

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 22, 2024
4:00 p.m.

1. Administrative Items

1.1. LVO031224P2 – Request for final approval of The Orchards Phase 2, located at approximately 2700 West 2750 North, Ogden, UT, 84401. This project consists of 22 townhomes in the R-3 zone.

Planner: Tammy Aydelotte

1.2. LVO031224P3 – Request for final approval of The Orchards Phase 3, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 36 townhomes, 9 single-family dwelling lots, and public roadway dedication, in the R-3 zone.

Planner: Tammy Aydelotte

1.3. LVO031224P4 – Request for final approval of The Orchards Phase 3, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 42 townhomes, dedicated open space, and public roadway dedication in the R-3 zone.

Planner: Tammy Aydelotte

1.4 UVS030424 – Request for final approval of Summit Eden Phase 1C Amendment 10, located at approximately 8455 E Copper Crest Dr., Eden, UT, 84310. This project consists of four lots in the DRR-1 zone.

Planner: Tammy Aydelotte

1.5 UVL032524 - Consideration and action on Final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT in the AV-3 zone.

Planner: Tammy Aydelotte

1.6 UVE032124 - East Well Subdivision: A proposed one-lot subdivision of land located at approximately 3600 N 5675 E in Eden to allow for the installation of a well pump house owned and maintained by Wolf Creek Water and Sewer Improvement District. Property owner: Russ Watts

Planner: Bill Cobabe

Adjourn

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

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

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

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



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO031224P2. Request for final subdivision approval of Orchards at JDC Ranch Phase 2, consisting of 22 townhomes, 6 cluster cottage lots, and 2 open space parcels totaling, in the R-3 zone.

Agenda Date: Wednesday, May 22, 2024

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO031224P2

Property Information

Approximate Address: 2700 W 2750 N

Project Area: 3.661 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0018 and 19-018-0019

Adjacent Land Use

North: Vacant-Ag	South: The Orchards at JDC Ranch Phase 1
East: The Orchards at JDC Ranch Phase 3	West: The Orchards at JDC Ranch Phase 1

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

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

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission.

2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development.

The Orchards at JDC Phase2 includes 6 cluster single family cottage lots and 22 townhome units with 0.811 acres of open space, which will be dedicated to, and maintained by the HOA.

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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

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

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

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

Common and Open Space: The Phase 2 plan includes 0.811 acres of open space included as part of the townhome project. The proposed open space with this project will be maintained by the HOA. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by Bona Vista Water Improvement District for culinary water. Proof of secured secondary water is a requirement from Bona Vista prior to their granting final approval. Central Weber Sewer will be providing wastewater treatment services for this development. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 60 ft. wide streets connecting to the public street infrastructure to the orchards phase 1.

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

Review Agencies: This final plan has been reviewed by the Planning Division and the Weber County Engineering. The final subdivision plat and improvement drawings will need to be reviewed and approved by the County Surveyor, and Weber Fire District, prior to recording the final plat.

Planning Commission Preliminary Approval

The Western Weber Planning Commission has granted preliminary approval of The Orchards at JDC Ranch Phase 2, located at 2850 W 2600 N, Plain City. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Open spaces will need to be properly labeled as common area on each final plat.
3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

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

Exhibits

- A. The Orchards at JDC Ranch Phase 2 Proposed Final Plat

Location map



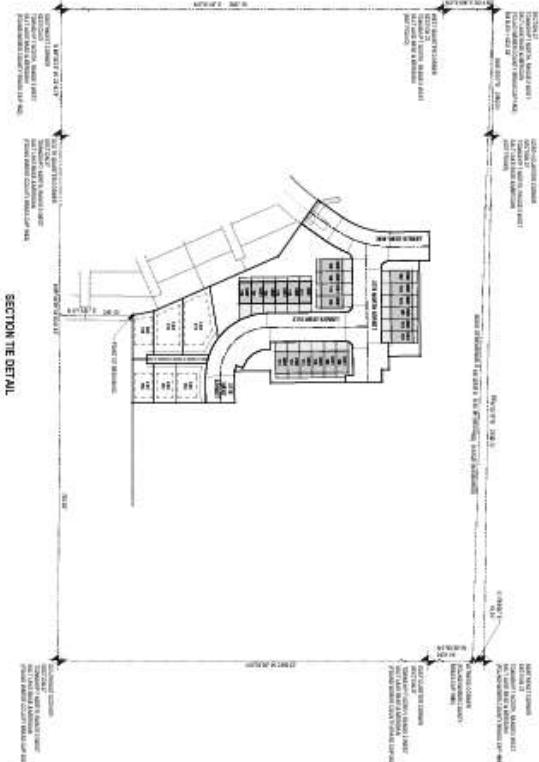
Exhibit A – The Orchards at JDC Ranch Phase 2 Proposed Final Plat

THE ORCHARDS AT JDC RANCH PHASE 2

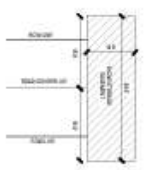
LOCATED IN THE COUNTY OF SACRAMENTO, CALIFORNIA
TOWNSHIP 7 NORTH, RANGE 2 WEST
SOUTH 1000' COUNTY LINES
SECTION 25



- GENERAL NOTES:**
1. SEE EXISTING PLATS FOR ALL UTILITIES AND RECORD DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 3. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 4. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 5. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 6. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 7. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 8. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 9. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.
 10. ALL DISTANCES ARE TO THE CENTERLINE OF THE ADJACENT PROPERTY UNLESS SPECIFIED OTHERWISE.



SECTION 10E DETAIL



SNOW STORAGE ABEMENT TYPICAL DETAIL



COMMENTS:

GENERAL NOTES:

PHASE 2:

OWNER'S DESIGN:

PHASE 2:

THE ORCHARDS AT JDC RANCH

PHASE 2:

RECORD OF SURVEY:

COUNTY RECORDS:

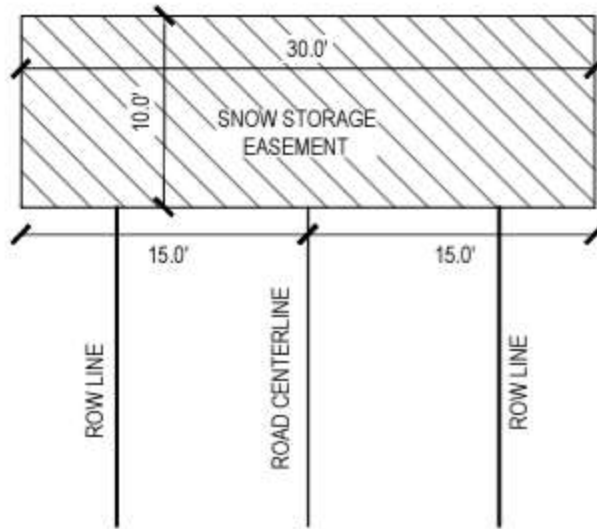
COUNTY ATTORNEY:

REGISTRATION:

ENGIN:

GENERAL NOTES:

1. PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - A. FRONT YARD SETBACK IS 20'
 - B. REAR YARD SETBACK IS 10'
 - C. SIDE YARD SETBACK IS 5'
 - D. ADJACENT TO RIGHT OF WAY IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
3. PARCELS A,B & CARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 2 HOME OWNER'S ASSOCIATION.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
7. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42__FT.
8. PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.
9. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.



SNOW STORAGE EASEMENT TYPICAL DETAIL

SCALE: NONE



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO031224P3. Request for final subdivision approval of Orchards at JDC Ranch Phase 3, consisting of 36 townhomes, 9 cluster cottage lots, and 3 open space parcels totaling 1.447 acres, in the R-3 zone.

Agenda Date: Wednesday, May 22, 2024

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO031224P3

Property Information

Approximate Address: 2700 W 2750 N

Project Area: 6.981 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0018 and 19-018-0019

Adjacent Land Use

North: Vacant-Ag	South: The Orchards at JDC Ranch Phase 1
East: The Orchards at JDC Ranch Phase 3	West: The Orchards at JDC Ranch Phase 1

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

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

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission.

2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development.

The Orchards at JDC Phase 3 includes 9 cluster single family cottage lots and 36 townhome units with 1.447 acres of open space, which will be dedicated to, and maintained by the HOA.

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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

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

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

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

Common and Open Space: The Phase 3 plan includes 1.447 acres of open space included as part of the townhome project. The proposed open space with this project will be maintained by the HOA. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by Bona Vista Water Improvement District for culinary water. Proof of secured secondary water is a requirement from Bona Vista prior to their granting final approval. Central Weber Sewer will be providing wastewater treatment services for this development. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 60 ft. wide streets connecting to the public street infrastructure to the orchards phases 1 and 2.

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

Review Agencies: This final plan has been reviewed by the Planning Division and the Weber County Engineering. The final subdivision plat and improvement drawings will need to be reviewed and approved by the County Surveyor, and Weber Fire District, prior to recording the final plat.

Planning Commission Preliminary Approval

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1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Open spaces will need to be properly labeled as common area on each final plat.
3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

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

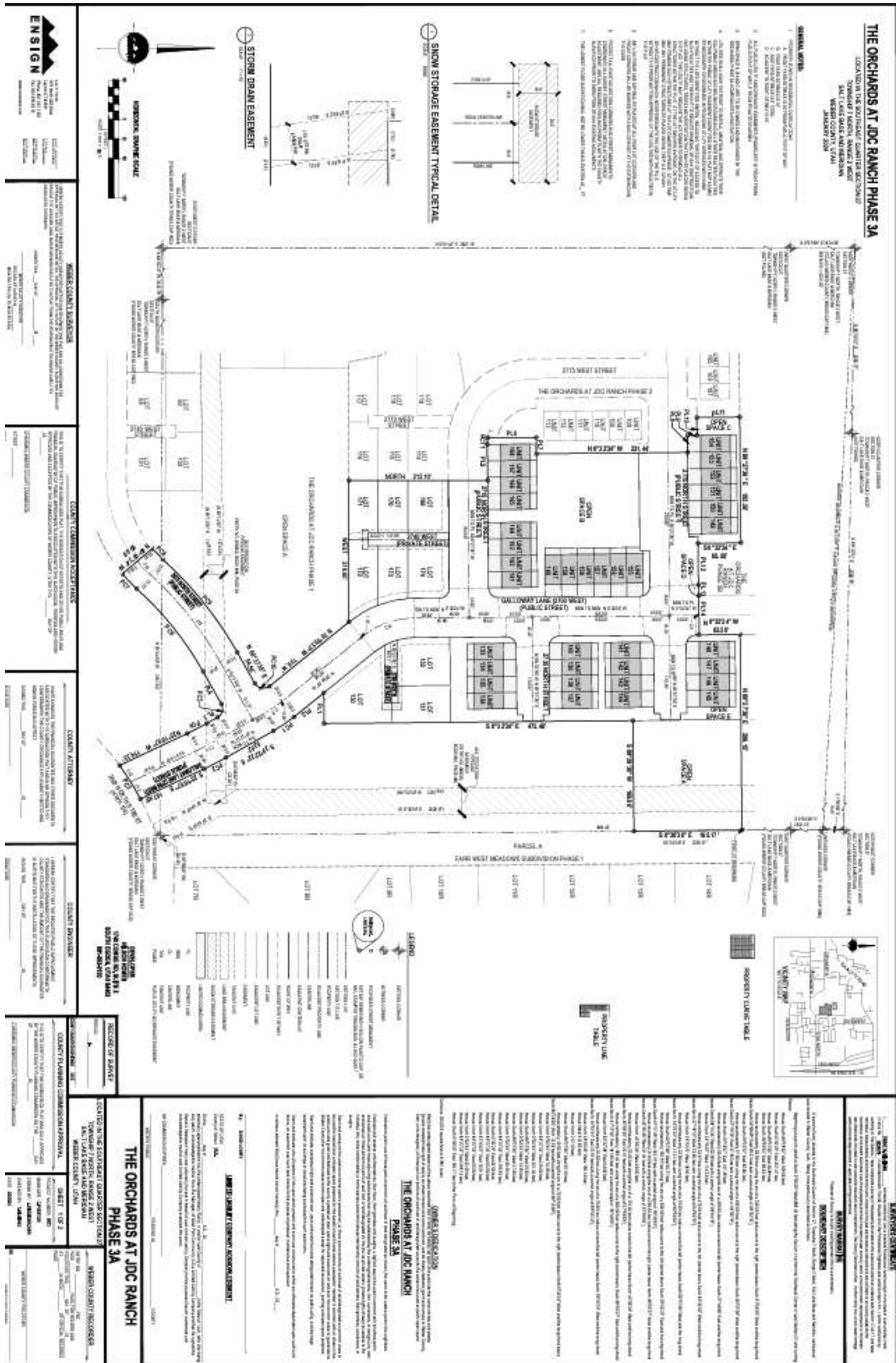
Exhibits

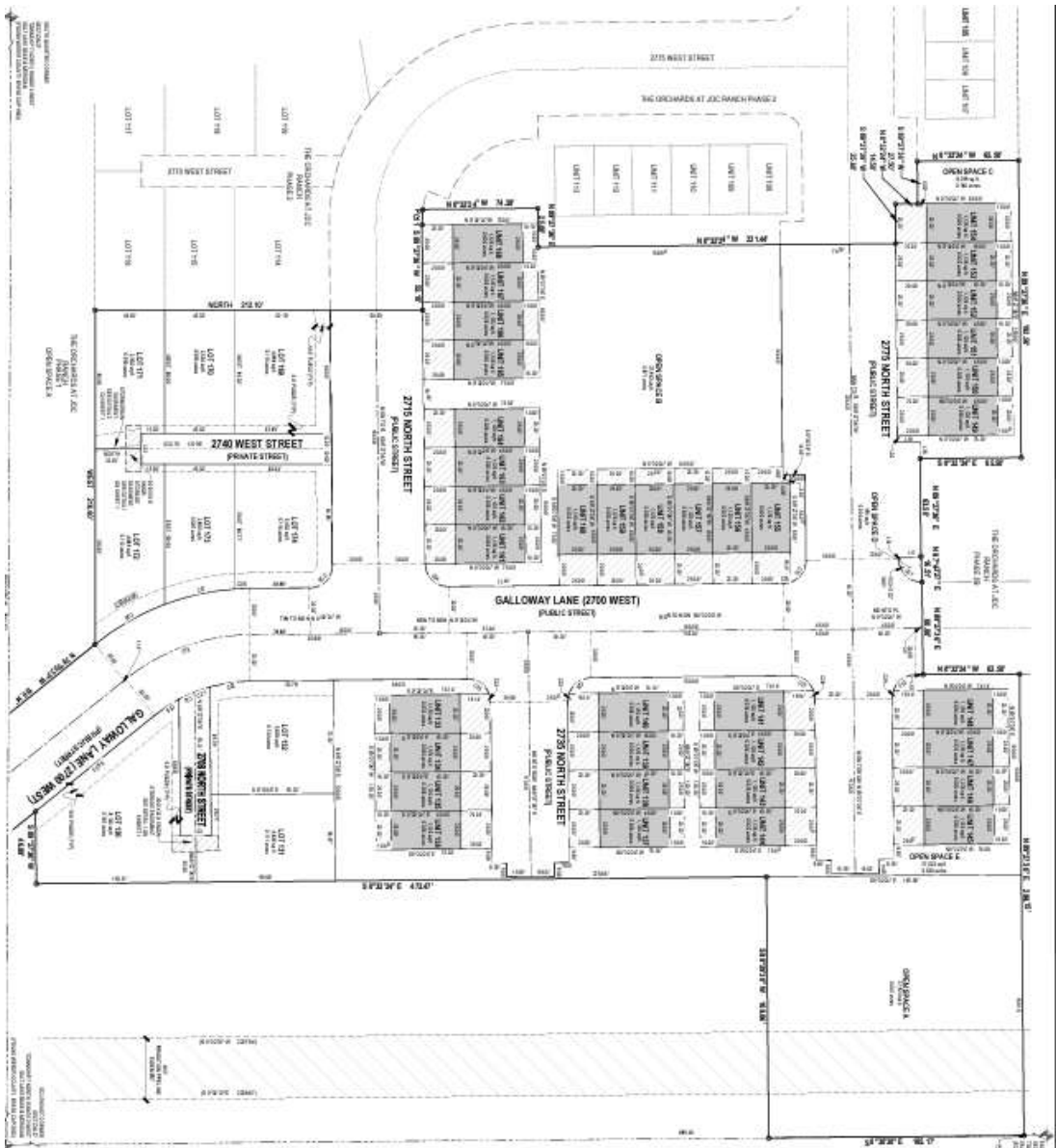
- A. The Orchards at JDC Ranch Phase 3 Proposed Final Plat

Location map



Exhibit A – The Orchards at JDC Ranch Phase 3 Proposed Final Plat





THE ORCHARDS AT JDC RANCH PHASE 3A

COUNTY OF SAN DIEGO, CALIFORNIA
 (COMMUNITY DEVELOPMENT DEPARTMENT)
 LAND USE DIVISION AND REGIONAL PLANNING DIVISION
 1601 AVENUE 66, SAN DIEGO, CALIFORNIA 92161
 (619) 491-6000

PROJECT NO. 2024-0001
 DATE: 11/15/2024

CLIENT: JDC 3

DESIGNED BY: ENSIGN
 10500 LA JOLLA VILLAGE CENTER DRIVE, SUITE 200
 SAN DIEGO, CALIFORNIA 92131
 (619) 594-8888

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/15/2024

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMITTING

SCALE: AS SHOWN
 NORTH

LEGEND

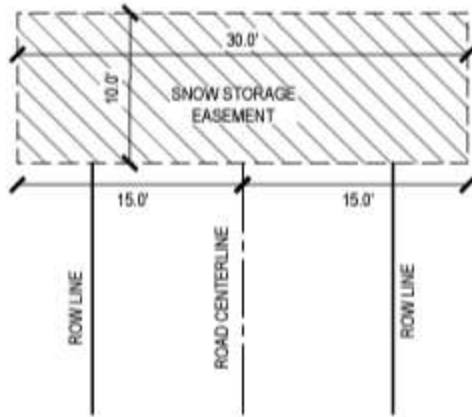
SYMBOL	DESCRIPTION
[Solid Grey]	EXISTING/PROPOSED IMPROVEMENTS
[Hatched]	EXISTING/PROPOSED OPEN SPACE
[Dotted]	EXISTING/PROPOSED PUBLIC STREET
[Diagonal Lines]	EXISTING/PROPOSED PRIVATE STREET
[Horizontal Lines]	EXISTING/PROPOSED SIDEWALK
[Vertical Lines]	EXISTING/PROPOSED CURB
[Stippled]	EXISTING/PROPOSED DRIVEWAY
[Cross-hatched]	EXISTING/PROPOSED DRIVEWAY
[White]	EXISTING/PROPOSED LOT

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
101	10,100	0.23	2.3%
102	10,100	0.23	2.3%
103	10,100	0.23	2.3%
104	10,100	0.23	2.3%
105	10,100	0.23	2.3%
106	10,100	0.23	2.3%
107	10,100	0.23	2.3%
108	10,100	0.23	2.3%
109	10,100	0.23	2.3%
110	10,100	0.23	2.3%
111	10,100	0.23	2.3%
112	10,100	0.23	2.3%
113	10,100	0.23	2.3%
114	10,100	0.23	2.3%
115	10,100	0.23	2.3%
116	10,100	0.23	2.3%
117	10,100	0.23	2.3%
118	10,100	0.23	2.3%
119	10,100	0.23	2.3%
120	10,100	0.23	2.3%
121	10,100	0.23	2.3%
TOTAL	437,400	10.0	100%

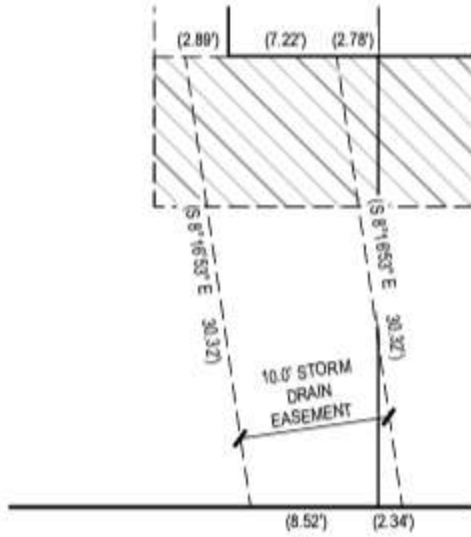
LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
101	10,100	0.23	2.3%
102	10,100	0.23	2.3%
103	10,100	0.23	2.3%
104	10,100	0.23	2.3%
105	10,100	0.23	2.3%
106	10,100	0.23	2.3%
107	10,100	0.23	2.3%
108	10,100	0.23	2.3%
109	10,100	0.23	2.3%
110	10,100	0.23	2.3%
111	10,100	0.23	2.3%
112	10,100	0.23	2.3%
113	10,100	0.23	2.3%
114	10,100	0.23	2.3%
115	10,100	0.23	2.3%
116	10,100	0.23	2.3%
117	10,100	0.23	2.3%
118	10,100	0.23	2.3%
119	10,100	0.23	2.3%
120	10,100	0.23	2.3%
121	10,100	0.23	2.3%
TOTAL	437,400	10.0	100%

GENERAL NOTES:

1. PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - A. FRONT YARD SETBACK IS 20' FROM PUBLIC RIGHT OF WAY
 - B. REAR YARD SETBACK IS 10'
 - C. SIDE YARD SETBACK IS 5' TOTAL
 - D. ADJACENT TO RIGHT OF WAY IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
3. OPEN SPACE A, B AND C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 3A HOMEOWNER'S ASSOCIATION.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
7. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42__ FT.



1 SNOW STORAGE EASEMENT TYPICAL DETAIL
SCALE: NONE



2 STORM DRAIN EASEMENT
SCALE: 1" = 10'



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO031224P4. Request for final subdivision approval of Orchards at JDC Ranch Phase 4, consisting of 42 townhomes and an open space parcels totaling 3.125 acres, in the R-3 zone.

Agenda Date: Wednesday, May 22, 2024

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO031224P4

Property Information

Approximate Address: 2700 W 2750 N

Project Area: 6.951 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0018 and 19-018-0019

Adjacent Land Use

North: Vacant-Ag	South: The Orchards Phases 2 and 3
East: Farr West	West: Open/Green Space

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 801-399-8794

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

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission.

2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development.

The Orchards at JDC Phase 4 includes 42 townhome units with an open space parcel consisting of 3.125 acres, which will be dedicated to, and maintained by the HOA.

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

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

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

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

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 4 is located in the R-3 zone. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. For clustered single family cottage lots, there is no minimum lot size or frontage. The proposed single family cottage lots range in size from 3,300 square feet to 7,500 square feet with frontages ranging from 45 feet to 115 feet.

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

Master Plan and Development Agreement: The Orchards Phase 4 is located in the Southeast Village and East Central Villages of the JDC Ranch Master Plan, as shown in the development agreement. Townhomes and single family cottage lots are allowed in each of these villages.

Common and Open Space: The Phase 4 plan includes 3.125 acres of open space included as part of the townhome project. The proposed open space with this project will be maintained by the HOA. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by Bona Vista Water Improvement District for culinary water. Proof of secured secondary water is a requirement from Bona Vista prior to their granting final approval. Central Weber Sewer will be providing wastewater treatment services for this development. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 50 ft. and 60 ft. wide streets connecting to the public street infrastructure to the orchards phases 1, 2, and 3.

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

Review Agencies: This final plan has been reviewed by the Planning Division and the Weber County Engineering. The final subdivision plat and improvement drawings will need to be reviewed and approved by the County Surveyor, and Weber Fire District, prior to recording the final plat.

Planning Commission Preliminary Approval

The Western Weber Planning Commission has granted preliminary approval of The Orchards at JDC Ranch Phase 4, located at 2850 W 2600 N, Plain City. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Open spaces will need to be properly labeled as common area on each final plat.
3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

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

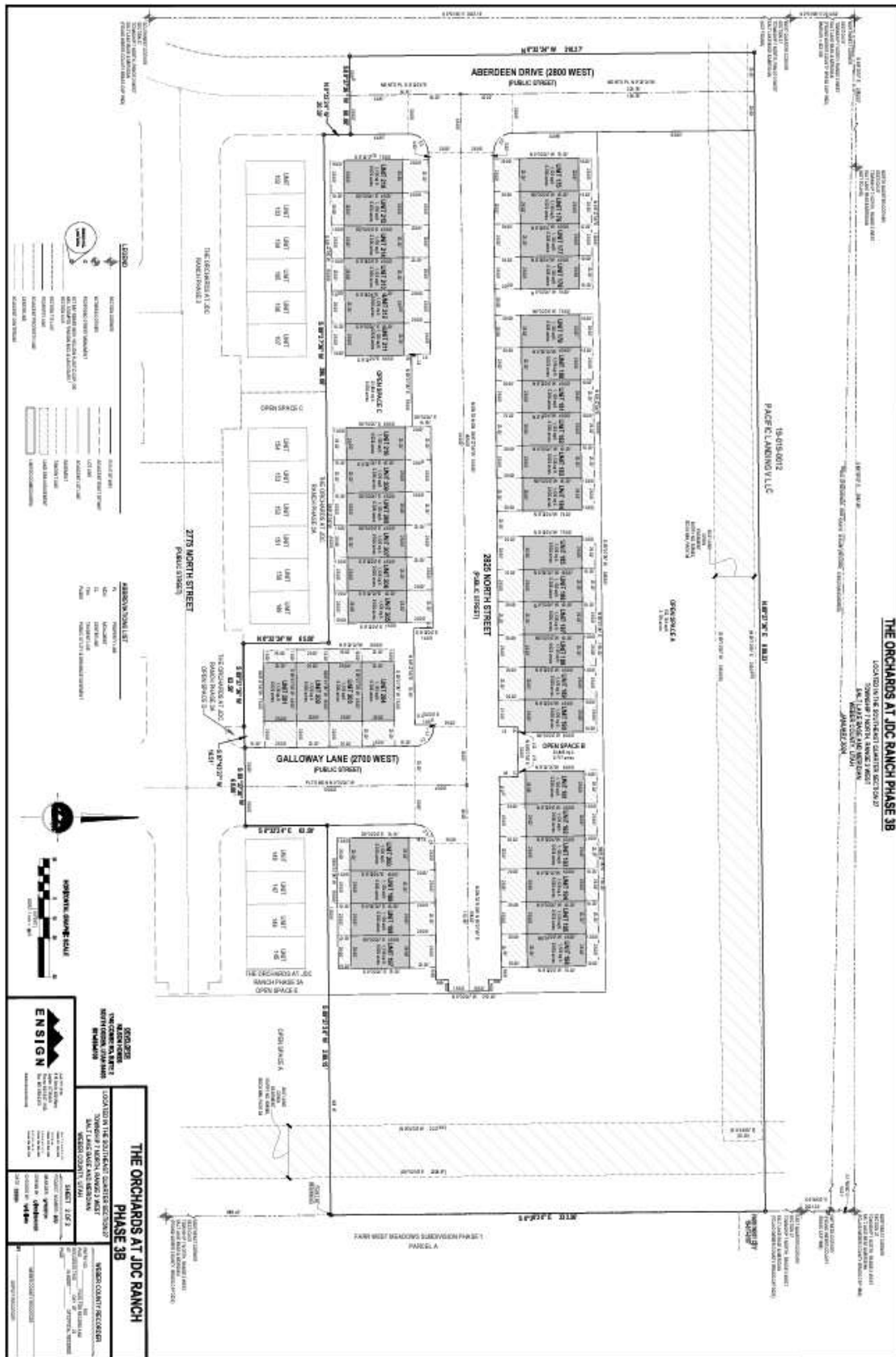
Exhibits

- A. The Orchards at JDC Ranch Phase 4 Proposed Final Plat

Location map



Exhibit A – The Orchards at JDC Ranch Phase 4 Proposed Final Plat





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 10
Type of Decision: Administrative
Agenda Date: Wednesday, May 22, 2024
Applicant: Rick Everson
File Number: UVS030424

Property Information

Approximate Address: 8455 E Copper Crest Drive, Eden, UT, 84310
Project Area: 0.302 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-150-0001 thru 23-150-0007, and 23-150-0020
Township, Range, Section: T7N, R2E, Section 8 NE

Adjacent Land Use

North: Copper Crest Rd	South: Resort Residential
East: Resort Residential	West: Resort Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission’s approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit “Nest” development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit “Nest” development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit “Nest” development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.
- Summit Eden Phase 1C Amendment 8 removing the designated building envelope from lot 63 (now lot 152).
- Summit Eden Phase 1C Amendment 9 amending the building envelope of lot 74R.

Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1C Amendment 10, combining lots 124, 125, 126, 127, 128, 129, 130, CA ‘A’, and CA ‘B’ of Summit Eden Phase 1 C Amendment 4, into four lots. The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). Each lot within Phase 1C was designated with building envelopes, including the R-lots. The proposed amended building envelope will increase the building envelope toward the rear lot line. There will be a 15 foot setback from the rear lot line to the new building envelope. Because this is a restricted lot, a hillside review will be required prior to building permit submittal.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to

ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three, four, multi-family, commercial, and mixed use structures. The proposed amendment will not alter the lot lines of the existing lot 74R. The proposed building envelope complies with the following development standards for residential buildings in the DRR-1 zone:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Maximum building height: 35 feet

Natural Hazards Areas: The proposed subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. A “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have reviewed and approved the proposal. Powder Mountain Water and Sewer has approved of the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 10, combining seven lots into four. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 10
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



Exhibit A - Proposed Summit Eden Phase 1C Amendment 10

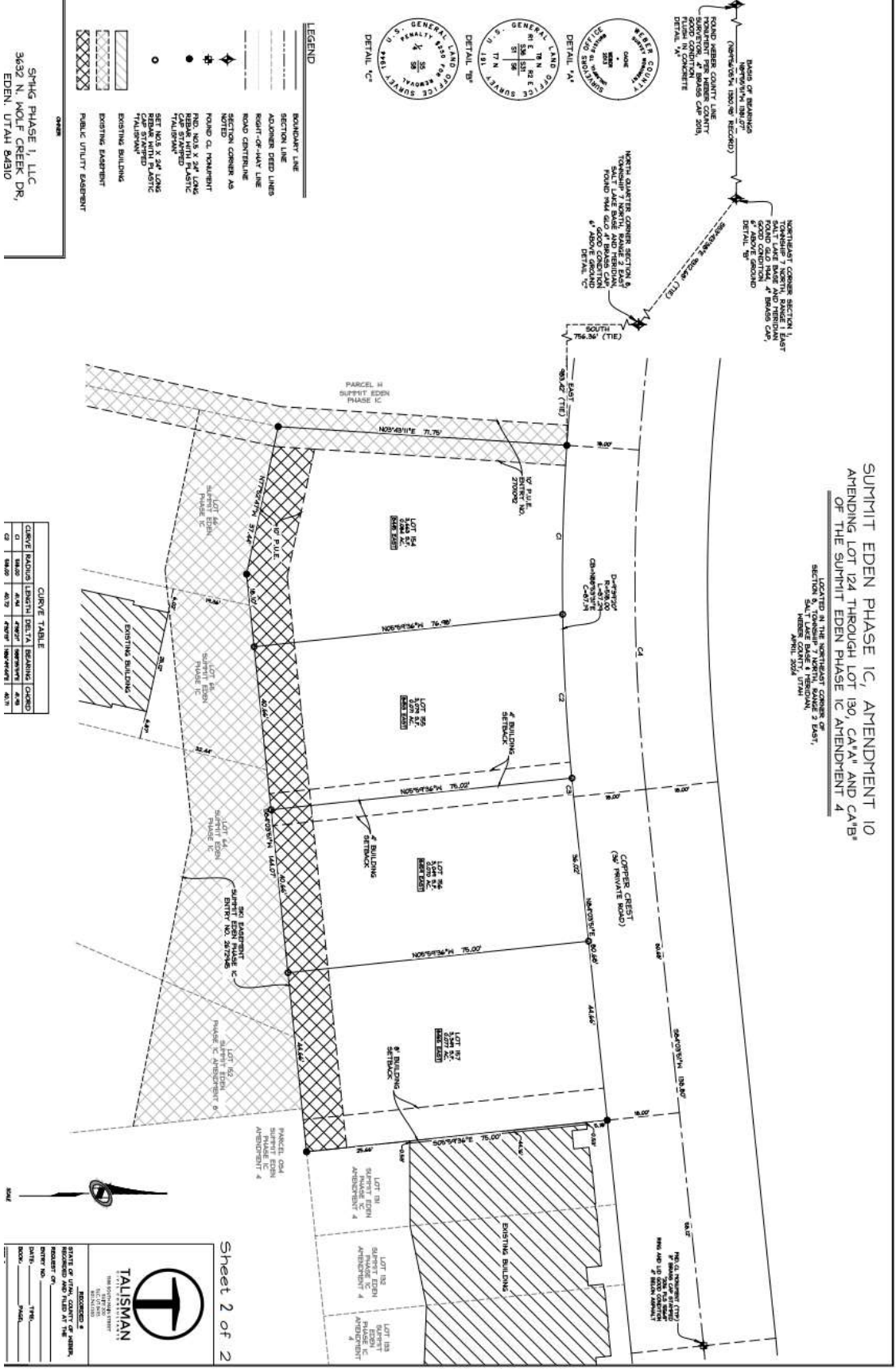
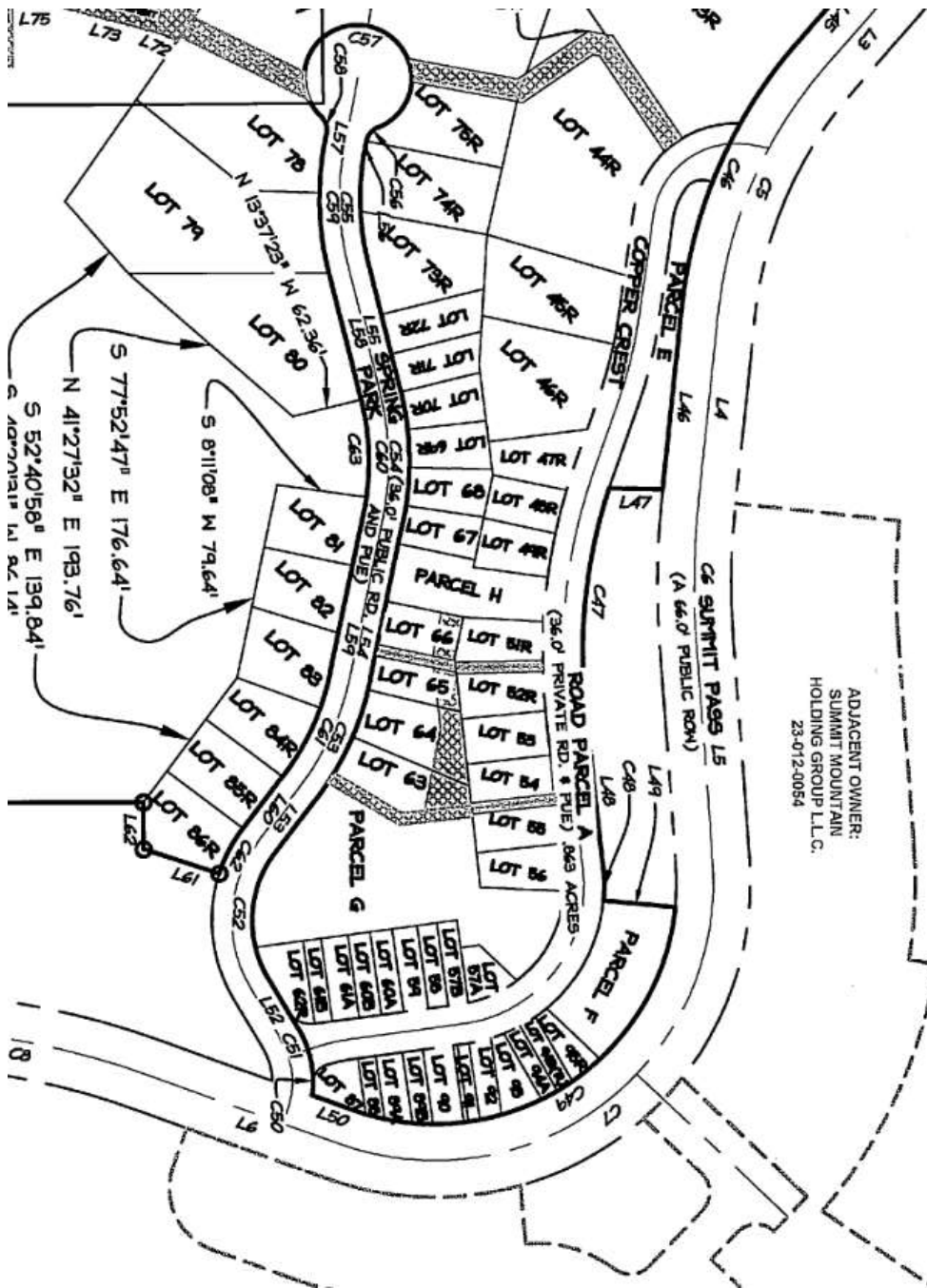


Exhibit B -Summit Eden Phase 1C Plat





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: File No. UVL032524 - Consideration and action on Final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT in the AV-3 zone.

Type of Decision: Administrative

Agenda Date: Wednesday, May 22, 2024

Applicant: Mallorie Buresh, Rep for Owners

File Number: UVL032524

Property Information

Approximate Address: 4126 E 2950 N Liberty, UT

Project Area: 3.00 acres

Zoning: Agricultural Valley 3 (AV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-022-0201

Township, Range, Section: T7N, R1E, Section 28 SW

Adjacent Land Use

North: Residential	South: Residential
East: Nordic Valley Drive	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 2 (Agricultural Zones AV-3)

Background and Summary

The applicant is requesting final approval of Lazy S Subdivision consisting of one residential lot (See **Exhibit A**). The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the AV-3 Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

Lot area, frontage/width and yard regulations: LUC § 104-2 (AV-3 Zone) require a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. The proposed lot meet both of these zoning minimum standards.

Culinary water and Secondary Water: Culinary water will be provided by Nordic Mountain Water (see **Exhibit B**). Secondary water will be provided to the lot through an existing well (see **Exhibit A – location on proposed final plat**). Final Approval for culinary water shall be provided prior to building permit.

Sanitary Sewage Disposal: The proposed subdivision will be served by on-site waste water system (septic). The Weber-Morgan Health Department have issued a Septic Feasibility Letter detailing the feasibility of an on-site water disposal system for the subdivision (see **Exhibit C**).

Review Agencies: To-date, Planning, Fire, Surveying, and the Weber-Morgan Health Department have reviewed and approved this project. Weber County Engineering has reviewed this project. All review agency requirements must be addressed and completed prior to the final subdivision plat being recorded with the Weber County Recorder's Office.

Tax Clearance: There are no outstanding tax payments related to the parcel.

Staff Recommendation

Staff recommends final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Final approval from Nordic Mountain Water shall be provided prior to issuance of a land use permit.
1. If secondary water will be provided by a private well, then by default, a water allocation sufficient to water 30 percent of the lot is required unless specifically provided otherwise herein. This percent shall be increased to the actual area watered if more than 30 percent of the lot is or will be watered. This percent may be reduced to the actual percentage of the lot covered by vegetation that is not drought-tolerant or non-native wildland if
 1. All areas with drought-tolerant vegetation are provided sufficient water allocation for the vegetation type and an automatic watering system is installed that has separate valves and stations on which vegetation with similar watering needs shall be grouped, if applicable;
 2. A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable; A note is placed on the final recorded plat as required in Section 106-1-8.20; and
 3. The approved Exchange Application from the Utah Division of Water Rights is submitted to the County for each well. It shall demonstrate the total acre-feet approved for each well, and demonstrate that all proposed wells within the subdivision, including all phases, were simultaneously submitted to the division for approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

- A. Proposed Final Plat
- B. Private Well Permit
- C. Septic Feasibility letter

Area Map

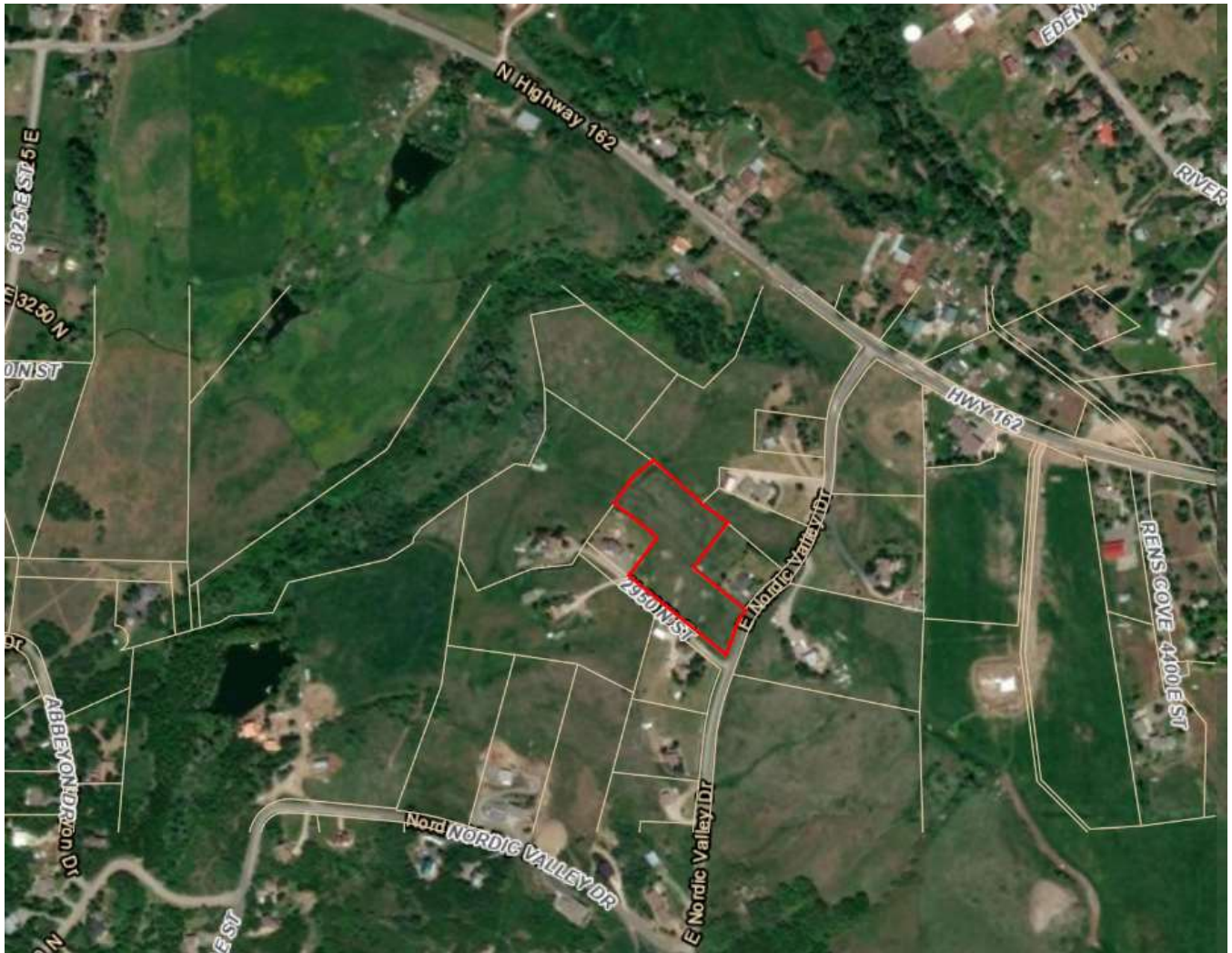


Exhibit A – Subdivision Plat

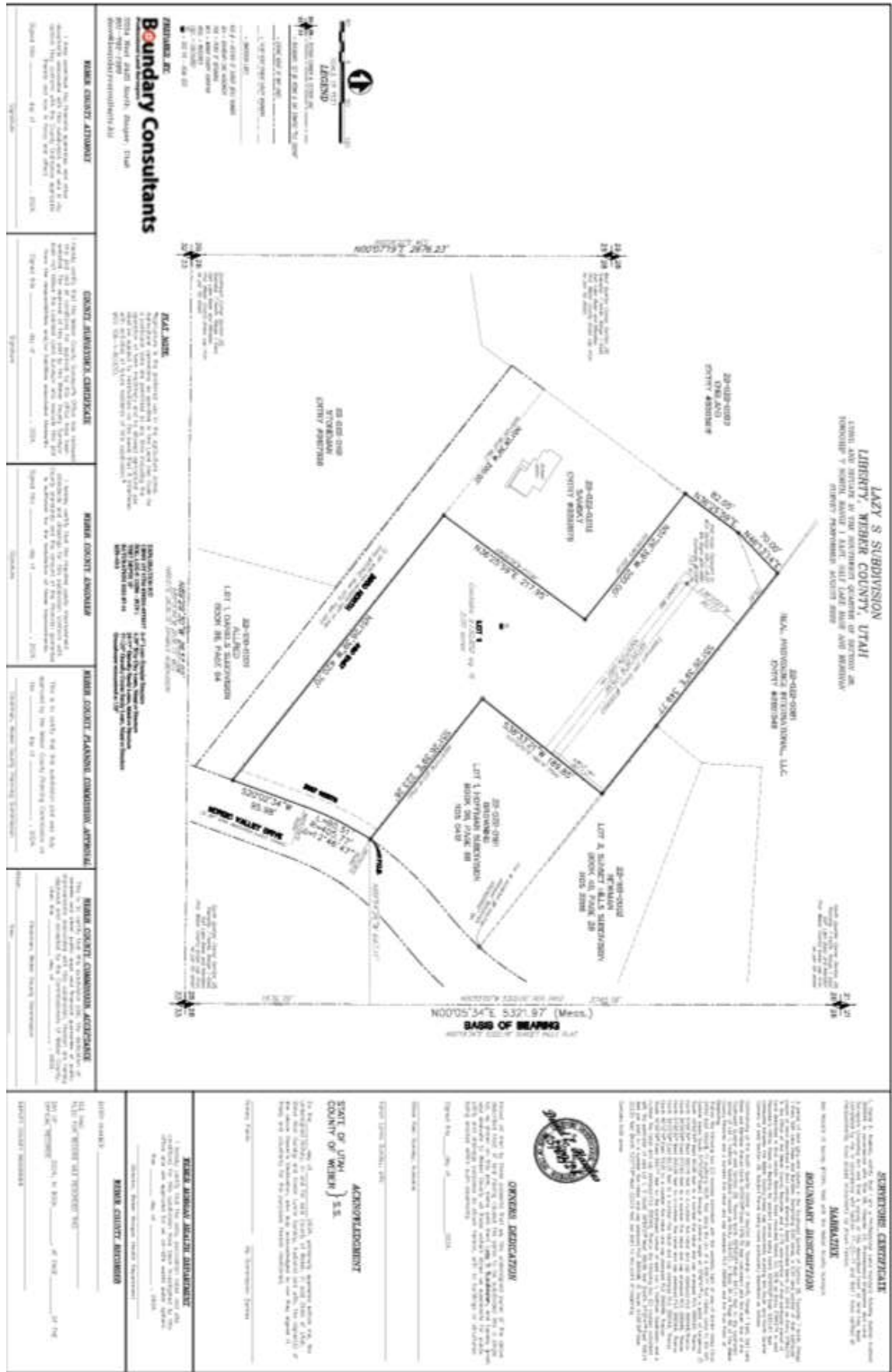


Exhibit B- Culinary Water Will Serve & Secondary Water Share

Nordic Mountain Water, Inc.
4794 East 2600 North
P. O. Box 897
Eden, Utah 84310
(801) 745-2605
nmwi@digis.net
October 10, 2022

Reference: 2957 NORDIC VALLEY DR, WEBER COUNTY, UTAH

STEVE & KAREN SUNDAY

Weber County Tax ID# 22-022-0195

To Whom It May Concern:

We certify the above referenced property has a culinary water share with Nordic Mountain Water, Inc. guaranteeing the right to connect to the NMWI water system. All labor and materials required to physically connect this property to NMWI water line is the ^{responsibility} responsibility of the property owner. NMWI is an approved culinary water company in good standing within Weber County, State of Utah

Bill D. Green by EAK
Bill D Green
President of the Board of Directors
Nordic Mountain Water, Inc.



April 1, 2024

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Preliminary Subdivision Determination
Lazy S Subdivision, 1 lot
Parcel #22-022-0201
Soil log #15296

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Nordic Valley Water, an approved water system. A letter from the water supplier is required prior to issuance of a permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceeding 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by a Drip Irrigation absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. As defined in the Utah Administrative Code R317-4 Table 6 the absorption area is to be designed using a maximum loading rate of 0.27 gal/sq. ft./day for a Wisconsin Mound absorption area, or 0.55 gal/sq. ft./day for the Packed Bed Media absorption area as required for the silty clay loam, massive structure soil horizon and documented percolation results of 40 minutes per inch (MPI).

ENGINEERING CONSIDERATIONS engineering considerations

- The onsite wastewater treatment system will need to meet the separation distances established in the UAC R317-4 from the existing well located on the northwest section of the property.
- The culinary water service for the single lot subdivision is an approved Public Water System not a Nonpublic Well (private well). The subdivision was reviewed as such with respect to minimum lot and sizing.


Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of East Well Subdivision, a one-lot subdivision.
Agenda Date: Wednesday, May 22, 2024
Applicant: Mike Durtschi, on behalf of Russ Watts
File Number: UVE032124

Property Information

Approximate Address: approximately 3600 N 5675 E, Eden
Project Area: 8.46 Acres
Zoning: Residential Estates (RE-15)
Existing Land Use: Vacant
Proposed Land Use: Public Utility Substation
Parcel ID: 22-020-0034
Township, Range, Section: Section 24, T7N, R1E

Adjacent Land Use

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

Staff Information

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

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates, RE-15)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

On March 21, 2024, the Planning Division accepted the application for East Well Subdivision.

Background and Summary

The applicant is requesting approval of a one-lot subdivision, located at approximately 3600 N 5675 E that will gain sole access from 5675 E in Eden. 5675 E is to be constructed and maintained as a public road. The proposed future 5675 E will extend to the west and provide access for the future development of lots in the subdivision (see future subdivision layout). The proposed well lot – Lot 1 – will be dedicated to the Wolf Creek Water and Sewer Improvement District for the construction of a well house/pump house.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-15 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. A Conditional Use Permit for a Public Utility Substation will be required after recordation of the plat.

Analysis

General Plan: This proposal conforms with Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space. On page 12 of the OVGP, it states:

Overall, Valley residents favor a land-use pattern in which development is clustered in areas separated by open agricultural lands or natural greenbelts. The goals and principles of this General Plan seek to encourage clustering of residential development in most instances. Current County ordinances provide for cluster subdivisions and PRUDs with smaller development footprints and common open areas.

Further, page 43 notes:

As the population increases, it is important to ensure that demand for services does not exceed the supply and that the expansion of utility infrastructure is planned to accommodate future needs. This is especially critical in Ogden Valley, which is experiencing infrastructure challenges that affect livability for residents.... The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs.

In approving this subdivision, and with the conditional use permit to be issued in the future, this subdivision will allow for the installation of critical infrastructure to support quality residential growth as anticipated by the OVG. P.

Zoning: The property is within the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

"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."

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Drinking-Water Source Protection Zone: This proposal is not located within a Drinking Water Source Protection Zone.

Natural Hazards: This property is located within a FEMA flood zone area classified as Zone X, which is outside of the 500-year flood risk.

This subdivision proposal is on land that has been identified as a potential geologic hazards area. As this property is going to be developed as non-habitable structures, it may be considered to be exempt from the provisions in Section 108-22. However, due to the nature of the use (public utility substation) and the fact that shifting soils or other geologic hazards may be present on the site, as a condition of approval staff would recommend that the site have a reconnaissance level survey completed to ensure that any hazards on the site may be mitigated prior to building permit review.

Irrigation and Domestic Water: The property will be owned and maintained by the Wolf Creek Water and Sewer Improvement District. Secondary water for landscaping will be required. No requirement for culinary water is necessary.

Sanitary System: There will be no sanitary systems in use on the property.

Review Agencies: The Weber County Fire District has posted a review and approval for this proposed preliminary plat, noting that home suppression will be required, along with an approved water tank, turnarounds, a snow removal plan, and hydrant location. Weber County Planning, Engineering, and Surveying have submitted review comments that will be addressed by as conditions of approval prior to recordation of the final subdivision plat.

Staff Recommendation

Staff recommends approval of the East Well Subdivision, consisting of 1 lots. This recommendation is based on the following conditions:

1. Before submitting for and prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of secondary water access shall be submitted that follow the requirements and covenants on the subdivision ordinance.
3. As determined by the County Engineer, a reconnaissance level geologic hazards report shall be submitted to the County prior to issuance of a Conditional Use Permit/building permit.
4. That a buildable area be created on the lot in the conjunction with the County's buildable area requirements and the recommendations of the geologist, as applicable.

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

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative preliminary plat of the East Well Subdivision, consisting of 1 lot, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

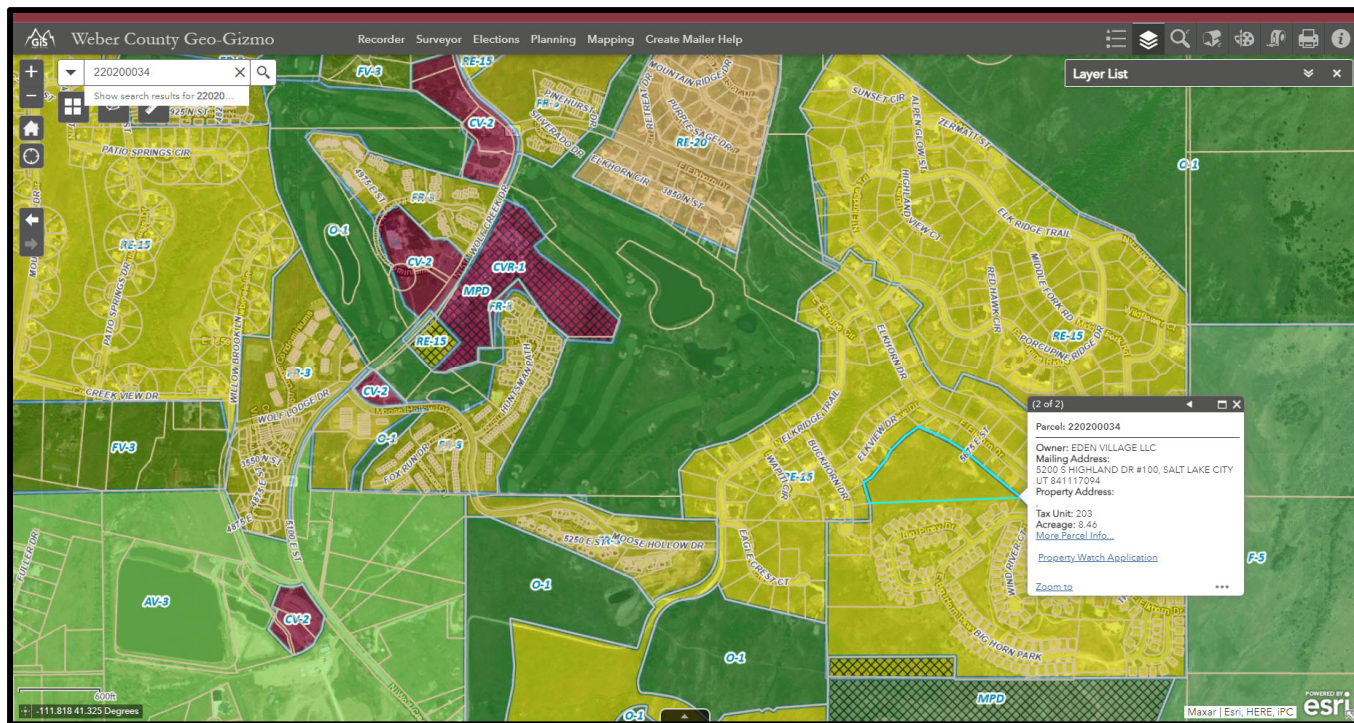
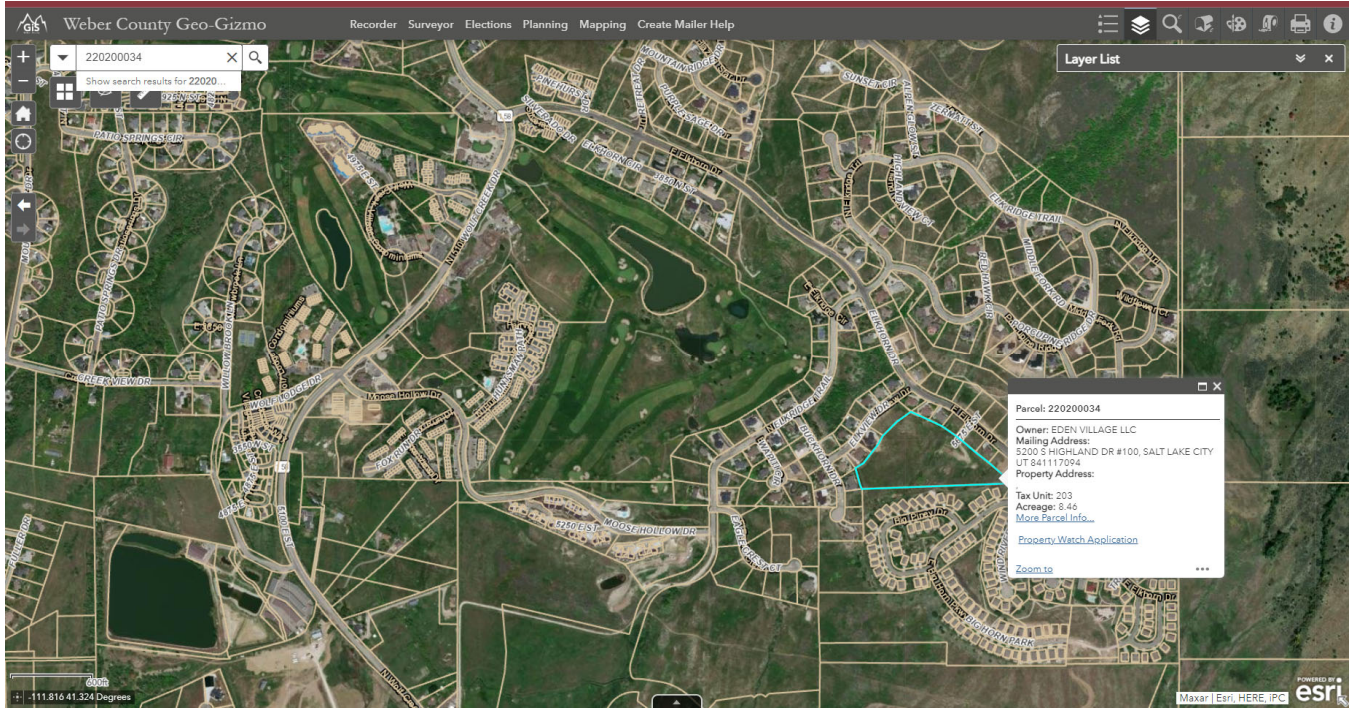
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

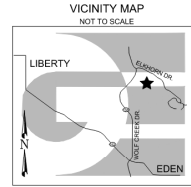
Exhibits

- A. East Well Subdivision Plat
- B. Current Recorders Plat
- C. Project Narrative
- D. Preliminary Site Plan

Area Map / Zoning Map

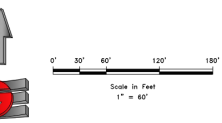


EAST WELL SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,
 MARCH 2024



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE ELKHORN SUBDIVISION PHASE 4, SAID POINT BEING LOCATED SOUTH 47°22'11" WEST 103.26 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF ELKHORN DRIVE AND 9675 EAST; SAID POINT ALSO BEING NORTH 89°17'00" EAST 1011.53 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23 AND NORTH 00°00'00" EAST 344.70 FEET FROM THE SOUTHWEST SECTION CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 30°24'30" WEST 9.42 FEET; THENCE ALONG THE ARC OF A 106.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 164.81 FEET (CHORD BEARS SOUTH 13°59'54" EAST 148.77 FEET); THENCE SOUTH 58°26'31" EAST 24.49 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.29 FEET (CHORD BEARS SOUTH 40°10'51" WEST 59.32 FEET); THENCE NORTH 41°11'28" WEST 89.20 FEET; THENCE ALONG THE ARC OF A 360.04 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 110.74 FEET (CHORD BEARING NORTH 82°00'11" WEST 110.23 FEET); THENCE NORTH 32°47'33" EAST 130.68 FEET TO SAID SOUTH BOUNDARY LINE OF ELKHORN SUBDIVISION PHASE 4; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 57°30'00" EAST 61.81 FEET; (2) SOUTH 49°50'00" EAST 62.62 FEET TO THE POINT OF BEGINNING, CONTAINING 18,190 SQUARE FEET OR 0.42 ACRES.



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAST WELL SUBDIVISION IN ACCORDANCE WITH SECTION 17-21-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUBJECT TO RETRADE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

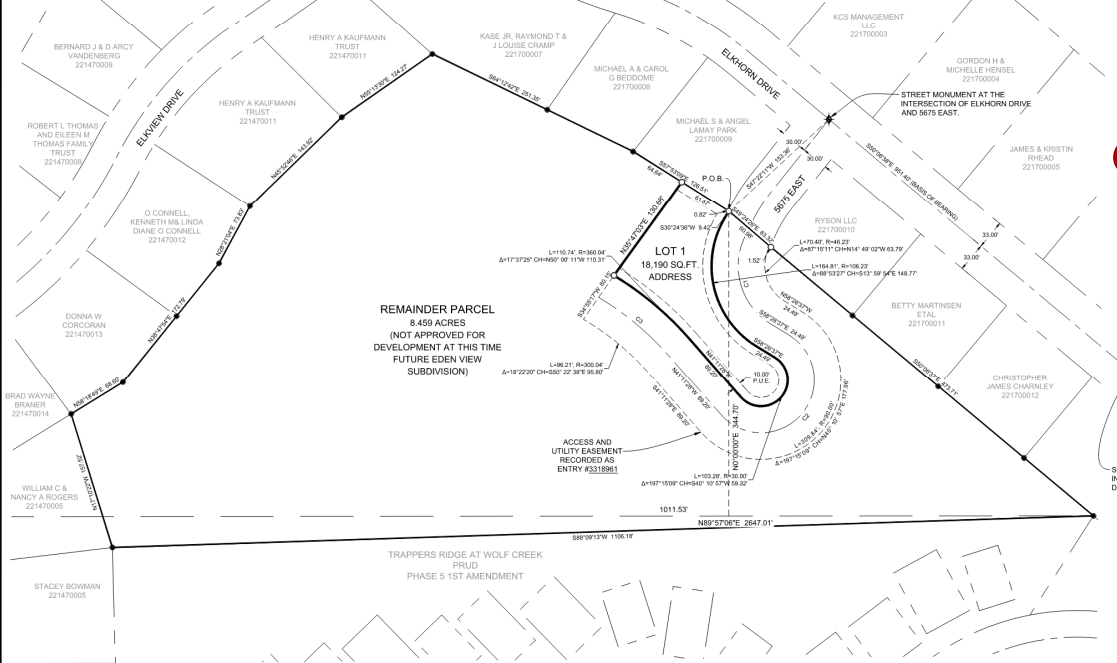
SIGNED THIS ____ DAY OF ____ 2024.



LEGEND

- STREET MONUMENT AS NOTED
- SET 2" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- FOUND GARDNER REBAR AND CAP
- STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT
- - - - - EXISTING FENCE LINE

REMAINDER PARCEL
 8.459 ACRES
 (NOT APPROVED FOR
 DEVELOPMENT AT THIS TIME
 FUTURE EDEN VIEW
 SUBDIVISION)



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID TRACT:

EAST WELL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ACCESS EASEMENT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY APPROPRIATELY ESTABLISHED THE LATERAL OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____ 2024.

EDEN VILLAGE LLC

BY: RUSS WATTS - MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF WEBER)

On this ____ day of ____ 2024, personally appeared before me **RUSS WATTS**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by the duly sworn/affirmed, did say that he/she is the MEMBER of EDEN VILLAGE, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Board of Directors, and said **RUSS WATTS** acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

NOTES

1. ZONE RE-15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDES EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 50-YEAR ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 4802702032R WITH AN EFFECTIVE DATE OF JUNE 2, 2016.
3. A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILED WITH WEBER COUNTY ON MAY 18TH 2017.
4. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA "WILDUPH HABITAT AREA" THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUC) (04-26) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
5. "LOT 4" FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. "LOT 4" IS NOT FOR RESIDENTIAL DEVELOPMENT.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.22	76.23	88°51'14"	S14° 01' 21"W	106.72
C2	206.56	60.00	197°13'09"	S40° 10' 37"W	118.64
C3	103.48	60.00	175°14'49"	N50° 10' 23"W	103.05

<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION, THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENT ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>CHARLARM, WEBER COUNTY COMMISSION ATTEST: _____ NAME/TITLE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>CHARLARM, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WATER/SEWER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ____ DAY OF ____ 2024.</p> <p>DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE STREET CENTERLINE OF ELKHORN DRIVE BETWEEN 5795 EAST AND 5675 EAST, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 50°08'30" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

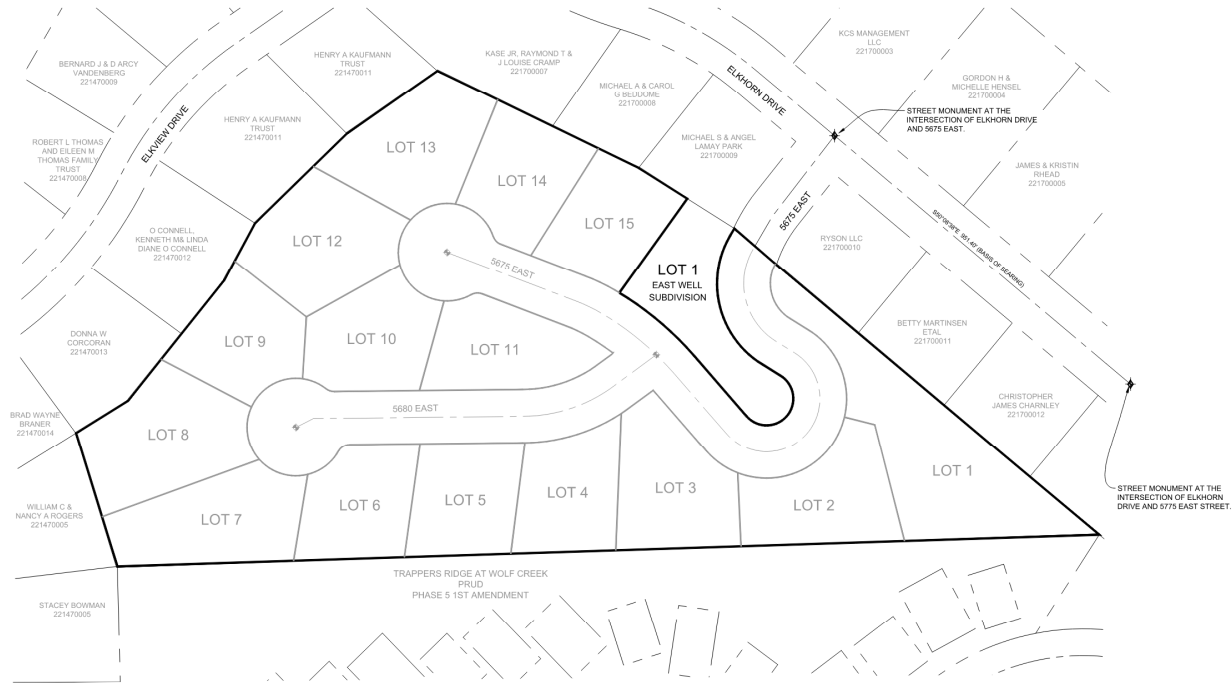
<p>DEVELOPER: WATTS ENTERPRISES 5200 HIGHLAND DRIVE HOLLADAY, UTAH 801-272-7111</p>	<p>S1 2</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER</p> <p>BY: _____</p>
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GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 975 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0666

FUTURE EDEN VIEW SUBDIVISION

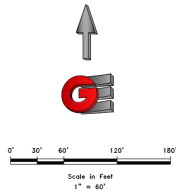
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH,
MARCH 2024

***FUTURE EDEN VIEW SUBDIVISION LAYOUT
INCLUDED FOR REFERENCE ONLY, SAID LAYOUT
IS NOT FOR RECORDING AT THIS TIME***

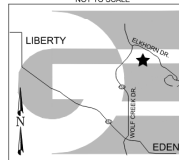


LEGEND

- ◆ STREET MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE



VICINITY MAP



NOTES

1. ZONE RE-15 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 10 FEET WITH BOTH SIDE EQUALING 24 FEET; SIDE FACING STREET 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49070203P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. A GEOLOGIC AND GEOTECHNICAL REPORT WAS FILED WITH WEBER COUNTY ON MAY 18TH 2017.
4. SUBJECT PROPERTY FALLS WITHIN THE DEVELOPMENT AREA 'IMPORTANT WILDLIFE HABITAT AREA' THAT IS PART OF THE OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS (LUS 10A-2B) DEVELOPMENT STANDARDS IN THIS AREA SHALL FOLLOW THE PRINCIPLES ESTABLISHED.
5. 'LOT 4' FOR UTILITY DEVELOPMENT ONLY AND FOR PURPOSES OF FUTURE WELL SITING. 'LOT 4' IS NOT FOR RESIDENTIAL DEVELOPMENT.
6. THE PROPOSED LAYOUT OF EDEN VIEW SUBDIVISION AS SHOWN HEREON HAS NOT BEEN APPROVED AT THIS TIME. SAID LAYOUT WAS INCLUDED FOR THE PURPOSE OF SHOWING HOW 'LOT 4' OF EAST WELL SUBDIVISION WILL MERGE WITH EDEN VIEW SUBDIVISION.

DEVELOPER: WATT'S ENTERPRISES RUSSELL WATTS 1200 HIGHLAND DRIVE HOLLADAY, UTAH 801-272-7111	S2 2	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE 801-476-0202 FAX 801-476-0066		

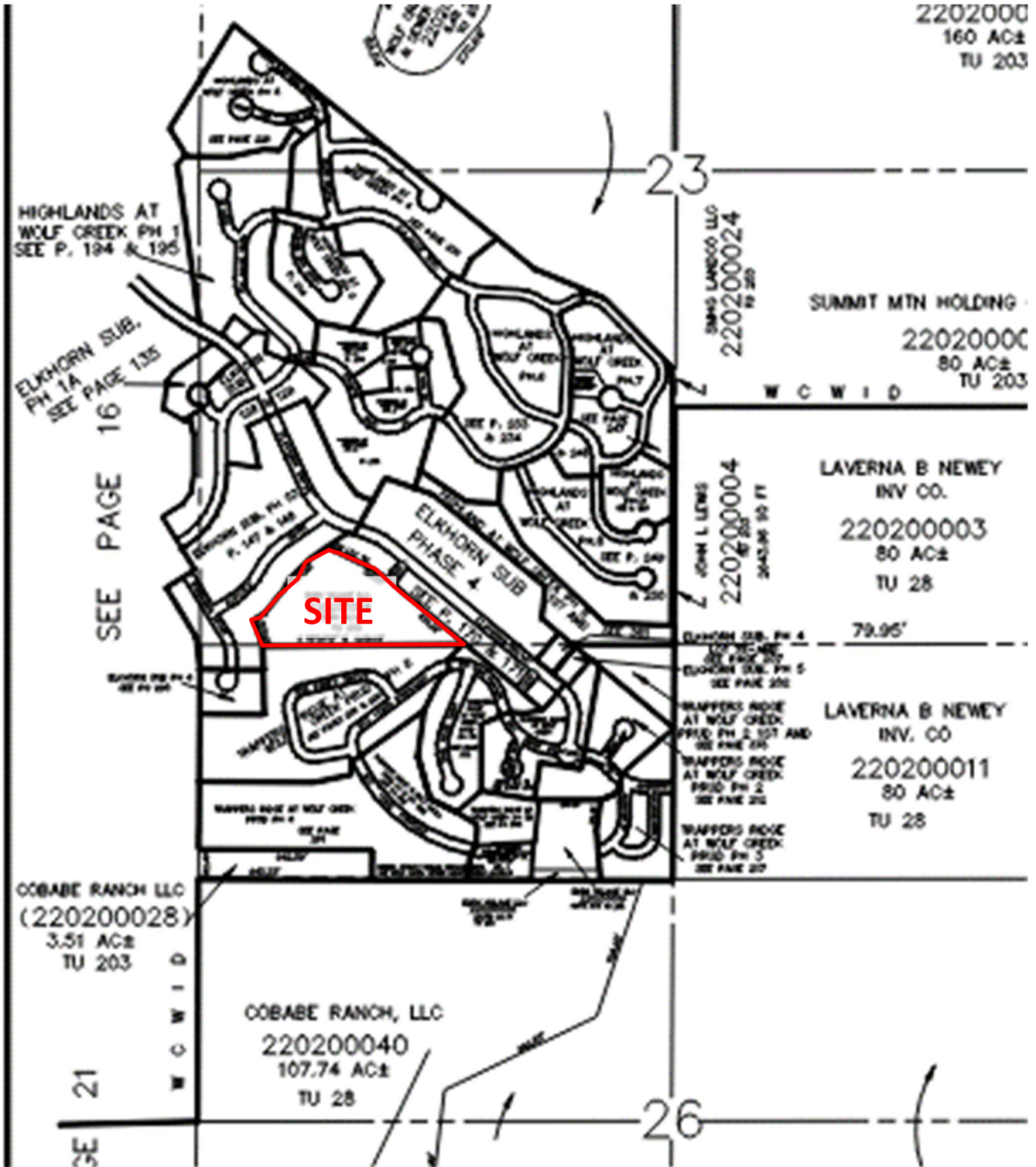


Exhibit C

East Well Subdivision Narrative

This 1-lot subdivision is being established to create a lot for the Wolf Creek Water and Sewer Improvement District (District) to acquire, and on which the District intends to construct a well house for their existing East Well. The surrounding property from which this East Well Subdivision is being subdivided will, at some later date, be further subdivided into residential lots known as The Eden View Subdivision. Said Eden View Subdivision cannot, at the time of this East Well Subdivision application, be platted due to the non-issuance of a Will-Serve letter from the District (the District is the provider of culinary, secondary and sewer services to the future Eden View Subdivision).

In conversation with Planners Tammy Aydelotte and Charlie Ewert, as well as Engineer Gary Myers of Weber County, this initial one-lot East Well Subdivision is being made without (and approval will not be withheld due to lack of) a will-serve letter, street connectivity plan or feasibility letters, because the East Well Subdivision is being established for the sole purpose of constructing a utility substation. The waived requirements do not apply to a utility substation.

Please refer to the email uploaded as verification of the preapplication meeting. The pre-application verification email also contains verbiage waiving the above-mentioned documents.

The East Well Subdivision Plat uploaded to Frontier is accompanied by a tentative future plat for Eden View Subdivision. Eden View Subdivision is not being officially considered with this East Well Subdivision application but is included at the request of both the District and Mr. Watts, to provide context for why the East Well Subdivision is referred to as "Lot 4" and how the surrounding property is intended to be platted and developed. Development of the surrounding ground is contingent on, but not limited to, first meeting the requirements of the District to warrant a Will-Serve letter from the District.

In accordance with a coordination conference call held on 3/7/2023 with Gary Myers and Charlie Ewert of Weber County; Miranda Menzies and Rob Thomas of the District, Dan White of Gardner Engineering and Russ Watts of Watts Enterprises, the engineering drawings for the future Eden View Subdivision are also uploaded with this East Well Subdivision application so County Engineering can review the plans and provide preliminary courtesy review comments to assist Mr. Watts at this time. Full approval of the full Eden View Subdivision will be dependent on future formal application.

A conditional use permit for the East Well wellhouse was approved previously as CUP 2023-1, and only requires the countersignature of Mr. Watts to become effective. Said CUP approval, though not typically part of a subdivision application, is uploaded to this subdivision application, because said CUP application is an integral part of the agreements surrounding creation of this East Well Subdivision.

Exhibit D

