIRED SHALL BE MAINTAINED.
15. LOCATIONS WHERE 18" VERTICAL CURVES ARE REQUIRED SHALL BE MAINTAINED.

Key Map



Reeve & Associates, Inc.
3150 North Street, Suite 100, Salt Lake City, UT 84143
PHONE: 313.1234 FAX: 313.5678
WWW.REEVE-ASSOCIATES.COM

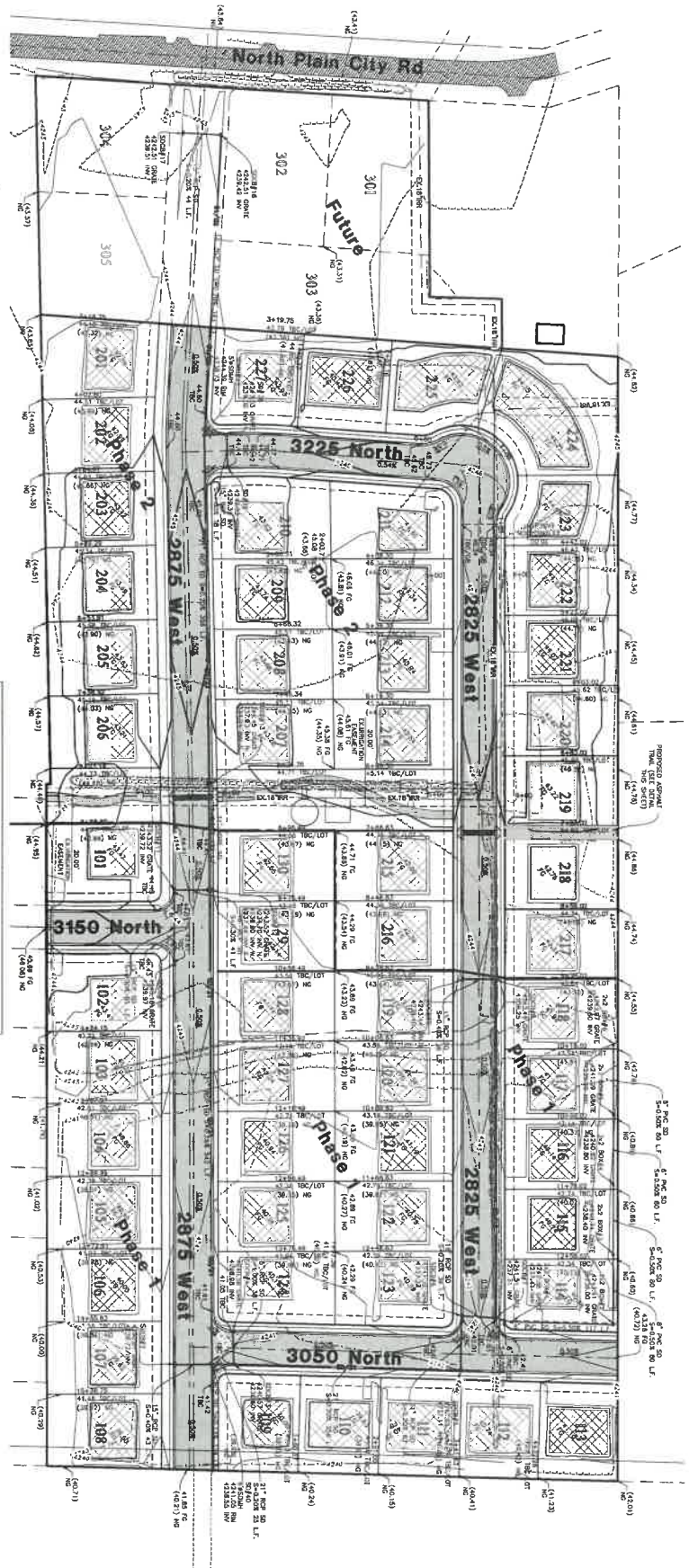
REVISIONS	DESCRIPTION
DATE	

The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH
3150 North Street 1+00.00 - 3+68.29

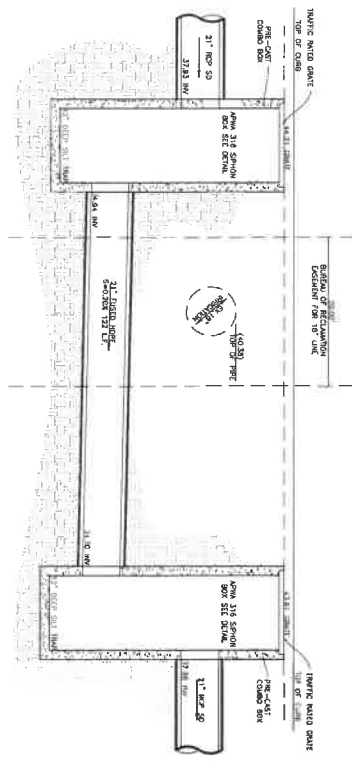


Robert M. B.
P.E.
Mechanical Engineering
No. 12345
State of Utah
March 1, 2022
Reeve & Associates, Inc.
3150 North Street, Suite 100
Salt Lake City, UT 84143
Phone: 313.1234
Fax: 313.5678
Email: info@reeve-assoc.com

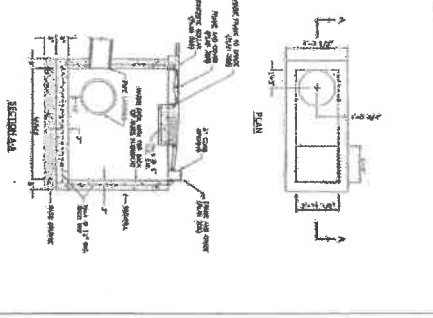
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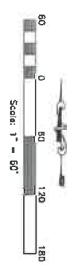
Storm Drain Siphon Detail
SCALE: 1"=10'



15' Trail Easement Detail
SCALE: 1"=60'



Legend
 PROPOSED EASEMENT AREA



811
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 www.811.org

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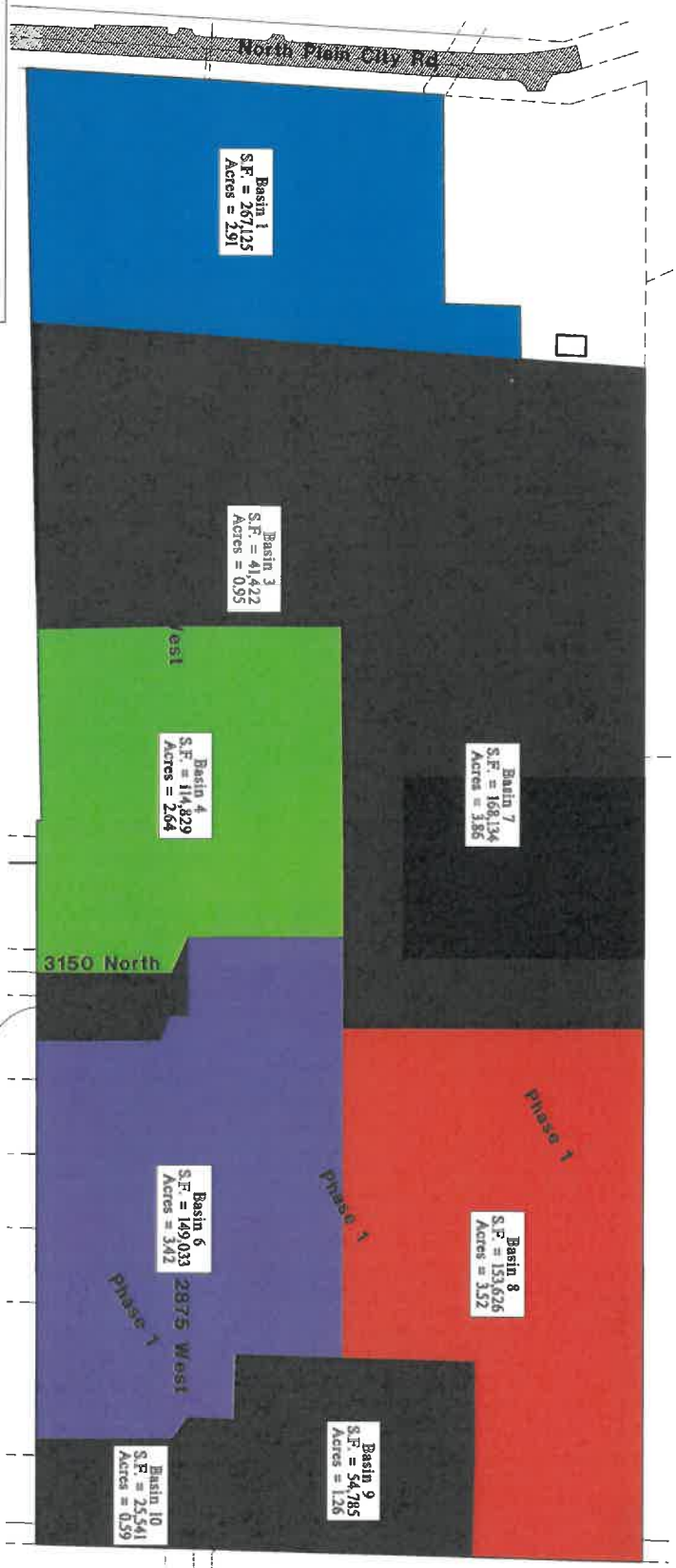
The Grove at JDC Ranch Subdivision
 Phase 1 & 2
 WEBER COUNTY, UTAH
Grading Plan

DATE	REVISIONS	DESCRIPTION

Reeve & Associates, Inc.
 3000 SOUTH 1000 WEST, SUITE 200
 SALT LAKE CITY, UT 84119
 (801) 466-1111
 WWW.REEVE-ASSOCIATES.COM

Professional Engineer
 J. MICHAEL REEVE, P.E.
 License No. 10000
 State of Utah
 Date: MARCH 2012
 Project: THE GROVE AT JDC RANCH SUBDIVISION
 Phase: 1 & 2
 Drawing: GRADING PLAN
 Number: 7153-14

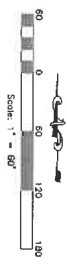
12



Storm Runoff Calculations
JDC Ranch Subdivision - Phase 1 & 2
11/1/11

The following calculations are based on the data provided in the attached spreadsheet. The calculations are based on the data provided in the attached spreadsheet. The calculations are based on the data provided in the attached spreadsheet.

Design Storm: 2.5" 24-Hour
Design Frequency: 100 Years
Design Rainfall: 2.5" 24-Hour
Design Intensity: 0.104" per hour
Design Velocity: 3.0 ft/sec
Design Slope: 0.005 ft/ft
Design Elevation: 4,000 ft
Design Area: 1,000 sq ft
Design Volume: 1,000 cu ft
Design Time: 1,000 min
Design Discharge: 1,000 cfs
Design Flow: 1,000 gpm
Design Pressure: 1,000 psi
Design Temperature: 1,000 deg F
Design Humidity: 1,000 %
Design Wind Speed: 1,000 mph
Design Seismicity: 1,000 g
Design Noise: 1,000 dBA
Design Vibration: 1,000 mm/s²
Design Radiation: 1,000 W/m²
Design Magnetic Field: 1,000 mT
Design Electric Field: 1,000 V/m
Design Acoustic Power: 1,000 W
Design Heat Flux: 1,000 W/m²
Design Mass Flow: 1,000 kg/s
Design Energy Flow: 1,000 J/s
Design Momentum Flow: 1,000 N/s
Design Angular Momentum Flow: 1,000 kg·m²/s
Design Charge Flow: 1,000 C/s
Design Mass Flow: 1,000 kg/s
Design Energy Flow: 1,000 J/s
Design Momentum Flow: 1,000 N/s
Design Angular Momentum Flow: 1,000 kg·m²/s
Design Charge Flow: 1,000 C/s



Basin 1

Area	S.F.	Acres
Basin 1	267,125	2.91

Basin 3

Area	S.F.	Acres
Basin 3	41,422	0.95

Basin 4

Area	S.F.	Acres
Basin 4	114,829	2.64

Basin 5

Area	S.F.	Acres
Basin 5	11,458	0.26

Basin 6

Area	S.F.	Acres
Basin 6	149,033	3.42

Basin 7

Area	S.F.	Acres
Basin 7	158,134	3.85

Basin 8

Area	S.F.	Acres
Basin 8	153,626	3.52

Basin 9

Area	S.F.	Acres
Basin 9	54,705	1.26

Basin 10

Area	S.F.	Acres
Basin 10	25,541	0.59



Reeve & Associates, Inc.
SINCE 1958
1000 N. 1000 W. SALT LAKE CITY, UT 84119
TEL: (801) 467-1500 FAX: (801) 467-1501
WWW.REEVE-ASSOCIATES.COM
LAND SURVEYING • CIVIL ENGINEERING • LAND MANAGEMENT
WATER ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

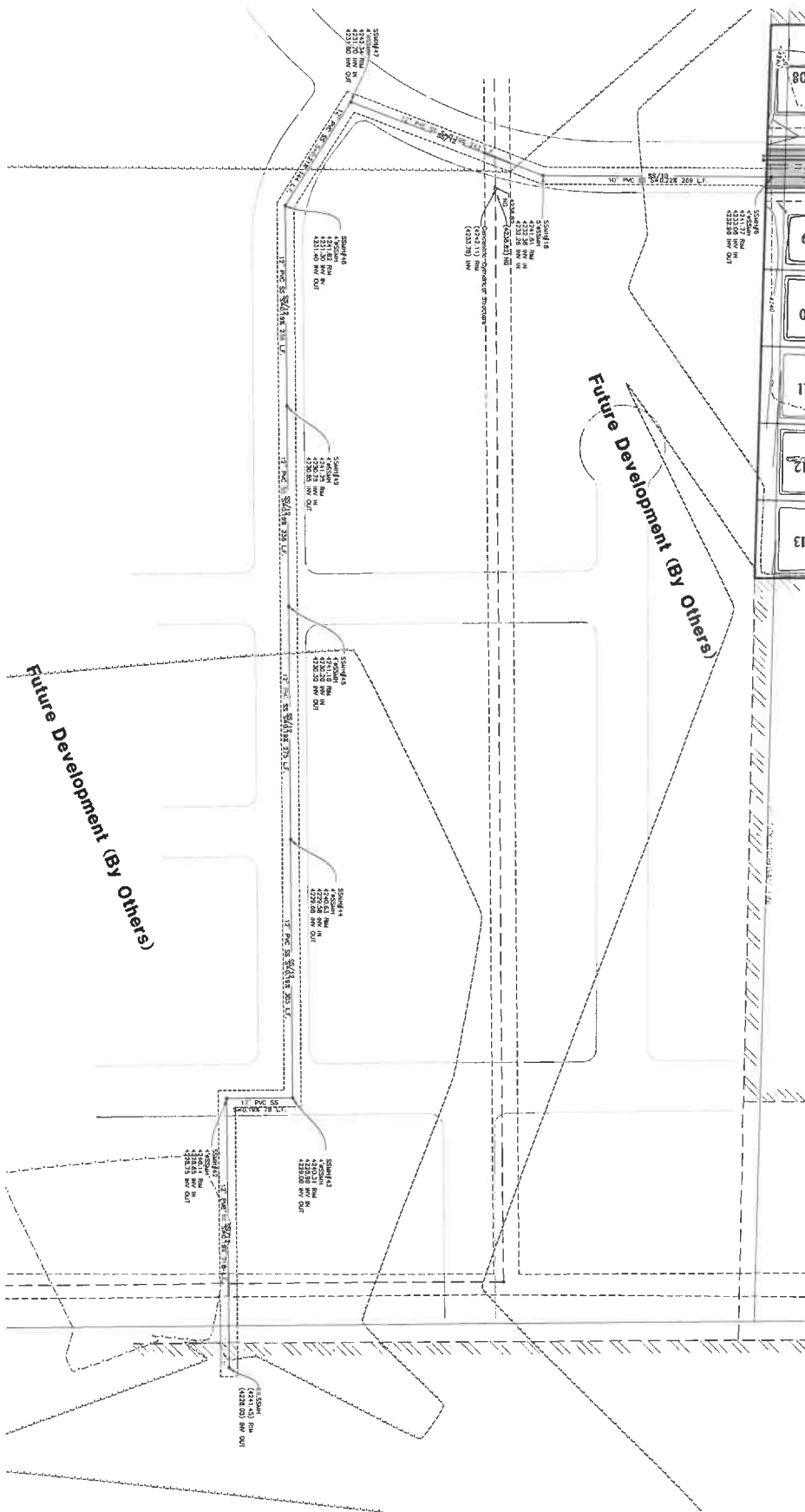
The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH

Site Drainage Area Plan

REVISIONS
DATE DESCRIPTION

12.1

Project Info:
Location: JDC Ranch Subdivision
Owner: N. FORD
Design: N. FORD
Date: 11/1/11
Title: THE GROVE AT JDC RANCH
Scale: 1" = 60'
Number: 11/1/11



NOTE:
THIS PLAN IS A PRELIMINARY DESIGN FOR THE PROPOSED SEWER OUTFALL. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. THE OWNERS AND ENGINEERS OF ANY OTHER PROJECTS SHOWN ON THIS PLAN ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS SEWER OUTFALL.



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The Grove at JDC Ranch Subdivision Phase 1 & 2 WEBER COUNTY, UTAH

Sewer Outfall

REVISIONS

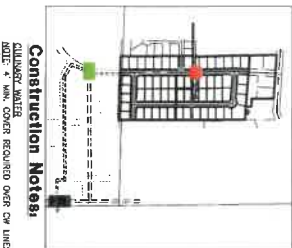
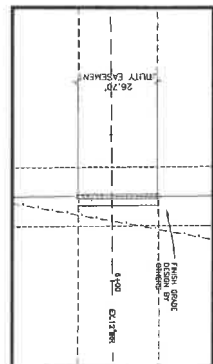
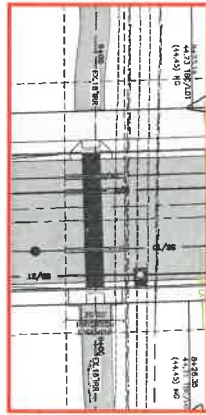
DATE	DESCRIPTION



Reeve & Associates, Inc.
3160 SOUTH 1500 WEST, RAYMOND, UTAH 84403
TEL: (801) 467-1500 FAX: (801) 467-1501
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING
WATER ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE



Project Info:
By: N. J. Erickson
Date: 10/22/2019
Project: THE GROVE AT JDC RANCH SUBDIVISION
Phase: 1 & 2
Number: 2152-14



Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD SPECIFICATIONS AND THE CITY STANDARD SPECIFICATIONS FOR THE CITY OF SALT LAKE CITY.
2. THE CITY STANDARD SPECIFICATIONS FOR THE CITY OF SALT LAKE CITY.
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12. THE CITY STANDARD SPECIFICATIONS FOR THE CITY OF SALT LAKE CITY.

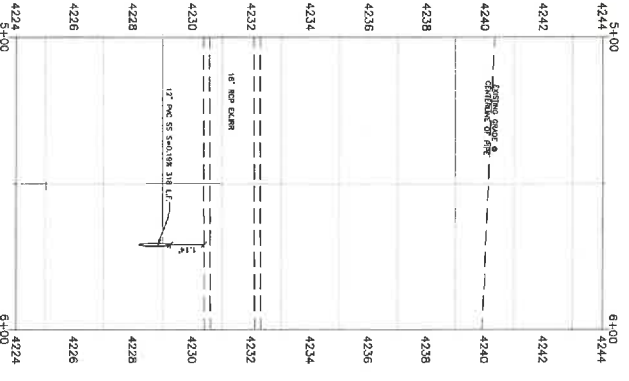
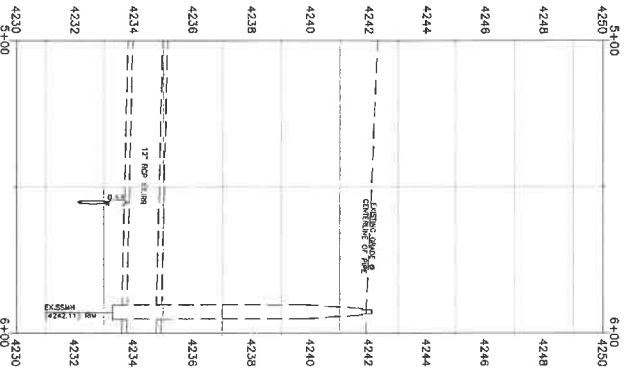
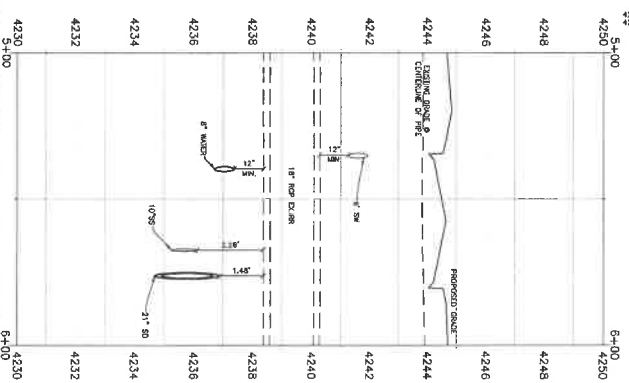
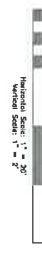
2875 W Crossing



Outfall Crossing 1



Outfall Crossing 2



Key plan below
Call before you dig

15
19th Street

The Grove at JDC Ranch Subdivision
Phase 1 & 2
SEWER & LAND DRAIN CROSS SECTIONS

Reeve & Associates, Inc.
Sewer & Land Drain Cross Sections

WEBER COUNTY, UTAH
MARCH, 2023



SWPPP NOTES:

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

- == PORTABLE TOILET
- == INLET PROTECTION
TYP. (SEE DETAIL).
- == SILT FENCE
(SEE DETAIL).
- == 50"x20" CONSTRUCTION
ENTRANCE W/8" CLEAN
GRAVEL



PROJECT LOCATION.....	WEER COLONY, (u)
PROJECT BEGINNING DATE.....	MARCH 2003
BMP'S DEPLOYMENT DATE.....	MARCH 2003
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	STEVE ANDERSON (801) 430-3998
BMP CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE OBTAINED WITH SWPPP	
BY OWNER/DEVELOPER	

Notes:

1. Describe all Bldg's to protect storm water risks.
2. Describe Bldg's to eliminate/reduce accumulation of storm water from:
 - a. Equipment / loading / storage with covers
 - b. Sealed containers (e.g., drums, tanks) and surrounded with spill containment
 - c. Any of contaminated soil or material, collect environmental engineer and contact them.
 - d. Any of contaminated soil or material, collect environmental engineer and contact them.
 - e. To be performed in designated areas only and surrounded with spill fence.
 - f. To be performed in designated areas only and surrounded with spill fence.
 - g. Vehicle parking areas
 - h. To be performed in designated areas only and surrounded with spill fence.
 - i. To be performed in designated areas only and surrounded with spill fence.
 - j. To be performed in designated areas only and surrounded with spill fence.
 - k. To be performed in designated areas only and surrounded with spill fence.
 - l. To be performed in designated areas only and surrounded with spill fence.
 - m. To be performed in designated areas only and surrounded with spill fence.
 - n. To be performed in designated areas only and surrounded with spill fence.
 - o. To be performed in designated areas only and surrounded with spill fence.
 - p. To be performed in designated areas only and surrounded with spill fence.
 - q. To be performed in designated areas only and surrounded with spill fence.
 - r. To be performed in designated areas only and surrounded with spill fence.
 - s. To be performed in designated areas only and surrounded with spill fence.
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 - v. To be performed in designated areas only and surrounded with spill fence.
 - w. To be performed in designated areas only and surrounded with spill fence.
 - x. To be performed in designated areas only and surrounded with spill fence.
 - y. To be performed in designated areas only and surrounded with spill fence.
 - z. To be performed in designated areas only and surrounded with spill fence.
3. Describe all Bldg's to protect storm water risks.
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7. Describe all Bldg's to protect storm water risks.
8. Describe all Bldg's to protect storm water risks.

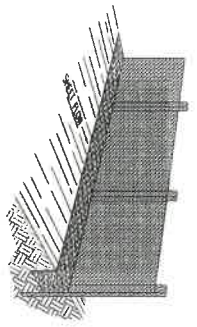
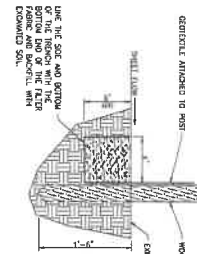
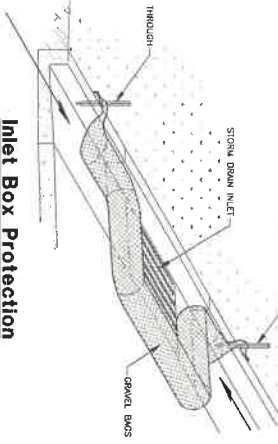


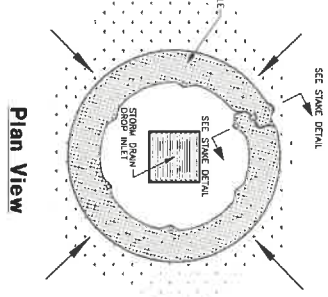
Figure 2
Perspective View



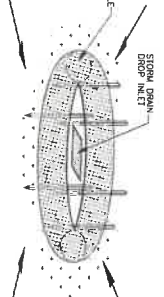
Section



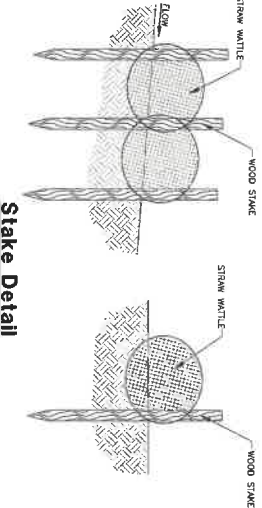
Inlet Box Protection



Plan View

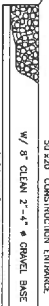


Drop Inlet Protection

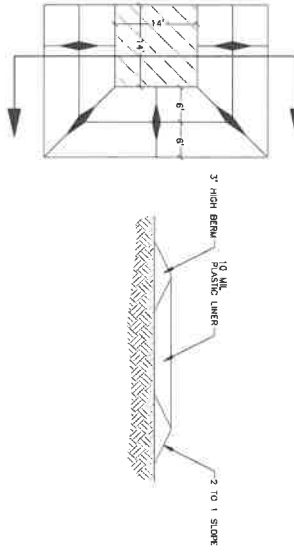


Stake Detail

Cross Section 50' x 20' Construction Entrance



Concrete Washout Area w/ 10 mil Plastic Liner



Silt Fence Detail

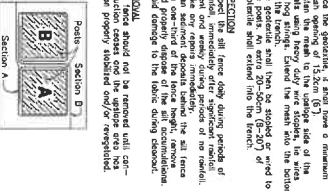
SCALE: NONE

RECOMMENDED SLOPE RATES

Slope (ft/ft)	Recommended Max. Spacing (ft)
< 1%	30.0m (100ft)
1% - 2%	15.0m (50ft)
2% - 5%	7.5m (25ft)
5% - 10%	3.75m (12.5ft)
> 10%	1.88m (6.25ft)

RECOMMENDED SLOPE RATES

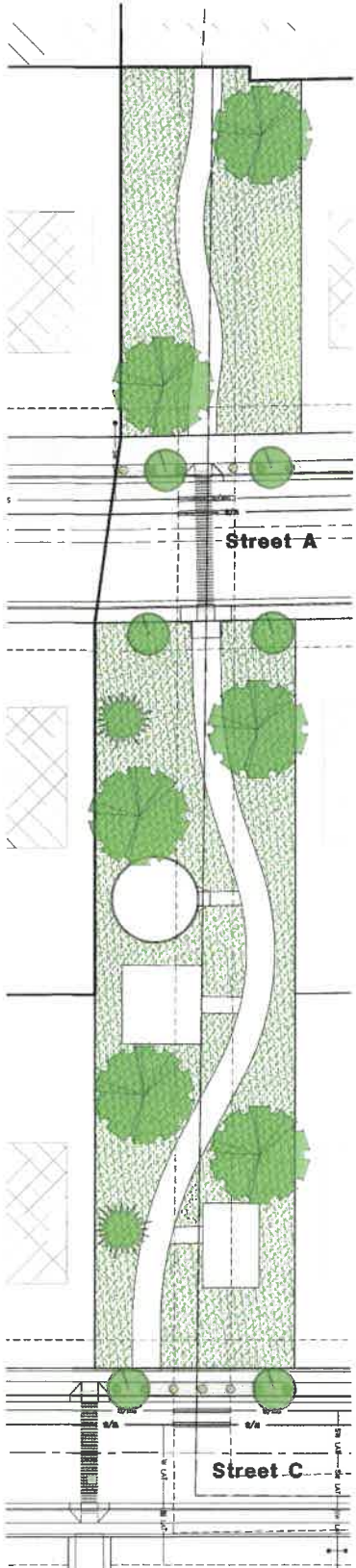
Slope (ft/ft)	Recommended Max. Spacing (ft)
< 1%	30.0m (100ft)
1% - 2%	15.0m (50ft)
2% - 5%	7.5m (25ft)
5% - 10%	3.75m (12.5ft)
> 10%	1.88m (6.25ft)



Silt Fence Detail

PLANT TABLE

TREES			
Quantity	Symbol	Scientific Name	Common Name
4		Juniperus communis	Common Juniper
5		Juniperus horizontalis	Common Juniper
6		Juniperus procumbens	Common Juniper
SHRUBS			
Quantity	Symbol	Scientific Name	Common Name
12		Juniperus communis	Common Juniper
OTHER			
Symbol	Description	Type	Size
	Turf Grass - Sod	Sod	1" Diameter
	Mulch	Mulch	1" Depth
	Gravel	Gravel	1" Depth

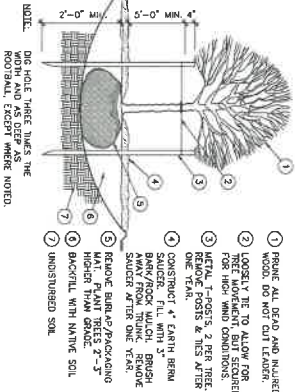


PLANTING NOTES

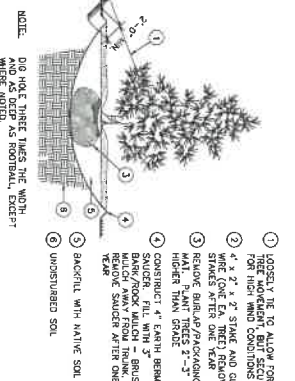
1. The planting plan is a representation of the proposed landscape. It is not a contract. The contractor shall verify the quantities and locations of all plants and materials before construction. The owner shall confirm the quantities and locations of all plants and materials before construction.
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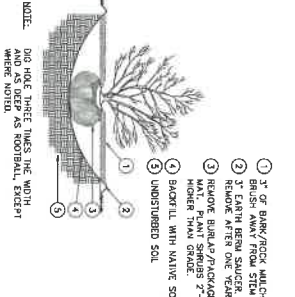
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING



MEMO

To: Western Weber Planning Commission

From: Steve Burton

Date: June 6, 2023

RE: June 13, 2023 Work Session Item: Wilder Rezone to 15,000 square foot lots, located at 600 S and 4700 W, Ogden

The first step in the rezoning process is to have a work session with the Planning Commission before the Planning Commission holds a public hearing. An application was submitted on April 5, 2023 to rezone approximately 25 acres to a zone that allows one-third acre lots. The proposal includes a concept plan showing 50 lots, each at or above 15,000 square feet in area, and each with at least 76 feet of lot width.

The applicant worked closely with staff before submitting to ensure that public street connectivity and appropriate block sizes are provided. The developer will likely be required to dedicated a 60 foot half width street to 4700 W, as the county's street master plan shows 120 foot full right-of-way width. This dedication will decrease lot sizes along 4700 W, however, under the RE-15 zone the applicant may be able to receive approvals for a connectivity incentivized subdivision, in which lot sizes can be reduced to 12,000 square feet with 80 feet width. The developer will likely need to re-draw proposed lot sizes after considering the widening of 4700 W.

The Western Weber General Plan shows this area in 'medium sized residential lots' category and is located just north of the West Weber Village. The applicant has stated that a fee per lot is proposed to contribute toward open space. Attached to this memo is the applicant's project narrative and a concept plan.

WILDER ESTATES SUBDIVISION

600 South 4700 West
West Weber Area

Introduction

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

Access

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

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

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

Zoning

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

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

Utilities

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

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

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

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

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

Parks

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

Conclusion

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

PROJECT DATA

PROJECT 20000
 TOTAL PROJECT AREA: 1,003.3
 TAX ID #15: 13-048-0007

LEGEND

Property Line
 Interior Lot Lines
 Subdividing Property
 Contour
 Public Utility Easement
 Right-of-Way Easement
 Easement (Other)
 Street Improvement
 Fenced Area and Beyond

SCALE: 1" = 60'

0 60 120
 Scale in Feet

4700 WEST
 4600 WEST
 4500 WEST
 4450 WEST
 600 SOUTH
 FUTURE ROAD

1 2 3 4 5
 6 7 8 9 10
 11 12 13 14 15
 16 17 18 19 20
 21 22 23 24 25
 26 27 28 29 30
 31 32 33 34 35
 36 37 38 39 40

PROJECT ZONING:	REZONE
TOTAL PROJECT AREA:	1,092.374 S.F.
TAX ID #'S:	25.08 A.C.
	15-048-0007 & 0006



SCALE: 1" = 60'

Scale is Feet

LEGEND

Interior Lot Lines

Public Utility Costs

Field Separation:

Street Monument?

Section Corner
201 2/2 124 108

8

1527

1

1

1

to

4/5

1

PRELIMINARY OVERALL SUBDIVISION PLAN FOR
WILDER ESTATES
 600 SOUTH 4700 WEST
 WEBER COUNTY, UTAH
 A Part of the Southwest Quarter of Section 25
 Township 9 North, Range 2 West, S.L.B.&U.

Drawn By: MBJ Date: 03/22/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 20'
Drawing File: 21-111 V19.dwg
JOB NUMBER: 21-111

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City Ogden Logan
(435) 723-3441 (801) 389-4905 (435) 752-8272
Celebrating over 80 Years of Business

No.	Date	By	Revision

MEMO

To: Western Weber Planning Commission
From: Steve Burton
Date: June 6, 2023
RE: June 13, 2023 Work Session Item: Water-wise landscaping restrictions

Weber Basin Water Conservancy District has informed Weber County that they will allow residents of the unincorporated area to participate in the "Flip your Strip" program as long as the county has the following minimum standards in place:

1. No more than 35 % of the front and side yard landscaped area in new residential development be lawn; and
2. Restricting the placement of lawn in parking strips and in areas with widths of less than eight feet.

According to Weber Basin, the "Flip your Strip program" is "intended to remove turf from park strips and create attractive, low-water alternatives. Weber Basin will rebate \$1.25 per square foot to homeowners that convert the lawn landscaping in their park strip to a more water-efficient area." The district plans to administer the program as funds are available until April of 2024.

The attached draft language is intended to implement the requirements of Weber Basin, so that unincorporated residents can participate in the rebate program. The draft language is also intended to require that all residential, commercial, and manufacturing buildings/projects implement water-wise landscaping to help in the greater water conservation effort.

108-7-12 Water-wise Landscaping

The following water-wise landscaping standards apply to all development, including commercial, manufacturing, and residential projects:

- (a) No more than 35 percent of the front and side yard of a lot or parcel, and no more than 2,000 square feet of the entire lot or parcel, may be irrigated turf grass; and
- (b) Irrigated turf grass in a parkstrip and any other yard area with a width of less than eight feet is prohibited.

Formatted: List Paragraph, Numbered + Level: 1 +
Numbering Style: a, b, c, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Indent at: 0.5"

Commented [B1]: Turf grass means a contiguous area of grass and the surface layer of earth held together by the grass roots

Commented [B2]: Parkstrip means, if curb and gutter is present, the area within the street right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.

Sec 108-1-4 Considerations In Review Of Applications

(c) Considerations relating to landscaping.

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

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

~~f. Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.~~ See Sec. 108-7-12 for the maximum area that may be irrigated turf grass.

~~i. Water conserving landscaping methods and materials are recommended and encouraged.~~

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

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

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

(f) Parkstrips. All parkstrips shall be landscaped with six inch angular rock interspersed with drought tolerant shrubs, ornamental grasses, or flowering plants. These plants, at maturity, shall

cover at least 30 percent of the parkstrip area, ~~a native grass mixture that is low growing.~~
Automatic watering of parkstrip landscaping shall also be required. Parkstrip landscaping shall
not be included in the total area and turf grass percentage requirements listed in subsections (a)
and (c) of this section.

....

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

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

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

.....

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

Commented [B3]: In place of turf grass sounds weird. I
don't know why.

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

.....

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

....

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

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

....

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

