WESTERN WEBER PLANNING COMMISSION MEETING



MEETING AGENDA

September 19, 2023

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

- Pledge of Allegiance
- Roll Call:

1. Minutes: August 8, 2023

Petitions, Applications, and Public Hearings:

- 2. Administrative items:
- **2.1 LVS060823**: Consideration and action on a request for preliminary approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W. **Planner: Felix Lleverino**
- **2.2** LVT060523 Consideration and action on a request for a recommendation of final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space, in the A-1 zone. Project is located at approximately 4000 W 2200 S, Ogden, UT, 84401. **Planner: Tammy Aydelotte**
- **2.3 LVT060623** Consideration and action on a request for a recommendation of final approval of the Taylor Landing Cluster Subdivision Phase 5, consisting of 31 lots and the dedication of Phase 5 open space, in the A-1 zone. Project is located at approximately 4000 W 2200 S, Ogden, UT, 84401 **Planner: Tammy Aydelotte**
- **2.4 LVS061323** Consideration and action on a request for a recommendation of final approval of Stagecoach Estates Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800 S 3800 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**
- **2.5 LVJ070523:** Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phase 1 and Villas at JDC Ranch Phase 1, located at 2850 W 2600 N, Plain City (unincorporated Weber County). **Planner: Steve Burton**
- **2.6 DR 2023-09:** Consideration and action on a request for design review approval of the Washington Heights Church auditorium addition, located at 1770 E 6200 S, Ogden. **Planner: Steve Burton**
- **2.7 LVM04222021** Request for preliminary approval of Mountain Views Subdivision Phase 1, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**
- **2.8 LVM04222021** Request for a recommendation of final approval of Mountain Views Subdivision Phase 1, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

Petitions, Applications, and Public Hearings:

- 3. Legislative items:
- **3.1 ZMA 2023-11 Halcyon Open Space PUBLIC HEARING** Discussion and possible action on a request for approval of a zoning map amendment to rezone 10 acres of property located at approximately 1600 S 4150 W, Ogden from A-1 (Agricultural) to RE-15 (Residential, roughly 15,000 square foot lots). **Planner: Bill Cobabe**
- **3.2 ZMA 2023-13 Ali Farms PUBLIC HEARING** Discussion and possible action on a request for approval of a zoning map amendment to rezone 25.21 acres of property located at approximately 900 S 4700 W, Ogden from A-1 (Agricultural) to RE-15 (Residential, roughly 15,000 square foot lots). **Planner: Bill Cobabe**
- **3.3 ZMA 2023-07:** A public hearing to consider a proposal to rezone 7.44 acres from the A-2 (Agricultural) zone to the R-3 (Residential), C-1 (Commercial) and MPD Overlay Zone, property located 3300 S 3500 W, Ogden. . **Planner: Steve Burton**
- 4. Public Comment for Items not on the Agenda:
- 5. Remarks from Planning Commissioners:
- 6. Planning Director Report:
- 7. Remarks from Legal Counsel

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.

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

WESTERN WEBER PLANNING COMMISSION

August 8, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of August 8, 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, Sarah Wichern, Wayne Andreotti

Staff Present: Rick Grover, Director; Steve Burton, Principal Planner; Bill Cobabe, Planner; Tammy Aydelotte, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pledge of Allegiance

1. Minutes: None

Petitions, Applications, and Public Hearings:

2 Administrative items:

2.1 LVA042723: Consideration and action on a request for a recommendation of final approval of the Anselmi Acres Phase 1 Subdivision. Planner: Steve Burton

This application was accepted for review by the Planning Division on April 27, 2023. On July 11, 2023 the Western Weber Planning Commission recommended preliminary approval the 2 phase development, consisting of 37 lots total. The Planning Commission decision was based on the following conditions:

- 1. The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 1 subdivision plat records.
- 2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.
- 3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
- 4. Phase 2 will not receive a recommendation for final approval until an approved emergency egress is provided for those lots to have a second access.
- 5. Before coming back to the Planning Commission for a recommendation for final approval, the applicant will provide a cost estimate for improvements to 1400 S, complying with the subdivision ordinance for substandard streets.

There was some discussion among the Commission concerning a capacity assessment letter for culinary water. Hooper Irrigation does not issue a capacity letter. Steve Burton explained that the Will Serve Letter is sufficient.

The applicant is now requesting a recommendation for final approval from the Planning Commission.

The subdivision code states that the developer is required to provide a capacity assessment letter for culinary water before receiving a recommendation for final approval from the Planning Commission. The applicant has provided a 'final approval' letter for culinary water which acts as the capacity assessment letter for culinary. The secondary water provider does not issue a capacity assessment letter, therefore, Planning staff have requested a final approval letter from Hooper Irrigation to be submitted before the subdivision is approved by the County Commission.

Commissioner Favero made this motion: My motion is to follow the staff recommendations with the addition if item 5 & 6: Staff recommends that the Planning Commission forward a positive recommendation to the county commission for final approval of Anselmi Acres Phase 1, consisting of 33 lots. The recommendation is based on the following conditions:

- 1. The donation to the parks district listed in the development agreement will be paid by the developer before the Phase 1 subdivision plat records.
- 2. The building setback along 1400 S shall be shown on the final plat as a 37 foot front yard setback.

WESTERN WEBER PLANNING COMMISSION

August 8, 2023 Minutes

- 3. The final plat will reflect the development standards that were approved as part of the development agreement (eight foot side yard setbacks for dwellings).
- 4. The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements in the subdivision, to be reviewed and approved by county staff before the subdivision plat records.
- Install 3 feet of asphalt on each side of 1400 S from the east boundary of this subdivision 4300 W per subdivision improvement agreement and per Weber County Engineer.
- 6. Final Approval letter from Hooper Irrigation that offers a plat signature before recording. This will include a letter and signature on the plat.

The recommendation is based on the following findings:

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

Motion was seconded by Commissioner McCormick. Vote: 5 yea and 1 no. Chair Edwards voted no because of the Hooper Irrigation item requiring a signature on the plat.

2.2 LVS061323 – Request for preliminary approval of Stagecoach Subdivision, a 116-lot subdivision in the R-15 zone, at approximately 1800 S 3800 W, Ogden UT, 84401. This proposal includes road dedication and public pathways throughout the development. Planner: Tammy Aydelotte

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

The applicant is requesting preliminary approval of Stagecoach Estates subdivision consisting of 116 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 140'. The area of lots range from 6,390-18,411 square feet.

Planner Aydelotte stated that there a few changes from the first development agreement. There are changes to roads, pathways and sidewalks as shown in the staff report. The sidewalk width is listed as 4 feet. When there is no trail, staff would like to see a 5 foot wide sidewalk on both sides of a 60 foot road and would like to see that in the recommendation.

Vice Chair Favero made the following motion: Staff recommends preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

- 1. An agreement will be made with the Western Weber Parks District before the subdivision plat records and before final approval of the Planning Commission.
- 2. An unconditional final approval letter from the culinary and secondary water provider will be submitted before the Planning Commission considers offering a recommendation for final approval.
- 3. 60 foot roads with 5 foot sidewalks on each side of the 60 foot road as per staff agreement.
- 4. Per staff recommendation –a continuation of path on street D to 1800 S termination.

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the West Central Weber General Plan.
- 2. The proposed subdivision complies with applicable county ordinances.

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

WESTERN WEBER PLANNING COMMISSION

August 8, 2023 Minutes

Petitions, Applications, and Public Hearings:

- 3 Legislative items:
 - **3.1 ZTA 2023-05:** A PUBLIC HEARING to consider an applicant-proposed text amendment to Section 104-21-3, Manufacturing Zones Land Use Tables, providing for the allowance of "Critical Infrastructure: Data Centers, Data Warehousing, Data Processing" as a permitted use in the M-T (Manufacturing and Technology) zone. **Planner: Bill Cobabe**

The M-T (Manufacturing and Technology) Zoning District was created in May 2023. At that time, certain uses were contemplated and adopted in Section 104-21-3 "Land Use Tables". The land owners of the property that has since been changed to the M-T zone have approached County staff about adding an additional line item for the zone. The requested line item includes "Critical Infrastructure (Data Center, Data Warehousing, and Data Processing" as a permitted use. As the term "Critical Infrastructure" is used in other places for different reasons, staff has changed the proposed permitted use to "Data Services" in order to avoid confusion.

Commissioner Favero motioned to open the Public Hearing. Commissioner McCormick seconded the motion. Motion passed 6-0

Pat Burns- 1407 N Mountain road stated that he liked this kind of business coming into this part of the County.

There were no other comments. Chair Edwards called for a motion to close the Public Hearing. Commissioner Andreotti motioned to close the Public Hearing, It was seconded by Commissioner McCormick. Motion passed 6-0.

There was no further discussion. Chair Edwards called for a motion. Commissioner Wichern motioned to follow the recommendations in the staff report.

Staff recommends that the Planning Commission consider ZTA 2023-05 and 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.

The motion was seconded by Commissioner Clontz. Motion passed 6-0.

- 4 Public Comment for Items not on the Agenda: none
- **5 Remarks from Planning Commissioners:** Commissioner Wichern asked Director Grover about the APA planning conference. The Director stated that the APA Conference is September 28, 29. All commissioners are encouraged to attend and the cost will be covered by the planning Office.
- 6 Planning Director Report: Please come to APA

7 Remarks from Legal Counsel: none

Adjourn 5:45

Respectfully Submitted,

June Nelson

Lead Office Specialist



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: LVS060823: Consideration and action on a request for preliminary approval of the Singletree

Acres Subdivision (25 lots) located at 2200 S 4520 W.

Agenda Date: Tuesday, September 19, 2023

Applicant: Chad Buck (Owner)

Property Information

Approximate Address: 2200 South 4520 W

Project Area: 10 acres
Zoning: R1-15
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-080-0008
Township, Range, Section: 6N 2W Section 29

Adjacent Land use

North:Agricultural/ ResidentialSouth:Agricultural/ ResidentialEast:Agricultural/ ResidentialWest:Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino

flleverino@co.weber.ut.us

801-399-8767

Report Reviewer: SB

Applicable Ordinances

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

History and Background

A rezone of this property was presented to the Western Weber Planning Commission on December 13th, 2022. On January 10th, 2023, the rezoning request returned to the Planning Commission at which time it received a unanimous positive recommendation.

This rezone proposal was presented to and unanimously approved by the County Commission on May 30th, 2023. Then returned before the County Commission on September 5th, 2023 to approve a revised version of the development agreement that specified the developer's responsibilities regarding the future pathway connection to the new Weber County High School.

Summary

The applicant is requesting preliminary approval of the Singletree Acres Subdivision (25 lots) at approximately 2200 South 4520 West.

This is designed within the bounds of the R1-15 Zone Code which allows for lots as small as 9,000 square if within a connectivity incentivized development such as this. This development plan shows lots that are no smaller than 10,600 square feet in area and no less than 80' in width, which is compliant with Section 106-2-4.030 regulating connectivity incentivized subdivisions.

Selected portions of the Singletree development agreement are attached as Exhibit E. It contains specific development standards unique to the Singletree Acres Subdivision. Subdivision design elements such as pathways, street trees, and road designs are part of the development agreement

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

Analysis

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

Zoning: The property is located within the R1-15 Zone. The purpose of this zone is stated in the LUC §104-12.

"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.."

Site Development Standards:

R1-15 Zone:

Minimum lot width: 80 feet

Minimum lot area: 15,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 60 feet

Minimum lot area: 6,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code with incentives from the connectivity-incentivized subdivision code. The total gross area of the subdivision amounts to 10 acres, the base density of 10 acres results in the maximum number of 29 lots.

During preliminary pre-application meetings, the planning division made several recommendations for public road connectivity. The developer voluntarily designed the street layout to conform with Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1 acre taken up by roads towards the net developable acreage.

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

<u>Culinary Water</u>: Taylor West Weber Water District has provided a preliminary will-serve letter stating that the District has the capacity to serve culinary water for the entire Singletree Acres Subdivision (25 lots). Final approval will not be given until all of the requirements of the District are satisfied. Their preliminary will-serve letter expires on December 14, 2023.

<u>Secondary Pressurized Water:</u> Hooper Irrigation Company has provided a preliminary will-serve letter for the entire 25-lot Subdivision (see Exhibit C). "There are sufficient Hooper Irrigation shares with the property. There may be ditches, tailwater, drain, and waste ditches that would need to be piped with a minimum of 18" pipes." A final will-serve letter will be provided after all plans have received final approval, fees paid, and water shares turned in.

<u>Sewer Services</u>: Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 25-lot development. The District will need to approve the connection plans and inspect the connection. Singletree will need to be annexed into the district.

<u>Development Agreement, Concept</u>: The rezoning proposal of this property from A-1 to R1-15 included a development agreement and concept. The Planning Division has reviewed the development agreement and concept, in Exhibit E, and has found that the Singletree Subdivision plat complies with both.

<u>Review Agencies</u>: The Weber County Planning Division has posted preliminary comments that will be addressed by plat revisions. Weber County Engineering's comments are related to subdivision improvements for which the civil plans will be reviewed following preliminary approval. The County Surveying Department will conduct a formal review of the final subdivision plat. The Weber Fire District requires that: the plan design incorporate a turn-around at the end of 4520 West, the property addresses are verified by the County Surveyor Office, and that they review the fire hydrant spacing.

Staff Recommendations

Staff recommends preliminary approval of Singletree Acres Subdivision, a proposal to create 25 residential lots. This recommendation is based on the following conditions:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies before requesting a positive recommendation for final approval from the planning commission.

- 2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office before requesting a positive recommendation for final approval from the planning commission.
- 3. Before the Singletree Subdivision proposal may return for final approval, final will-serve letters from the culinary, secondary, and sewer providers shall be submitted.

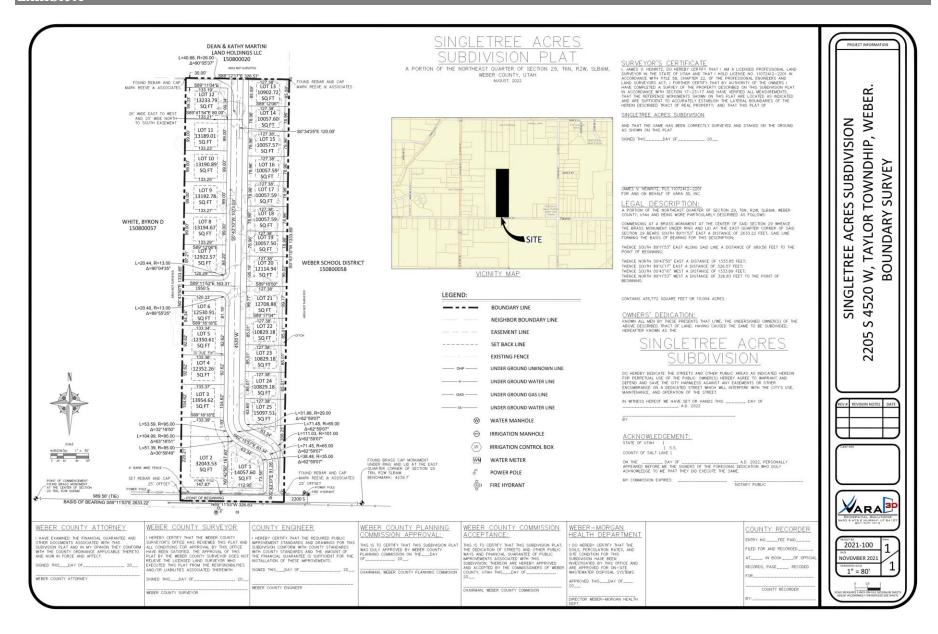
The following findings are the basis for the staff's recommendation:

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

Exhibits

- A. Singletree Acres Subdivision plat
- B. Will serve Culinary
- C. Will serve secondary
- D. Will serve sewer
- E. Development Agreement (select pages) and rezone concept







Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for Single Tree subdivision. The property is located at 4520 W 1950 S. Taylor UT. The District has the capacity to serve this for culinary purposes only. This subdivision will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has been issued a concept plan for 25 lots but the plans have not been reviewed. Approval is pending plan review and payment of fees. The District is undergoing a impact fee study at this time so fees may be subject to change based on the study. As of now the fees are as follows:

This subdivision will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water.

Requirements before subdivision approval:

- Plan review fee \$100 per lot = \$2,500
- Plan approval
- Water rights impact fee= \$1,078.00 x 25= \$26,950.00 based on current impact study.

Requirements after subdivision approval:

- Secondary Water= Connect to Hooper Irrigation Water
- Impact fee= \$6,375.00 This includes the cost of the meter. Based on current impact study.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS
GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE IT
IS ISSUED IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given.

Expires 12/14/2023

Sincerely,

Ryan Rogers - Manager

Taylor West Weber Water District



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

July 12, 2023

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

RE: PRELIMINARY WILL SERVE LETTER - Singletree Acres

The Singletree Acres subdivision is located at approximately 2200 South and 4500 West and consists of a proposed 25 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

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

There may be private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. Any existing ditches which require piping, must be a minimum of 18" RCP pipe according to Hooper Irrigation standards and specs. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston Office Manager Board Secretary



Central Weber Sewer Improvement District

June 15, 2023

Tucker Weight
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Singletree Acres
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Chad Buck, for Singletree acres development of 25 residential lots located at approximate address of 4500 W 2200 S. We require annexation into the district before service will be provided and offer the following comments regarding Central Weber providing sanitary sewer service.

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

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

5. The entire parcel of property to be served will need to be annexed into the District prior to any

2618 West Pioneer Road, Ogden, UT 84404

Page 1 of 2



Central Weber Sewer Improvement District

June 15, 2023

Tucker Weight
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Singletree Acres
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Chad Buck, for Singletree acres development of 25 residential lots located at approximate address of 4500 W 2200 S. We require annexation into the district before service will be provided and offer the following comments regarding Central Weber providing sanitary sewer service.

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

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

5. The entire parcel of property to be served will need to be annexed into the District prior to any

2618 West Pioneer Road, Ogden, UT 84404

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E# 3296935 PG 1 OF 18

LEANN H KILTS, WEBER CTY, RECORDER 05-SEP-23 1208 PM FEE \$.00 THU REC FOR: WEBER COUNTY CLERK/AUDITOR

DEVELOPMENT AGREEMENT

*1//329693

Between

WEBER COUNTY, UTAH

and

Chad Buck, Singletree Acres LLC

7. Development Standards and Use Restrictions.

- 7.1. Lot Development Standards. The use of the Project shall be limited to twenty-five (25) detached single-family residential lots. The proposed lots range in size from 10,662.21 square feet to 34,648.33 square feet. The setbacks in this development are as follows: front/rear 30 feet, side 12 feet, side-facing street 30 feet. A table of lot widths, area, and setback standards are shown in Attachment C.
- 7.2. Public Improvements Required
 - 7.2.1. Street Right-of-way dedication
 - 7.2.1.1. The 4520 West Street shall make a connection to 2200 South Street at the southeastern corner of the Project Site as depicted in the concept plan (Attachment B). Best efforts shall be made to ensure 4520 West Street can be extended south of 2200 South Street in the future, with minimal impact to the existing buildings south of 2200 South Street. 4520 West Street shall be dedicated from 2200 South Street to the northern most extent of the project.
 - 7.2.1.2. 1950 South Street or similar shall be dedicated as depicted on the concept plan (Attachment B). Dedication shall be to the western property line of the Project Site.
 - 7.2.1.3. A half-width street right-of-way shall be dedicated along the northern boundary of what is depicted as lot 12 on the concept plan (Attachment B). Dedication shall be to the western property line of the Project Site.
 - 7.2.2. Street Improvements. Streets in the Project shall be designed and installed by the Developer in accordance with the street cross sections depicted in Attachment C.
 - 7.2.2.1. 4520 West Street shall follow the 66-foot standard except the gutter shall be a Type G gutter, unless otherwise required by the County Engineer.
 - 7.2.2.2. 1950 South Street and the northern half-width right-of-way, as specified in Section 7.2.1.3 shall follow the 60-foot except the gutter shall be a Type G gutter, unless otherwise required by the County Engineer.
 - 7.2.2.3. The north half-width of 2200 South Street shall be improved to the specifications of the County Engineer. At a minimum, this shall include a 10-foot wide paved pathway, and sufficient asphalt width to allow for 6-foot wide bike lane along the shoulder of 2200 South Street. 8-foot wide park strips are required with a minimum 6-inch angular rock mulch.
 - 7.2 A 30-foot wide pathway is proposed to continue the pathway from the new high school, thus providing a connection for the public to the east, from the proposed 1950 South Street. The pathway shall include 10 feet of pavement, with a ten-foot shoulder on either side that will include drought-tolerant landscaping, as well as trees at regular intervals.
 - 7.2.1 Pathway right-of-way dedication (pathway to the east, from the north-south road), and along 2200 South Street as stated in 7.2.2. If, after five years, the school to the east does not install the pathway within their lot boundaries, the property owners on either side of the proposed pathway, within the subdivision, shall be deeded ownership of half of the property dedicated as a public pathway, which immediately abuts their lots.
 - 7.2.2 Pathway Improvements shall include a 10-foot wide asphalt pathway, xeriscaping and

- drought-tolerant plant life, as well as appropriate trees at regular intervals. (the pathway needs to be inside the pathway dedication, include street trees) (See Exhibit C)
- 7.2.3 Central Weber Sewer infrastructure shall be extended form 4700 West Street to service Singletree Acres.
- 7.2.4 Taylor West Weber Water and Hooper Irrigation shall service this development.
- 7.2.5 Drainage shall be detained
- Amendments and Revisions.

This Agreement may be amended by mutual agreement of the Parties only if the amendment is in writing and approved and signed by Developer and County (an "Amendment"). The following sections specify what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

- 8.1 Project Facility Repair, Maintenance and Replacement. Developer shall be permitted to repair, maintain and replace the Project and its components consistent with the terms of this Agreement without amending the Agreement.
- 8.2 Authorized Changes, Enlargements, or Alterations. As set forth below, County staff may review and approve certain minor changes, enlargements or adjustments ("Changes") to the Project in their respective administrative capacities. The following types of Changes are considered minor, provided that no such Changes shall directly or indirectly result in significantly greater impacts than those contemplated in the approval of this Agreement.
 - 8.2.1 Changes Necessary to Comply with Other Laws. Any resulting changes as a consequence of obtaining or complying with a federal, state, or local permit or approval; provided that the changes are routine and uncontested and the application thereof does not materially affect the County's original intent, findings, or conditions on the Project in a manner that would have likely resulted in a different decision on this Agreement, as determined by the Planning Director.
 - 8.2.2 De Minimis Changes. Other de Minimis changes requested by the Developer, which are reasonably consistent with the intent of this agreement and the FR-3 rezone, and are routine and uncontested.

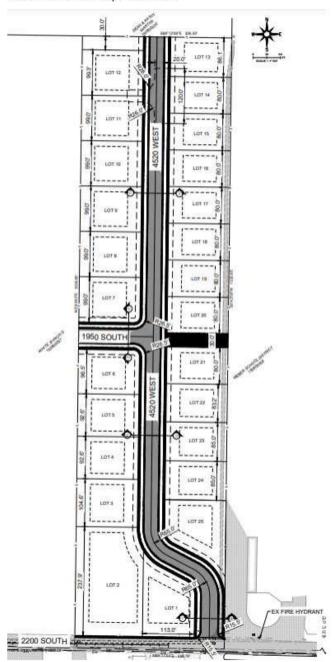
9. OMITTED

OMITTED

11. General Provisions.

- 11.1. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned as provided herein.
 - 11.1.1. Total Assignment of Project and Project Site. The Developer, as the landowner of the Project Site at the time of the execution of this Agreement, may sell, convey, reassign, or transfer the Project Site or Project to another entity at any time, provided any division of land, if applicable, and complies with County Laws.
- 11.2. Binding Effect. This Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns, devisees, administrators, representatives, lessees and

Attachment B - Concept Plan Details



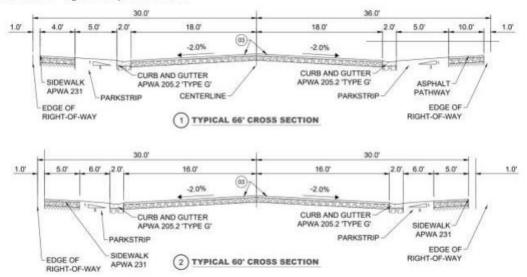
	LOT ARI	EAS	
LOT#	AREA	LOT#	AREA
LOT 1	16,097.40 SQ FT (0.37 ACRES)	LOT 13	11,474.95 SQ F (0.26 ACRES
LOT 2	34,648.33 SQ FT (0.80 ACRES)	LOT 14	10,662.21 SQ F (0.25 ACRES
LOT 3	13,950.94 SQ FT (0.32 ACRES)	LOT 15	10,662.92 SQ F (0.25 ACRES
LOT 4	12,349.75 SQ FT (0.28 ACRES)	LOT 16	10,663.60 SQ F (0.25 ACRES
LOT 5	12,348.80 SQ FT (0.28 ACRES)	LOT 17	10,664.33 SQ F (0.25 ACRES
LOT 6	12,825.42 SQ FT (0.29 ACRES)	LOT 18	10,665.04 SQ F (0.25 ACRES
LOT 7	13,160.3 SQ FT (0.30 ACRES)	LOT 19	10,665.74 SQ F (0.25 ACRES
LOT 8	13,196.17 SQ FT (0.30 ACRES)	LOT 20	10,666.45 SQ F (0.25 ACRES
LOT 9	13,196.17 SQ FT (0.30 ACRES)	LOT 21	10,662.80 SQ F (0.25 ACRES
LOT 10	13,196.17 SQ FT (0.30 ACRES)	LOT 22	11,095.40 SQ F (0.26 ACRES
LOT 11	13,170.00 SQ FT (0.30 ACRES)	LOT 23	11,335.69 SQ F (0.26 ACRES
LOT 12	13,205.30 SQ FT (0.30 ACRES)	LOT 24	11,336.49 SQ F (0.26 ACRES
		LOT 25	16,353.61 SQ F (0.38 ACRES

TYP. PUE & SETBACKS

PROPERTY TONE: N. L.

LAND USE TABLE

Attachment C - Right-of-Way Cross Sections





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for a recommendation of final

approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28

lots and the dedication of Phase 4 open space.

Agenda Date: Tuesday, September 19, 2023
Applicant: Heritage Land Development, LLC.

Marshae Stokes (Representative)

File Number: LVT060523

Property Information

Approximate Address: 4160 W 2200 S

Project Area: Phase 4 Lots: 10.563 Acres

Phase 4 Open Space: 15.04 Acres (142.38%)

Phase 4 Common Area: 1.05 acres

Zoning: Agricultural (A-1)
Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0187, 15-078-0182

Township, Range, Section: T6N, R2W, Section 28 NW

Adjacent Land Use

North: Residential/1800 South S South: Residential/Agricultural West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

2/11/2020 – Sketch plan endorsement by the Western Weber Planning Commission.

6/23/2020 – Preliminary approval granted by the County Commission.

5/18/2021 – Phase 1A recorded.

6/28/2022 - Phase 2 recorded.

8/3/2022 - Phase 1A Amendment recorded.

8/11/2023 - Phase 3 recorded.

The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**).

The applicant is now requesting final approval of Phase 4 (see **Exhibit B**).

The proposed Phase 4 is consistent with the approved preliminary plan and consists of 28 lots totaling 10.563 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (142.38%, per the preliminary/open space plan) consisting of 15.04 acres.

Analysis

<u>General Plan:</u> The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

<u>Zoning</u>: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

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

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

<u>Lot area, frontage/width and yard regulations</u>: Cluster subdivisions are listed as a permitted use with the A-1 Zone. A cluster subdivision requires a minimum lot area of 9,000 sq. ft. for a single family dwelling and a minimum lot width of 60 feet in the A-1 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and rear, and a side yard of 8 feet (20 feet for a side yard adjacent to a street). The proposed lot sizes within Phase 4 range from 9,286 to 16,458 sq. ft. and lot widths range from 53 to 125 feet.

<u>Common and Open Space:</u> The proposal includes 15.04 acres of agricultural open space for all of Phase 4 that will be individually owned and leased for agricultural production. There is also a 1.04 acre Common Area parcel included in Phase 4, which will include an expansion of the retention pond from Phase 3.

<u>Bonus Density Criteria:</u> The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and "Open Space Preservation Plan" (see **Exhibit A**). The bonus density is based on meeting the bonus density requirements outlined in LUC§108-3-8:

(a) Western Weber Planning Area bonus density. In the Western Weber Planning Area, bonus density shall be awarded as a percentage increase over base density for subdivisions that meet the conditions in this subsection (a). No bonus shall be awarded for a subdivision with a gross acreage of less than ten acres. For subdivisions with a gross acreage of ten acres or more, the bonus density

percentage shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. To qualify for bonus density, a subdivision shall:

- (1) Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
- (2) Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
- (3) Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be place on the final subdivision plat indicating this requirement.

<u>Culinary water and sanitary sewage disposal:</u> Taylor West Weber has issued preliminary approval. Final approval letters will need to be submitted prior to going before the County Commission for final approval.

<u>Review Agencies:</u> This proposal will be reviewed by all County reviewing agencies. Any comments and conditions will need to be addressed prior to recording the final plat.

Tax clearance: Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 4 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
- 2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
- 3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
- 4. A Street Tree plan shall be included with the escrow for required improvements, detailing the quantity and location of street trees within this subdivision, prior to appearing before the County Commission for final approval.
- 5. An unconditional final approval letter and a signature block for Taylor West Weber Water shall be shown on the final plat prior to final approval by the County Commission.

This recommendation is based on the following findings:

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

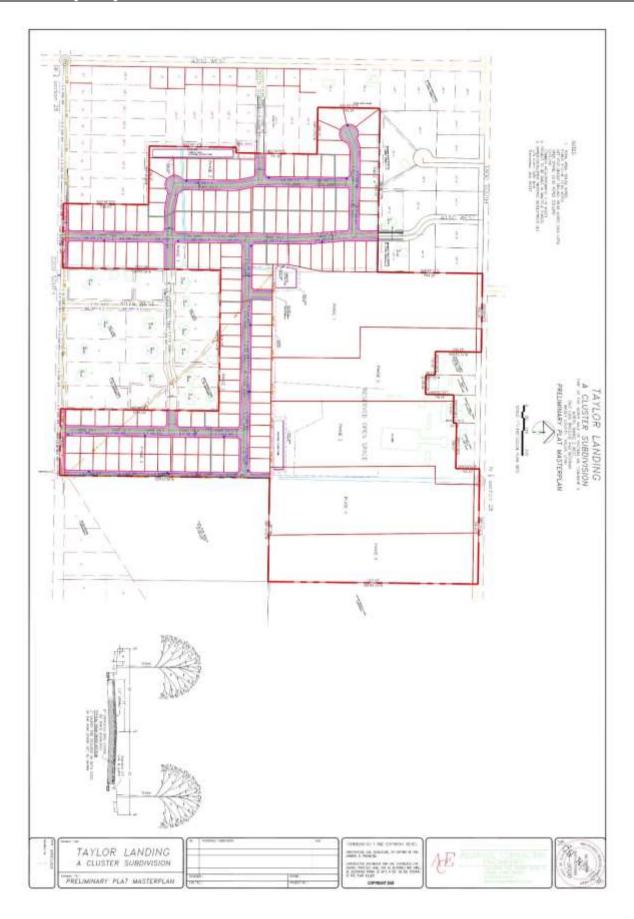
Exhibits

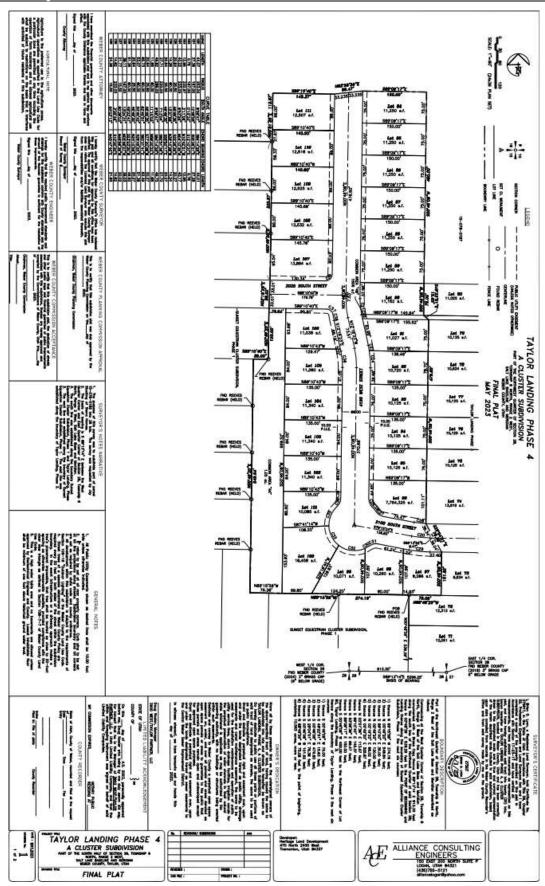
- A. Open Space Preservation Plan
- B. Phase 4 Final Plat

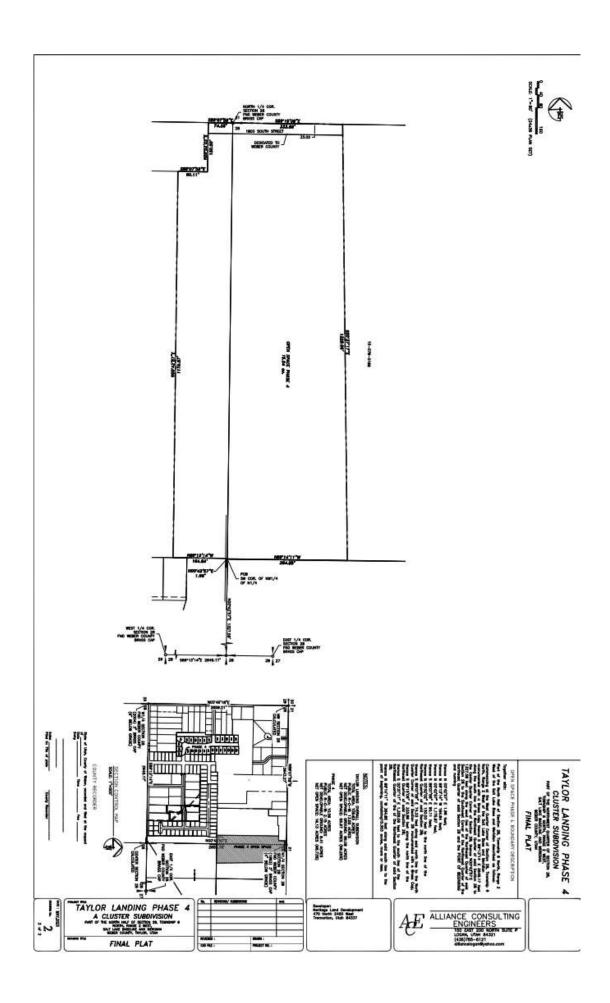
Location map



Exhibit A - Open Space Preservation Plan









Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Taylor Landing

Cluster Subdivision Phase 5, consisting of 31 lots and the dedication of Phase

5 open space.

Agenda Date: Tuesday, September 19, 2023
Applicant: Heritage Land Development, LLC.

Marshae Stokes (Representative)

File Number: LVT060623

Property Information

Approximate Address: 4000 W 2200 S

Project Area: Phase 5 Lots: 11.038 Acres

Phase 5 Open Space: 9.26 Acres (84%)

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural **Proposed Land Use:** Residential

Parcel ID: 15-078-0187, 15-078-0182

Township, Range, Section: T6N, R2W, Section 28 NW

Adjacent Land Use

North: Residential/1800 South St□ South: Residential/Agricultural East: Residential/Agricultural West: Residential/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

2/11/2020 – Sketch plan endorsement by the Western Weber Planning Commission.

6/23/2020 – Preliminary approval granted by the County Commission.

5/18/2021 – Phase 1A recorded.

6/28/2022 - Phase 2 recorded.

8/3/2022 - Phase 1A Amendment recorded.

8/11/2023 - Phase 3 recorded.

The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**).

Phase 4 will need to record prior to Phase 5. The applicant is now requesting final approval of Phase 5 (see **Exhibit B**).

The proposed Phase 5 is consistent with the approved preliminary plan and consists of 31 lots totaling 11.038 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (84%, per the preliminary/open space plan) consisting of 9.26 acres.

Analysis

<u>General Plan:</u> The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

<u>Zoning</u>: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

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

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

<u>Lot area, frontage/width and yard regulations</u>: Cluster subdivisions are listed as a permitted use with the A-1 Zone. A cluster subdivision requires a minimum lot area of 9,000 sq. ft. for a single family dwelling and a minimum lot width of 60 feet in the A-1 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and rear, and a side yard of 8 feet (20 feet for a side yard adjacent to a street). The proposed lot sizes within Phase 5 range from 9,234 to 19,236 sq. ft. and lot widths range from 75 to 135 feet.

<u>Common and Open Space:</u> The proposal includes 9.26 acres of agricultural open space for all of Phase 5 that will be individually owned and leased for agricultural production.

<u>Bonus Density Criteria:</u> The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and "Open Space Preservation Plan" (see **Exhibit A**). The bonus density is based on meeting the bonus density requirements outlined in LUC§108-3-8:

(a) Western Weber Planning Area bonus density. In the Western Weber Planning Area, bonus density shall be awarded as a percentage increase over base density for subdivisions that meet the conditions in this subsection (a). No bonus shall be awarded for a subdivision with a gross acreage of less than ten acres. For subdivisions with a gross acreage of ten acres or more, the bonus density

percentage shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. To qualify for bonus density, a subdivision shall:

- (1) Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
- (2) Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
- (3) Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

<u>Culinary water and sanitary sewage disposal:</u> Preliminary will-serve letters have been provided by Taylor West Weber Water and Hooper Irrigation Company the culinary water and secondary water connections. Wastewater disposal systems (sewer) for the proposed subdivision will be served by the Central Weber Sewer Improvement District (see **Exhibit E**). Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

<u>Review Agencies:</u> This proposal will be reviewed by all County reviewing agencies. Any comments and conditions will need to be addressed prior to recording the final plat.

<u>Tax clearance:</u> Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 5 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
- 2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
- 3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
- 4. A Street Tree plan shall be included with the escrow for required improvements, detailing the quantity and location of street trees within this subdivision, prior to appearing before the County Commission for final approval.
- 5. A signature block for Taylor West Weber Water shall be shown on the final plat prior to final approval by the County Commission.

This recommendation is based on the following findings:

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

Exhibits

- A. Open Space Preservation Plan
- B. Final Plat

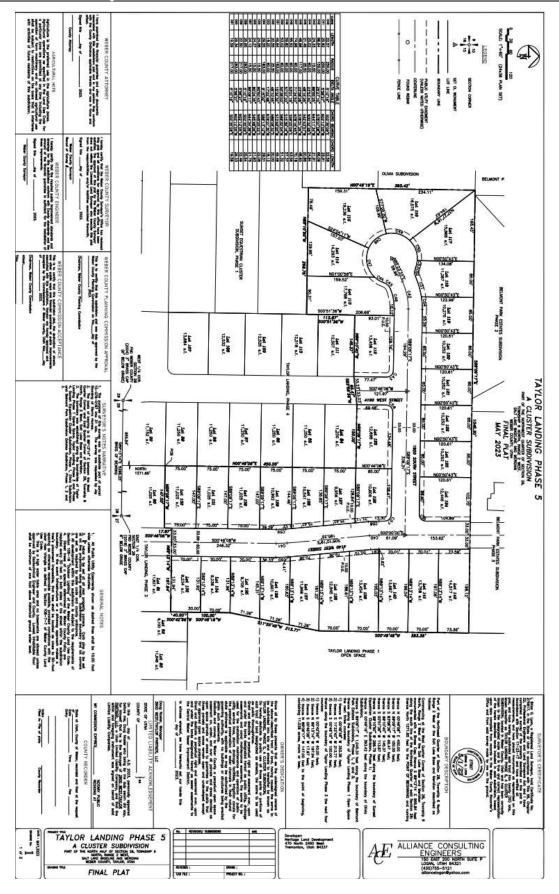
Location map

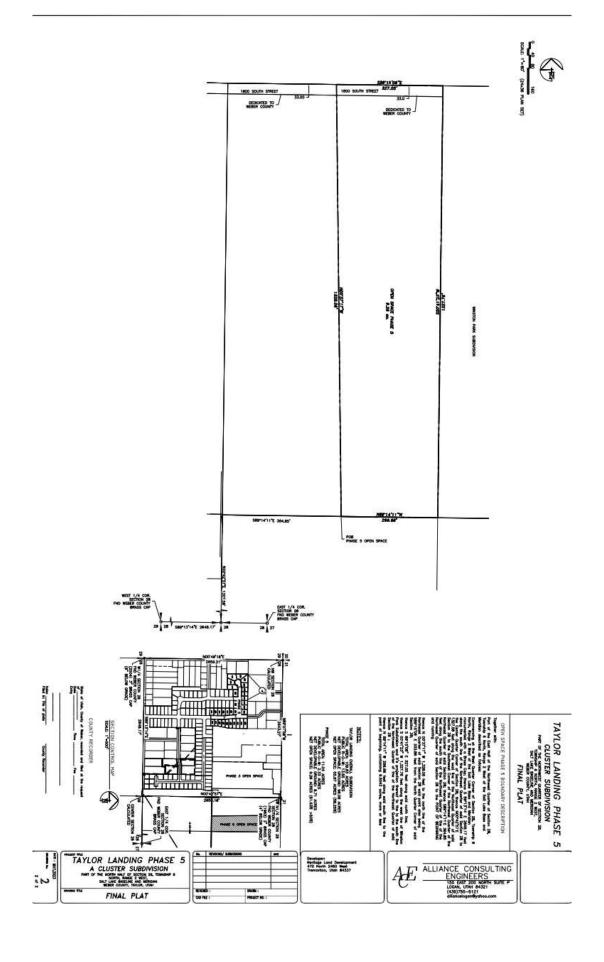


Exhibit A -Open Space Preservation Plan



Exhibit B - Phase 5 Proposed Final Plat







Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File No. LVS061323: Consideration and action on a request for a

recommendation of final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots in the R-1-15 zone. Project is located at approximately 1800

S 3800 W, Ogden, UT, 84401.

Type of Decision: Administrative

Agenda Date: Tuesday, September 19, 2023

Applicant: Pat Burns **File Number:** LVS061323

Property Information

Approximate Address: 1800 S 3800 W **Project Area:** 8.255 acres

Zoning: Residential (R1-15) Zone

Existing Land Use: Agricultural **Proposed Land Use:** Residential **Parcel ID:** 15-057-0006

Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

North: Agricultural South: 1800 South
East: Residential/Agricultural West: Residential

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@co.weber.ut.us

801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R-1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

8/8/2023 – Preliminary approval granted by the Western Weber Planning Commission.

The applicant is requesting a recommendation of final approval of Stagecoach Estates Subdivision Phase 1, consisting of 27 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60′- 140′. The area of lots range from 6,390-18,411 square feet. This request for a recommendation of final approval has not deviated from their preliminary approval granted earlier.

Analysis

<u>General Plan</u>: The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129). A letter from the Taylor West Weber Parks District shall be submitted to Weber County, indicating a received donation towards improvement/expansion of the Parks District.

Zoning: The R-1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. The developer shall provide a table of lot averages for each phase as well as for the overall development that shall be shown on the plat. Lot sizes can be as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

<u>Culinary water and sanitary sewage disposal:</u> A final will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A final will-serve letter for culinary water, dated 7/31/2023, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary will-serve letter (see Exhibit B), dated 7/11/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

<u>Review Agencies</u>: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

<u>Additional Design Standards</u>: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development. The recorded development agreement includes pathways, various roadway widths, as well as street trees. The development agreement also spells out 8-foot wide park strips, and 6-inch angular rock mulch. The proposed subdivision does not deviate from the recorded development agreement, nor the preliminary approval already issued.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

Street cross-sections include Streets A, C, and F at 66'wide, including a 10' pathway on one side and a 4' sidewalk on the other. Streets B, D, E at 60' wide with 5' wide sidewalks on each side.

All improvements shall be escrowed for, installed, or a combination of both prior to appearing before the County Commission for final approval.

Staff Recommendations

Staff recommends final approval of Stage Coach Estates Subdivision Phase 1, consisting of 27 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

- 1. Submittal to the County of an executed agreement regarding open space improvements with the Western Weber Parks District prior to recording the final plat.
- 2. An unconditional final approval letter from Taylor West Weber or signed mylar by the district, prior to recording the final plat.
- 3. Proof of annexation into Central Weber Sewer District shall be submitted prior to going before the County Commission for final approval.
- 4. A street tree plan, per the recorded development agreement, shall be submitted, and escrowed for prior to appearing before the County Commission for final approval.
- 5. An escrow of funds for all required required improvements (including pathway and landscaping improvements) installation of required improvements, or a combination of both shall be submitted, along with an Improvements Guarantee Agreement, signed by the applicant, shall be submitted to the County prior to scheduling for final approval with the County Commission.

This recommendation is based on the following findings:

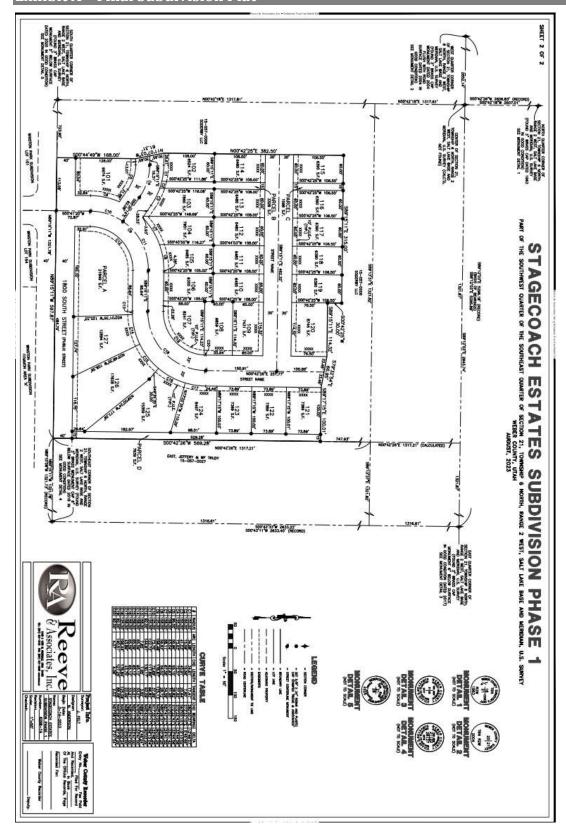
- 1. The proposed subdivision conforms to the West Central Weber General Plan.
- 2. The proposed subdivision complies with applicable county ordinances.

Exhibits

A. Proposed final subdivision plat

Area Map







Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of the

Orchards at JDC Ranch Phase 1, and Villas at JDC Ranch Phase 1 located at

2850 W 2600 N, Plain City.

Agenda Date: Tuesday, September 19, 2023
Application Type: Subdivision, administrative

Applicant: Bryan Bayles **File Number:** LVJ070523

Property Information

Approximate Address: 2850 W 2600 N

Project Area: 44 acres
Zoning: R1-10, R-3
Existing Land Use: Agricultural
Proposed Land Use: Residential

Parcel ID: 19-019-0007, -0008, 0009

Adjacent Land Use

North: Plain City

East: Farr West

South: Plain City

West: Plain City

Staff Informations

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 July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 includes 64 cluster single family cottage lots with 6.2 acres of open space. The Villas at JDC Ranch Phase 1 includes 110 attached patio homes.

Including both of these phases, the Master Developer is platting 174 out of the 725 units allowed under the development agreement, leaving 551 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

<u>General Plan:</u> 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.

<u>Zoning</u>: The subject property is located in the R1-10 and R-3 zones. The following are the purpose and intent of the R1 and R-3 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.

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.

<u>Lot area, frontage/width and yard regulations</u>: The Orchards at JDC Phase 1 is located in both the R-1-10 and R-3 zones. R1-10 allows single-family lots that are 10,000 square feet in size with 60 feet of lot width. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. Lots in the Orchards at JDC Phase 1 range in size from 3,300 square feet to 9,500 square feet with a range in lot width from 45 feet to 129 feet.

Regarding the Orchards at JDC Phase 1, the development agreement states that the clustered single family cottages are allowed in the Southeast village area of the master planned development. The development agreement states that there is no minimum lot size or frontage requirement for the clustered single family cottage lots.

The Villas at JDC Ranch Phase 1 is located in the South Village development area of the master planned community, which is in the R-3 zone. The R-3 zoning ordinance allows 4-plex multifamily dwellings on 12,000 square feet of building area with 50 feet of building width.

For the Villas at JDC Ranch Phase 1, the development agreement allows attached patio homes with no minimum lot size and no minimum frontage width.

<u>Common and Open Space</u>: The proposal includes the platting of a 6.2 acre park that will be owned and maintained by the HOA in the Southeast village. The development agreement concept and open space plan suggested a parcel of approximately two acres in the Southeast village. The park includes 7 parking spaces and hard surface trails. The preliminary plan shows the required picnic areas but does not show the playground area that is required. A condition of preliminary approval is that the applicant show the playground area on the final plans before final subdivision approval.

<u>Culinary water and sanitary sewage disposal:</u> 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.

<u>Public street infrastructure:</u> The proposal includes JDR Ranch Boulevard, an 83 ft wide public right of way that includes a 10 foot concrete walkway on one side and a five foot sidewalk on the other. The proposed right of way in the preliminary plan shows the park strips and 10 foot walkway.

<u>Review Agencies:</u> 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 Phase 1 and Villas at JDC Ranch Phase 1 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. The applicant will need to show the playground area and the amount of grass to be included in the park in the Orchards at JDC Ranch before final subdivision approval.
- 2. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
- 3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
- 4. The applicant will be required to indicate the types of trees that will be installed in the park strips.

This recommendation is based on the following findings:

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

Exhibits

A. Preliminary plan

Location map





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

SALT LAKE BASE AND MERIDIAN

NORTHWEST CORNER OF SECTION 27

TOWNSHIP 7 NORTH, RANGE 2 WEST

BENCHMARK

Exhibit A Preliminary Plan

ORCHARDS AT JDC RANCH PHASE 1 AND VILLAS AT JDC PRELIMINARY FOR REVIEW NOT FOR CONSTRUCTION RANCH PHASE 1

2800 WEST 2600 NORTH WEBER COUNTY, UTAH

INDEX OF DRAWINGS

GENERAL NOTES OVERALL SITE PLAN

C-101 SITE PLAN

SITE PLAN

SITE PLAN

C-201 GRADING AND DRAINAGE PLAN

C-202 GRADING AND DRAINAGE PLAN C-203 GRADING AND DRAINAGE PLAN

C-301 UTILITY PLAN

C-302 UTILITY PLAN

C-303 **UTILITY PLAN**

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.

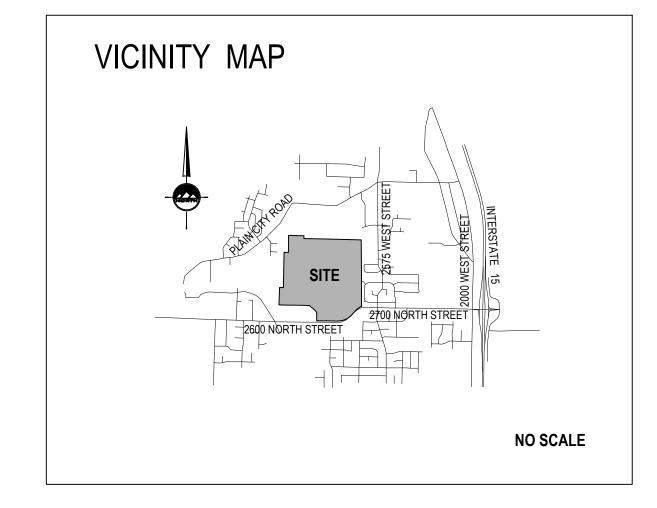
UTILITY DISCLAIMER

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.

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.



GENERAL NOTES

ALL WORK SHALL CONFORM TO PLAIN CITY STANDARDS & SPECIFICATIONS.

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

919 North 400 West

Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529 TOOELE

CEDAR CITY

Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

Phone: 435.843.3590

WWW.ENSIGNENG.COM

NILSON HOMES 5617 SOUTH 1475 EAST SOUTH OGDEN, UT 84403

STEVE ANDERSON

PHONE: 801.392.8100

AND RANCH PHASE REPORTED IN THE PHASE JDC AT ORCHARDS

COUNTY, UTAH

PROJECT MANAGER C.PRESTON

2023-06-20 M.ELMER

GENERAL NOTES

OUTLINED BELOW:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. 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. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE
- 14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 15. 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.
- 16. 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
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE 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 "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED
- 16.4. 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

PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.

REPAIRING EXISTING IMPROVEMENTS.

- 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 "POTHOLE" 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.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- 18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 23. 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. 24. 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

- 25. 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.
- 26. 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 DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 27. 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.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM

- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 32. 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
- 2. 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.
- 3. 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.
- 4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 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.
- 6. 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.
- 7. 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
- 8. 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.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 10. 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, CATCH BASINS, 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.
- 11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING
- 12. 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.
- 13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW
- 14. 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.
- 15. 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.
- 16. 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
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- 18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET
- 19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- 3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 4. 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.
- 5. 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 6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE
- SATISFACTION OF THE GOVERNING AGENCY.
- 7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 8. 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.
- 9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 10. 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

- 1. 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
- 3. 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

- 1. 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.
- 2. 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
- 3. 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. 4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN
- 5. 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.
- 6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 8. 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
- 9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH
- 10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' 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.
- 11. 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
- 12. 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.
- 13. 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.
- 14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 15. 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.
- 16. 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

LVIATIONS	
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 C	BEGIN VERTICAL CURVE
CB	CURVE CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA DIP	DIAMETER DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST FF	EXISTING FINISH FLOOR
FF FG	FINISH FLOOR FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC HP	HANDICAP HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP MEX	LOW POINT MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC OCEW	ON CENTER ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI === /	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL PRC	PROPERTY LINE POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL TANCENCY
PVT R	POINT OF VERTICAL TANGENCY RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD SEC	STORM DRAIN SECONDARY
SEC	SECONDARY SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF ASPUALT
TOA TOC	TOP OF ASPHALT TOP OF CONCRETE
TOF	TOP OF CONCRETE TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE

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

WATERLINE

————— EXISTING EDGE OF ASPHALT SECTION CORNER **EXISTING MONUMENT** PROPOSED EDGE OF ASPHALT

---- EXISTING STRIPING

PROPOSED STRIPING

— — x — — EXISTING FENCE

— X — PROPOSED FENCE

- · · - · · - EXISTING FLOW LINE

---- PROPOSED FLOW LINE

— sd — EXISTING STORM DRAIN LINE

— — ss — — EXISTING SANITARY SEWER

— Id — EXISTING LAND DRAIN LINE

—— LD —— PROPOSED LAND DRAIN LINE

— — w — — EXISTING CULINARY WATER LINE

— sw — — EXISTING SECONDARY WATER LINE

— – – w — – – w — PROPOSED CULINARY WATER SERVICE LINE

——— SS ——— PROPOSED SANITARY SEWER LINE

PROPOSED SAN. SWR. SERVICE LINE

----- PROPOSED LAND DRAIN SERVICE LINE

——— SD ——— PROPOSED STORM DRAIN LINE

— — · — — · — GRADE BREAK

CATCHMENTS

— — HWL — HIGHWATER LINE

THE STANDARD IN ENGINEERING 919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.843.3590 CEDAR CITY

Phone: 435.865.1453 RICHFIELD

> Phone: 435.896.2983 WWW.ENSIGNENG.COM

NILSON HOMES 5617 SOUTH 1475 EAST

SOUTH OGDEN, UT 84403 CONTACT: STEVE ANDERSON

PHONE: 801.392.8100

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----- ohp ----- EXISTING OVERHEAD POWER LINE — e — EXISTING ELECTRICAL LINE

— — g — — EXISTING GAS LINE — — t — — EXISTING TELEPHONE LINE

ACCESSIBLE ROUTE · · · · · · · · SAW CUT LINE STRAW WATTLE

TEMPORARY BERM ROOF DRAIN EXISTING ELECTRICAL MANHOLE ——— SF ——— TEMPORARY SILT FENCE EXISTING ELECTRICAL BOX —— LOD — LIMITS OF DISTURBANCE

EXISTING TRANSFORMER EXISTING UTILITY POLE EXISTING LIGHT

PROPOSED LIGHT EXISTING GAS METER

EXISTING GAS MANHOLE EXISTING GAS VALVE EXISTING TELEPHONE MANHOLE

EXISTING TELEPHONE BOX EXISTING TRAFFIC SIGNAL BOX EXISTING CABLE BOX

EXISTING BOLLARD PROPOSED BOLLARD EXISTING SIGN

PROPOSED SIGN **EXISTING SPOT ELEVATION**

LEGEND

 \mathbb{W}

 \bowtie

PROPOSED MONUMENT

EXISTING REBAR AND CAP

SET ENSIGN REBAR AND CAP

EXISTING WATER METER

PROPOSED WATER METER

EXISTING WATER MANHOLE

PROPOSED WATER MANHOLE

EXISTING WATER BOX

EXISTING WATER VALVE

PROPOSED WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING IRRIGATION BOX

EXISTING IRRIGATION VALVE

PROPOSED IRRIGATION VALVE

EXISTING SANITARY CLEAN OUT

EXISTING SANITARY SEWER MANHOLE

PROPOSED SANITARY SEWER MANHOLE

EXISTING STORM DRAIN CLEAN OUT BOX

EXISTING STORM DRAIN INLET BOX

EXISTING STORM DRAIN CATCH BASIN

PROPOSED STORM DRAIN CATCH BASIN

EXISTING STORM DRAIN COMBO BOX

PROPOSED STORM DRAIN COMBO BOX

EXISTING STORM DRAIN CLEAN OUT

PROPOSED STORM DRAIN CULVERT

TEMPORARY SAG INLET PROTECTION

TEMPORARY IN-LINE INLET PROTECTION

EXISTING STORM DRAIN CULVERT

PROPOSED STORM DRAIN CLEAN OUT BOX

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING SECONDARY WATER VALVE

PROPOSED SECONDARY WATER VALVE

PROPOSED SPOT ELEVATION EXISTING FLOW DIRECTION **FXISTING TRFF**

DENSE VEGETATION

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

PROPOSED SEC. WATER SERVICE LINE \blacktriangleleft — irr — — EXISTING IRRIGATION LINE ------ IRR ------ PROPOSED IRRIGATION LINE $lap{4}$ **Q** ◁ 9 □□□□□□□□ EXISTING WALL PROPOSED WALL **EXISTING CONTOURS** Q PROPOSED CONTOURS S **BUILDABLE AREA WITHIN SETBACKS** PUBLIC DRAINAGE EASEMENT EXISTING ASPHALT TO BE REMOVED \triangleleft PROPOSED ASPHALT EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER

PROPOSED REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB

_ _ _ _ _ _ _

EXISTING CONCRETE

PROPOSED CONCRETE

EXISTING BUILDING

PROPOSED BUILDING

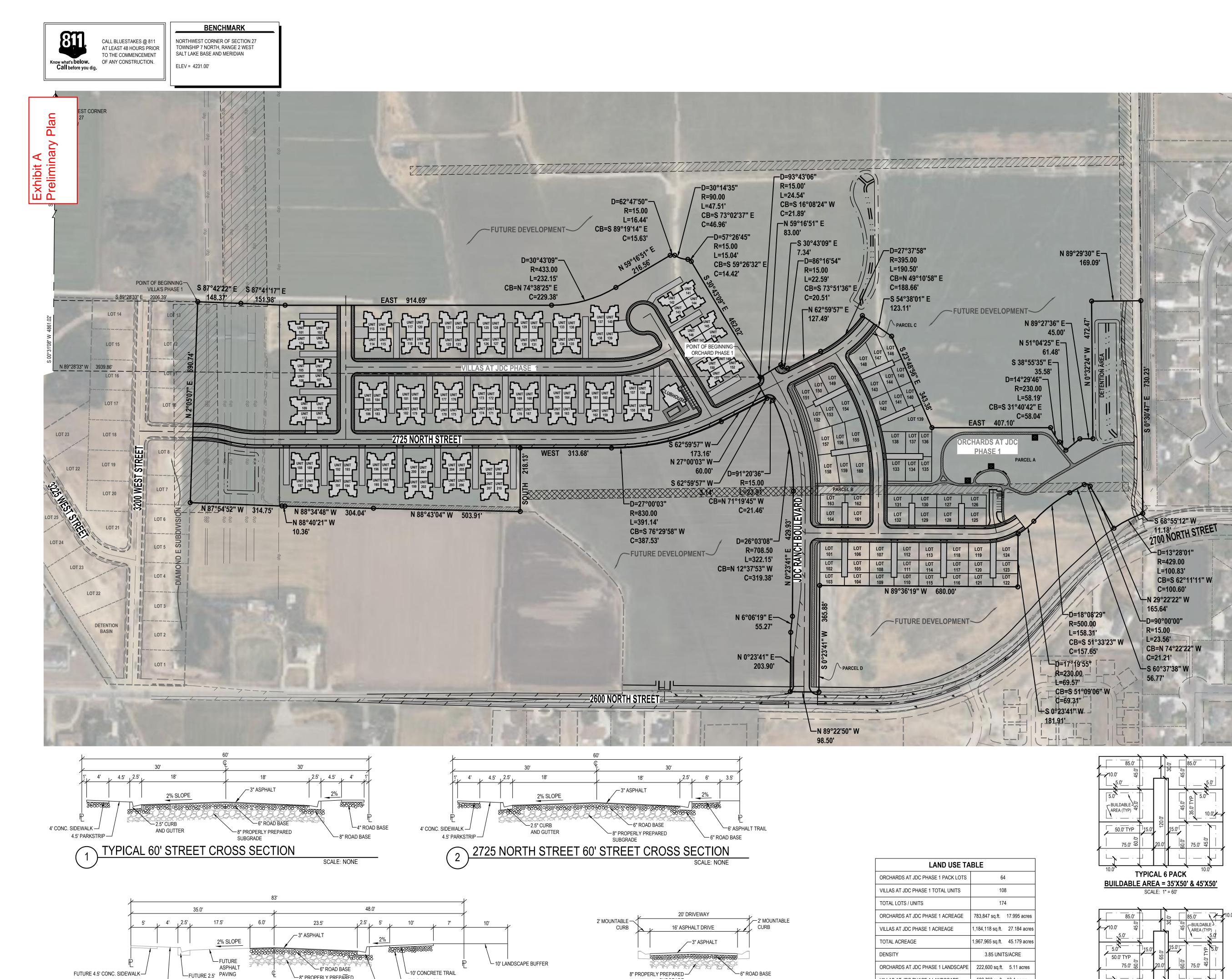
BUILDING TO BE REMOVED

CONCRETE TO BE REMOVED

FOR REVIEW

GENERAL NOTES

PROJECT NUMBER 2023-06-20 PROJECT MANAGER DESIGNED BY C.PRESTON M.ELMER



SUBGRADE

─8" PROPERLY PREPARED

TYPICAL 83' STREET CROSS SECTION

FUTURE 5' PARKSTRIP—

CONC. CURB

└─ 4" ROAD BASE

└─2.5' CONC. CURB AND GUTTER

SCALE: NONE

Orchards at JDC Subdivision Phase 1 Description

A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point which is South 00°31'08" West 4861.02 feet along the Section line and South 89°28'33" East 3939.86 feet from the Northwest Corner of said Section 27 and running thence:

thence northeasterly 190.50 feet along the arc of a 395.00-foot radius tangent curve

thence southeasterly 58.19 feet along the arc of a 230.00-foot radius non-tangent

curve to the left (center bears North 65°34'11" East and the long chord bears South

to the left (center bears North 27°00'03" West and the long chord bears North 49°10'58"

North 59°16'51" East 83.00 feet;

thence East 407.10 feet;

thence South 30°43'09" East 7.34 feet;

thence North 62°59'57" East 127.49 feet;

East 188.66 feet with a central angle of 27°37'58"); thence South 54°38'01" East 123.11 feet;

thence South 23°48'56" East 343.38 feet;

thence South 38°55'35" East 35.58 feet; thence North 51°04'25" East 61.48 feet;

thence North 89°27'36" East 45.00 feet;

thence North 00°32'24" West 472.47 feet

thence North 89°29'30" East 169.09 feet;

thence South 00°30'47" East 730.23 feet;

thence South 68°55'12" West 11.18 feet;

31°40'42" East 58.04 feet with a central angle of 14°29'46");

62°11'11" West 100.60 feet with a central angle of 13°28'01");

20.51 feet with a central angle of 86°16'54");

thence easterly 22.59 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 59°16'51" East and the long chord bears South 73°51'36" East 919 North 400 West

Phone: 801.547.1100

Layton, UT 84041

Phone: 801.255.0529

THE STANDARD IN ENGINEERING

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

WWW.ENSIGNENG.COM

thence southwesterly 100.83 feet along the arc of a 429.00-foot radius tangent RICHFIELD Phone: 435.896.2983

NILSON HOMES

STEVE ANDERSON

PHONE: 801.392.8100

CONTACT:

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2800 WE

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COUNTY,

WEBER

5617 SOUTH 1475 EAST

SOUTH OGDEN, UT 84403

hence North 29°22'22" West 165.64 feet; thence westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the

eft (center bears South 60°37'38" West and the long chord bears North 74°22'22" West 21.21 feet with a central angle of 90°00'00"); thence South 60°37'38" West 56.77 feet

curve to the left (center bears South 21°04'48" East and the long chord bears South

thence southwesterly 158.31 feet along the arc of a 500.00-foot radius tangent curve to the left (center bears South 29°22'22" East and the long chord bears South 51°33'23" West 157.65 feet with a central angle of 18°08'29"); thence southwesterly 69.57 feet along the arc of a 230.00-foot radius curve to the right (center bears North $\stackrel{\cdot}{47}$ °30'51" West and the long chord bears South 51°09'06" West 69.31 feet with a central angle of 17°19'55");

thence South 00°23'41" West 181.91 feet; thence North 89°36'19" West 680.00 feet;

thence South 00°23'41" West 365.88 feet; thence North 89°22'50" West 98.50 feet;

thence North 00°23'41" East 203.90 feet; thence North 06°06'19" East 55.27 feet;

thence North 00°23'41" East 429.93 feet; thence northerly 322.15 feet along the arc of a 708.50-foot radius tangent curve to he left (center bears North 89°36'19" West and the long chord bears North 12°37'53" West 319.38 feet with a central angle of 26°03'08"); hence westerly 23.91 feet along the arc of a 15.00-foot radius curve to the left (center

bears South 64°20'33" West and the long chord bears North 71°19'45" West 21.46 feet with a central angle of 91°20'36") thence South 62°59'57" West 3.14 feet;

thence North 27°00'03" West 60.00 feet; thence northerly 24.54 feet along the arc of a 15.00-foot radius non-tangent curve

to the left (center bears North 27°00'03" West and the long chord bears North 16°08'24" East 21.89 feet with a central angle of 93°43'06") to the Point of Beginning. Contains: 783,847 square feet or 17.995 acres.

Villa's at JDC Ranch Subdivision Phase 1 Description

A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a Northeast corner of the Rocky Mountain Power Parcel Described in Book 1251, Pag 603, said point being South 00°31'08" West 4619.42 feet along the Section line and South 89°28'14" East 2006.39 feet from the Northwest Corner of said Section 27 and running thence:

South 87°42'22" East 148.37 feet;

thence South 87°41'17" East 151.98 feet; thence East 914.69 feet:

thence easterly 232.15 feet along the arc of a 433.00-foot radius tangent curve to the left (center pears North and the long chord bears North 74°38'25" East 229.38 feet with a central angle of 30°43'09"); thence North 59°16'51" East 216.56 feet;

thence easterly 16.44 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 30°43'09" East and the long chord bears South 89°19'14" East 15.63 feet with a central angle

thence easterly 47.51 feet along the arc of a 90.00-foot radius curve to the left (center bears North 32°04'40" East and the long chord bears South 73°02'37" East 46.96 feet with a central angle of 30°14'35"); hence southeasterly 15.04 feet along the arc of a 15.00-foot radius curve to the right (center bears South

01°50'05" West and the long chord bears South 59°26'32" East 14.42 feet with a central angle of 57°26'45") thence South 30°43'09" East 462.02 feet; thence southerly 24.54 feet along the arc of a 15.00-foot radius tangent curve to the right (center

pears South 59°16'51" West and the long chord bears South 16°08'24" West 21.89 feet with a central angle thence South 27°00'03" East 60.00 feet;

thence westerly 391.14 feet along the arc of an 830.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the long chord bears South 76°29'58" West 387.53 feet with a central angle

thence West 313.68 feet

thence South 218.13 feet; thence North 88°43'04" West 503.91 feet; thence North 88°34'48" West 304.04 feet;

thence North 88°40'21" West 10.36 feet; thence North 87°54'52" West 314.75 feet;

thence North 02°05'07" East 690.74 feet to the Point of Beginning.

Contains: 1,184,118 square feet or 27.184 acres.

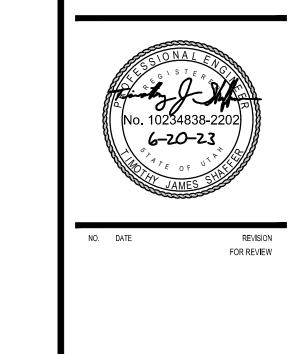
583,763 sq.ft. 13.4 acres

TYPICAL 4 PACK

BUILDABLE AREA = 35'X50' & 45'X50'

VILLAS AT JDC PHASE 1 LANDSCAPE

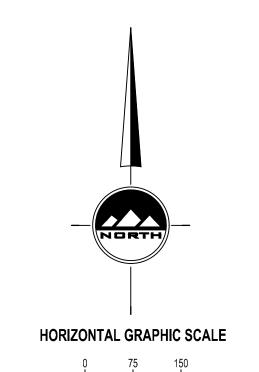
SCALE: NONE



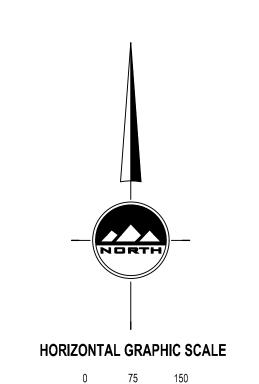
PRELIMINARY OVERALL SITE PLAN

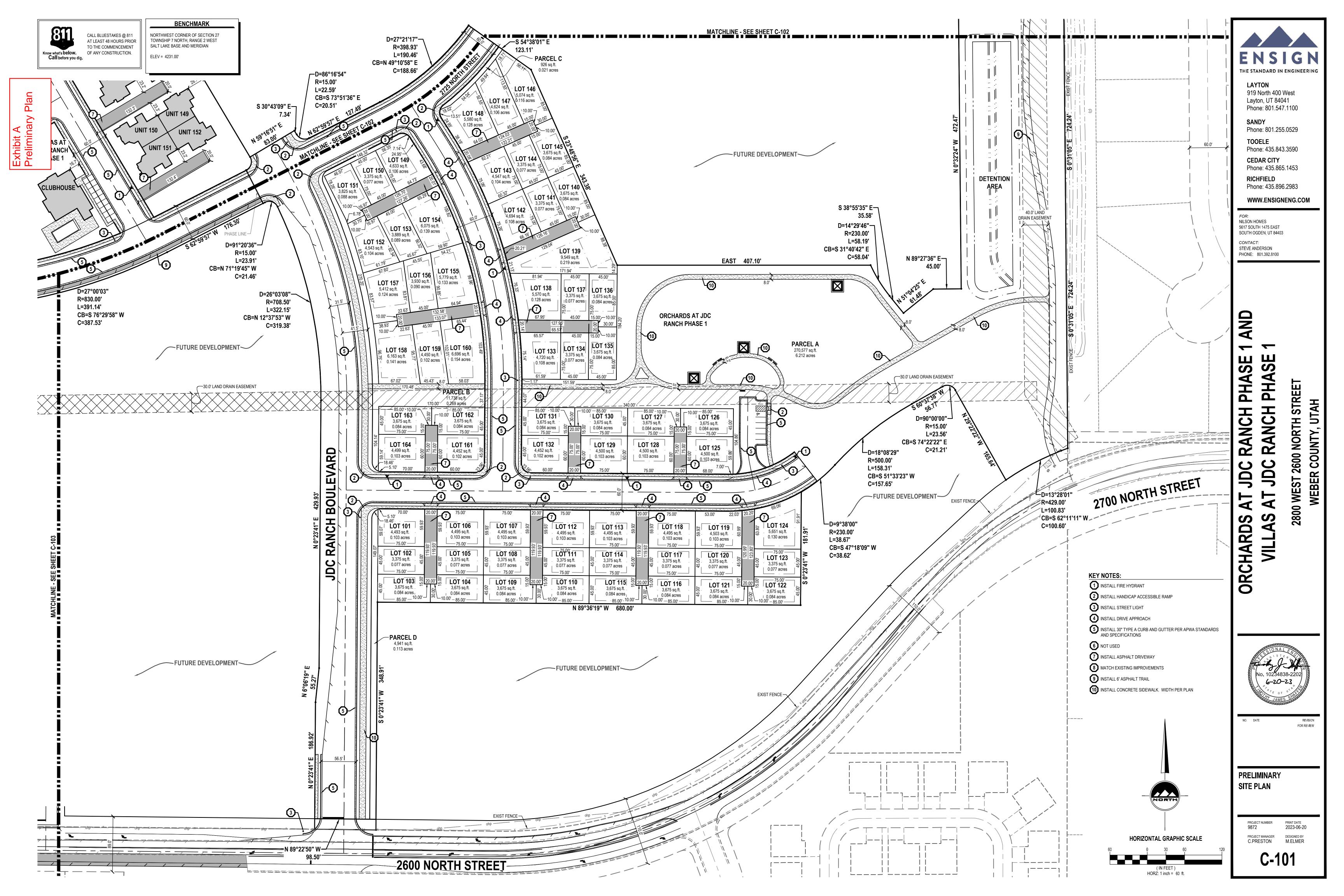
> PROJECT NUMBER 2023-06-20

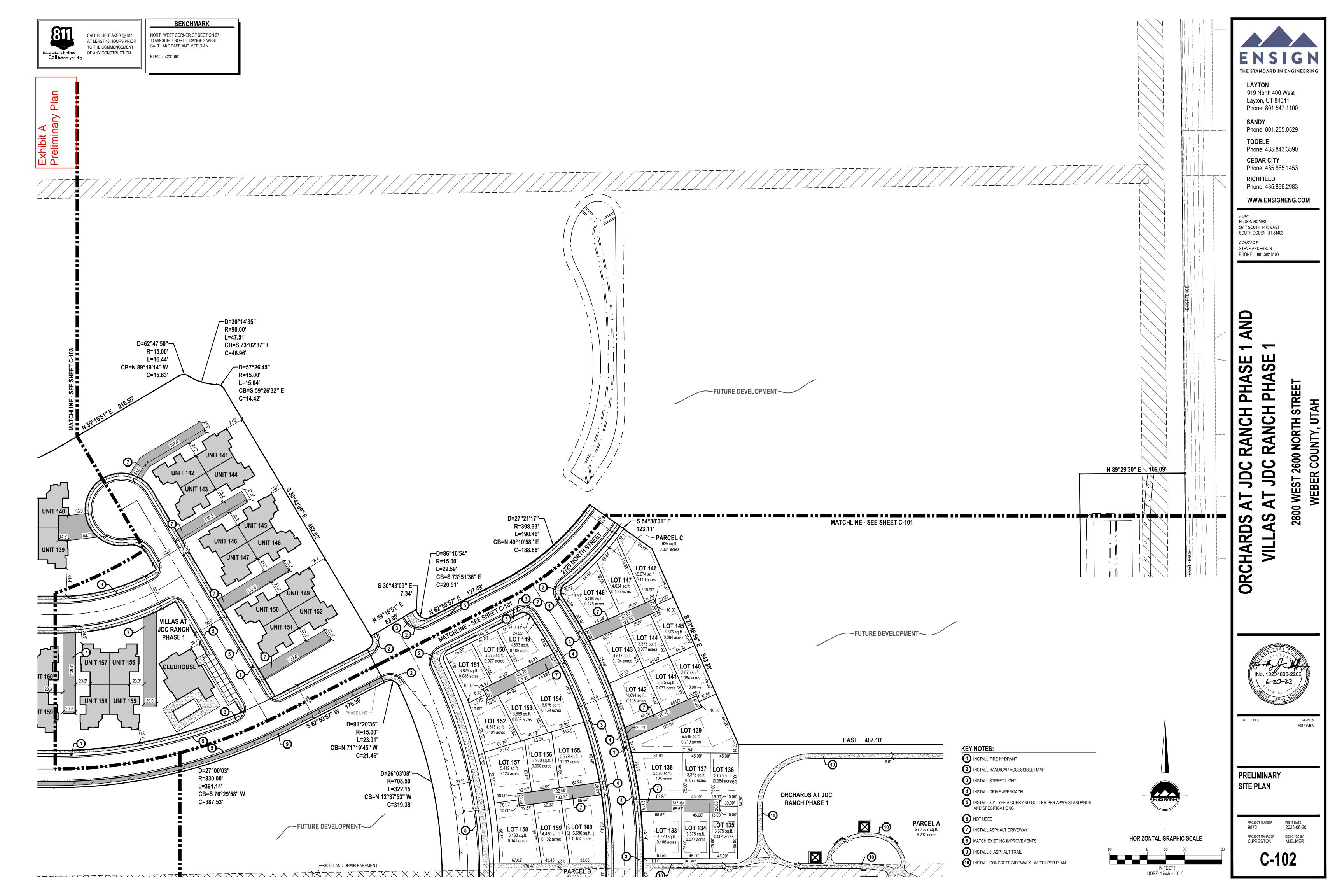
PROJECT MANAGER DESIGNED BY C.PRESTON M.ELMER

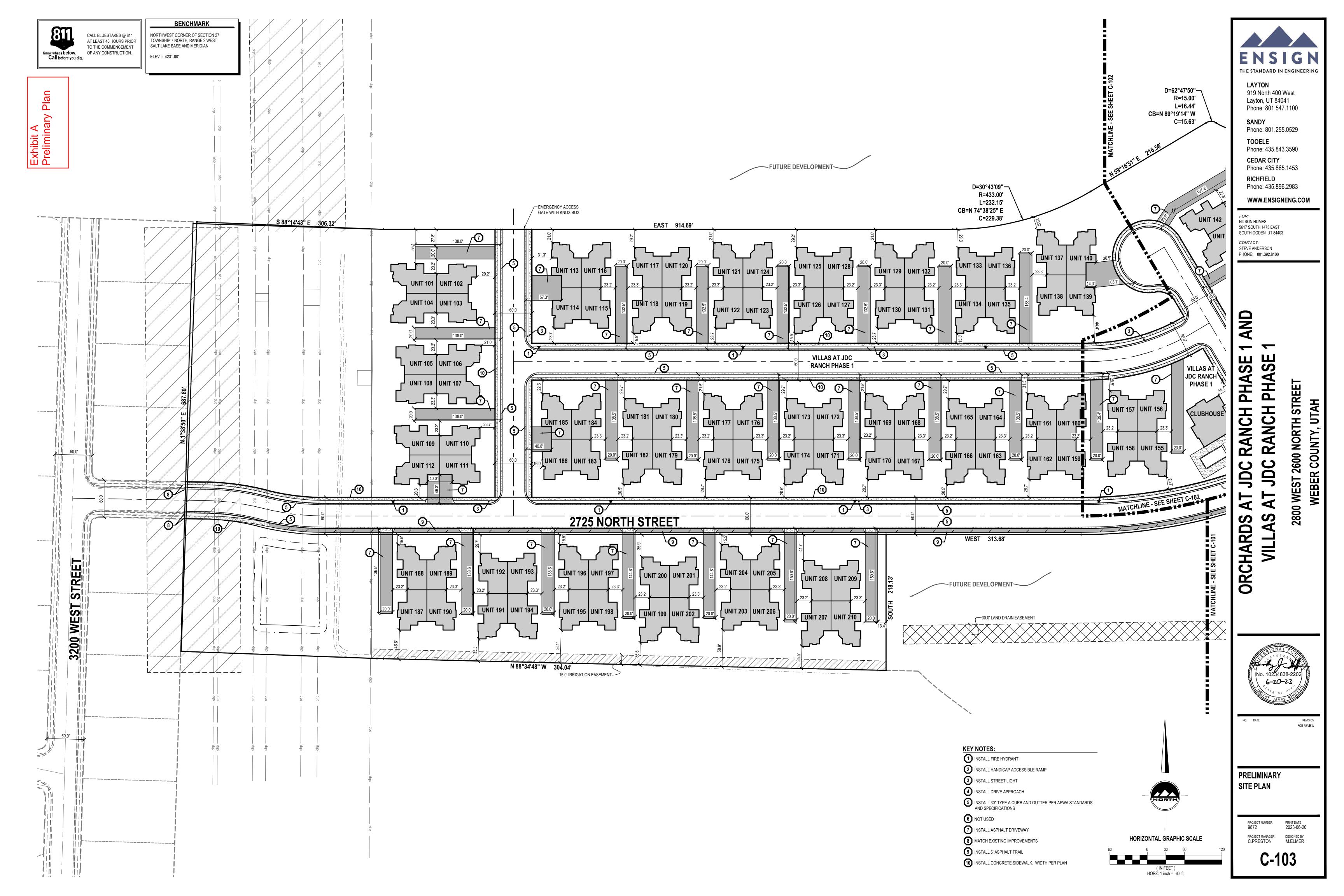


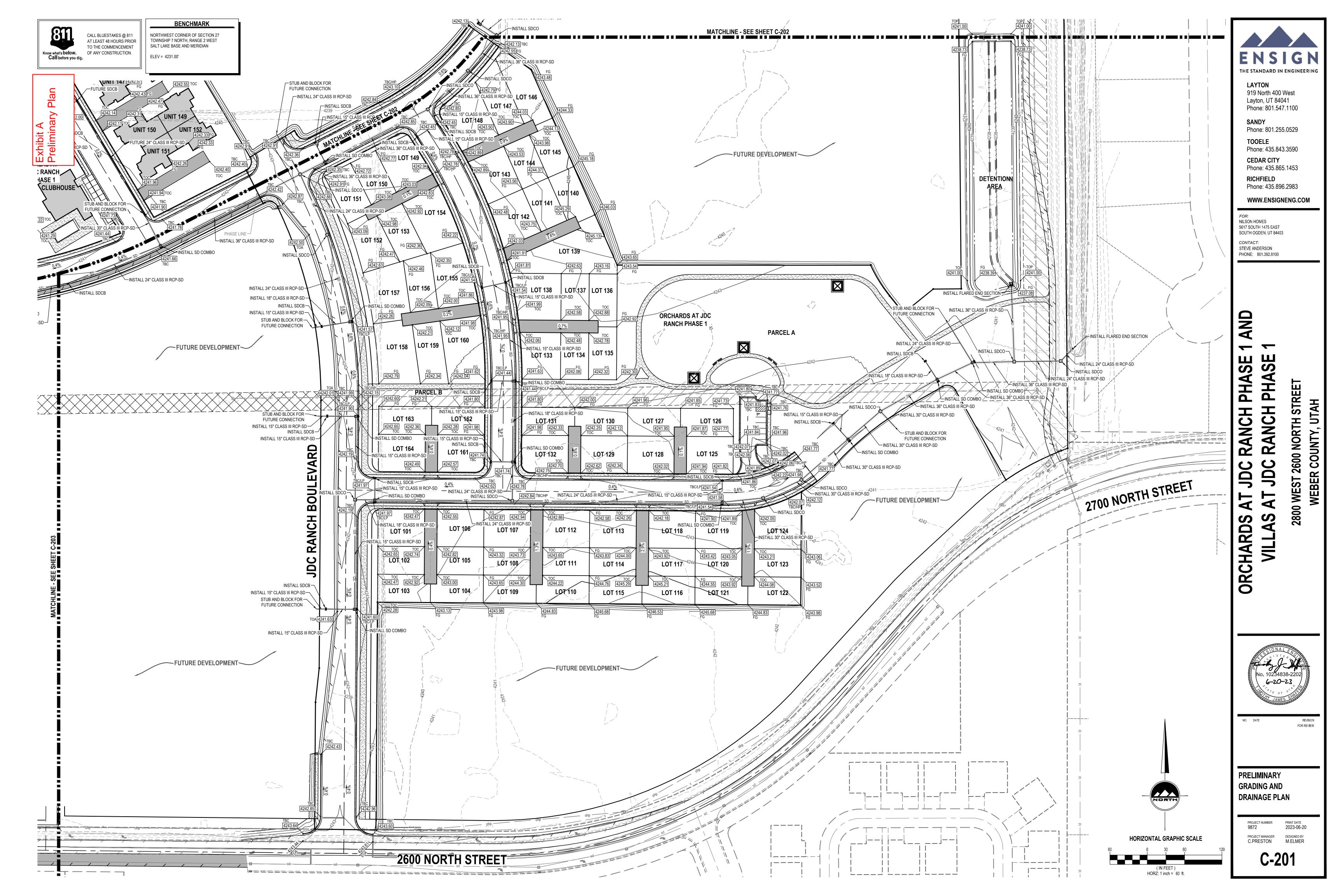
HORZ: 1 inch = 150 ft.

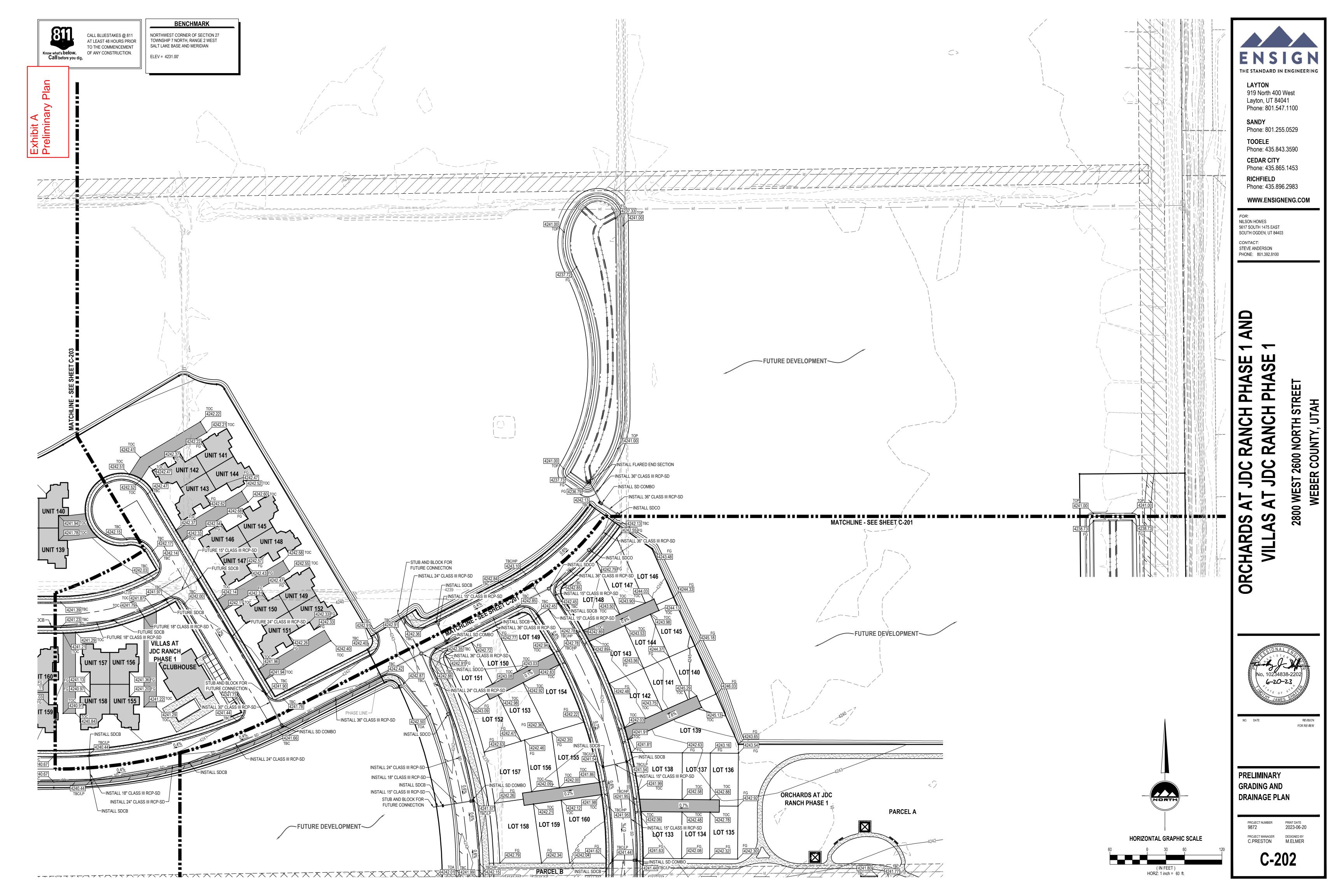


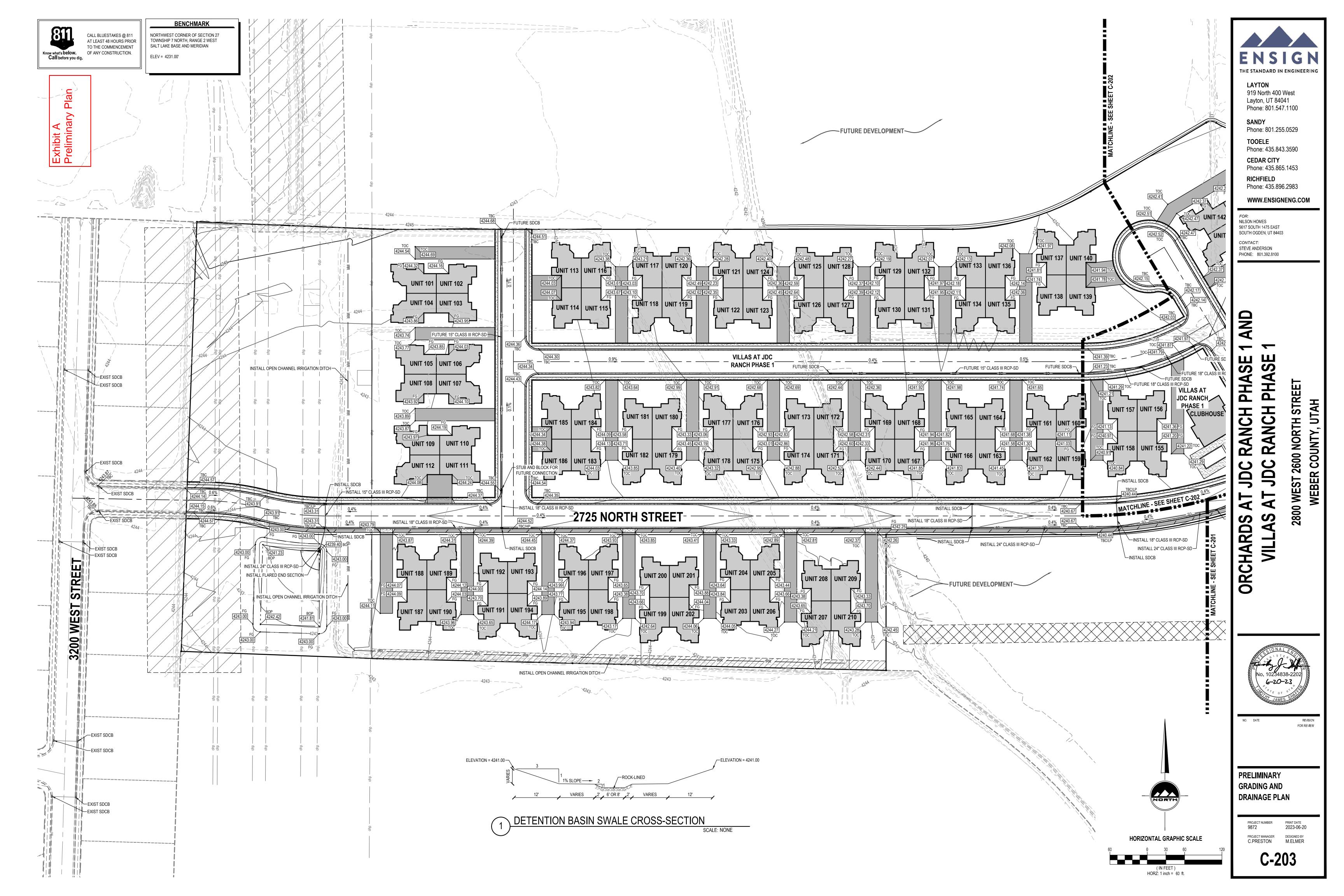


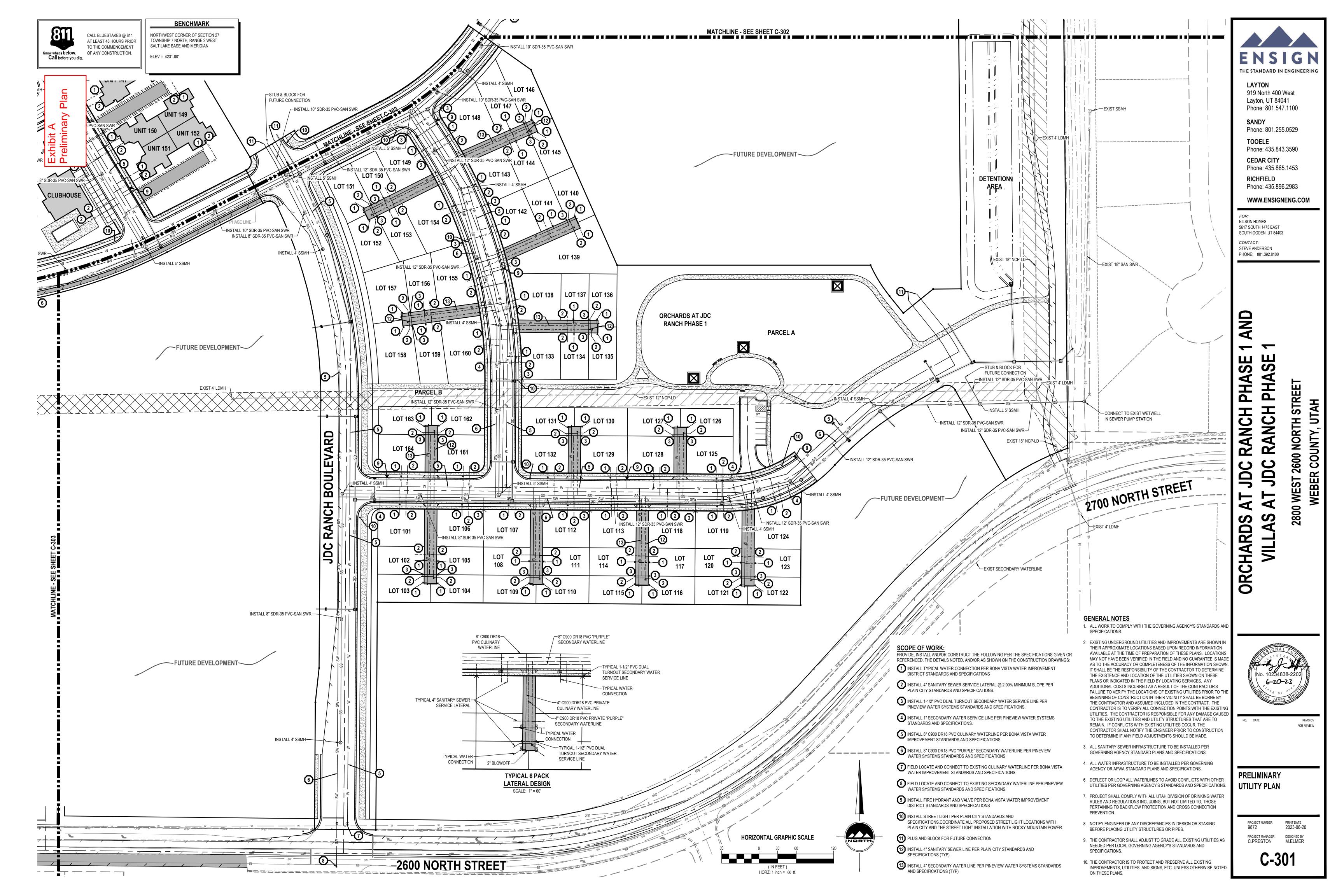


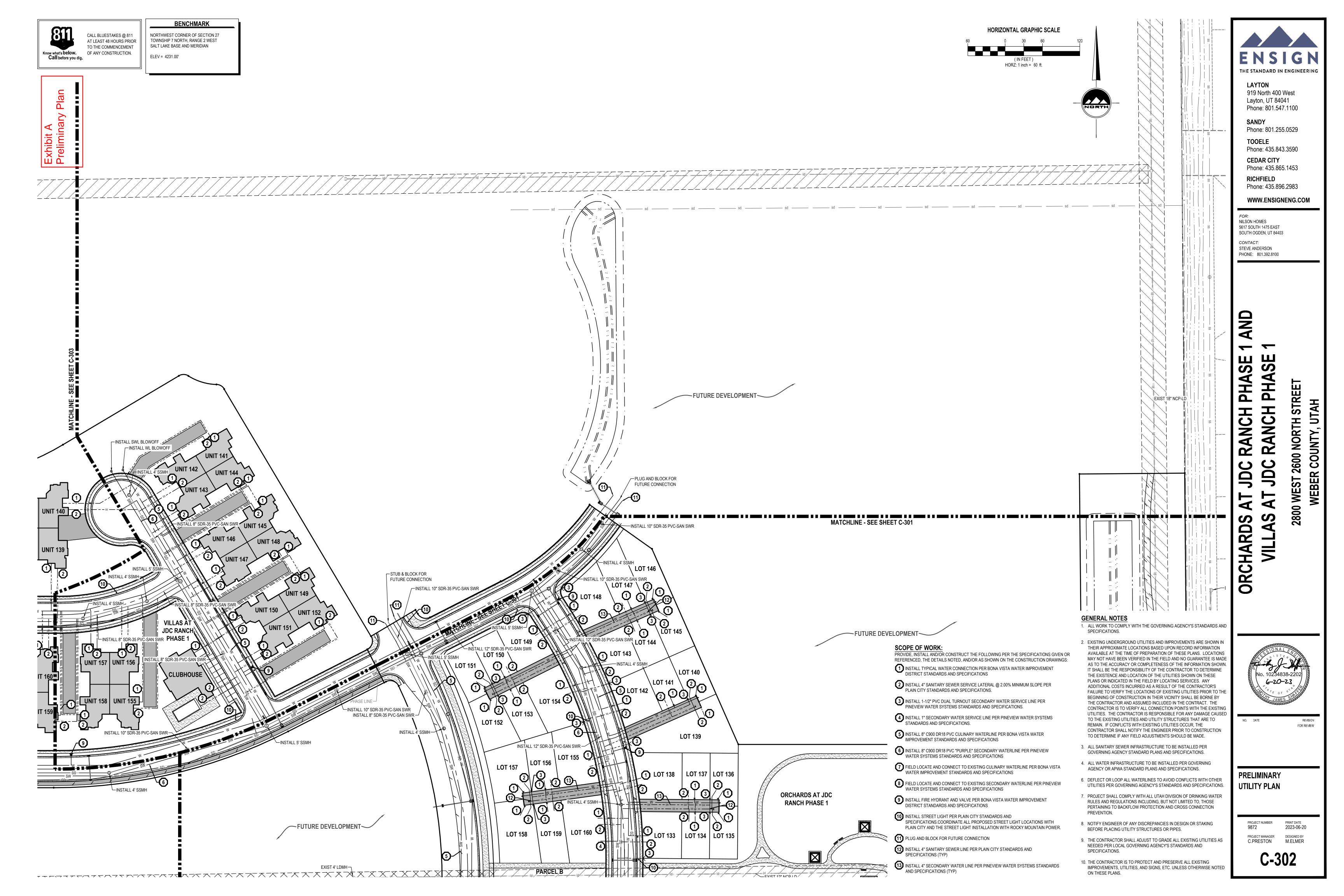


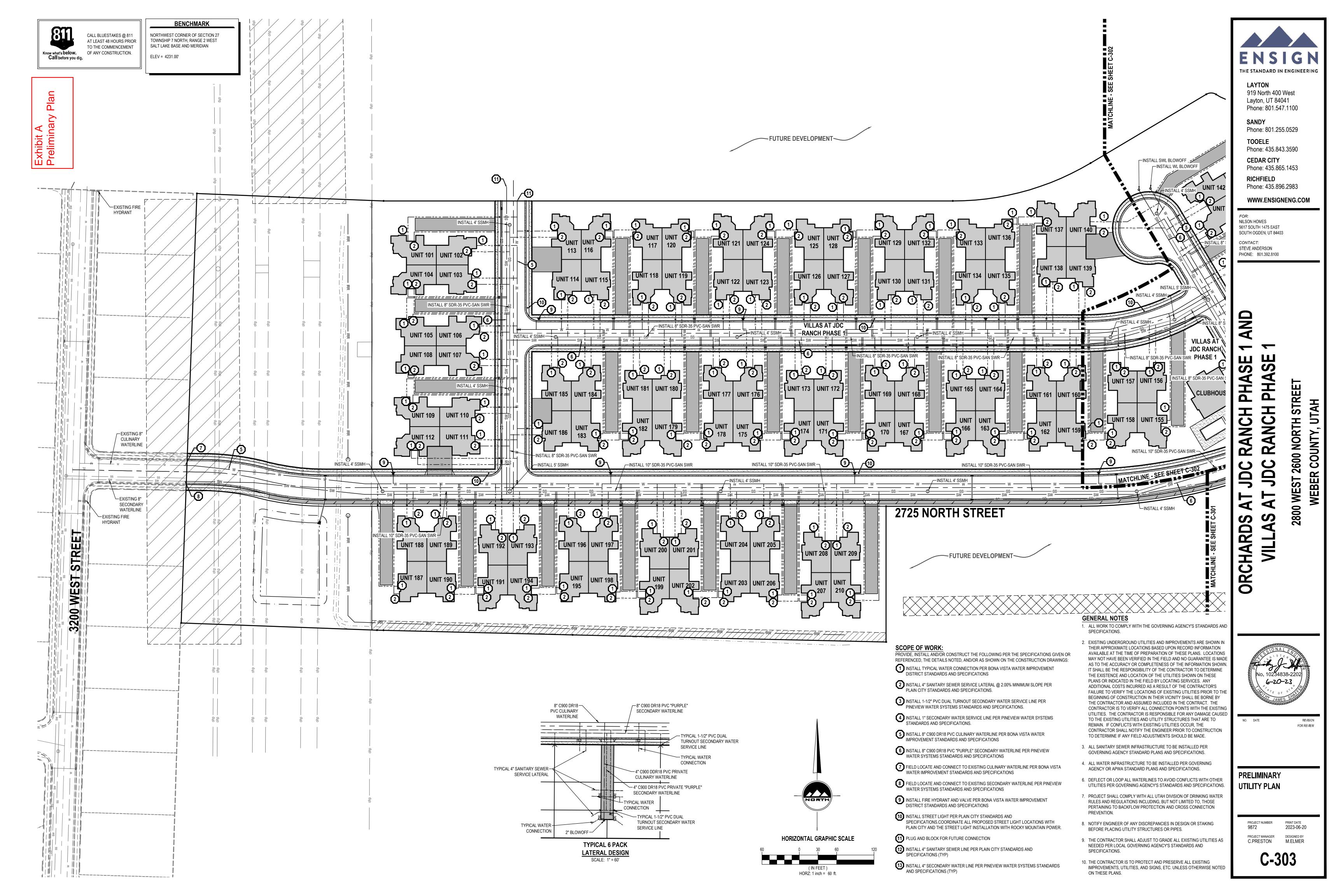














Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval of the Washington

Heights Church auditorium addition, located at 1770 E 6200 S, Ogden.

Agenda Date: September 19, 2023

Applicant: Shane Sellers File Number: DR 2023-09

Application Type: Design Review, administrative

Property Information

Approximate Address: 1770 E 6200 S, Ogden
Project Area: 30,000 square feet
Zoning: Residential RE-15

Existing Land Use: Church
Proposed Land Use: Church
Parcel ID: 07-083-0077

Adjacent Land Use

North: South Ogden (commercial) South: Uintah (residential)

East: Residential West: Residential

Staff Information

Report Presenter: Steve Burton

sburton@webercountyutah.gov

801-399-8766

Report Reviewer: RG

Applicable Ordinances

- 1. Title 104 Zones Chapter 3 Residential Estates zones (RE-15)
- 2. Title 104 Chapter 1 (Design Review)
- 3. Title 108 Standards Chapter 2 (Architectural, Landscape, and Screening Design Standards)
- 4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

Proposal

The applicant is proposing an auditorium addition to the existing Washington Heights Church in the RE-15 zone. The applicant has provided the following project description as part of the application:

Washington Heights Church would like to add a formal sanctuary auditorium to their existing campus. The 30,000sf addition will include an initial seating capacity of 1,500 in fixed seats on the main level. A later phase will add an additional 500 fixed seats in a balcony. An expanded foyer / circulation space along with restroom facilities will be added to better facilitate circulation and exiting. Current parking accommodates nearly 650 parking stalls. The proposal is to replace the affected stalls and retain a similar parking count. A loop drive is also proposed for expedite better site circulation. The building will have sloped floors allowing us to recess the building deeper into the existing site grading and maintain appropriate architectural massing and connection to the existing campus rooflines.

The proposal also includes a classroom and kitchen expansion and outdoor entry/ landscaping updates. The project is compliant with the land use code and the following is an analysis of how the proposal complies with the code.

Analysis

<u>General Plan:</u> The proposal is in compliance with the West Central Weber General Plan by continuing permitted uses within the existing RE-15 zone.

Zoning: The RE-15 zone allows a church as a permitted use, when approved through design review. As shown on the applicant's site plan, the proposal meets the following required zoning standards:

Front yard: 30 feet. Side yard: 20 feet. Rear yard: 30 feet. Building height: 35 feet.

Lot coverage max: none.

<u>Design Review</u>: 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:

The applicant is proposing one additional access to 6200 S, at the far west side of the property. The applicant is adding a loop drive to the west side of the lot for better traffic circulation. The requirement for parking spaces is one space per five fixed seats. The proposed addition will include 2,000 fixed seats, so at least 400 spaces are required. For the overall occupant load of the building, including the existing assembly areas, the applicant expects 3,053 occupants, and if one space is required per 5 occupants, 610 spaces would be required. The applicant shows a total of 640 spaces in the parking lot.

(b). Considerations relating to outdoor advertising:

The proposal does not include any new outdoor advertising.

(c). Considerations to landscaping:

The existing site is landscaped with turf grass, evergreen trees, deciduous trees, shrubs, and rocks, and meets the 10 percent of the project area requirement. With the additional parking area and loop drive, the applicant is proposing an additional landscaping area between the loop drive and the parking area. The applicant shows a 10,000 square foot turf grass area with the majority of the new landscaping as xeriscaped with a wildflower blend, shrubs and perennials. The applicant shows a gravel pathway through the new landscaping area.

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

The north portion of the addition is the only part of the addition that will be visible from a street. The building exterior of the addition will include textured and colored CMU and colored fiber cement panel. The existing building has stucco and textured CMU that is tan and the proposed addition is primarily gray. The materials and roof pitches will be similar to the existing building but the color schemes between the existing building and the addition are different. The Planning Commission may choose to require more tan as part of the addition.

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

The site is required to detain the water that could runoff the site from hard surface parking and existing structures. The Weber County Engineering Division has not yet uploaded a review for the project, but the site will be required to comply with Engineering Division requirements.

(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.

<u>Review Agencies</u>: Before obtaining a building permit, the applicant will be required to show compliance with all review agency requirements for design review.

Staff Recommendation

Staff recommends approval of DR 2023-09. This recommendation is based on review agency requirements and is based on the following conditions:

1. The applicant will be required to submit a water and sewer approval letter from the culinary and sewer provider for the proposed addition.

The recommendation for approval is based on the following findings:

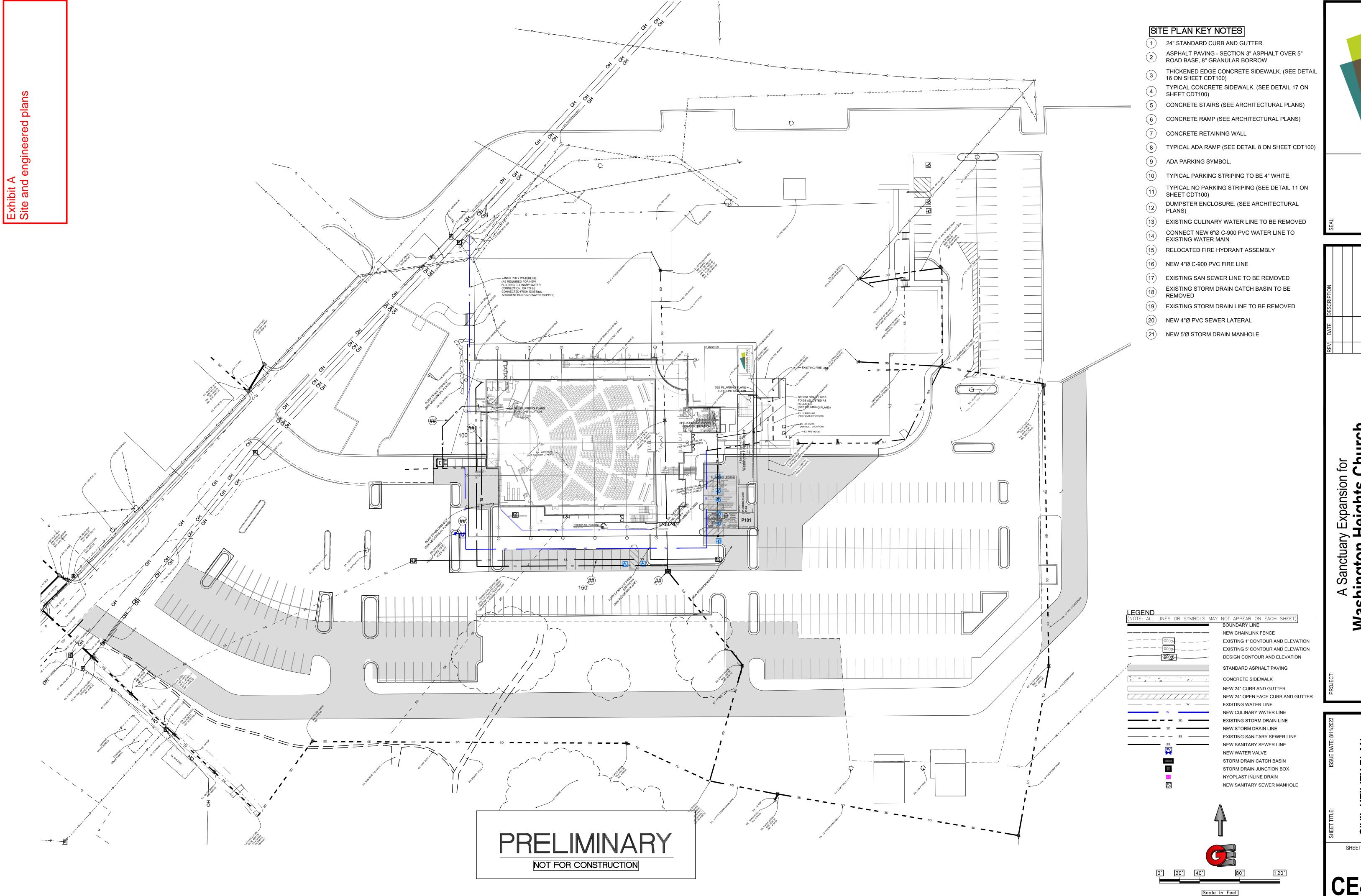
- 1. The proposed use conforms to the Western Weber General Plan.
- 2. The proposed use is not detrimental to public health, safety, or welfare.
- 3. The proposed use complies with applicable County ordinances.

Exhibits

A. Engineered plans and site plan.

Area Map





OUNTAIN

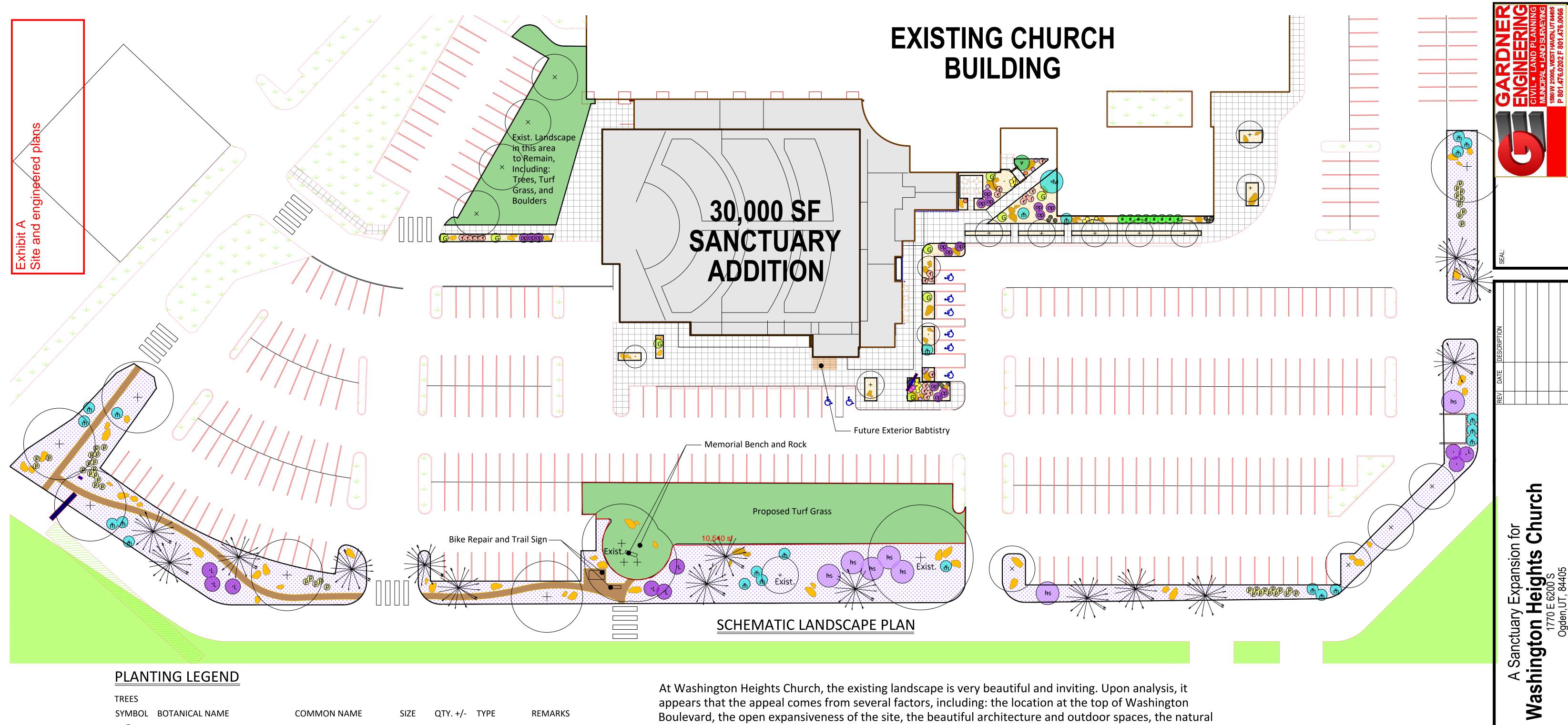
for **Churcl**

V Expansion Heights
E 6200 S
I, UT, 84405 A Sanctuary | Washington H

SHEET NUMBER:

CE4-01

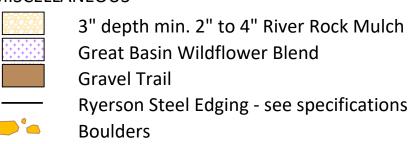
DO NOT SCALE DRAWING



PLANTING LEGEND

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY. +/-	TYPE	REMARKS
\odot	Crataegus x lavallei	Lavalle Hawthorne	2" Cal.	8	Deciduous	Waterwise
$\left(\star \right)$	Gleditsia triacanthos inermis	Honeylocust	2" Cal.	4	Deciduous	Waterwise
\bigcirc	Malus sp. 'Spring Snow'	'Spring Snow' Crabapple	2" Cal.	4	Deciduous	
*	Pinus ponderosa	Ponderosa Pine	6'	15	Evergreen	Waterwise
+	Populus deltoides	Cottonless Cottonwood	2" Cal.	6	Deciduous	Waterwise
SHRUBS/P	PERENNIALS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY. +/-	TYPE	REMARKS
el	Cornus sericea	Red Twig Dogwood	5 Gal.	8	Deciduous	Waterwise
	Perennials	(Various)	3 Gal.	32	Perennial	Waterwise
(hs	Lonicera japonica 'Purpurea'	Honeysuckle	5 Gal.	7	Deciduous	Waterwise
G	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal.	9	Grass	Waterwise
m	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	E Cal	22	Гускановь	
		Dwall wago Fine	5 Gal.	23	Evergreen	Waterwise
(×M)	Pinus mugo 'Tannenbaum'	Mugo Pine	5 Gal.	23 1	Evergreen	Waterwise Waterwise
(P)	<u> </u>	•			•	
(e)	Pinus mugo 'Tannenbaum'	Mugo Pine	5 Gal.	1	Evergreen	Waterwise
(P)	Pinus mugo 'Tannenbaum' Potentilla fruticosa 'Goldfinger'	Mugo Pine Potentilla	5 Gal. 5 Gal.	1 39	Evergreen Deciduous	Waterwise Waterwise
(e)	Pinus mugo 'Tannenbaum' Potentilla fruticosa 'Goldfinger' Prunus x cistena	Mugo Pine Potentilla Cistena Plum	5 Gal. 5 Gal. 5 Gal.	1 39 15	Evergreen Deciduous Deciduous	Waterwise Waterwise Waterwise

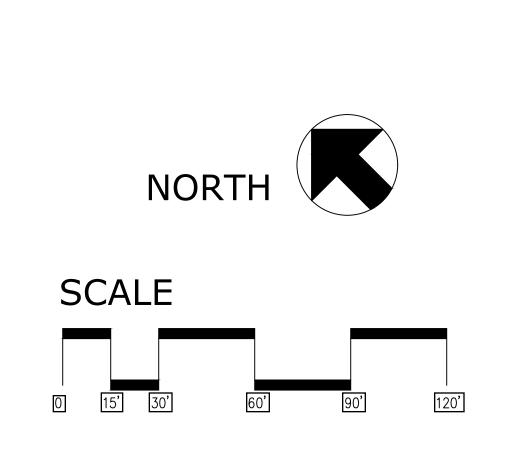
MISCELLANEOUS



At Washington Heights Church, the existing landscape is very beautiful and inviting. Upon analysis, it appears that the appeal comes from several factors, including: the location at the top of Washington Boulevard, the open expansiveness of the site, the beautiful architecture and outdoor spaces, the natural connection of the site with the surrounding nature, the generous use of boulders in the landscape, and of course, the very uplifting nature of a devoted church.

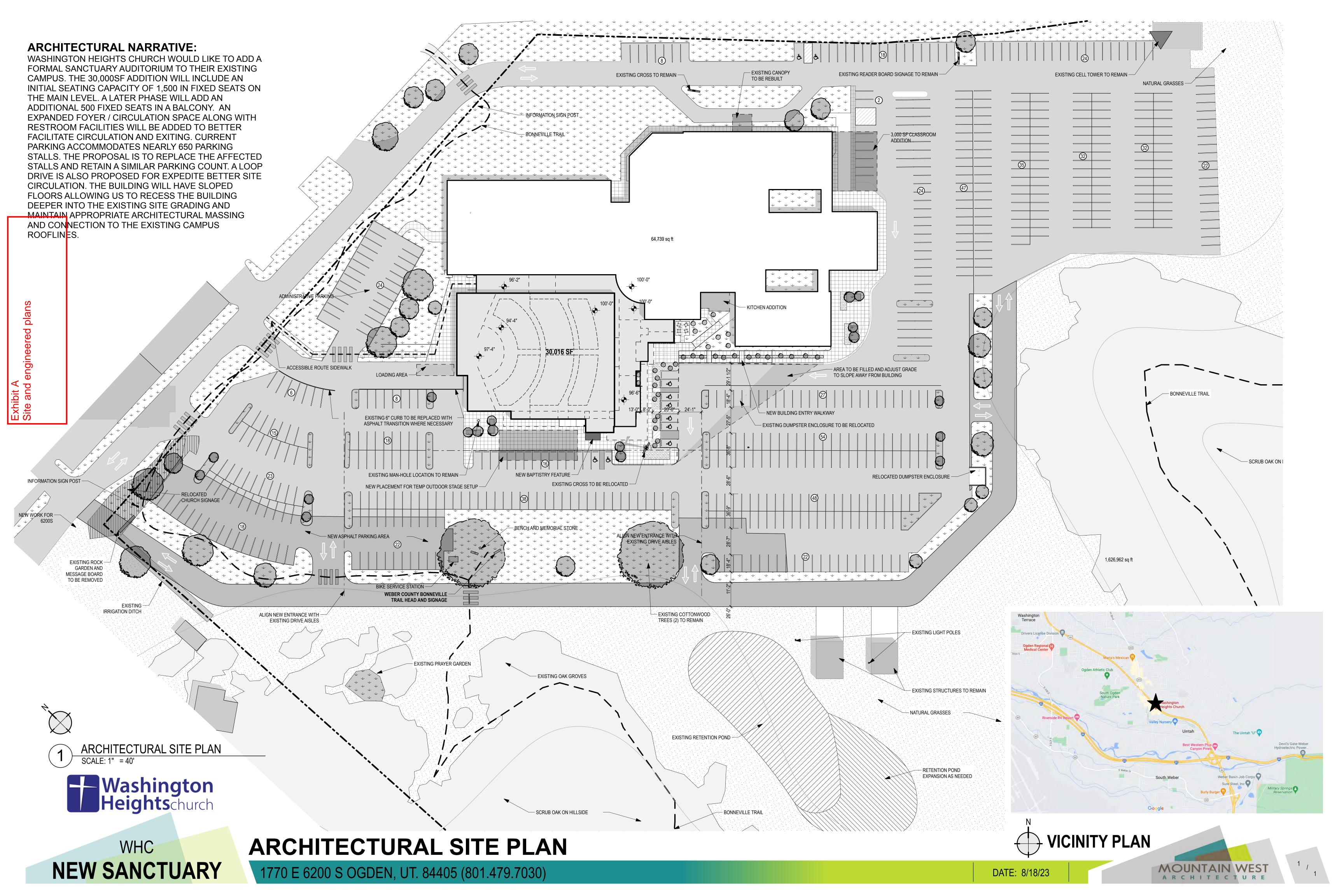
In designing the landscape for the addition, strong focus is given to keeping with these themes, and working to promote them further if possible. Specifically it entails:

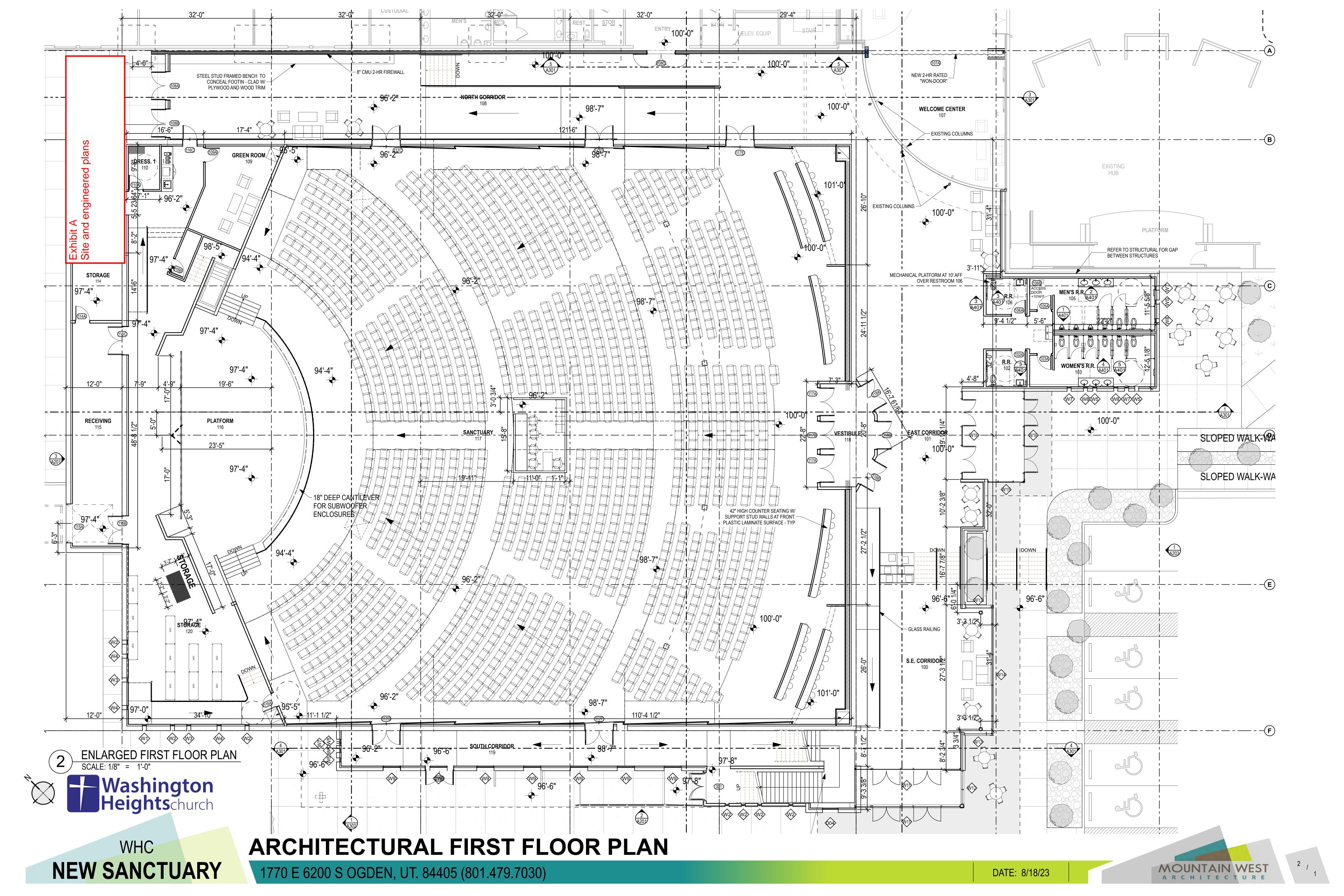
- 1. Continuing the use of large boulders throughout the landscape. These boulders set a very powerful theme, and are conducive to a spiritual institution.
- 2. Bringing in a lot of flowering plants, for their beauty and aromatic features. Flowers are also always conducive to, and welcome at spiritual institutions.
- 3. Use of seed mixes. Weber County Zoning requirements only allow a maximum of 50% turf grass. This has been maximized in the design, and a wildflower seed mix has been utilized to provide a rich landscape for expansive outlying areas where drip irrigation would not be practical.
- 4. Evergreens have been carefully incorporated to provide year-round appeal in the landscape.
- 5. For the inner pedestrian areas, close to the buildings, a decorative gravel base has been incorporated, to match the existing, and to utilize drip irrigation. The plants in these areas have been chosen, again, for their flowering and other interesting features, such as the Leatherleaf Viburnum with its unique leaf texture, Hawthorne trees with their dichotomy of thorns and flowers, evergreens with their year round constancy, and perennials with their exuberant beauty.

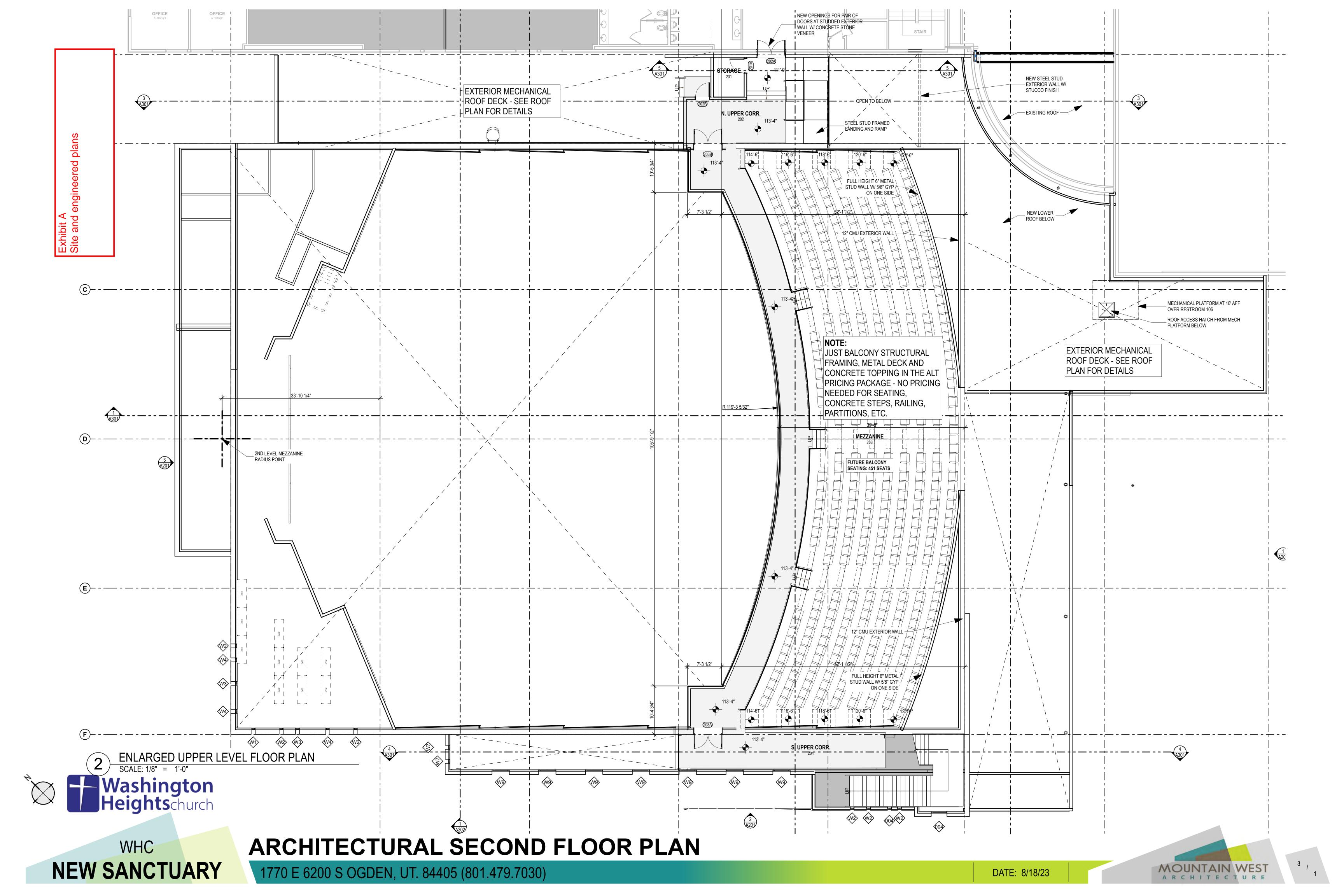


SCH. SHEET NUMBER:

L-SCH DO NOT SCALE DRAWING

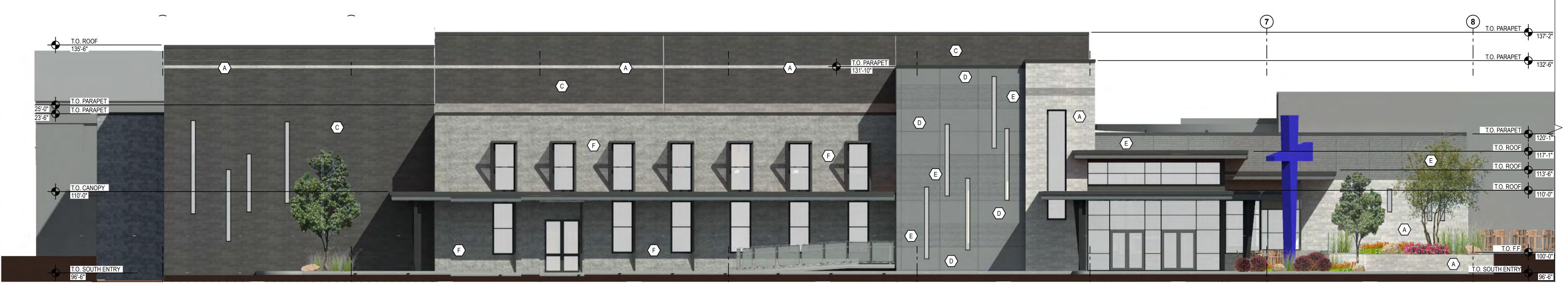




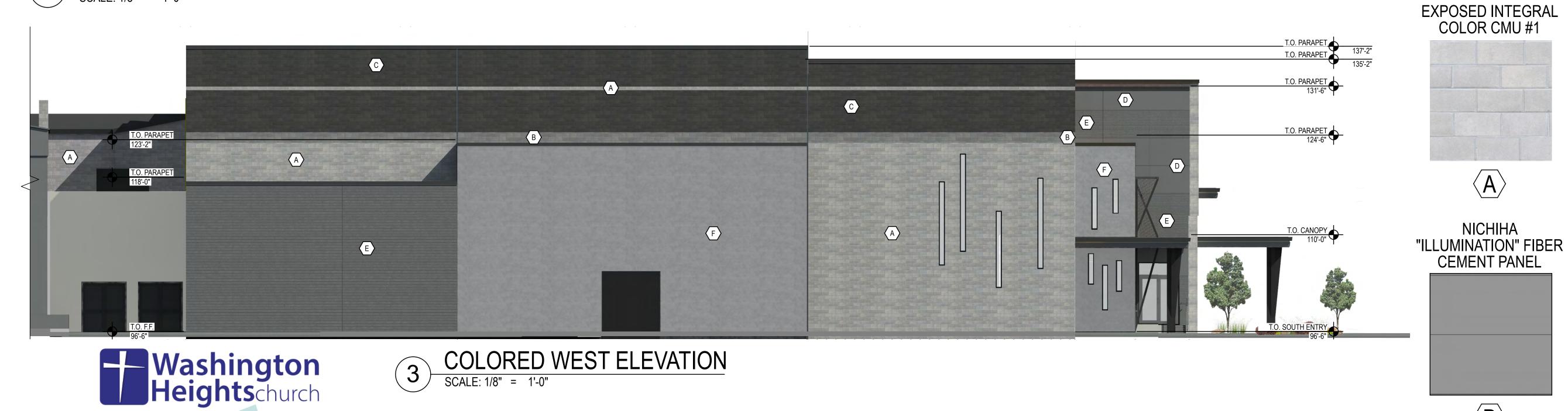




COLORED EAST ELEVATION SCALE: 1/8" = 1'-0"



COLORED SOUTH ELEVATION



EXPOSED INTEGRAL COLOR CMU #2







 $\langle B \rangle$

 $\langle C \rangle$ NICHIHA "CORBOSA-MOONDUST" FIBER CEMENT PANEL

NICHIA "RIBBED" FIBER CEMET PANEL

MOUNTAIN WEST

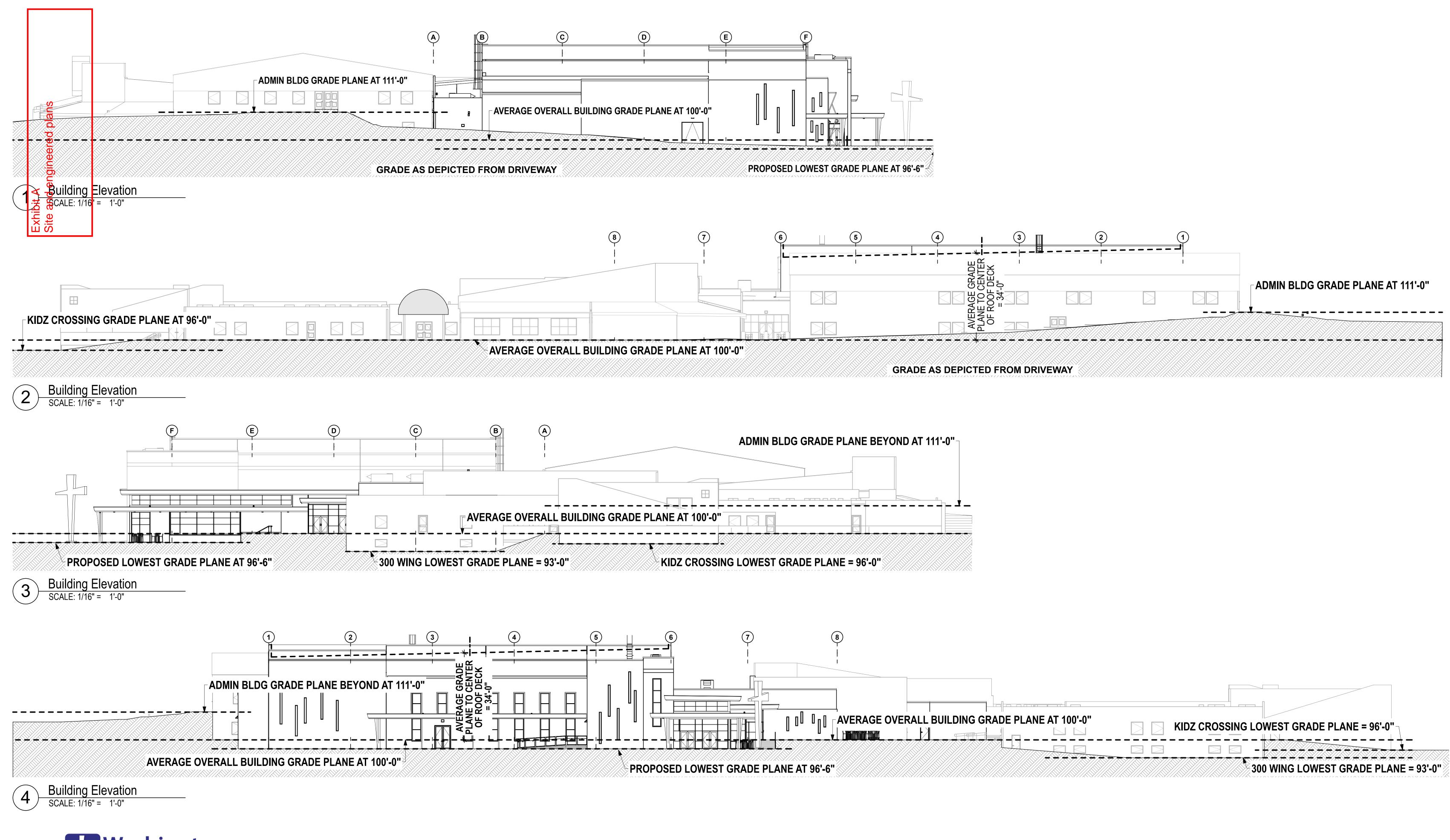






COLORED ELEVATIONS

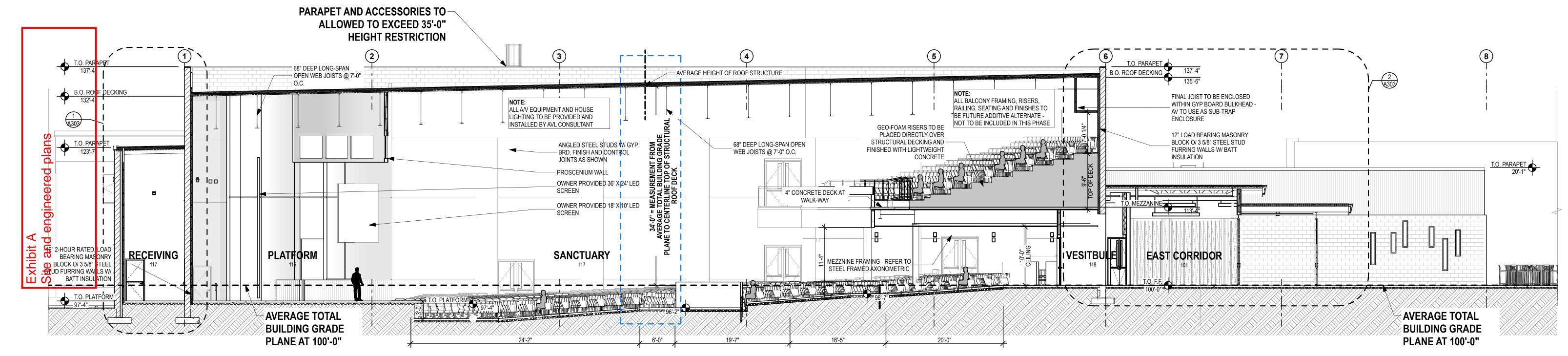
 $\langle D \rangle$











BUILDING SECTION @ SANCTUARY

SCALE: 1/8" = 1'-0"



2 HIGHWAY 89 PERSPECTIVE MASSING
SCALE: 1' = 1'-0"

























Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on preliminary approval of Mountain Views Land and Livestock

Subdivision, consisting of 21 lots.

Type of Decision: Administrative

Agenda Date: Tuesday, September 19, 2023

Applicant: John Price, Owner **File Number:** LVM04222021

Property Information

Approximate Address: 1900 S 7500 West, Ogden, UT, 84401

Project Area: 33.19 acres

Zoning: Agricultural (A-2) Zone

Existing Land Use: Agricultural Proposed Land Use: Residential

 Parcel ID:
 10-048-0011, 10-048-0030

 Township, Range, Section:
 T6N, R3W, Section 27 NE

Adjacent Land Use

North: Agricultural South: Residential/Agricultural

East: 7500 West St. West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@co.weber.ut.us

Report Reviewer: SB

Applicable Land Use Codes

Weber County Land Use Code Title 106 (Subdivisions)

Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-2) Zones

Background and Summary

The applicant is requesting preliminary approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. This application was originally submitted back in April 2021. The preliminary approval expired April 10, 2023. Subdivision fees have been paid again. This proposal includes connection to a county, dedicated road (5100 West St), and creation/continuation of two county-dedicated roads (1900 South St, 7650 West St) located at approximately 1900 S 7500 W in the A-2 Zone.

7650 West Street will have a cul-de-sac at the south end, and 1900 South Street will eventually connect further west (approximately 3 miles to the west is where 1900 South Street continues west), at some point in the future. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The lot widths and areas in this proposed lot-averaged subdivision exceed the minimum requirements for a lot-averaged subdivision in the A-2 zone. The following is a brief synopsis of the review criteria and conformance with LUC.

As this proposed subdivision has sole access off of a dead-end street. Planning is working with the applicant to establish an additional egress to the east, connecting to the crossing approximately 2.5 miles east of the proposed development, around 5900 West St. An escrow and associated improvements guarantee agreement will be recorded with the final plat, ensuring installation of this secondary egress prior to issuance of any building permits by the County. The funds initially set aside to egress to the west crossing will be used towards a bridge over the crossing to the east.

Analysis

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

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

<u>Lot area, frontage/width and yard regulations:</u> In the LUC § 104-7-6, the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

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

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

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets.

<u>Review Agencies:</u> Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has not yet approved this subdivision, however, they are fine with a preliminary approval from the Planning Commission. Planning has recommended approval conditioned upon meeting all review agency requirements and an egress shall be shown as an easement, to the west of the proposed subdivision.

<u>Culinary water and sanitary sewage disposal</u>: West Warren-Warren Water has provided confirmation of capacity to serve this 21-lot subdivision. Secondary water requirements will need to be met in order for West Warren-Warren water to issue a will-serve letter, which will be required prior to appearing before the Planning Commission for a recommendation of final approval. An unconditional final approval letter, which indicated approval of improvement plans, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision.

This proposed subdivision is on a terminal street. Per Weber County LUC, a terminal street shall provide access to no more than 30 total dwelling units (LUC 106-2-2.040). In order to remedy this issue, the developer has proposed a access to the east that will intersect a railroad crossing at approximately 5900 West St. The developer will be required to secure this access, sign a development agreement, and escrow an amount towards bridging over the existing crossing. Prior to issuing any building permits, the developer will be required to install the egress.

Staff Recommendation

Staff recommends preliminary approval of Mountain Views Land and Livestock Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

- 1. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.
- 2. Draft improvement plans shall be submitted to the County Engineer prior to final approval from the County Commission
- 3. A signature block for the culinary water authority shall be shown on the final plat.

This recommendation is based on the following findings:

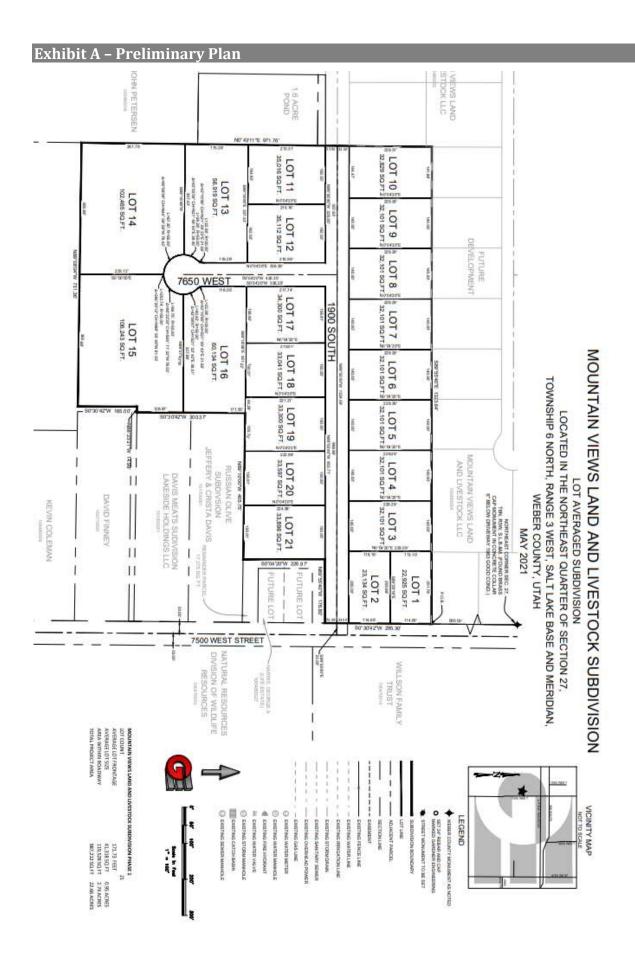
- The proposed subdivision conforms to the Western Weber General Plan The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Preliminary plan
- Application
- C. **Feasibility Letters**

Area Map





MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION PHASE 1

LOT COUNT 21

AVERAGE LOT FRONTAGE 171.73 FEET

AVERAGE LOT SIZE 41,318 SQ FT 0.95 ACRES
AREA WITHIN ROADWAY 119,528 SQ FT 2.74 ACRES
TOTAL PROJECT AREA 987,212 SQ FT 22.66 ACRES

	WeberCo	unty Subdi	vision Appl	ication		
All subdivisions subm	ittals will be accepted by a	ppointment only. (80	1) 399-8791. 2380 Was	shington Blvd.	Suite 240, Ogden, UT 84401	
Date Submitted / Completed	Fees (Office Use)	R	eceipt Number (Office Use	e)	File Number (Office Use)	
Subdivision and Propert	yInformation					
Subdivision Name					Number of Lots	
Mountain Vi	ews				21	
Approximate Address		L	and Serial Number(s)			
1900 S. 750	so w					
Current Zoning A-2	TotalAcreage					
Culinary Water Provider		Mayntana I	hew; Wuter	Wastewater	Treatment	
Property Owner Contact		1-in-indix	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Name of Property Owner(s)		IN	Nailing Address of Proper	rty Owner(s)		
	(a)			-, 5		
Phone Phone	ws Lund: Liv	13100	646 5. 7900 W ogden ut 81404			
801-391-7169	1000		oyden Ut	F 81404		
EmailAddress		P	Preferred Method of Written Correspondence Email Fax Mail			
Sprice 4 @ hot	mull-com					
Authorized Representat	ive Contact Informat	tion				
Name of Person Authorized to Re	epresent the Property Owne	er(s) N	Mailing Address of Autho	orized Person		
John Price				646 S. 7900 W.		
Phone	Fax		Oyden 84404			
801-391-7169			292111 84	1404		
EmailAddress		P	Preferred Method of Written Correspondence Email Fax Mail			
sprice-4@hot	mar (-com					
Surveyor/Engineer Cont	act Information					
Name or Company of Surveyor/	Engineer	N	Mailing Address of Survey	yor/Engineer		
GARDNER ENGINEERING			5150 s. 375 €.			
Phone 801-476-0202	Fax		Oyden 84403			
EmailAddress		P	Preferred Method of Written Correspondence			
Tyler Qye	civil.com		E Cilian Pax	L IVIAII		
Property Owner Affiday	rit					
I(We), John Pric		d	that I fine \ f \ at	mumo del efet	a property identified in this	
					e property identified in this application respects true and correct to the best of	
			cess, it may be determ	ined that addi	tional requirements, covenants and/or	
agreements may be required to	o be constructed or entered	into.				
VA						
(Property Owner)			(Property Owner)			
			(Froperty Owner)			
Subscribed and sworn to me th	nisday of	, 20	_			
			-		(Notary)	

West Warren-Warren Water Improvement District 1561 S. 7500 W. Ogden, UT 84404 801-259-7614 westwarrentwtr@gmail.com

April 15, 2021

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Mountain Views Land and Livestock Subdivision; John Price

This proposed development is located at 1900 S. 7500 W. West Warren, unincorporated Weber County and consists of 21 lots for future residential use. The West Warren-Warren Water Improvement District (hereafter the District) does have culinary water available for this proposed development.

This letter is only to state that the above mentioned project is in the boundaries of the District and water will only be made available if the following conditions are met. This letter is the first of two letters that will be issued for this development. When these and any necessary additional conditions are met, the District will issue the Will-Serve Letter.

Conditions for a Will-Serve Letter to be issued:

- A letter from the Fire District stating that a flow test is not required, will need to be provided to the District as soon as possible.
- A plan for installation of a functioning, pressurized, secondary water delivery system for any
 subdivision over 2 lots, to be inspected and approved by the WWWID board chairman, prior to the
 delivery of any culinary water, including water for construction use. Pressure requirements are a
 minimum of 50 to a maximum of 80 lbsp. A minimum of 10 secondary water shares must be allocated
 for the specific use in this subdivision.
- The owner or contractor will need to furnish all materials and labor to run the service line. The
 District will furnish and place the water meter. All materials and workmanship must be in
 compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be
 paid prior to receiving a Will-Serve Letter and prior to the commencement of any development
 or construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
 - Capital Facilities Impact Fee \$4588
 - Weber Basin Water Rights Impact Fee \$4363
 - o Connection Fee Without Existing Service Lateral \$2800 or
 - Connection fee with Existing service Lateral \$350

If you have any questions or concerns, please contact our office.

Sincerely,

Melissa Murray, Clerk

West Warren-Warren Water Improvement District



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File No. LVM04222021 - Request for a recommendation of final approval of Mountain Views

Land and Livestock Subdivision, consisting of 21 lots.

Type of Decision: Administrative

Agenda Date: Tuesday, September 19, 2023

Applicant: John Price, Owner

Property Information

Approximate Address: 1900 S 7500 West, Ogden, UT, 84401

Project Area: 33.19 acres

Zoning: Agricultural (A-2) Zone

Existing Land Use: Agricultural Proposed Land Use: Residential

Parcel ID: 10-048-0011, 10-048-0030 **Township, Range, Section:** T6N, R3W, Section 27 NE

Adjacent Land Use

North: Agricultural South: Residential/Agricultural

East: 7500 West St. West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@co.weber.ut.us

Report Reviewer: SB

Applicable Land Use Codes

Weber County Land Use Code Title 106 (Subdivisions)

Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-2) Zones

Background and Summary

As this proposed subdivision has sole access off of a dead-end street. Planning is working with the applicant to establish an additional egress to the east, connecting to the crossing approximately 2.5 miles east of the proposed development, around 5900 West St. An escrow and associated improvements guarantee agreement will be recorded with the final plat, ensuring installation of this secondary egress prior to issuance of any building permits by the County. The funds initially set aside to egress to the west crossing will be used towards a bridge over the crossing to the east.

Analysis

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

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

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

<u>Review Agencies:</u> Weber Fire District has issued approval. Engineering has conditionally approved this proposed subdivision. Surveying has reviewed, but not yet approved this subdivision. Planning has recommended approval conditioned upon meeting all review agency requirements and an egress shall be escrowed for and included in a development agreement to be recorded with the final plat.

<u>Culinary water and sanitary sewage disposal</u>: West Warren-Warren Water has provided a will-serve letter, indicating proof of secondary water from the developer. A signature block on the final plat shall be required for the water district prior to final

approval from the County Commission. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision.

<u>Streets:</u> Proposed public 66' street cross-sections include ribbon curb, a 12' drainage swale and a 5'sidewalk. An additional egress is required prior to this subdivision being recorded (LUC § 106-2-2.040). The developer is working with land owners and developers to secure a right-of-way to the east, in order to utilize the railroad crossing at approximately 5900 West St. The developer is proposing to escrow funds towards a bridge to eventually go over this crossing, so as to not necessitate the closing of any existing crossings. These funds will be collected from future owners on a per-lot basis, totaling \$258,000.

Staff Recommendation

Staff recommends final approval of Mountain Views Land and Livestock Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

- 1. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat.
- 2. Installation of all required improvements, an escrow approved by County Engineering, or a combination of both is required prior to going before the County Commission for final approval. This includes a signed Improvements Guarantee Agreement.
- 3. A development agreement, that details the egress to the crossing at approximately 5900 West St, shall be recorded with the final plat, including an exhibit showing the area being dedicated and the expected improvements to be made by the developer, and will be finalized prior to appearing before the County Commission for final approval. Funds towards a bridge over this crossing shall be held in escrow by the County as part of this agreement.
- 4. A signature block for the culinary water authority shall be shown on the final plat.

This recommendation is based on the following findings:

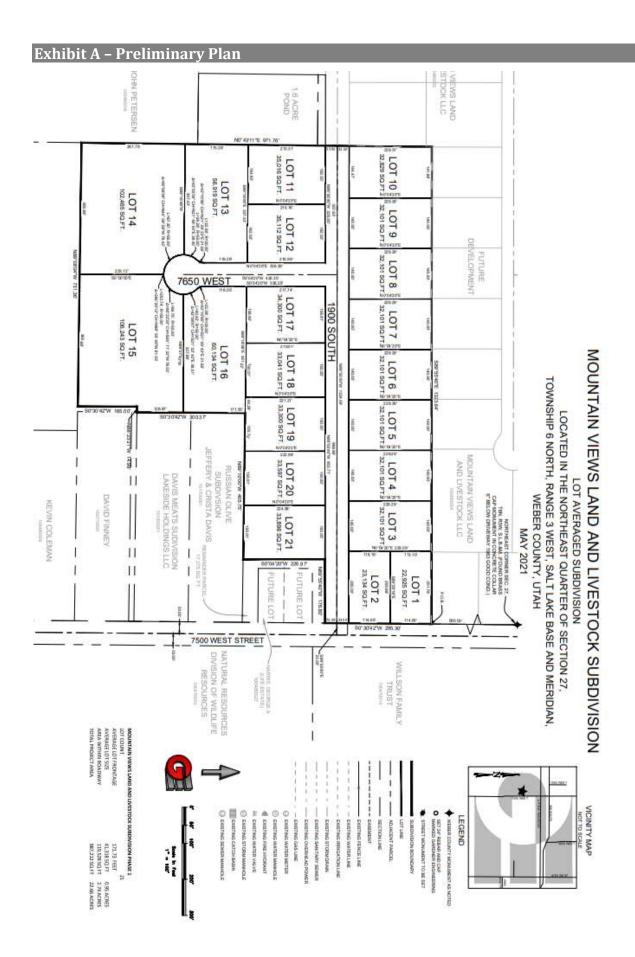
- 1. The proposed subdivision conforms to the Western Weber General Plan
- 2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Proposed final plat
- B. Will-serve letter for Culinary Water

Area Map





MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION PHASE 1

LOT COUNT	1			
AVERAGE LOT FRONTAGE	171.73 FEET			
AVERAGE LOT SIZE	41,318 SQ FT	0.95 ACRES		
AREA WITHIN ROADWAY	119,528 SQ FT	2.74 ACRES		
TOTAL PROJECT AREA	987,212 SQ FT	22.66 ACRES		

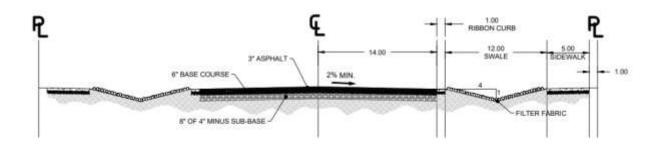


Exhibit B - Will-Serve Letter for Culinary Water

West Warren-Warren Water Improvement District 1561 S. 7500 W. Ogden, UT 84404 801-259-7614 westwarrentwtr@gmail.com

April 15, 2021

To Whom it May Concern:

RE: WATER AVAILABILITY LETTER FOR Mountain Views Land and Livestock Subdivision; John Price

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 minimum of 50 to a maximum of 80 lbsp. A minimum of 10 secondary water shares must be allocated
 for the specific use in this subdivision.
- The owner or contractor will need to furnish all materials and labor to run the service line. The
 District will furnish and place the water meter. All materials and workmanship must be in
 compliance with and approved by the District.
- The Weber Basin Water Rights Impact Fee of \$4363.00 per proposed unit of service, must be
 paid prior to receiving a Will-Serve Letter and prior to the commencement of any development
 or construction.
- All remaining fees must be paid to the District before culinary water services will be made available. The District's fees are currently set at the following rates:
 - Capital Facilities Impact Fee \$4588
 - Weber Basin Water Rights Impact Fee \$4363
 - o Connection Fee Without Existing Service Lateral \$2800 or
 - Connection fee with Existing service Lateral \$350

If you have any questions or concerns, please contact our office.

Sincerely,

Melissa Murray, Clerk

West Warren-Warren Water Improvement District



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: ZMA 2023-11 Halcyon Open Space – PUBLIC HEARING - Discussion and possible

action on a request for approval of a zoning map amendment to rezone 10 acres of property located at approximately 1600 S 4150 W, Ogden from A-1 (Agricultural) to

R1-15 (Residential, roughly 15,000 square foot lots).

Application Type: Legislative

Agenda Date: Tuesday, September 19, 2023

Applicant: Keith Ward File Number: ZMA 2023-11

Property Information

Approximate Address: 1600 S 4150 W, Ogden

Current Zoning: A-1

Existing Land Use: Vacant, agricultural

Proposed Land Use: Residential **Parcel Number:** 15-735-0039

Adjacent Land Use

North:AgriculturalSouth:ResidentialEast:ResidentialWest:Agricultural

Adjacent Land Use

Report Presenter: William Cobabe

bcobabe@webercountyutah.gov

801-399-8772

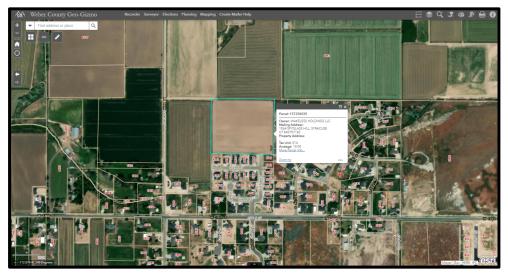
Report Reviewer: CE

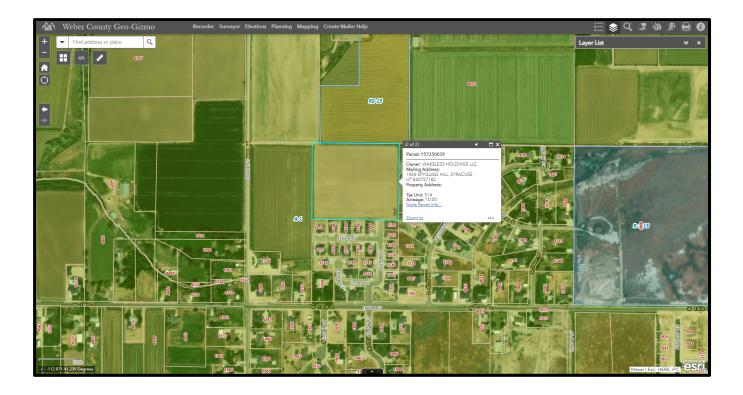
Summary

On March 3, 2023 the application was accepted for review. On June 11, 2023, the applicant met with the Western Weber Planning Commission in work session. Prior to submitting the application, the applicant and their professional engineer met with the Planning Division staff to discuss the public street layout. This report contains an analysis of the proposal as it relates to the Weber County codes.

Area Map

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





Policy Analysis

This application appears to meet the minimum requirements for a complete application.

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.

<u>Western Weber General Plan:</u> 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 surrounded by areas allowing for 'medium sized residential lots'. The General Plan, under Land Use Action Item 1.2.1 states the following regarding medium-sized lots:

In areas planned for medium-sized lots, the County should consider rezoning property to allow 15,000 square-foot lots. Generally, this coincides with the R1-15 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.

However, the current Future Land Use Map indicates that this property is to be held in "Parks/Recreation", and is not to be considered for development as residential lots. While it is not necessary for a particular property to be zoned the same as what the Future Land Use Map indicates, changing the zoning of a property should generally only be considered if it brings the zoning map closer to compliance with the General Plan. In this case, it does not appear that the proposal meets this criteria. There is some support from the Parks District for changing this zone for other consideration (see the attached letter of support) in lieu of the open space (see Exhibit C).



The proposal consists of a proposed additional 10 acres intended for single family residential use on lots that are an average of 15,000 square feet in area with a lot width of 80 feet per lot.

This lot was originally developed as a dedicated open space lot as part of the Halcyon Estates PRUD, which was approved several years ago. Since that time the property to the north of this subject parcel has been rezoned to RE-15, which is compatible with the proposed zoning for this property. Additionally, the property to the west is currently going through the rezone process with a proposed R1-15 zone. It has received a recommendation for approval from the planning commission as is currently awaiting action from the County Commission. Based on the number of acres in the subdivision, the proposed zoning map amendment would allow for an additional approximately 30 lots to be created on the property.

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 RE-15 zone is listed in 104-3-1 as follows:

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.

The surrounding area consists mainly of agriculture and residential subdivision lots ranging in size from one-acre to 10,000 square feet. The project, as proposed will consist of lots averaging 15,000 square feet in area, intended for single-family residential use. The proposal will not be incompatible with the overall character of existing development in the area.

County Rezoning Procedure (c)

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

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

This original PRUD, which established this property as open space and which was used for overall density on the property, also called for street trees to be installed in the public right of way on all public roads in the subdivision.

The developer has not yet resolved this outstanding condition, in spite of repeated staff and Planning Commission requests for resolution. County Code Section 104-27-6 (b) states that in exchange for density bonuses, the following shall be required (emphasis added):

Roadway landscape design plan. Implementation of an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and <u>street trees</u> of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length

Street trees were required as a part of this initial subdivision approval and the developer posted a \$38,000 bond for their installation. The developer has several options to resolve this concern, including working with the Park District to install the trees elsewhere (on a park area, for example), install the trees as required by the Code, work out an alternate planting program with property owners, etc. None of these proposals has been agreed upon and no alternative has been presented. Staff feels that this is an adverse impact on the adjacent properties and could be grounds for denial of this requested zone change.

Further, the PRUD received smaller lots due in part to this open space. In considering whether or not to allow the rezone, then we must consider rezoning the entire original subdivision so those other PRUD lots will be conforming. Staff would recommend that, if this is the direction the Planning Commission would like to see the rezone take, that the item should be tabled until those neighboring land owners can be notified that their property is also the subject of the rezone.

County Rezoning Procedure (d)

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

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

County Rezoning Procedure (e)

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

Staff has not requested traffic mitigation plans at this point. The possible addition of 27 single family dwellings may have a significant impact on the existing public streets in the area, however, it is expected that the impact fees paid by the builders of new dwellings will help keep the existing streets at an acceptable level of service. If the Planning Commission and County Commission would like a traffic mitigation plan, it is recommended to request one before making a decision on the rezone.

County Rezoning Procedure (f)

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.

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

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

The applicant has proposed to pay an in-lieu fee to the Taylor West Weber Parks District, with a per-lot fee of \$5,000 to be given to the parks district (see attached Exhibit C).

Staff Recommendation

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

- 1. That the Future Land Use Map of the General Plan does not match the requested zone change.
- 2. The developer has not resolved the street tree requirement for the existing subdivision, and changing the zoning of the property would have a negative impact on the adjacent and existing subdivision, which is out of compliance with County Code.

Model Motion

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

Motion for positive recommendation as-is:

I move that we approve File # ZMA 2023-11, an applicant driven rezone application to amend the zoning map on 10 acres from A-1 to the RE-15 zone, property located at approximately 1600 S 4150 W, Ogden. I do so with the following findings:

Example findings:

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

And with the following additional stipulations:

- 1. The Applicant voluntarily follows the county's street connectivity incentivized subdivision regulations.
- 2. The concept plan represents the approved general development plan regarding the placement of streets and pathways.
- 3. Additional pathways (and/or streets?) need to be added to the concept plan to meet the minimum intent of the street connectivity incentivized subdivision regulations.
- 4. The applicant will donate their committed parks donation to the park district prior to plat recordation.
- 5. Street trees will be installed, with appropriate irrigation systems in Phase 1 AND in Phase 2. Trees in Phase 2 shall be an appropriate species, as determined by county, and shall be appropriately spaced so that the canopies merge at the tree's maturity.
- 6. Others?

Motion to table:

I move that we table action on File # ZMA 2023-11, an applicant driven rezone application to amend the zoning map on 10 acres from A-1 to the RE-15 zone, property located at approximately 1600 S 4150 W, Ogden, to [state a date certain], so that:

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on _____specify what is needed from staff ______].
- The applicant can get us more information on [specify what is needed from the applicant]
- More public noticing or outreach has occurred.
- add any other desired reason here

Motion to recommend denial:

I move that we deny File # ZMA 2023-11, an applicant driven rezone application to amend the zoning map on 10 acres from A-1 to the RE-15 zone, property located at approximately 1600 S 4150 W, Ogden. I do so with the following findings:

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.
- [add any other desired findings here]

Exhibits

Exhibit A - Proposed concept plan.

Exhibit B - Application narrative.

Exhibit C - Taylor/West Weber Park District Declaration of Support.

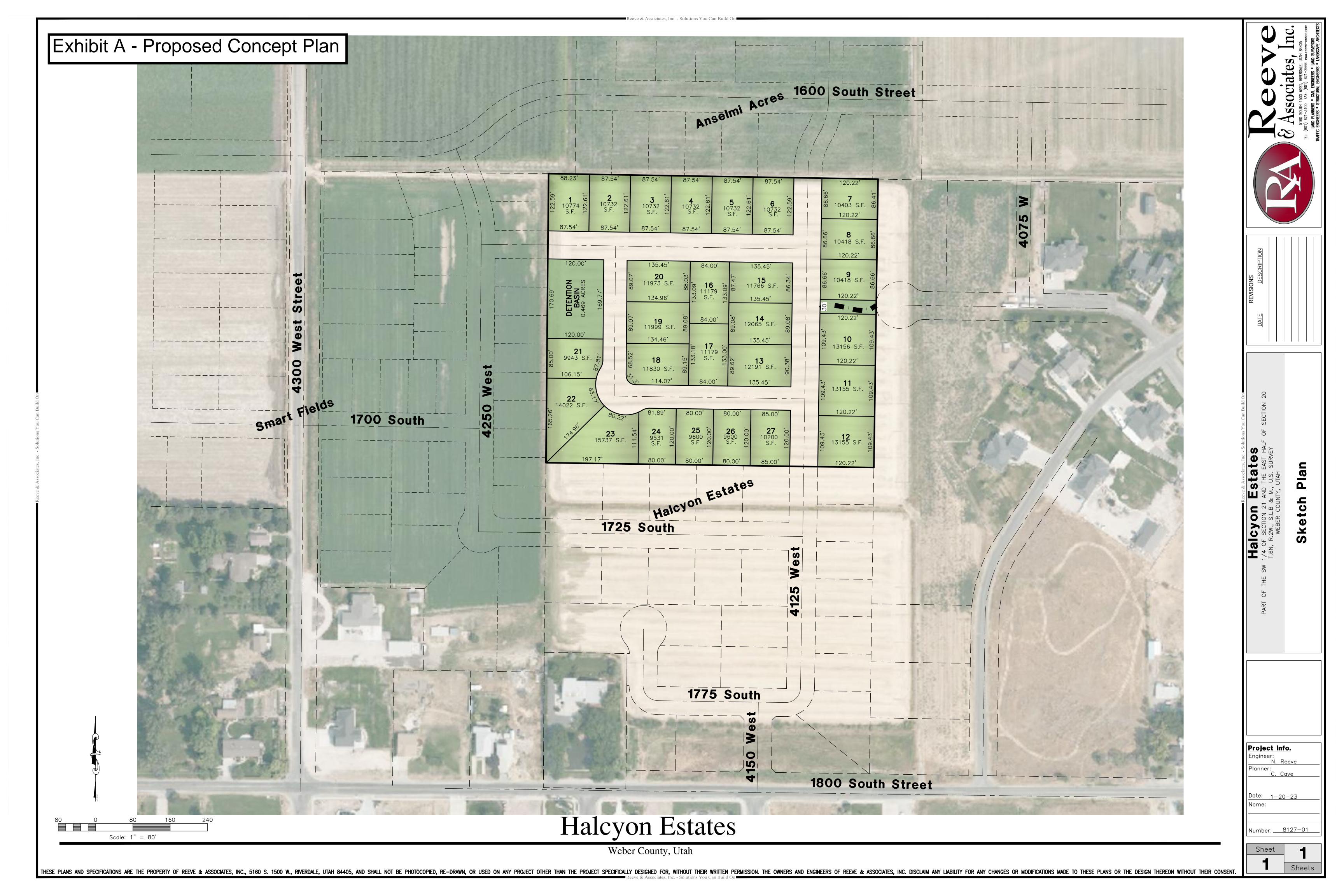


Exhibit B - Project Narrative

STAGECOACH REZONE NARRATIVE

With the passing of the new master plan for West Weber, Lync Construction is respectfully asking for a rezone on its Stagecoach project in accordance with the intent of the Commissioners after considering all options and public comment in proactively working towards and properly facilitating future growth in Weber County.

The proposed development (as seen in the conceptual plans included) will incorporate the Smart Growth Principles as laid out in the master plan and showcase responsible development that fosters close neighborhoods while simultaneously encompassing and embracing the agricultural heritage and legacy of the community upon which the area was founded.

Ongoing conversations to receive feedback from local agricultural producers to determine the best places to grow agriculture and best place to grow the necessary homes to support the thriving economy and growing population as the next generation looks to stay closer to home. Fostering the continuation of family legacies and promoting and attracting new ones..

Exhibit C - Declaration of Support



Taylor West Weber Park District

January 9, 2023

To Whom it May Concern,

Pat Burns, with permission and on behalf of Wakeless Holdings, LLC (the "Developer"), appeared before the Board of Trustees of the Taylor West Weber Park District (the "District") in an open and public meeting and proposed a donation to the District as part of its development of the Halcyon Estates Subdivision located within the District boundaries (the "Subdivision").

The District will accept from the Developer a donation of \$5,000 per lot in the Subdivision. Alternatively, the Developer may provide park development services to the District that, at fair market value, is equal to the donation. This donation will help the District provide parks and recreational services to the Subdivision and surrounding communities.

In exchange for the donation, the District hereby declares its support of the Subdivision and the proposed rezone for the Subdivision. 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 rezone for the Subdivision.

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,

Roger Heslop, Chair

Taylor West Weber Park District

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Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: ZMA 2023-13 Ali Farms — PUBLIC HEARING - Discussion and possible action on a

request for approval of a zoning map amendment to rezone 25.21 acres of property located at approximately 900 S 4700 W, Ogden from A-1 (Agricultural) to R1-15

(Residential, roughly 15,000 square foot lots).

Application Type: Legislative

Agenda Date: Tuesday, September 19, 2023

Applicant: Trek Loveridge File Number: ZMA 2023-13

Property Information

Approximate Address: 900 S 4700 W, Ogden

Current Zoning: A-1

Existing Land Use: Vacant, agricultural

Proposed Land Use: Residential Parcel Number: 15-735-0039

Adjacent Land Use

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

Adiacent Land Use

Report Presenter: William Cobabe

bcobabe@webercountyutah.gov

801-399-8772

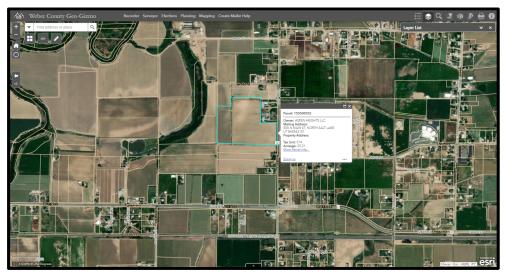
Report Reviewer: CE

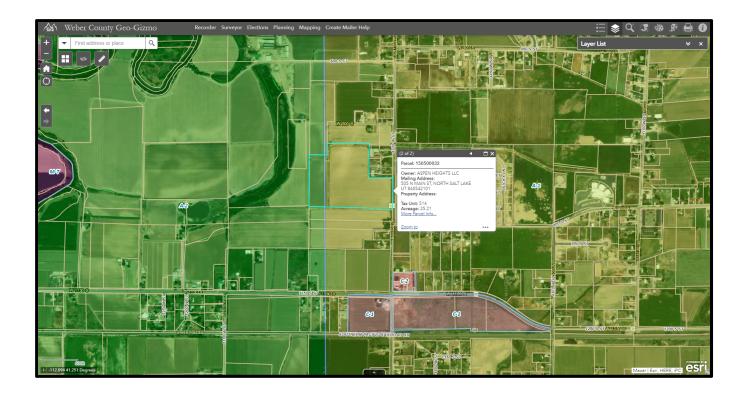
Summary

On June 15, 2023 the application was accepted for review. On June 11, 2023, the applicant met with the Western Weber Planning Commission in work session. Prior to submitting the application, the applicant and their professional engineer met with the Planning Division staff to discuss the public street layout. This report contains an analysis of the proposal as it relates to the Weber County codes.

Area Map

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





Policy Analysis

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

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the Planning Commission and County Commission are encouraged to consider the following factors, among other factors they deem relevant:

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

County Rezoning Procedure (a)

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

<u>Western Weber General Plan:</u> 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 'Mixed Use Residential'. The General Plan, page 38, states the following regarding mixed use residential:

The areas on the future land use map designated as mixed-use residential, are intended to create opportunities for a wide variety of housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up housing and real estate costs.

This area is also covered by a portion of the Future Land Use Map designated as 'Mixed Use Commercial'. The General Plan, page 41-42:

The areas of the future land use map designated as mixed-use commercial are intended to provide a village center in which a variety of land uses can occur nearby....

On floors above a building's street-level commercial area, a wide variety of uses should be allowed. Most of this floor area is likely to, and should, become multifamily residential space. Congregating a dense population base in a mixed-use and walkable village center will help achieve the following:

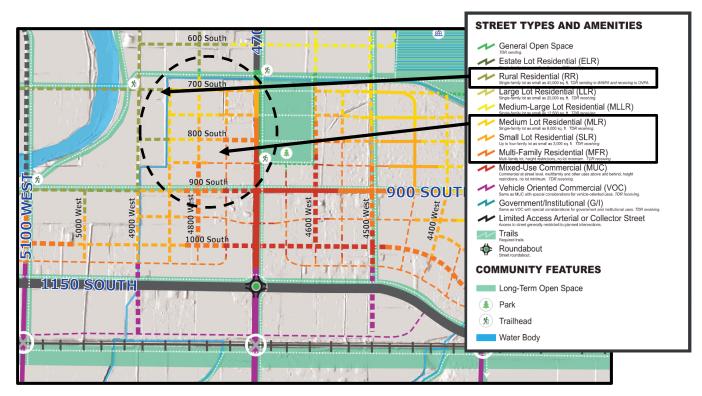
- Concentrate the provision of governmental services for a greater number of people into a smaller footprint, thereby reducing the community's overall tax burden.
- Create a stronger property tax base that better supports the infrastructure costs of rural and suburban areas that are not in a village center.
- Create the demand for the street's commercial services, thereby building a commercial tax base.
- Facilitate the viability of public transportation to the area, creating a transit-oriented development that will raise the local street's infrastructure improvement priority for funding awards from the State or Wasatch Front Regional Council.

The proposed development of this property appears to comply with the spirit of the General Plan, providing for additional density closer to the main road (4700 W) and allowing for a transition from higher-density (townhomes, small-lot residential, etc) uses to lower density residential lots.



The proposal consists of a proposed additional 25.21 acres intended for single family residential use on lots that are an average of 15,000 square feet in area with a lot width of 80 feet per lot (see Exhibit A).

This property is also in the area of the Form Based Zone (FBZ) street regulating plan as shown below. The developer is not seeking rezone to FBZ; however, as a matter of general guidance and information, the street regulating plan demonstrates where certain kinds of uses may be considered as they become ready for development.



County Rezoning Procedure (b)

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

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

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones.

The surrounding area consists mainly of agriculture and residential subdivision lots ranging in size from one-acre to 10,000 square feet. The project, as proposed will consist of lots averaging 15,000 square feet in area, intended for single-family residential use. The proposal will not be incompatible with the overall character of what is envisioned for development in the area. If townhomes are desired along the 4700 N frontage, the zoning requested would have to be changed to either FBZ or to R-3, which allows for those higher densities and 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 R1-15 zone are primarily residential and institutional uses that are not expected to adversely impact adjacent properties. There are currently processes and ordinances that landowners in this area are required to follow during the county's subdivision review and design review process for development of this land. The subdivision and design review process are intended to help mitigate adverse impacts of the allowed uses in each zone.

County Rezoning Procedure (d)

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

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

County Rezoning Procedure (e)

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

Staff has not requested traffic mitigation plans at this point. The possible addition of 73 single family dwellings may have a significant impact on the existing public streets in the area, however, it is expected that the impact fees paid by the builders of new dwellings will help keep the existing streets at an acceptable level of service. If the Planning Commission and County Commission would like a traffic mitigation plan, it is recommended to request one before making a decision on the rezone.

County Rezoning Procedure (f)

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.

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

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

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 stipulations:

- 1. The Applicant voluntarily follows the county's street connectivity incentivized subdivision regulations.
- 2. The concept plan represents the approved general development plan regarding the placement of streets and pathways.
- 3. Additional pathways (and/or streets) need to be added to the concept plan to meet the minimum intent of the street connectivity incentivized subdivision regulations.
- 4. The applicant will donate their committed parks donation to the park district prior to plat recordation.
- 5. In the R-3 zone, the applicant is limited to no more than 18 units per acre (or a pro-rata share of the acres, i.e., ½ acre would allow for 9 units).

Model Motion

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

Motion for positive recommendation as-is:

I move that we approve File # ZMA 2023-13, an applicant driven rezone application to amend the zoning map on 25.21 acres from A-1 to the R1-15 and R-3 zone, property located at approximately 900 S 4700 W, Ogden. I do so with the following findings:

Example findings:

• The zone change is supported by the General Plan.

Motion to table:
I move that we table action on File # ZMA 2023-13, an applicant driven rezone application to amend the zoning map on 25.21 acres from A-1 to the R1-15 and R-3 zone, property located at approximately 900 S 4700 W, Ogden, to state a date certain , so that:
Examples of reasons to table:
 We have more time to review the proposal. Staff can get us more information on [specify what is needed from staff]. The applicant can get us more information on [specify what is needed from the applicant]. More public noticing or outreach has occurred. [add any other desired reason here].
Motion to recommend denial:
I move that we deny File # ZMA 2023-13, an applicant driven rezone application to amend the zoning map on 25.21 acres from A-1 to the R1-15 and R-3 zone, property located at approximately 900 S 4700 W, Ogden. I do so with the following findings:
Examples of findings for denial:
 The proposal is not adequately supported by the General Plan. The proposal is not supported by the general public. The proposal runs contrary to the health, safety, and welfare of the general public. The area is not yet ready for the proposed change to be implemented. add any other desired findings here

add any other desired findings here

Exhibits

Exhibit A - Proposed concept plan.

Exhibit B - Application narrative.

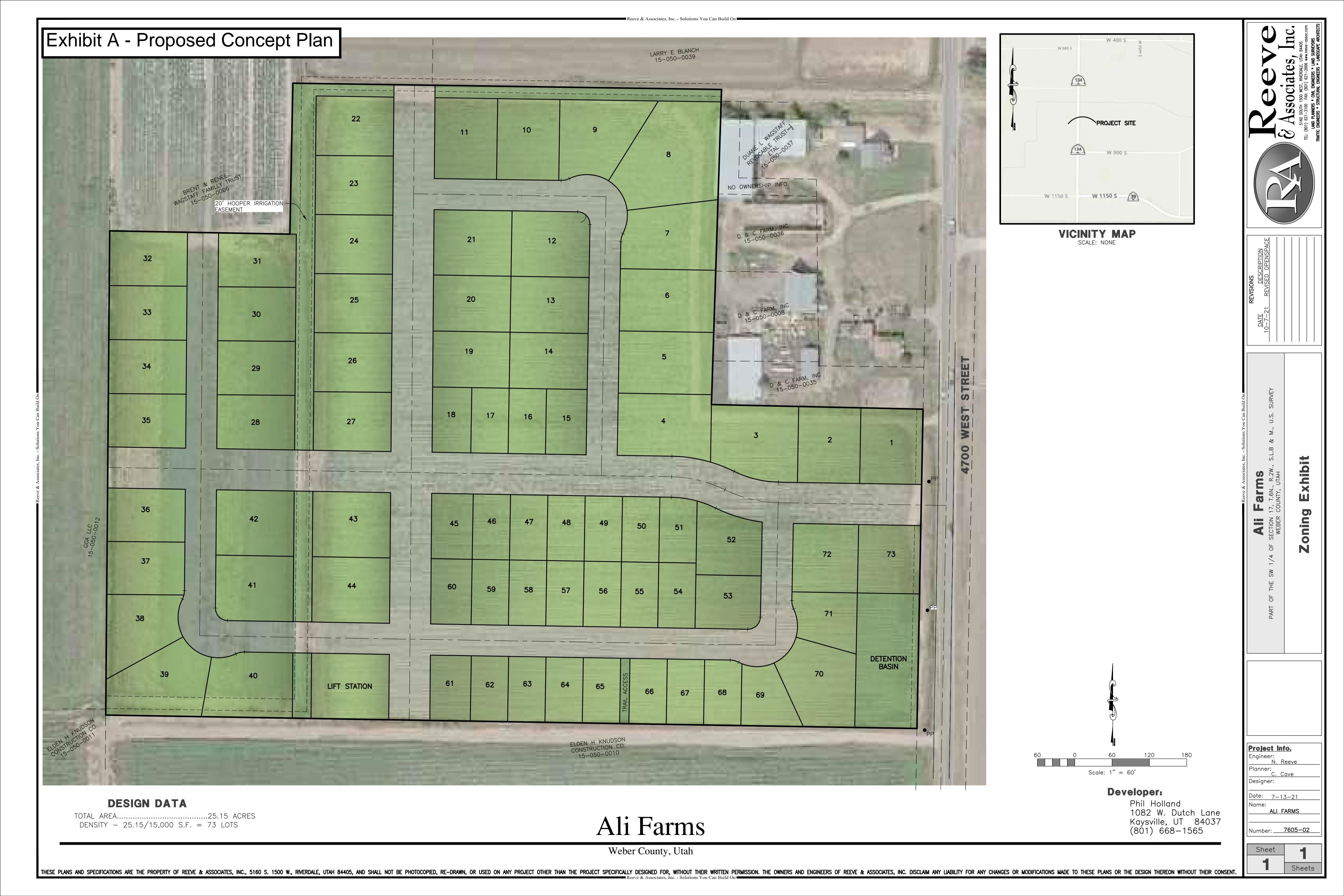


Exhibit B - Project Narrative



Weber County Planning 2380 Washington Blvd., Ste 240 Ogden, UT 84401

Re: Ali Farms Rezone Narrative

To Whom it May Concern,

With the passing of the new Master Plan for Western Weber County, we are requesting that Ali Farms be zoned to the R-1-15 Zoning. We have met with the Planning Department Staff and have provided the requested roadway and pathway connections. The development is in accordance with the General Plan and provides a mix of lot sizes needed to create a livable community. There is a parcel set aside for the construction of a regional lift station, as requested by Weber County Engineering. The proposed development will incorporate the Smart Growth Principals of the Master Plan.

We look forward to working with the Weber County staff, planning commission and county commission on creating a well thought out and planned community.

Should you have any questions, please feel free to reach out to us.

Sincerely,

The Holland Group Phil Holland (801) 668-1565

Trek Loveridge 801-824-8768



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: ZMA 2023-07. A public hearing to consider a proposal to rezone 7.44 acres from the A-2

zone to the R-3, C-1, and MPD Overlay Zone, property located 3300 S 3500 W, Ogden.

Application Type: Legislative

Agenda Date: Tuesday, September 19, 2023

Applicant: Rick Scadden File Number: ZMA 2023-07

Property Information

Approximate Address: 3300 S 3500 W, Ogden

Zoning: A-2

Existing Land Use: Agricultural Proposed Land Use: Residential Parcel Number: 08-029-0092

Adjacent Land Use

North:Commercial/Residential (West Haven)South:ResidentialEast:Agricultural (West Haven)West:Agricultural

Adjacent Land Use

Report Presenter: Steve Burton

sburton@webercountyutah.gov

801-399-8766

Report Reviewer: CE

Summary

On January 10, 2023, the Western Weber Planning Commission held a work session and the proposal was presented to the Planning Commission by the applicant.

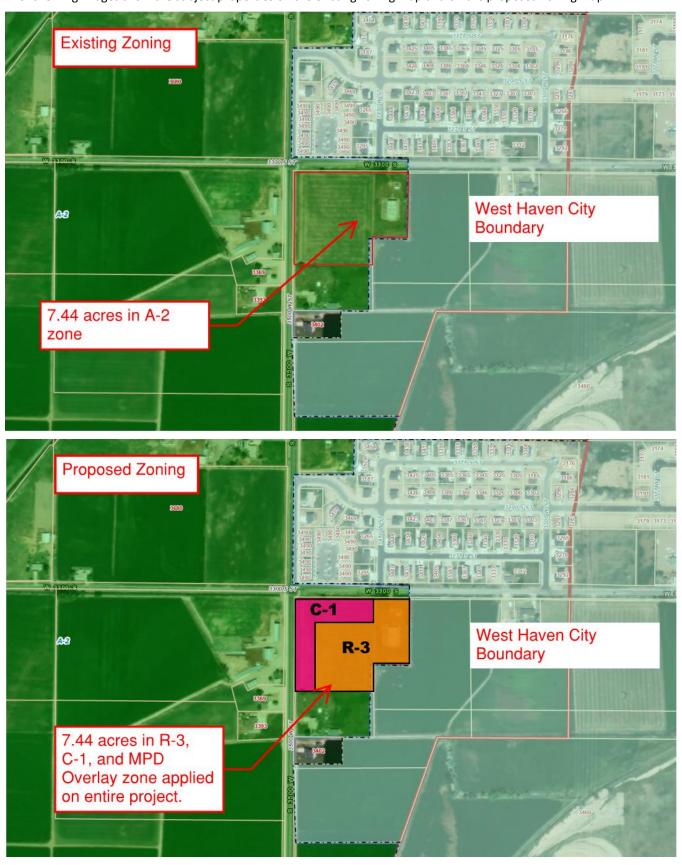
On February 28, 2023, the application for a rezone was accepted for review. The proposal is for the property to be rezoned to R-3 to allow for townhomes, with C-1 along 3500 W and 3300 S. When the application was initially submitted to the County, planning staff requested that the applicant work with 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 following is an analysis of the project as it relates to the Land Use Code and General Plan.

Area Map



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



Policy Analysis

Section 104-27-1 describes the purpose and intent of the MPD Overlay zone:

A master planned development overlay (MPDOZ) zone is intended to allow a legislatively adopted overlay zone that provides an avenue for the creation of a master planned development. The zone is intended to promote the diversification in the relationship of various uses and structures to their sites, to permit more flexible applicability of traditional zoning standards to those sites, and to encourage new and innovative concepts in the design of neighborhood and housing projects. To this end, the development should be planned and entitled as one complete land development plan, otherwise known as a master planned development. Phasing of the complete land development plan may occur over time if approved by the county commission and if in compliance with the entitlements of the complete land development plan.

The applicant is requesting an MPD overlay zoning, though it isn't necessarily needed in order to establish a mixed-use proposal in this location. Staff recommends applying the MPD overlay zone to tie the proposed commercial development and the proposed residential site together, and to ensure the commercial and multifamily buildings complement each other and look appropriate for the area, through a development agreement. The applicant is not proposing bonus density through the MPD overlay, nor are they proposing short term rentals at this time.

Section 102-5-4 Rezoning application requirements.

The rezoning chapter of the land use code requires the following to be submitted for consideration of a rezone by the legislative body:

1. An application signed by the owner and fee paid.

The applicant's representatives have signed the application and paid the review fee.

2. Conceptual street, pathway, trail, and access connectivity plan showing connections to future or existing accesses.

The applicant's concept plan shows a public street going north/south through the property connecting to 3450 W. The applicant shows a commercial alleyway that will be constructed and extend to the east end of the property boundary, if a rezone is approved.

3. Proposed parks and open space plan.

The applicant has submitted a letter of support from the parks district and proposed a donation as a way to provide an open space contribution.

4. A narrative explaining access to culinary, secondary, and sewer facilities.

The applicant has provided water and sewer availability letters included in the staff report.

Concept development plan may be required by the Planning Commission or County Commission, if they request.

The legislative body has not yet asked for additional concept development plan information.

- 6. Project narrative explaining the following:
 - a. The vision for the proposed zone change and, if known, the proposed development.
 - b. How the change is in compliance with the general plan, or if not, the public interest the change is intended to address.
 - c. Why the present zoning should be changed to allow the rezone.
 - d. How the change is in the best interest of the public.
 - e. The conditions and circumstances in the general area that have changed to warrant the rezone.
 - f. The reasons or ways the rezone will promote the health, safety and general welfare of the inhabitants of the county.

See attached exhibit A for project narrative.

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, <u>County Rezoning Procedure</u> (with its relevant factor).

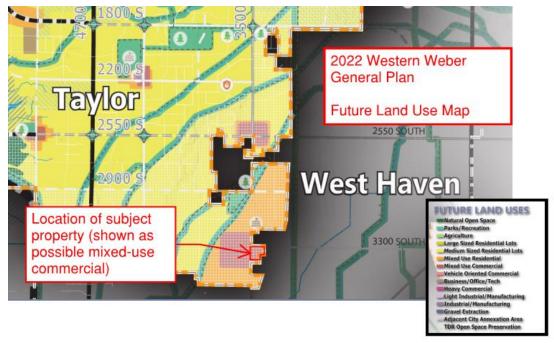
County Rezoning Procedure (a)

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

<u>Western Weber General Plan:</u> Below is an image of the property shown on the Future Land Use Map of the Western Weber General Plan. This map indicates that the property has a possibility of being rezoned to mixed-use commercial. The Land Use section of the general plan states the following regarding mixed-use commercial (pg 41).

The areas of the future land use map designated as mixed-use commercial are intended to provide a village center in which a variety of land uses can occur nearby. There are currently (2022) no mixed-use commercial uses in the planning area. The closest adjacent mixed-use commercial area comparable to that anticipated herein can be found in the Junction development or 25th street in Downtown Ogden City. However, it is unlikely that the mixed-use areas displayed on the future land use map will be on the same scale as Ogden's Downtown area. In each mixed-use area there should be at least one community "main street." The main street should provide retail sales, services, eateries, and related activities that make the street interesting to use. These uses should be located behind building facades that are at the level of the street and directly adjacent to the street's sidewalk, with plenty of window and door openings facing the street to capture the attention and interests of pedestrians as they engage their public spaces, browse, shop, eat, and play.

The proposal is for a mixed-use master planned area that will include street front commercial along 3300 S and 3500 W, with townhomes located behind the commercial. The applicant proposes C-1 as the allowable zoning along the street front which, if the design of the street and buildings are properly done, can provide for a small scale "main street" anticipated by the general plan. Currently, the commercial design standards of the C-1 zone require a ten foot wide pedestrian access with street trees and pedestrian lighting.



The streets and transportation map of the general plan shows 3300 S as an existing minor collector street (80 ft width) and 3500 W as a future major collector street (100 ft width). When the properties develop the developer will be required to dedicate property to ensure that each street is wide enough according to the transportation plan.

The applicant has proposed that the commercial street front buildings follow the concept shown below, which includes gable roofs and wood or faux wood facades to resemble the features of agricultural buildings that are prominent in the Western Weber planning area. Under the commercial architectural requirements, the proposed buildings will need to have rooflines broken up every 50 ft and white can not be used as a predominant color.



The following image represents the concept of the townhomes, proposed by the applicant, which include wood or faux wood facades, asphalt shingled roofs, and stone or brick wainscoting.



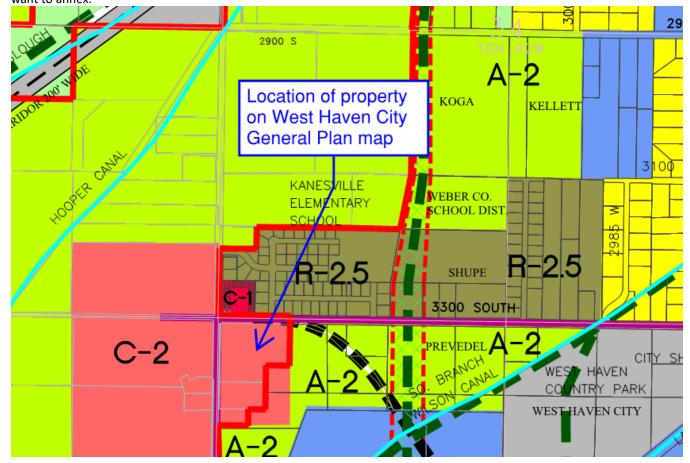
County Rezoning Procedure (b)

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

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 appear.



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 C-1 zone are the least intense of the allowed commercial uses in the Western Weber planning area. Through the county's subdivision and commercial development process, certain codes like landscaping, screening, buffering, and upgraded improvements will be applied to the property to lessen adverse impacts to adjacent properties.

County Rezoning Procedure (d)

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

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

County Rezoning Procedure (e)

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

Staff has not requested traffic mitigation plans at this point. The property that is proposed to be rezoned to R-3 includes approximately 5.4 acres (235,224 square feet). The area requirement for a 6-plex in the R-3 zone is 16,000 square feet per building. This would mean there is a potential for 14 6-plex buildings, for a total of 84 dwelling units in the development. The addition of 84 dwelling units will have an impact on existing county roads, as such, a traffic mitigation plan or study will likely be requested when the owner submits a subdivision application.

County Rezoning Procedure (f)

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.

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

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

The applicant has provided a letter of support from the Taylor West Weber Park District for their proposed open space contribution. The letter from the Park District is included in this staff report as exhibit B.

Staff Recommendation

Staff recommends that the Planning Commission approve the proposed rezone to R-3, C-1, and the MPD overlay zone, based on the following findings:

- 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 agreement will also include street tree, pathway and trail, and timing requirements, as determined by the Planning staff and county commission.
- 2. The proposal helps implement the mixed-use commercial element of the Western Weber General Plan.
- 3. The proposal includes a meaningful contribution to open space and parks improvements in the area.

Model Motion

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

Motion for positive recommendation as-is:

I move that we approve File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden. I do so with the following findings:

Example findings:

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

Motion to table:

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on [specify what is needed from staff].
- The applicant can get us more information on [specify what is needed from the applicant].
- More public noticing or outreach has occurred.
- [add any other desired reason here].

Motion to recommend denial:

I move that we deny File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden. I do so with the following findings:

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.
- [add any other desired findings here].

Exhibits

Exhibit A –Proposed concept plan and narrative

Exhibit B- Park District letter of support and availability letters

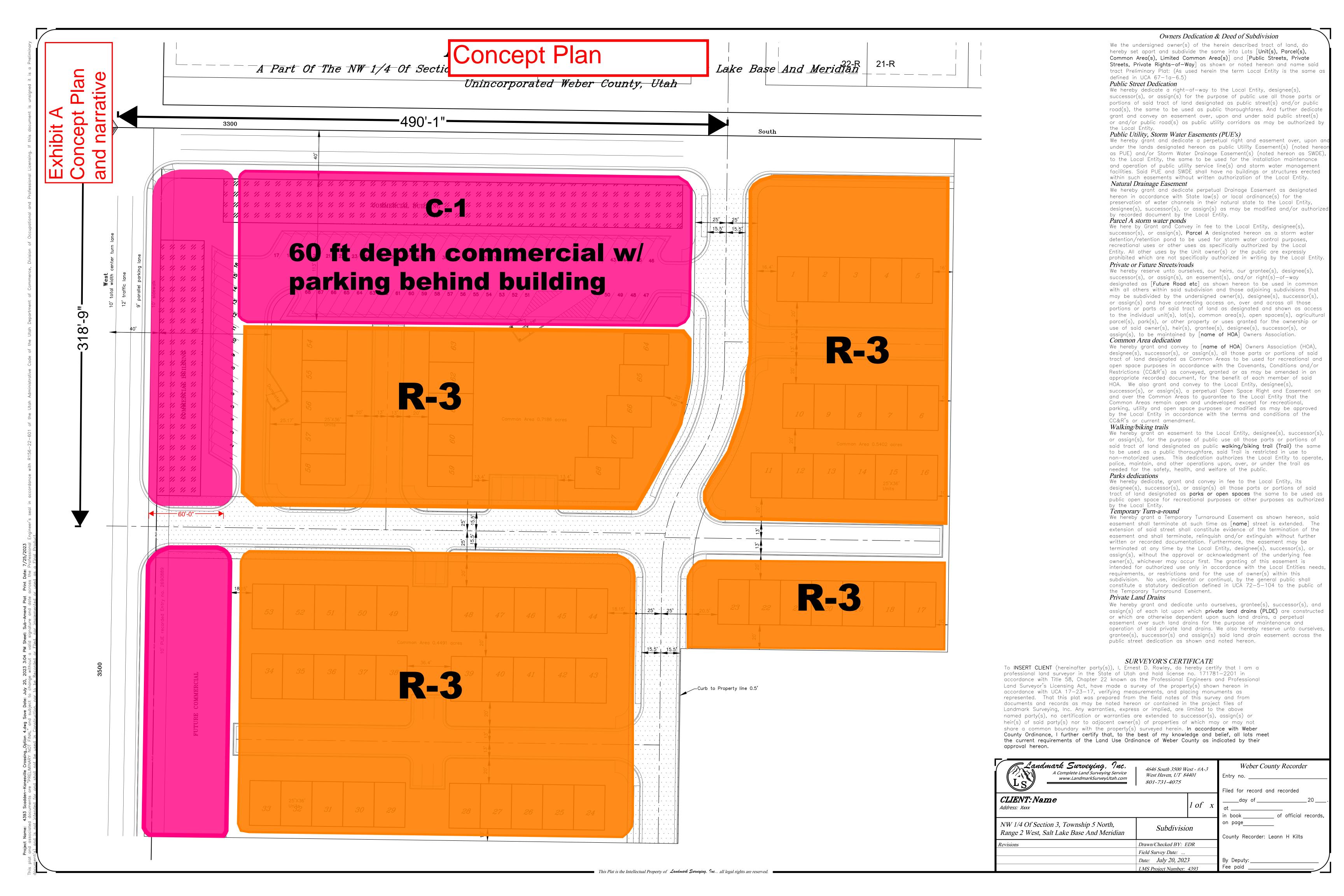


Exhibit A Concept plan and narrative

wene	r Coun	ty Zoning M	ap Amendme	ent App	olication
Application submittals w	ill be accepte	ed by appointment only.	(801) 399-8791. 2380 Was	hington Blvd	Suite 240, Ogden, UT 84401
Date Submitted			Received By (Office Use)		Added to Map (Office Use)
Property Owner Contact Info	ormation	- Commence of the second of th	Contract of the contract of th	- Assessment of the second	
Name of Property Owner(s)	William Same		Mailing Address of Prop	erty Owner(s)	sheer
Ronald & Glynis Hurst Trust			6122 5 Metanie lane		
Phone	Fax	Antoning -	Ogden, Utah 84403		
Email Address			Preferred Method of Written Correspondence Email Fax Mail		
Authorized Representative C	ontact Inf	ormation	to the commission of the commi		
Name of Person Authorized to Represe Rick Scadden	nt the Proper	ty Owner(s)	Mailing Address of Authors 118 E Lomond View Dr.	orized Person	and the second s
Phone 801-725-0789	Fax	- Company of the Comp	North Ogden, Ut 84414		
Email Address rickscadden@gmail.com			Preferred Method of Written Correspondence Email Fax Mail		
Property Information			er de en de en		
Project Name Kanesville Crossing			Current Zoning A-2		Proposed Zoning MPD - Overlay
Approximate Address 3300 S 3500 W Weber County, Utah 84401			Land Serial Number(s) 08-029-0075		
otal Acreage Current Use		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Proposed Use		
7.54 Acres		Raw Land	Mixed-Use		
Project Narrative					
Dur Vision, is to develop a quality count the intent is to have a Mixed Use, multi-Yeber County is growing, developer will he Proposed development will have a fire intended to be respectable sizes and ommunity where they grew up. With this development will enable them to like the believe that the proposed zoning Mixed believe that the proposed zoning Mixed believe that the proposed zoning the Western Weber Planning Area General Mest Central Weber, a recurring state challenges of the emerging large-loted interest rates, pricing families out of a their communities.	family resider ill design and prontage Com built to a high le lack of Webye in their con PD-Overlay, Maral Plan states tement from 1 suburban de the market al	nce and commercial space of the Western Weber Plath-quality standard. The Proper Country Multi-Family communities, with affordable lixed-Use will be the properties the following: the public was that a one-velopment patterns and their communities. Given	with a rural design that will anning area General Plan (Worth 3300 S and 3500 W of aproposed development will gommunities residents are for a housing. The residents are for a room and quality neighbors are lot is "too small to fare he existing challenges of accing them the opportunity to	harmonize wi WPAGP) Mixed proximately 20 tive residents the ced to leave the rhood were look mand too large quiring an exist have affordab	th the Surrounding areas. This area of I-Use zone and density. 0,000 sqft for future business owners ne opportunity to live in the neir community to neighboring cities. oking at developing. e to mow. " This sentiment reflects ting home with the existing prices are housing while living and working
ur request to rezone to MPD — Overlay ith garages and a commercial component	ent.			s development	would have two and three bedrooms
ne proposed change is in line with the 2	2023 market, r	requests and opportunitie	s.		

Project Narrative (continued...)

How is the change in compliance with the General Plan?

The proposed project streets, buildings, and setbacks would be similar to the area. This is compatible with the following General Plan goal.

Community Character Goal 1: Community Character Action item 1.1.1: Conduct small area planning that focuses on and addresses the specific community characteristics and unique needs of each smallarea within the Western Weber Planning Area. (Pg 9 Western Weber Planning Area General Plan WWPAGP).

Community Character Goal 3: Contributions to Sky-Glow and reduce the Impact of excess and unnecessary lighting on neighborhoods and communities: 3.1: Developer agrees to preserve the darkness of the night sky, 3:1.1: developer agrees all new outdoor lighting to be directed downward and away from the night sky, 3.2.1: Developer agrees, new lighting devices to be shielded in a manner that cast no light onto adjacent properties where the light is not wanted. Developer will follow and ensure the Community Character Goal with regulations on lighting, 3.2.2: Where pubic or community lighting, such as street lighting is deemed necessary or desired, developer will ensure the lighting devices follow the community action items 3.1.1 and 3.2.1. Community Character Goal 4: 4.1: Developer will and does support maintaining the appearance of existing development areas with lot design standards per the Western Weber General Plan Development Standards.

Community Character Goal 5: Ensure development activities are safe from geologic hazards: 5.1:

Developer will assess for anu and all hazards that may apply to the development.

The General Plan States; Residential Land Uses (pages 14-16) Mixed-use residential and the "Missing Middle" The areas on the future land use map designates as "Mixed-use residential," are intended to create opportunities for a wide variety housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up the housing and real estate costs. Currently in 2022, there are more families than available housing across the Wasatch Front region. This scarcity in turn has created an affordable housing crisis in the Planning area.

One Type of housing that is especially missing—known as the "missing middle"— is the type between higher density apartments/condos and single-family residences, townhomes connected to patio homes, du-/tri-/quad-plex's and similar housing styles may provide a more palatable option for families that cannot afford a single-family residence. Encouraging and support the creation of this housing option, and ensuring the viability of long-term maintenance, will be an important component of creating a community that can provide for all stages of life and family situations.

The General Plan recommends and prioritizes water conservation, "Water Conservation is one of the highest priorities when considering any new development and growth (WWPAGP PG 19.) developer is designing the landscape in guidelines of the Western Weber Planning Area General Plan and Water Conservation Guidelines.

A rezone of this nature should be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle XXX (WWPAGP PG 21), The property is intended to be serviced by sewer and the distance to the sewer hook-up is reasonable.

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

This property is proposed to be developed as a MPD-Overlay, Mixed-use Development, which will accommodate for the "Missing Middle". Giving residents the opportunity to stay in their community and allow for the housing where the housing market continues to increase in costs eliminating the local residents an affordable housing.

This Property should be rezoned to MPD-Overlay, Mixed-use for the following Reasons:

- * Conformance to the Western Weber Planning Area General Plan
- * Developers are committed to provide, careful consideration to match the community Character actions 1 5 in Western Weber General Plan.
- * Housing Market Conditions (More Affordable Housing) for those whom cannot afford the current market (More Cost Attainable).
- * More efficient to service, snowplows, sewer, water,
- * Water Conservation
- * New Schools, developments are coming to the area and growth will come with it, allowing for affordable housing.
- * Allowing residents, the option to stay in their local community, with options of housing when the Market is not affordable or available.

The General Plan recommends and understands, the need of the "Missing Middle" allowing for affordable housing, in small area developments for this zone. The property is within reasonable distance to existing sewer lines. It is expected that the sewer will service the property.

Exhibit A
Concept plan and
narrative

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How is the change in the public interest?

This rezone will lead to the development and construction of multi-Use development for affordable housing and commercial office spaces for new businesses. Meeting the demand for growth in important to the public interest. The West Central Weber is projected to double over the next 20 years (WWPAGP Pg 4 OF THE HOUSING CHAPTER).

This rezone is near upcoming schools, new developments not affordable for some residents, it is an essential need. It is in the public 's interest, to have affordable housing.

Through the General Plan process the public, staff, Planning Commission and the County Commissioners discussed the challenges for the growth in the next 20 years, servicing the loss of farmland and efficiency to allow for the growth that is expected. This project is proposed to have a multi-Use residential and commercial components and is in the best interest of the public.

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

The Western Planning Area General Plan was recently adopted over the last couple of years, minimal changes in this area since the adoption of the New General Plan. The New General Plan recommends this type of rezone for these small areas in need of "Missing Middle" and the rezone fits the General Plan.

This area is continuing to grow with new schools, new schools, residential growth. This area is seeing significant growth of single-family homes not affordable to some of the public. Multi-Use is appropriate for the site according to the General Plan, housing market and demands of the area and the "Missing Middle".

Exhibit A Concept plan and narrative

Project Narrative (continued...)

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

This proposed project proposes streets with sidewalks and street connectivity. This project proposes no threats to health, safety and welfare to residents of the area and Weber County which will provide affordable housing and office space to the residents of the area and Weber County.

The proximity of the project to future schools is a benefit to the Weber County Residents and the area in a whole.

All utilities are within reasonable distance to the property. The project will pay appropriate fees which will be used by local government to assist in the area.

Property Owner Affidavit

I (We), Ronald & Glynis Hurst, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property C

Subscribed and sworn to me this

_day of January 2023

Notary Public - State of Utah
JENNIFER YEARSLEY
Comm. #704111
My Commission Expires
January 30, 2023

(Notary)

Exhibit A
Concept plan and
narrative

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Authoriz	red Rep	resentati	ve Affi	davit

(our) representative(s), Rick Scadden - Developer , to represent my (our) behalf before any administrative or legislative body in the County considering this a	application and to act in all respects as our agent in matters
Gencele & Laury (Property Owner) (Property	Uslynis & Stust. (Owner)
Dated thisday ofday of	
Notary Public - State of Utah JENNIFER YEARSLEY Comm. #704111 My Commission Expires January 30, 2023	SUMANSLEY (Notary)



Taylor West Weber Park District

September 6, 2023

To Whom it May Concern,

Rick Scaddon, Dave Rich and Leslie Clifton (the "Developer"), appeared before the Board of Trustees of the Taylor West Weber Park District (the "District") in an open and public meeting and proposed a donation to the District as part of its development of the **Kanesville Crossing** located within the District boundaries as a "mullti-family development").

The District will accept from the Developer a donation of \$5,000 per unit in the multi-family development. This donation will help the District provide parks and recreational services to the multi-family housing development and surrounding communities.

In exchange for the donation, the District hereby declares its support of the multi-family development and the proposed rezone for the multi-family development. 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 rezone for the multi-family development.

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 multi-family development and associated rezone.

Sincerely,

Roger Heslop, Chair

Taylor West Weber Park District

Leger CHeslop

2837 East Highway 193 • Layton, Utah • Phone (801)771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

February 27, 2023

Scott W. Paxman, PE General Manager/CEO

Board of Trustees:

Marlin K. Jensen President Weber County

Jared A. Andersen Morgan County

Mark D. Anderson Davis County

Kym O. Buttschardt Weber County

Randy B. Elliott Davis County

Scott K. Jenkins Weber County

Angie Osguthorpe Weber County

Christopher F. Robinson Summit County

Paul C. Summers
Davis County

Rick Scadden 2637 North 400 East #127 North Ogden, UT 84414

RE: Will Serve Letter, THIS IS NOT A FORMAL REVIEW OR APPROVAL LETTER – ADDITIONAL SUBMITTALS REQUIRED.

Dear Mr. Scadden:

The District has reviewed the proposed subdivided property located on the southeast corner of 3300 South 3500 West in West Haven. The District currently has secondary water lines in 3300 South and 3500 West. The District will serve secondary water to a new portion of the subdivided property provided the following requirements are met:

- 1. The construction plans are submitted to the District with an application for secondary water and review fee paid.
- 2. The water development, annual assessment, bonding, and inspection fees are paid once an official review has been completed.
- 3. Required petitions and water shares are received by the District.
- 4. All District water efficiency standards are met for the proposed development.
- 5. The new secondary system for these subdivisions will be installed to the District's standards and specifications.

If you have any questions, please contact Casey Potter of our office.

Sincerely,

Brad D. Nelson, P.E.

Assistant General Manager/CTO

BDN/CP/dh Enclosures E-16

2815 WEST 3300 SOUTH WEST HAVEN, UTAH 84401 801-731-1668 2/14/2023

WATER DISTRICT

Weber County Planning Commission 2380 Washington Boulevard Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that <u>Preliminary approval</u> has been given and the Taylor West Weber Water District ("the District") has the capacity to provide <u>only</u> culinary water for a mixed use with a portion of the area being commercial. The property is located near 3300 S. 3500 W. Taylor UT. Parcel #080290075 The District has the capacity to serve this lot for culinary purposes only. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has been issued a concept design only and further assessments and fees will be determined throughout the design process.

This lot will need to connect to Weber Basin Water for outdoor uses. No outdoor watering with Taylor West Weber Water.

Requirements before subdivision approval:

- Plan review fee paid. = (an assessment of the plan review fee will be determined once plans are submitted)
- Plan approval
- Water rights impact fee= (an assessment for water rights fees will be determined once plans have been reviewed)
- District board member approval

Requirements after subdivision approval:

- Secondary Water= Connect to Weber Basin Irrigation Water
- Impact fee= (will be assessed based on the eru's and will be determined at plan review these fees will be required to be paid at the time building permits are issued)
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS
GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE IT
IS ISSUED. Water right and plan review fees must be paid before approval for construction of the water

infrastructure is given. Expires 8/14/23

Sincerely, (

Ryan Rogers - Manager

Taylor West Weber Water District

Central Weber Sewer Improvement District

February 15, 2023

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

SUBJECT: Kanesville Crossing Sanitary Sewer Service Will Serve Letter

Steve:

At the request of Rick Scadden, for Kanesville Crossing development, 192 multi-Family residential and 20,000 commercial lots located at the approximate address of 3300 S 3500 W. This property needs to annex into the district before service will be provided. We offer the following comments regarding Central Weber providing sanitary sewer service.

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

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



Exhibit B Parks District letter of support and availability letters

Central Weber Sewer Improvement District

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

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

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer Central Weber Sewer
Rick Scadden
Doug Rich