

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:

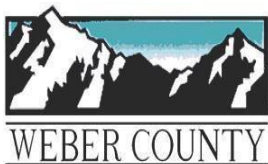
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information 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.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

January 14, 2025

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



- Pledge of Allegiance
- Roll Call:

1. Minutes: 9-17-2024, 10-8-2024, and 11-12-2024

Petitions, Applications, and Public Hearings:

2. Administrative items

2.1 DR2024-06: Consideration and action on a request for design review approval of a 10,100 square-foot accessory storage building in the A-1 zone, that is more than twice the size of the primary dwelling's footprint.

Staff Presenter: Tammy Aydelotte

2.2 LVN091924: Consideration and action on an administrative application for preliminary approval of the Navy Meadows Subdivision consisting of 210 lots, and the Navy Meadows phasing plan.

Staff Presenter: Felix Lleverino

3. Election of 2025 Chair and Vice Chair

4. Public Comment for Items not on the Agenda:

5. Remarks from Planning Commissioners:

6. Planning Director Report:

7. Remarks from Legal Counsel

Adjourn to Work session (see next page)

Worksession

WS1: A discussion regarding a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. The third work session for this proposal will present concept plan changes recommended by the Planning Commission. Applicant: Preston Mobius

WS2: A discussion regarding a zoning map amendment application and associated development agreement for the Gibson Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the "Traditional Neighborhood Zone" (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. Applicant: Black Pine Group.

WS3: A discussion regarding a standardized development agreement template intended to be used for typical rezones in the unincorporated Western Weber area. Staff: Charlie Ewert.

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 801-399-8371 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 801-399-8371

Minutes of the Regular Meeting of the Western Weber Planning Commission for September 17, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Camie Jo Clontz, Jed McCormick, Casey Neville, Sarah Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

1. Administrative Items:

1.1 LVL053024 - A request for preliminary subdivision approval of Longhorn Estates Subdivision. A residential development consisting of 84 lots across 5 phases. Presenter Felix Lleverino

A staff memo from Planner Lleverino explained the Longhorn Estates development was approved for a zoning map amendment by the County Commission on March 26th, 2024. A development agreement between Weber County and the developer is recorded on title under entry number 3328294. A request for preliminary subdivision approval was considered by the Western Weber Planning Commission on August 13th, 2024. This preliminary subdivision approval request comes from Mr. Pat Burns, a developer who would like to subdivide a 40-acre parcel into an 84-lot residential subdivision. The residential lots that range in size from 6,000 to 39,000 square feet. This residential development includes facilities designed to provide the residents with storm-water detention and irrigation water storage and delivery services. Pathways throughout the development will provide for efficient pedestrian and cycling mobility. Public roads and pathways within this development are designed in accordance with the street cross sections from the development agreement. Standards that apply to the Longhorn Estates Subdivision are included in the meeting packet. Following preliminary approval from the Planning Commission this development proposal will need to satisfy the preliminary conditions and the standards from the development agreement before being presented to the planning director for final approval. The developer is also aware that before the recordation of any phase within the Longhorn Estates development is recorded, the Planning Division requires the satisfactory completion of infrastructure within the Vaquero Village Cluster Subdivision.

Mr. Lleverino reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Open space requirements;
- Natural hazards;
- Secondary egress;
- Traffic study;
- Flood zone;
- Culinary water, secondary water, and sewer services; and
- Review agency requirements.

Mr. Lleverino concluded staff recommends approval of Longhorn Estates, consisting of 84 lots. This recommendation is based on the following conditions:

1. Requirements from the water and sewer districts are satisfied.
2. The developer will provide written verification from the LMSA for the ownership of the sewer lines before final subdivision approval.
3. An HOA is created to maintain and manage the pathways, and open spaces, and to enforce water-wise landscaping.
4. Standards from the development agreement are satisfied.
5. The developer agrees to re-plat the Vaquero Village Cluster Subdivision before the first phase of Longhorn is recorded.

6. Subdivision improvements within the Vaquero Village Subdivision are complete or escrowed for before the Longhorn Estates Subdivision plat is recorded.
7. Voluntary contributions are made to the Parks District before final plat recordation.

This recommendation is based on the following findings:

1. The proposed subdivision complies with West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Mr. Lleverino then stated there was a typographical error in the staff report relating to the zoning of the property; the zoning is actually R1-15. Additionally, in exhibit A, there are minor changes to the road system, but more significant changes to the open space in the project area, which will result in an increase of the total lot count to 90 rather than 84. Based upon the zoning of the property, the developer could go as high as 116 lots in the project.

Chair Edwards referenced condition of approval number two, and suggested an additional condition requiring the applicant to get a letter from the Promontory Commerce Center PID stating they have available capacity in the future lift station to be built in the area. This would be in line with the letter being requested from the LMSA. Mr. Lleverino stated he can include that additional condition of approval. Chair Edwards then stated that final approval is handled at the staff level, so the Commission's review of this application may be the last time they see it. However, he wondered if the matter would be brought back to the Commission if there were changes to the layout of the project that resulted in more lots being included in the project. Planning Director Grover answered yes and not that would be considered a substantial change that would warrant referral to the Planning Commission.

Commissioner Clontz stated that during the pre-meeting, there was discussion of an adjustment to the conditions of approval to require written verification of the ownership of sewer lines prior to final subdivision application being submitted.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application LVL053024, preliminary subdivision approval of Longhorn Estates Subdivision, based on the findings and subject to the conditions listed in the staff memo, with the following change to condition of approval #2:

2. The developer will provide written verification from the LMSA for the ownership of the sewer lines before final subdivision approval; *also, approval will be provided by Promontory Commerce PID relating to capacity before final subdivision application is submitted.*

Commissioner Wichern seconded the motion. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

2. Legislative items:

2.1 File #ZMA2024-08, an application to rezone approximately 65 acres of land generally known as the Meibos Family LLC land, located at approximately 639 South, 6700 West, from the A-2 zone to the R1-15 zone. Applicant: Pat Burns. Staff Planner Felix Lleverino.

A staff memo from Planner Lleverino explained the applicant's proposal to rezone the Meibos Family land from Agricultural A-1 to the R1-15 zone for the purpose of creating a residential development. The park space will be deeded to the West Warren Parks District. This rezone, if approved, is recommended to be accompanied with a development agreement. Through this development agreement the county can capture additional considerations unique to the property. Even though the rezone will be applicable to the entire subdivision, including existing lots owned by others, the development agreement will not apply to parcels not currently owned by the applicant/developer. Staff is recommending approval of the rezone.

Mr. Lleverino reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Adjustments to the concept plan;
- The extent to which the proposed amendment may adversely affect adjacent property;
- 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, stormwater drainage systems, water supplies, wastewater, and refuse collection;

Mr. Lleverino concluded that after reviewing the proposal within the intended context of the Western Weber General Plan, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following considerations, which are intended to be incorporated into a zoning development agreement:

1. Concept plan update:
 - a. Provide concept plan amendments for compliance with connectivity standards.
2. Density:
 - a. The total density for the entire 65-acre Meibos property shall be limited to 188 dwelling units. No such lots shall be less than 6,000 square feet and no such lots shall be less than sixty feet wide.
3. Parks, open space, and trails:
 - a. Land deeded to the Park District including park amenities is mutually agreed upon between the developer and the park district. Donation for existing lots shall occur with the donation of all lots or units paid prior to the first plat being recorded.
 - b. All 10-foot pathways shall follow the adopted 10-foot paved or concrete pathway standards in the Land Use Code.
 - c. Unless negotiated otherwise with the parks district, the sidewalk and pathway in the proposed park area should include at least one bench every 500 feet of sidewalk or pathway.
 - d. Each pathway and sidewalk within the development should be lined with shade trees in intervals and of species such that the crown of one tree, on average at maturity, will converge with the crown of the adjacent trees. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/diseases.
4. Streets:
 - a. The proposed street and pathway layout illustrated in the concept plan is sufficient to meet the connectivity standards of the county code.
5. Efficiency: Require each residence greater than 1800 square feet or not otherwise deed restricted for moderate-income housing to:
 - a. Have a smart sprinkler controller, a smart thermostat, extra attic insulation, and house wrap before certificate of occupancy.
6. Weber County's outdoor lighting code should be applied to all lighting in the project.

This recommendation is based on the following findings:

1. After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Mr. Lleverino engaged in high level discussion with the Commission regarding the application and the changes that have been made to the proposal since the body's last review of the proposal; he facilitated a review of the concept plan for the proposed project, the proposed street configuration in the project area, and the areas identified for open space/park space.

Commissioner McCormick inquired as to the number of lots that can be included in the project based upon the zoning. Mr. Lleverino stated that the maximum number of lots that can be included is 188, but the conceptual plan provided by the applicant includes 206 lots.

Commissioner Neville inquired as to the number of points of access for the subject property, to which Mr. Lleverino answered two; there will be one on 6700 West and another on 7100 West.

Chair Edwards opened the public hearing.

Paul Sherman, 707 S. 6700 W., stated his rear property line borders the subject property; he has lived at his home for 25 years and is neighbors and friends with the Meibos'. One of the thing he does not understand is why the Council is approving subdivisions with lots as small as quarter-acre, even though all the properties that border the subject property live on a minimum of one acre. He stated this will result in a lot of people living on a 65 acre parcel and it will be a big change for the community

given its current character. Having an access road onto 7100 West may be problematic as it is a very new road; additionally, traffic on 6700 West will increase dramatically. He understands that people have the right to develop their property and he may be more comfortable with the proposal if it were for one-acre lots in order for it to be more harmonious with existing development. The community is a small farming community and this will be a very big change.

Bill Davis, 7598 W. 900 S., stated that he understands the proposal is to change the zoning to R1-15, and that the developer will install sewer lines, but there are no County plans for a sewer plant in the area and Little Mountain does not have plans to build one. He wondered the sense of zoning the property for a certain use when there are not adequate sewers plans or accommodations. Most of the people that live in this area of the County are not supportive of a tax increase to pay for sewer improvements.

There being no further persons appearing to be heard, the public hearing was closed.

Chair Edwards addressed Mr. Sherman's comments; the traffic study that was performed as part of the Longhorn Estates proposal took into consideration both points of egress mentioned by staff. Staff has indicated that some upgrades will be necessary based upon the information in the traffic study. In regard to the dead-end on 7100 West, the developer would only be allowed to build 30 lots until he has a secondary egress. He then referenced Mr. Davis's comments and agreed there are many considerations to be made regarding sewer service. He would like to see a condition of approval included in the Planning Commission's action on the matter so that it can be forwarded to the County Commission; the condition could be that there be some understanding regarding the direction of the sewer improvements and he would assume that would be east of the Promontory Commerce lift station based upon the letter from Central Weber that staff included in the meeting packet.

Commissioner Clontz addressed the comments made regarding the desire for one-acre lots on the project; the transition of farmland to residential land is painful, but throughout the State and the nation there is a housing crisis and the only way to solve that is to build more houses. The infrastructure to build one-acre lots is very expensive and when requiring one-acre lots, it has been found that the State of Utah is essentially building lots for Californians because those are the only people who can afford one acre lots and larger homes in this economy. The hope is to be able to develop smaller, affordable lots that will accommodate smaller homes that are more affordable for future generations of residents. The developer is being asked to install the infrastructure and also to donate land for a very park; this project will have a very large park that will be accessible to future residents. She is also saddened by the loss of farmland, but the Commission is charged with doing what is best for the entire community at large.

Chair Edwards asked if the County Land Use Code includes a requirement for communication from service districts that they have sufficient capacity to serve a project area. Planning Director Grover stated the Commission can require that type of communication and it would be in the form of a letter of acknowledgement rather than a will-serve letter. He stated this is a legislative item and the Commission could include a requirement for a letter of acknowledgement in the recommendation that they provide to the County Commission. Mr. Lleverino stated he believes the County has received a letter of acknowledgement from Central Weber Sewer for both the Meibos property and the Longhorn Estates project. The Commission discussed Mr. Davis's comments about the extensive work that must be done to ensure proper sewer infrastructure in the area to serve the project area. Mr. Lleverino found the letter from Central Weber for the Meibos property, and he highlighted the information included in the letter for the Commission's benefit. He cited other letters from other service providers regarding utility capacity for the area of the subject property. The Commission indicated they need some communication from Little Mountain Special Service District.

Chair Edwards commented on the need to include adequate requirements in the development agreement for this project to ensure that drainage and other issues can be solved for abutting property owners as well as residents living in the Vaquero Villages project area. Legal Counsel Keogh stated the Commission is within their rights to require the developer, as part of the development for this project, to complete previously approved developments; or the Commission can recommend denial of this application based upon the fact that the developer has not completed his contractual obligations in other developments.

Commissioner Clontz then stated that she would like for the condition of approval related to park amenities to be adjusted to state that "land deeded to the Park District including park amenities is \$7,500 or equivalent for each dwelling unit, or equivalent as mutually agreed upon..."

Chair Edwards invited input from the applicant.

Applicant Pat Burns approached the Commission. He stated he does have a letter from Little Mountain Sewer , but he has ran into some legal issues related to annexation into one special service district or another for sewer service. He is working through the legal process of annexing entirely into Central Weber Sewer District, and then allowing Little Mountain to take over the sewer lines. He read the letter from the Little Mountain Sewer Board regarding the annexation procedure and their willingness to work with him through the process. He stated he will leave the letter with staff this evening. He then addressed the Commission's concerns regarding Vaquaro Villages; he has met with staff on-site at that project and has presented all the options that have been proposed by residents of that community. Everything has been addressed and he is waiting for final action on the Longhorn Estates project in order for him to move forward with making the needed improvements in Vaquaro Villages. This includes solving drainage issues and constructing an eight-foot walking path for connectivity. The only matter that has not been addressed is the installation of a flashing light for the crosswalk, and he is waiting on County Engineering to inform him of the specifications for that light. The drainage issue was the biggest problem in Vaquaro Villages and he is confident that will be adequately addressed.

Commissioners expressed their gratitude to Mr. Burns for working to address the issues with Vaquaro Villages. They also indicated they want to see letters of acknowledgement from all service providers for the project. Mr. Grover indicated that the Commission could include a condition of approval requiring submittal of those letters before the application moved forward to the County Commission for consideration and action.

Commissioner Wichern moved to forward a positive recommendation to the Weber County Commissioner pertaining to application ZMA2024-08, an application to rezone approximately 65 acres of land generally known as the Meibos Family LLC land, located at approximately 639 South, 6700 West, from the A-2 zone to the R1-15 zone, based on the findings and subject to the conditions listed in the staff memo, as well as the following changes to specific conditions of approval and additional conditions of approval:

- Condition 3.a shall read "Land deeded to the Park District including park amenities is \$7,500 per unit, or equivalent as is mutually agreed upon between the developer and the park district. Donation for existing lots shall occur with the donation of all lots or units paid prior to the first plat being recorded.
- New Condition 7 shall read "Subdivision improvements within the Vaquaro Village Subdivision are completed or escrowed before the Meibos subdivision plat is recorded."
- New Condition 8 shall read "A letter of acknowledgement is received from Little Mountain Special Service District."

Commissioner Neville seconded the motion.

Commissioner Neville asked if the approval is extended to the number of lots that are allowed based upon the zoning of the property, or the number of lots that are included on the concept plan. Commissioner Wichern stated that the approval is limited to the number of lots permitted in accordance with the zoning of the land.

Chair Edwards called for a vote. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

2.2 ZTA2024-05 - A public hearing and possible action on a request to amend the residential zones to add an R1-5 single family zone and to amend the R3 zone to create R3-A and R3-S zones to provide for a multifamily attached zone and a multifamily stacked zone, and to amend the site development standards for all R1, R2, and R3 zones, and related clerical and administrative amendments. Applicant: Jeff Meads and Kameron Spencer. Staff Planner: Charlie Ewert.

A staff memo from Principal Planner Ewert explained the Western Weber General Plan's Future Land Use Map designates much of the Western Weber Planning Area for "medium-sized residential" lots and land uses. The plan also calls for some areas along major transportation corridors and villages to have a mixture of various housing types (mixed housing). Mixed housing, generally, is described as various housing types that the private market is demanding. This designation is intended to allow the market to drive the types of residential land uses, and will hopefully result in a wide variety and mixture of housing types in a medium-to-high density development pattern. On May 16, 2023, the county amended various land use ordinances to help implement these new housing development policies in the unincorporated Western Weber area (Ord No. 2023-10). Among these amendments there was a new zone created, the R1-15 zone, and density incentives were implemented for quality street and pathway connectivity. The county has had a little over a year to negotiate quality development patterns with various developers based on these new ordinances and the general plan. Along the way, one emerging theme seems to be that good street and pathway connectivity should not need to be incentivized. It should be required. Another emerging theme is the desire to encourage a

variety of lot sizes and development patterns in a manner that creates diverse age-in-place communities rather than only implementing one lot size for each new neighborhood. In addition, the county has received an application to amend the residential zones to enable more flexible lot development standards in a manner that will modernize the county's residential (R1, R2, and R3) zones and help create communities that are based on new urbanism zoning reform principles. On September 3, 2024, the planning commission reviewed the proposed changes in work session and requested a few clarifications/modifications. The attached Exhibit A contains the amendments created through this effort, and the requested changes/modifications are highlighted in yellow.

Mr. Ewert reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's policy analysis of the application, with a focus on the following:

- Conformance with the General Plan;
- Smart Growth Planning efforts;
- Street connectivity;
- Pathway and trail connectivity;
- Land Use principles;
- Housing goals; and
- Transportation goals;

Mr. Ewert concluded staff recommends that the Planning Commission consider the text included as Exhibit A and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Chair Edwards opened the public hearing.

Roger Helsop, 1657 S. 4700 W., stated that when the General Plan was updated for this area, residents were convinced that third-acre lots were appropriate for many reasons. There was some discussion of lowering minimum lot sizes to a quarter acre with a requirement for amenities to be added to the community, but this new proposal contemplates allowing up to 24 units per acre and this is a far cry from three or four units per acre. His concern is that allowing that kind of density will eliminate the cohesiveness of the community. He referred to other cities that have allowed a dramatic increase in density and noted the quality of life in those communities has dramatically decreased. There is no place for the youth to spend their time, even if developers are required to install some open spaces. He does not see sufficient language in the proposed amendment to provide for the health, well-being, and social welfare for the people that will be crowded in to dense developments. The Weber County Sheriff's Department has indicated a majority of the problems they respond to are in developments with stacked units or developments that are very dense. He noted that Weber County residents want quality developments to maintain a quality community and he is concerned that approval of this amendment for a specific area will be the catalyst for ongoing intense development in this area. He asked that the Commission recommend against density of this magnitude.

Lane McFarland, 5202 W. 1150 S., stated he is a lifetime resident of West Weber and he does not understand why Weber County seems to be transitioning away from valuing open space and agricultural uses in an effort to provide very dense development. He disagreed with Mr. Ewert's assessment that it is a guarantee that agriculture will disappear in this county and he hopes the Commission disagrees as well. He believes all residents enjoy local produce from the farms in this area and allowing this type of zoning option will attract developers to the community that do not care for the land as original homesteaders did. Six generations of his family have farmed this area and they hope to continue to do so while enjoying their peaceful lifestyle. The County needs to quit focusing on packing as many people into dense developments as possible and, instead, focus on conservation. Conservation easements would allow agricultural property owners to sell their development rights and maintain their land forever in the best interest of the community.

Kenny McFarland, 5102 W. 1150 S., asked someone to explain the long-term implications of the matter that is before the Commission tonight; he asked if approval of the zoning amendment will change the General Plan permanently or if the zone change is for one specific property/area. One of his biggest concerns about broad changes is the lack of foresight related to infrastructure improvements that will be needed as a result. If the zoning is changed, developers will want to start pursuing high density projects, but the transportation infrastructure, as well as utility infrastructure, is insufficient to handle an increase in population. Other projects like the contemplated inland port in western Weber County should also be taken into consideration. He added that it is likely that the area will eventually be incorporated and he wondered where the town center for the

incorporated area would be. It would be hard to make a city out of this area given the sporadic and scattered development of the area. He suggested the County focus on a 100-year plan that can slowly take shape, rather than short term plans and changes based upon the current economy.

There were no additional persons appearing to be heard and the public hearing was closed.

Chair Edwards attempted to answer Mr. Kenny McFarland's questions about the long-term implications of the current application; it is his understanding that the General Plan will not be changed as a result of the application, but the County Code will be amended to help to implement the principles that are identified in the General Plan. Mr. Ewert stated that is correct. Chair Edwards stated the R-3 zoning designation is currently included in the County's Land Use Code and the orange areas on the General Plan map are areas in which that zoning is permitted. Orange represents mixed-use residential zoning on the General Plan map. The current version of the R-3 zoning ordinance is from the 1950s and a lot of things have changed since then. This amendment will make it easier for County staff to interpret the types of uses that are allowed in the R-3 zone for the areas identified on the General Plan map. Commissioner Clontz added it is important to note that the General Plan is a 100-year plan; allowing for dense housing in certain areas of the County will make it possible to preserve other open spaces for agricultural use and less dense housing developments. Chair Edwards stated that is correct and the Commission and staff engaged in high-level philosophical discussion and debate of the appropriate average density for western Weber County and the types of development that will eventually trigger infrastructure improvements that were mentioned by Mr. Kenny McFarland.

Chair Edwards stated that he understands the concerns Mr. Kenny McFarland expressed regarding the potential incorporation of the area and the appropriate location of a town center; it is difficult at this time to envision where those future amenities may be located given the vast size of the area. He also addressed Mr. Lane McFarland's comments about the value of agricultural land; he agreed that it is very valuable and important to the community and he also wants to preserve it. He has family that farms in the area as well, but the problem that many families run into is that future generations do not want to continue to farm. When a family chooses to quit farming and wants to sell their land, they should have the right to do so. The County cannot dictate that agricultural property remain in perpetuity, but property owners can pursue agricultural protection areas as was mentioned by Mr. Lane McFarland. Several Commissioners agreed with Chair Edwards and continued to discuss and debate current development and housing trends and the responsibility of the County to impose appropriate development guidelines for the County.

Commissioner Clontz stated she feels it is appropriate to stress that this application is not an amendment to the General Plan or the creation of a new zone. Mr. Ewert stated that is correct; additionally, no new properties have been identified as being appropriate for the R-3 zone.

Commissioner Neville moved to forward a positive recommendation to the Weber County Commission pertaining to application ZTA2024-05, a request to amend the residential zones to add an R1-5 single family zone and to amend the R3 zone to create R3-A and R3-S zones to provide for a multifamily attached zone and a multifamily stacked zone, and to amend the site development standards for all R1, R2, and R3 zones, and related clerical and administrative amendments. Commissioner McCormick seconded the motion.

Chair Edwards called for a vote. Commissioners Andreotti, Clontz, Edwards, Favero, McCormick, Neville, and Wichern voted aye. (Motion carried on a vote of 7-0).

3. Public Comment for Items not on the Agenda:

Lane McFarland, 5202 W. 1150 S., referenced the future extension of the West Davis Corridor into Weber County; it is regularly stated that the Council has no influence over the Utah Department of Transportation (UDOT) and the timing of that project, but if there is a way for the County to encourage the alignment of the corridor, he would recommend that happens. He stated he strongly feels the road should stay where it is current mapped, which is at approximately 6300 West because it is appropriate for it to run through the County near the inland port project and other new developments in western Weber County that will generate a great deal of traffic that 12th Street is not capable of handling. Keeping the highway further to the west will help to benefit those that live on 1150 South east of 4700 West. He asked if the County is engaged with UDOT regarding that project.

Planning Director Grover stated Weber County is meeting with UDOT about once a month and there are efforts underway to conduct a feasibility study to determine wetland areas and the most suitable alignment for the road. Mr. McFarland stated he

hopes the feasibility study involves an evaluation of where jobs and new residential developments will be located and can most benefit from the new road. He is hopeful the road is located west of the Weber River. Mr. Grover stated that is what Weber County is encouraging.

Mr. McFarland then referenced the Commission's action on application 2024-05 and asked if the stacked development that will be allowed in the R-3 zone can actually move forward in western Weber County. Commission Clontz stated that type of use can be allowed in very specific areas identified on the General Plan map. The standards that are included in the ordinance will help to ensure a good blend of housing types and harmonious architectural. She added she would not approve high-rise development in many areas of western Weber County.

Chair Edwards then noted that the State Legislature has a great deal of control of the West Davis Corridor extension and he encouraged residents to reach out to their representatives to provide their suggestions and request an acceleration of funding for the project.

4. Remarks from Planning Commissioners:

Commissioner McCormick thanked the members of the public who participated in tonight's meeting; the Planning Commission holds many meetings with no members of the public interested in attending, and it was great to know that there is public interest in development in the area. Chair Edwards agreed and added there are a few applications forthcoming that deal with the development of thousands of acres and it is great for the public to attend and provide input on those matters.

Commissioner Neville stated that he has heard recent comments that the Planning Commission and County Commission are not doing what the residents of Weber County wants. That has been very disheartening for him because he and his fellow Planning Commissioners have a great deal of passion and concern for the community and they do not make it easier for developers to do whatever they want in western Weber County. No one is excited about dramatic changes, but the Planning Commission understands the reasons for changes, including some law that have been passed at the State level, so it is important to be careful in shaping the development of the community.

Commissioner Andreotti stated that the neighboring city of Plain City experienced a great deal of growth, which led to a grocery store being built in that community. He stated he is fairly close with many residents in Plain City and they were opposed to commercial development, but now they shop there on a regular basis and they are glad to have the service nearby. He stated that development in western Weber County will lead to similar improvements that will increase the quality of life for residents in the area as well as an increase in sales and property tax revenue for the County. He stated that he is grateful to residents who provided input tonight.

5. Planning Director Report:

Planning Director Grover provided the Commission with a report of upcoming training opportunities available to them.

6. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

The meeting adjourned to a work session at 6:50 p.m.

WS 1: Discussion regarding an application to rezone part of the property located on the Southeast corner of 4700 West and 1150 South to the R-3 zone. Applicant: Fieldstone Homes. Applicant Representative: Randy Smith.

Randy Smith commended the Planning Commission for the manner in which they conducted their business meeting this evening. He then used the aid of a PowerPoint presentation to discuss his development desires for the southeast corner of 4700 West and 1150 South. He first discussed the history of Fieldstone Homes and recent projects they have completed, noting the majority of their current work is providing homes for first-time homebuyers. The subject property is currently zoned C-1 for neighborhood commercial uses, but he does not believe that is the highest and best use of the property due to the close proximity of the property to the railroad tracks and restricted visibility of the entire site. He would like to change the zoning to R-3 to facilitate a higher-density residential development on the site that would include 126 single family units and 211 townhome units. He concluded he asked for this opportunity to discuss the

proposal with the Commission tonight in order to get feedback to determine how to proceed at this time. The Commission and staff engaged in philosophical discussion and debate of the proposal; there was a focus on the history of the ground and the extreme discomfort that was caused to the community due to the change the future land use of the property to commercial; the potential for some residential development on the site as long as there is commercial development on the property frontage; and the level of support for mixed-use or form-based zoning.

Mr. Smith stated that he spoke with the County Commission and they indicated that they likely would not support a zone change for the property if there was not unanimous support from the Planning Commission. He thanked the Commission for their feedback.

The Commission asked Mr. Ewert for input. Mr. Ewert stated that he does not have a strong opinion or recommendation regarding the appropriate designation for the property, noting that is a policy decision for the Planning Commission and County Commission to make. He did provide input regarding the factors that commercial entities weight in a community before deciding to move forward with a commercial development.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission

Minutes of the Regular Meeting of the Western Weber Planning Commission for October 8, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 4:00 p.m.

Western Weber Planning Commissioners Present: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Camie Jo Clontz, Jed McCormick, Casey Neville, Sarah Wichern

Weber County Commissioners Present: Sharon Bolos, Gage Froerer, James “Jim” Harvey

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

1. Minutes approval – July 9, 2024

Chair Edwards asked for any comments or corrections to the minutes; no corrections were offered.

Commissioner McCormick moved to approve the minutes. Commissioner Neville seconded the motion, all voted in favor.

2. Public comments for items not on the agenda

There were no public comments.

3. Remarks from Planning Commissioners:

There were no remarks from Planning Commissioners.

4. Planning Director Report:

Planning Director Grover indicated he had nothing to report.

5. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

The meeting adjourned to a work session at 4:03 p.m.

WS 1: Discuss an application to amend the Future Land Use Map of the Western Weber General Plan to redesignate area between 4700 West and the Weber River north of 12th Street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle oriented commercial. The purpose of the change is to plan for a large master-planned development.

Principal Planner Ewert presented an aerial image of the Western Weber planning area to orient the Commission to the location of the property subject to the proposed General Plan Future Land Use Map amendment. He invited the applicant, Jeff Beck, to discuss his proposed development with the Planning Commission and County Commission. Mr. Beck used the aid of a PowerPoint presentation to present conceptual plans for development of the area between 4700 West and the Weber River north of 12th Street. The development is a master planned development utilizing a mixed-use concept that includes commercial and residential development. He has hired a consultant to perform a market and feasibility study for the development of the area and the study report communicates the demand for this type of project. He discussed walkability of the project area; public amenities in the project; density of different areas of the project; layout of the roads throughout the project area; options for crossing the Weber River within the project; and wetland mitigation requirements and engineering of infrastructure improvements in order to prevent flooding.

Throughout the presentation, Commissioners asked for a comparison of the current Future Land Use Map with what Mr. Beck is proposing; they discussed the future land uses identified for surrounding properties; the ability for the roads and other infrastructure to handle the type of development that Mr. Beck is proposing; whether form based zoning would be appropriate for the subject property; the attractiveness of the different housing types in the project area that will allow someone to move from a smaller unit to a larger unit/single family home as their family grows; the positive impact the project could have on the tax revenue for Weber County; opportunities for deed restricting units in the project area to require a certain percentage of home ownership/owner occupancy; the demand for this type of project throughout the entire State of Utah; and the importance of planning for the future of the western area of Weber County. The feedback from the Planning Commission and County Commission was largely positive.

Mr. Ewert indicated he will use the feedback provided to continue to discuss the proposed project with Mr. Beck in preparation for making formal application for a General Plan Future Land Use Map amendment and zone change; he discussed the process for each application, both of which included public hearings with the Planning Commission.

The meeting adjourned at 5:19 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission

Minutes of the Regular Meeting of the Western Weber Planning Commission for November 12, 2024, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting, commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Bren Edwards (Chair), Andrew Favero (Vice Chair), Wayne Andreotti, Jed McCormick, Casey Neville.

Excused: Commissioners Camie Jo Clontz and Sarah Wichern

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

- **Pledge of Allegiance**
- **Roll Call:** Chair Eddwards conducted roll call and indicated all Commissioners were present.

1. Administrative Items:

1.1 File No. LVW101424 – Request for preliminary approval for Windmill West I Subdivision, consisting of 89 lots (63 detached single-family and 26 townhome units) in the R1-15 and R-3 Zones. Located at approximately 800 South 4700 West, Ogden, UT, 84401. This application is tied to a recorded development agreement (entry # 3334501 recorded 7/30/2024). Staff Presenter – Tammy Aydelotte

A staff memo from Planner Aydelotte explained the applicant is requesting preliminary approval of Windmill West 1 subdivision consisting of 89 lots (63 detached units and 26 townhome units), located at approximately 800 S 4700 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 145'. The area of lots range from 6,300-14,515 square feet, with the townhome footprints at 1190 square feet.

Ms. Aydelotte reviewed her staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Culinary water and sanitary sewage disposal;
- Compliance with review agency requirements;
- Additional design standards; and
- Differences between the submitted subdivision layout and the concept plan included in the approved development agreement.

Ms. Aydelotte concluded staff recommends preliminary approval of Windmill West 1 Subdivision consisting of 89 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. 10' wide asphalt pathway along northern boundary of development, all the way to 4700 West Street.
2. Final plat shall show 90 lots, not 90.
3. Secondary egress secured prior to recording first plat.
4. Payment of the \$2,500 per lot will be made to the Western Weber Parks District before the subdivision plat records.
5. An unconditional final approval letter from the culinary and secondary water provider will be submitted before final approval.
6. All improvements shall be installed, escrowed for, or a combination of both, prior to final approval.
7. This development will need to annex into Central Weber Sewer District prior to final approval.

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.

Ms. Aydelotte noted that the conditions of approval highlighted in red were not included in the original staff report, but staff does recommend that the Commission impose the additional conditions of approval.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application LVW101424 – Request for preliminary approval for Windmill West I Subdivision, consisting of 89 lots (63 detached single-family and 26 townhome units) in the R1-15 and R-3 Zones. Located at approximately 800 South 4700 West, Ogden, UT, 84401, based on the findings and subject to the conditions listed in the staff report and the staff presentation. Commissioner seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, Neville voted aye. (Motion carried on a vote of 5-0).

1.2 File No. CUP 2024-14: A request for approval of a conditional use permit to operate a horse boarding business and riding commercial riding arena. Located at approximately 3928 N 3175 W, Ogden, UT, 84401, in the A-1 zone. Staff Presenter – Tammy Aydelotte

A staff memo from Planner Aydelotte explained the applicant is requesting approval of a conditional use permit for an equestrian training and stable facilities operation known as “Rail Trail Ranch - Equestrian”. This operation will take place within a 2.6-acre area inside of a 5.15-acre parcel located at 3928 N 3175 W, Ogden, UT, 84401. Equestrian training and stable facilities are considered a conditional use in the A-1 zone, with a limit of no more than 10 horses per acre of land use for the horses. With 2.6 acres of land dedicated to the horses, this would allow for up to 26 horses on this parcel. The applicant has indicated that no new building will be constructed, and that the existing barn (6,000 sq. ft) has the capacity for 11 stalls. Applicant has an indoor riding arena, as well as a large pasture (2+ acres) and a horse paddocks area to the rear of the property. Parking is shown on the submitted site plan. Applicant has indicated area for up to 10 parking stalls but does not anticipate more than just a few cars on site at a time. Landscaping requirements are already met, due to an existing conditional use permit tied to this parcel for the purposes of a kennel. Conditional use permits should be approved as long as any harmful impact is mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards.

Ms. Aydelotte reviewed her staff memo and used the aid of a PowerPoint presentation to summarize staff’s analysis of the application relative to the following:

- Conformance with the General Plan;
- Adherence to zoning guidelines;
- Design review:
 - Outdoor advertising.
 - Landscaping.
 - Building and site layout.
- Conformance with Conditional Use standards;
- Considerations relating to traffic safety and traffic congestion;
- Standards relating to infrastructure, amenities, and services;
- Standards relating to the environment;
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the General Plan; and
- Compliance with review agency requirements;

Ms. Aydelotte concluded staff recommends approval of file# CUP 2024-14, a conditional use permit for an equestrian training and stable facilities located at 3928 N S 3175 W, Ogden, UT 84401. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Any signs related to this proposed use shall be submitted to Weber County Planning for approval (application for a land use permit shall be submitted).
2. If applicable, the Weber County Building Official shall inspect the agricultural building for related uses.
3. The owner applies for and keeps a valid business license

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.
3. The proposed use will not be detrimental to public health, safety, or welfare.

4. The proposed use will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment or the general area to negatively impact surrounding properties and uses.

Commissioner McCormick moved to approve application CUP 2024-14: A request for approval of a conditional use permit to operate a horse boarding business and riding commercial riding arena. Located at approximately 3928 N 3175 W, Ogden, UT, 84401, in the A-1 zone, based on the findings and subject to the conditions listed in the staff report. Commissioner Favero seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, and Neville voted aye. (Motion carried on a vote of 5-0).

2. Legislative items:

2.1 File #GPA2024-05 - a public hearing and possible decision regarding an application to amend the Future Land Use Map of the Western Weber General Plan to redesignate area between 4700 West and the Weber River north of 12th street from agriculture to rural residential lots, medium to large residential lots, mixed-use residential, mixed-use commercial, and vehicle-oriented commercial, and to make other future land use map adjustments to better plan for the future needs of the community. The primary purpose of the change is to plan for a master-planned development. Applicant: Black Pine Group. County Staff: Charlie Ewert.

A staff memo from Principal Planner Ewert explained this is an application for an amendment to the future land use map of the Western Weber General Plan. The requested amendment is intended to support a master planned mixed-use walkable community. To implement the applicant's requested changes, if found desirable, a few other adjustments to the map are necessary, and proposed by staff herein. Staff have also included a handful of other optional map adjustments that are not related to this application should the planning commission determine this is a good opportunity to make the changes.

Mr. Ewert reviewed his staff memo and used the aid of a PowerPoint presentation to summarize staff's analysis of the application relative to the following:

- The applicant's proposed development of the property;
- Staff's recommended Future Land Use Map amendments, which includes additional properties surrounding the applicant's property;
- Viability of mixed-use development in this area of the community;
- Parks and Recreation principles contributing to plans for linear park areas along the Weber River corridor;
- Additional Plan amendment opportunities; and
- Adherence to the West Weber Village Street Regulating Plan;

Mr. Ewert concluded a general plan adoption/amendment is highly dependent on the desired community outcomes. Staff may recommend certain best practices based on the facts and circumstances of the area, but it is ultimately up to the community, by means of a recommendation from the planning commission to the county commission, to determine whether the changes and timing will bring about desirable community outcomes. It is, however, staff's opinion that the type of development the applicant is pursuing follows some of the best industry practices of community planning. The community the applicant wants to emulate (Norton Commons) is known nationwide for implementing a mixture of land uses and design in a manner that has created a community that is livable, workable, and playable. These are all characteristics identified throughout the current general plan as characteristics worth pursuing. Paraphrasing a comment made by a neighbor of the applicant's property who is not excited to see the land develop: "if the land is going to be developed, this is the type of development it should be." It would be wise for the planning commission to consider the other types of development that is likely to occur on this land in the absence of this applicant's current master planning desires and efforts. Staff remains a little concerned about deviating from the 300-foot river setback. Once that corridor becomes private developed land the community is not likely to ever see it become community open space in the future. The setback was developed based purely on the assumption that distance is the key to the preservation of the public space and the promotion of the river's current and future environmental ecosystem. However, other than this assumption, staff does not currently have empirical evidence to suggest that alternatives cannot provide for the same level of protection and benefit. More research may be needed. Staff is optimistic that the applicant can provide the evidence necessary to support their desired alternative.

Discussion among the Commission and Mr. Ewert centered on topics such as potential density of the area subject to the Future Land Use Map amendment and whether the proposed amendments will apply to the land in the event ownership of the property changes.

Chair Edwards invited input from the applicant.

Jeff Beck, representative of Black Pine Group, approached the Commission and thanked them for their consideration of the application. He discussed the history of this application; development patterns along the Wasatch Front; his desire to create a community on the subject property that will allow people to 'age in place'; and the General Plan's support for master planned communities.

Chair Edwards opened the public hearing at 5:45 p.m.

Melissa Lowe stated she lives along the Weber River and will be impacted by this proposal; she attended a meeting last month during which this proposal was discussed and was very bothered by some of the things she heard at that meeting. Someone had made the comment that the countryside had cannibalized other communities in order to create large lots and large homes, rather than condensed housing. However, she feels the countryside is actually being cannibalized by the type of project Mr. Beck is proposing. Some have said there is a lack of a sense of community in the country because people live so far apart from one another and that a sense of community can be built with a high-density mixed-use project, but she would implore the Commission to listen to the song "Try that in a small town" to learn of her response to that sentiment. She stated she lives directly on the Weber River, and it is her understanding that the County would attempt to make the River and its frontage part of the public domain. That means her back yard would be stolen. There have already been problems with the open border and illegal immigrants coming to the area. She has had people come to her property trying to steal her animals to take them and eat them and she cannot imagine what will happen when the entire riverbank is open, and people have access to her backyard where her small children play. She stated Mr. Beck's plan is nice, but it is not appropriate for this area; the community is great, and it consists of open spaces and farming uses, and it should remain as it is. She stated she is a Christian and she concluded with a prayer asking that infiltration of the community for personal benefit be prevented.

John DiGiorgio stated he lives in West Weber, and he is no for or against the proposal; however, he would like to understand the Utah Department of Transportation's (UDOT) plans for improving the roads east of the intersection of 4700 West and 12th Street. This type of project will significantly increase traffic in the area, but 4700 West is essentially a 'cow trail' and cannot handle the traffic.

Jessica Manning stated she lives on 4700 West and also has heard of this proposal; she has been told that for the time being, property owners impacted by this General Plan amendment can keep their land to do what they want with it, but she knows that as soon as the population grows on the properties surrounding hers, people will complain about the impacts of farming, such as tractor sounds and lights and the smell of manure. She stated farmers cannot continue to farm they way they desire. Her husband's family has farmed in the community for over 100 years and some of them helped to found the West Weber community; it is a wonderful place to live, and this type of project will disrupt the current way of life. This may be the County's plan for West Weber, but it is not the residents' plan for West Weber. The community has been self sufficient for generations and that is how they would like it to stay.

Kenny McFarland stated he does not know the current population of West Weber, but he assumes it is around 2,000; this type of project and other planned developments in the area will easily double the population and there will be a dramatic increase in traffic. He is not opposed to smart growth, and he is grateful for a Planning Commission that endeavors to take time to do things the right way, but he believes strongly that government should move slowly in order to allow things to happen democratically. It is important that the County consider the people currently living and working in the community and be mindful of how this type of change will impact them. He knows that UDOT is comfortable waiting until there is a serious issue before they make a change, rather than being proactive. But he would ask that the County consider this type of project to be unprecedented in terms of the strain it will place on infrastructure and how those strains will impact existing residents. He owns a farm on 12th Street, and he plans to farm for many years into the future. He believes the County needs to prioritize the extension of the West Davis Corridor into western Weber County; the County should not wait for UDOT to pursue that project on their own timeframe.

Janae Anglen stated she lives in West Weber near the McFarland family farm, and she echoed the comments he made about the manner in which this proposal will change the community. She agreed growth will happen, but to subdivide and split the area into

quarter acre lots will eliminate the farming nature of the community. She referenced the rapid growth of communities surrounding West Weber and discussed the impact that growth has had; if it is allowed in West Weber as well, the farmers will be so negatively affected that they may no longer be able to farm. This year she was in a traffic accident on 4700 West with a high school student who was texting and driving; he struck her travelling over 40 miles per hour. Increased growth will result in an increase in those types of incidents, and she is not sure how the way of life in West Weber can be sustained. She urged the Commission to consider other options for growth that are not as aggressive.

Jody Manning stated she also attended a meeting last month regarding the proposed General Plan amendment; the plans that were shown at that time did not include her property, but the updated plans to include her property and all properties to the north end of the unincorporated area of Weber County near the Weber River. She agreed with those who have spoken before her but added that another aspect for the Commission to consider is how this type of project will impact the wildlife living along the Weber River. There are bald eagles, wood ducks, pelicans, and many other animals that live along the river and their habitat will be eliminated if homes are built right up against the River.

Jill Hipwell stated she also attended the meeting last month; one thing that came to her mind is the impact western Weber County will experience as a result of the recent vote to incorporate the Ogden Valley. Developers will be pushed to western Weber County as it will be the last unincorporated area of the County. She is also very concerned about the inability of the current infrastructure to handle this type of project.

Kerry Gibson stated he lives next to a significant portion of the property included in this application. He shared his thoughts about the purpose of a General Plan; it has been referred to as a recommendation only, but that is a gross mischaracterization. It is meant to be a guiding document and something that provides protection of property rights for anyone who would like to pursue the highest and best use of their property in conformity with the General Plan. It is also protection for the community and the only opportunity residents have to be involved in how they want their community to look in the future. He referenced Marriott-Slaterville's General Plan, which identifies areas in which high-density development will never be considered. The area around the freeway has been allowed to be more dense and to include commercial uses and this makes sense due to the presence of that corridor. That community has employed protection of agricultural properties as they have avoided allowing mixed-use and high-density housing near agricultural uses. He noted 'the ink is barely dry' on the current version of the western Weber County General Plan; there was a very robust public process just a few years ago, during which the residents of the community were allowed to voice their opinions on what they wanted the community to look like in the future. The fact that the County Commission is considering this major change just a few years later is wrong; a decision to support the change and allow this type of development will have a major impact on other areas of the community. He stated spot zoning is improper and eliminates the voice of the community in this process. He could not have been more disappointed when he listened to the joint meeting of the County Commission and this Planning Commission just a month ago; members of both bodies expressed their opinions and support for this type of project. For this type of proposal to make such a major change to the General Plan, there should be a robust public process that would allow residents to provide their input. He feels this process has moved way too fast and the discussions have gone too far without sufficient public input. He stated there is a good turnout tonight, but there are five times as many residents in the community who are concerned and opposed to this proposal, but they feel the decision has already been made and it would be useless for them to participate in discussion of the project at this stage. He urged the Commission to slow the process and consider their role to protect property rights for all property owners; there are plenty of ways to build a community that everyone can be proud of without substantially increasing the density to the level that would be allowed if this change is approved. It makes no sense to allow high density on a property that is below the water level and has standing water on it several times a year. He stated the County Commission takes the recommendations of the Planning Commission very seriously and he urged them to carefully consider if their recommendation takes into consideration the feelings of the residents of this area.

Brian Opheikens stated 10 years ago he would have agreed with everything that has been said this evening and he would have opposed this type of project; however, he is aware of the shortage of housing in the area and throughout the entire State. He is not for or against the proposed General Plan amendment, but he does support more housing in the area to provide opportunities for future generations of the community.

There being no further persons appearing to be heard, the public hearing was closed at 6:13 p.m.

Chair Edwards briefly addressed the made during the public hearing specific to planned transportation improvements in the area; he noted that the State of Utah has not made a decision on the alignment of the future West Weber Corridor (the extension of

the West Davis Corridor), and it is difficult to plan future development until that alignment has been determined. He then invited the applicant to address the points raised during the public hearing.

Mr. Beck stated that he understands why people are concerned about change, especially when living in a farming community. He respects the public process and the right of residents to oppose this application. He noted that the first item on tonight's meeting agenda was a subdivision application, and it was approved. When considering development of small parcels one at a time, the County cannot consider things like open space and how the development impacts the human experience because the developer is simply trying to maximize yield of units. He stated that the type of development he is pursuing is opposite of that; it takes a lot of thought and planning to include public amenities and open space that will benefit all residents. He stated that the thought that western Weber County would remain open space forever is not realistic; residents who desire that are essentially seeking to benefit from someone else's preservation of open space and that is not fair. Property owners have the right to sell their land and allow for future development. He stated he still believes his proposal is reasonable and would appreciate a favorable recommendation from the Planning Commission to the County Commission.

Chair Edwards asked if there are any plans to take the properties along the River and make it part of the public domain. Planning Director Grover answered no; those areas will only be impacted as development of individual properties along the River occurs. Chair Edwards also noted that infrastructure improvements are not typically considered at the stage of a General Plan amendment and, rather, they are considered as actual development applications are made to the County; he addressed Mr. McFarland's comments about the need to consider transportation improvements and urge the State to move on the extension of the West Davis Corridor. He asked Mr. Beck to provide his understanding of planned infrastructure projects associated with the Promontory Commerce Center. Mr. Beck stated that the Promontory Commerce Center is west of the Weber River and is part of the Inland Port industrial project. There are plans to extend infrastructure all the way to the Center, including road widening and other utility infrastructure improvements.

Commissioner Favero stated that it is understanding that access to the Weber River is already permitted, and he asked if that is correct. Mr. Grover stated that accessing the River through private property would require an approved easement. Commissioner Favero stated that he is simply wondering if someone can be on the River without the approval of a private property owner. Mr. Grover stated that if someone accesses the River through public property, they can be on the river. Commissioner Favero asked if this development would change that; he asked if someone would legally be able to access the River through private property. Mr. Grover stated the developer would need to secure access points via an easement granted by the private property owner.

Commissioner Neville stated that he does not disagree with any of the public comments that were made tonight; however, the founding fathers granted private property rights to property owners. Government has crushed people's plans and ideas in terms of original private property rights, but for good reason because growth is needed. He has seen large projects like this approved in other communities, but they take many years to come fruition. If this application is approved, this is not a project that will be thrust upon the community in the near future.

Commissioner Andreotti stated that he has lived in western Weber County for 80 years; he hunted on the Weber River before any houses were built there. He has not been upset by the growth that has occurred because development is the future. There are wonderful farms in the community, but most family farms last just four generations. The farms in West Weber have lasted longer than average, but some people that have farmed their entire life now desire to move on and there is no one left who wants to continue the farm or dairy. He asked the residents of western Weber County if they volunteer to milk the cows at the dairy to allow them to continue to maintain it as a dairy. It is his opinion that the owners of the property have the right to get the best deal they can get for their property. He is happy with the General Plan that has been approved, but over the last two years there has been rapid growth in the area; middle-income housing is part of the future of the entire State of Utah. It is a painful process to watch farms and dairies go out of business, but it is important to understand how expensive and difficult it is to run those businesses, and it is unreasonable to demand that farmers continue to farm their land. The community is full of good people, and he loves the people here and he supports their right to get the best they can for their property. He would rather avoid planning that result in checkerboard development similar to what is seen in Syracuse; he supports planning that allows large master planned communities that include open spaces and places for kids to play freely outdoors. The subject project is a great place for that type of community, and he likes the developer's credentials and his ideas for the property. He also supports Mr. McFarland's farming business and hopes that he will continue to farm as long as he is able.

Commissioner Favero stated this is a very difficult decision for him; he has family and friends in the audience, and he sympathizes with their concerns and feelings. He also would love for the area to remain farmland and to be allowed to continue to hunt it.

Change is hard and sad, but he agreed that the property owner involved in this application has rights to do what they want with their land. He wants to respect everyone's rights and privileges. He stated that this may not be the type of development that he would choose to live in, but there are many people who would not want to live where he does on the size of lot that he does. He agreed with Mr. Opheikens regarding the shortage of housing in the area; he wants his children to be able to live close by if they desire, but that would not be possible at this time because of the shortage of housing opportunities. There are always pros and cons to every decision made by the County. He concluded he deeply respects Commissioner Andreotti and agrees with the comments he made about this application.

Commissioner McCormick discussed the challenges that everyone has faced over the last several years due to inflation and rising prices of housing; it is difficult for many to purchase a home, but this type of community will expand home ownership opportunities for future generations of western Weber County residents. He stated he is not just talking about opportunity and profitability of the current property owner; the democratic process should be employed to carefully consider this project and the long-term implications it will have on the entire community. He stated that the Planning Commission is a volunteer board, and no member of the Commission stands to gain whatsoever as a result of the decision that is made on this project, other than for the community they live in to develop in a responsible way. It is appropriate to plan for the next 50 to 100 years and this is not something that is done lightly. The Planning staff and Planning Commission spend a great deal of time and effort on these planning efforts, and they never consider how they can personally benefit as a result of any decision that is made.

Chair Edwards thanked the public for their input this evening; he is surprised there were only nine residents who spoke because this is a very significant change. He agreed that the property owner has the right to stop farming and sell their property. He asked the Commission if they are supportive of staff altering the area subject to the application by removing areas that have been added by staff and only focusing on the applicant's property on 4700 West between 12th Street and the Weber River. The Commissioners in attendance answered yes. Chair Edwards asked that be noted in a motion that is made; he called for a motion.

Commissioner Favero moved to forward a positive recommendation to the Weber County Commissioner pertaining to application GPA2024-05 - an application to amend the Western Weber General Plan's future land use map to better contemplate and guide a potential development proposal between 4700 West and the Weber River, north of 1150 South, but not to include other land use map adjustments, as illustrated in this staff report dated November 5, 2024. The effective date for these proposed amendments should be dependent on the adoption of a development agreement and rezone of the applicant's property. Positive motion is based upon the following findings:

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

Chair Edwards asked if the planned use of the property will revert back to how it is currently identified in the General Plan if the applicant is not successful in negotiating a deployment agreement and securing a zone change for the property. Mr. Grover answered yes.

Commissioner Andreotti seconded the motion. Commissioners Andreotti, Edwards, Favero, McCormick, and Neville voted aye. (Motion carried on a vote of 5-0).

3. Public Comment for Items not on the Agenda:

Jill Hipwell stated that the comment is made regularly that there are not enough citizens participating in these meetings and she believes the reason for that is that the County's notification procedures are lacking. In Morgan, there is an ordinance that requires the placement of a sign on any property that is subject to an application for a zone change or map amendment. Doing this in western Weber County would at least notify those driving by a property if there are applications that will impact the property. She then noted that when she first began participating in Planning Commission meetings, the public was allowed to participate in work session meetings, but that is no longer allowed and that is another problem with the process. She added there will eventually be a great deal of mixed-use development in the community and she noted that Ogden City has examined their ordinance about allowing mixed-use development on major corridors and she suggested Weber County pay attention to these discussions and any action taken by the Ogden City Council.

4. Remarks from Planning Commissioners:

Several Commissioners thanked the public for their participation in the meeting and expressed the care and concern they have for the community.

5. Planning Director Report:

Planning Director Grover reported the County Commission has directed staff to begin looking at a possible General Plan amendment along the 12th Street corridor; there are many property owners along 12th Street considering applying for development of their property and the County Commission wants to be sure that planning of that area is appropriate. The County will hire a consultant to help with that process and their findings will be presented to the Planning Commission and the County Commission.

6. Remarks from Legal Counsel

Legal Counsel did not provide remarks.

Chair Edwards called for a 10-minute break, after which the meeting adjourned to a work session at 6:59 p.m.

WS 1: A discussion regarding a rezone that would change the zoning on a 40-acre parcel from Agricultural A-1 to Residential R1-15 at 4093 West 1400 South, named Brook View Development. Applicant: Dave Laloli

The Commission heard from Mr. Laloli regarding his proposal to rezone the subject property from A-1 to R1-15; he presented a conceptual plan and identified the project layout and connectivity to other properties. He engaged in discussion with the Commission regarding topics such as connectivity to other properties and developments and the density of the project.

WS2: A discussion on a zoning map amendment that would change the zoning on a 25-acre parcel from Manufacturing M-1 to Residential R-3 at 1811 West 3300 South, named Midland Townhome Development. Applicant: Preston Mobius

The Commission heard from Mr. Morbius regarding a proposed zoning map amendment for a project called the Midland Townhome Development; the group discussed the allowed uses if the zoning change is approved; the layout of the townhome units; community amenities on the parcel; efforts to work with Ogden City on this type of project given close proximity to Ogden City boundaries; and whether residential development of this type is appropriate in a commercial/industrial area.

The meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Weber County Planning Commission



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 a 10,100 square-foot accessory storage building in the A-1 zone, that is more than twice the size of the primary dwelling's footprint.

Agenda Date: Tuesday, January 14, 2025

Applicant: Steve Finley

File Number: DR 2024-06

Property Information

Approximate Address: 4637 West 2800 South, Taylor, UT, 84401

Project Area: 1.69 acres

Zoning: Agricultural A-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-113-0023

Township, Range, Section: T6N, R2W, Sec 32 NE Qtr

Staff Information

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

Report Reviewer: FL

Adjacent Land Use

North:	2800 South Street	South:	Residential
East:	Residential	West:	Residential

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 Agricultural (A-1)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 Design Review
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 16 (Large Accessory Buildings - 1,000 Square Feet or Larger)

Background and Analysis

The applicant is requesting design review approval of a large residential accessory storage building that is approximately 10,100 square feet at 4637 West 2800 South, Taylor (see **Exhibit A** for the formal application). The property is zoned Agricultural A-1 and the lot is 1.69 acres.

County records indicate that there is a two-story 3,979 square foot single family detached dwelling currently on the property. The footprint of this dwelling is less than half of the proposed accessory structure's overall area. The proposed accessory structure is a 10,100 square foot (150 foot by 86 foot) building (see **Exhibit C**). Building #1 includes 3 10' lifts, and is separated from Building #2 by a 10' x 11' office, a toilet room, and a 10' x 28' work room. The proposed building will be 30 feet from the west property line, 288 feet from the front lot line, approximately 20 feet from the rear lot line, 52 feet from the east lot boundary, and 204 feet behind the home (see **Exhibit B**).

Section 108-7-16, Large accessory buildings (1,000 square feet or larger), number (c) states "Accessory buildings that exceed the dwelling in area by more than double as measured by the footprint of the dwelling shall require approval by the planning commission as a **design review**". When compared to the dwelling's footprint (1,343 sq. ft.), the proposed structure (2,816 sq. ft.) is 130 square feet larger than double the dwelling's footprint (2,686 sq. ft.).

LUC Sec. 108-1 (Design Review) - 1 (Purpose) - "The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter (LUC Sec. 108-1) and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood".

LUC Sec. 108-1-2 *"...All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, **and** which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances."*

Though the proposal disturbs less than one acre, the structure is 10,100 square feet. This necessitates approval by the Planning Commission.

Beyond the required Design Review, the following sections of code are also applicable to a large accessory structure, of which this proposed structure has been found to be in compliance:

Section 108-7-16, list the setbacks for large accessory buildings (1,000 square feet or larger) as follow:

(a) Accessory buildings 1,000 square feet or larger in area that accommodates uses meeting zoning requirements shall:

(1) Be located at least six feet from the rear of a dwelling in the residential estates zones and at least ten feet from the rear of a dwelling in the agricultural and forest zones.

(2) Have a side yard setback of at least ten feet on an interior lot and 40 feet on a corner lot where the side property line is adjacent to a street.

(3) Have a maximum height of 25 feet.

Exceptions: The side yard may be reduced to three feet (except in a forest zone) and the height increased to 35 feet if the accessory building is located at least 100 feet from a property line adjacent to a street and at least 40 feet from a dwelling on an adjacent lot.

The proposed structure height is 33'1" from finished grade to the highest point of the roof.

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outlined permitted land uses of the zone in which it is located, and all of the applicable requirements of the Weber County Land Use Code for the siting of a large accessory building.

Summary of Planning Commission Considerations

When reading through the requirements of LUC Sec. 108-1 (Design Review), it is evident that the chapter is primarily intended for more intensive uses such as multifamily developments, resorts, commercial and manufacturing buildings, etc. As such, the code lays out specific requirements for traffic, landscaping, buildings and site layout, easements and drainage, and any associated rezoning conditions. These considerations are not specifically geared towards residential uses. For this reason, staff has asked that the applicant provide higher level review materials such as architectural elevations, proposed materials and colors, and a site plan for the planning commission's review and consideration. Based on these submitted materials, the commission will need to determine if enough information has been provided to evaluate the following considerations:

- Are the project layout and setbacks consistent with applicable requirements of the Weber County Land Use Code?
- Would this project impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood?
- Should any additional design elements be implemented as conditions of approval?

Conditions of Approval

Should the planning commission vote to approve this design review request, the following condition of approval would be necessary along with any other conditions that may be added by the commission:

- Satisfaction of all review agency requirements involved with the issuance of a Land Use Permit and Building Permit for the proposed structure.

Staff Recommendation

Staff recommends that the planning commission review the submitted review materials and determine if enough information has been provided in order for the above listed considerations can be adequately vetted. If so, the commission could approve the design review request with the above listed condition (along with any other conditions added by the commission) and the following findings:

- The proposed use is allowed in the A-1 Zone
- All development standards have been met
- With any imposed conditions, the proposed building does not impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Alternatively, if the commission determines that additional review information is needed for adequate consideration, the commission could vote to table the application until such material is furnished for further review.

Exhibits

- A. Design Review Application
- B. Site Plan
- C. Building Plans and Elevations

Project Location



Google Street View of the Subject Property



Exhibit A: Design Review Application

Finley-Steve-Design Reviews

+ Add Follower

Change Status

Change Review Due Date

Edit Project

Address:	4637 West 2800 South, Taylor, UT, 84401	Project Status:	Accepted
Maps:	County Map , Google Maps	Status Date:	11/7/2024
Project Type:	Design Reviews	File Number:	DR 2024-06
Sub Type:	Design Reviews	Project Manager	Tammy Aydelotte
Created By:	Tiffany Snider		
Created On:	11/6/2024		

Application

Documents **5**

Comments **2**

Reviews **2**

Followers **10**

History

Reminder **0**

Payments **1**

Internal **0**

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

Edit Application

Print

Building Permit

Project Description9,900 square foot residential accessory building with a gym and storage

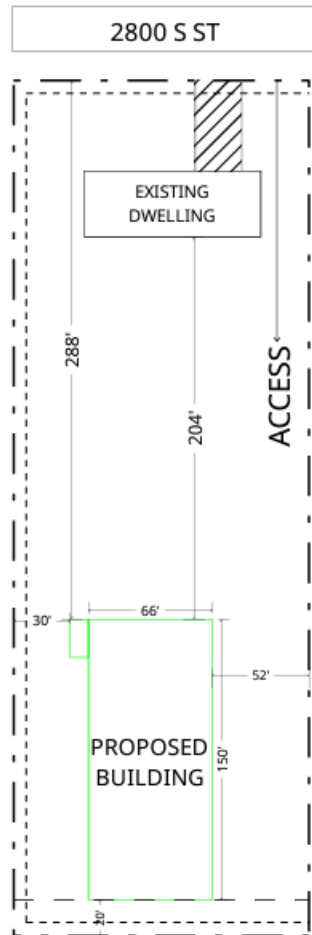
Property Address	4637 West 2800 South Taylor, UT, 84401
Property Owner	Steve Finley 801-721-0142 steve@redapplefinance.com
Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	West Hills Subdivision
Number of new lots being created	0
Lot Number	23
Lot Size	1.69 acre
Frontage	160'
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	
Signed By	Owner, Steven Finley

Parcel Number

Remove

151130023 - [County Map](#)

Exhibit B: Site Plan



STEVE FINLEY
4637 W 2800 S TAYLOR UT 84401
TAX ID: 15-113-0023
PH: 503-501-8810

CONTRACTOR
ROPER BUILDINGS
1656 W 2550 S OGDEN UT 84401
LIC: 5988440-5501
PH: 801-689-3630

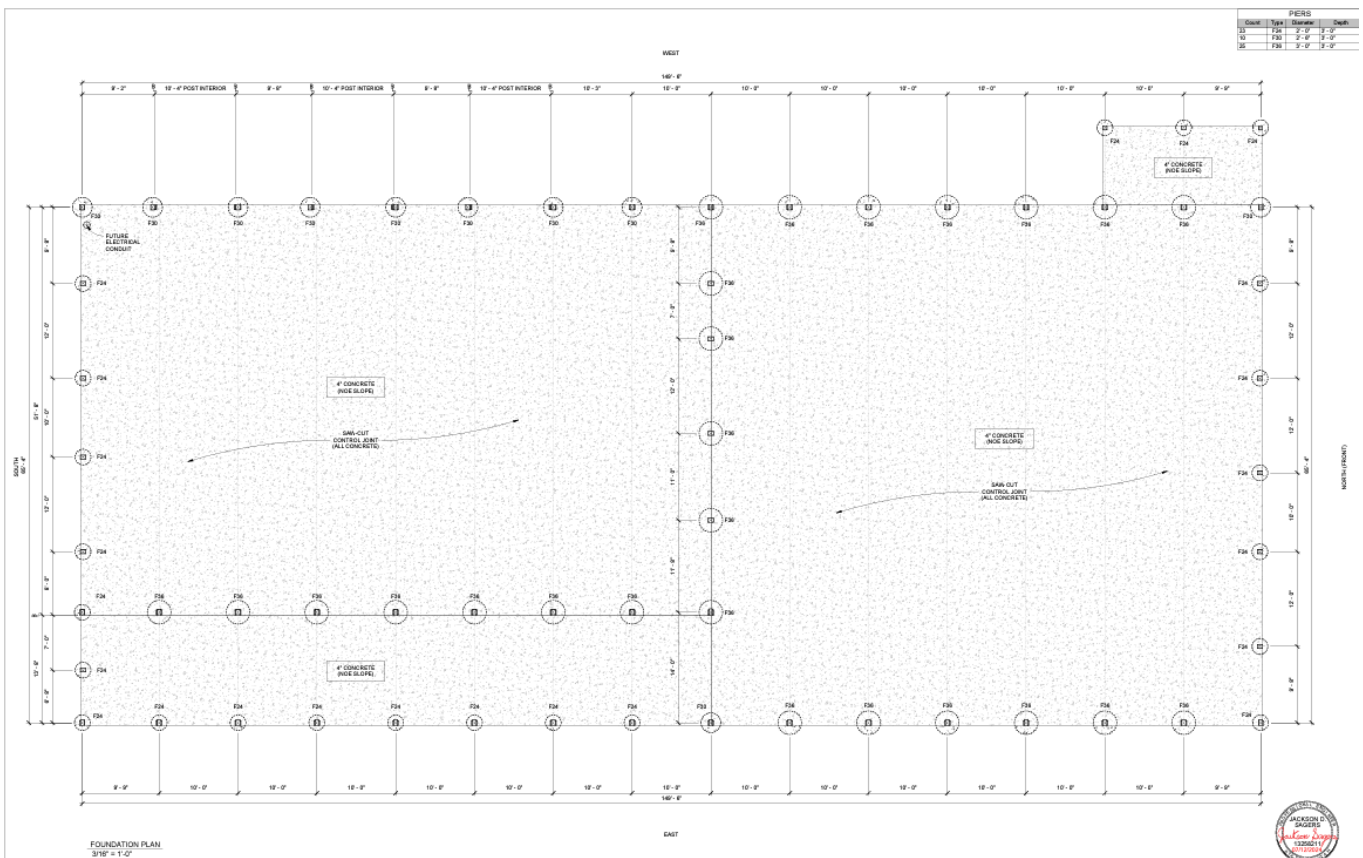
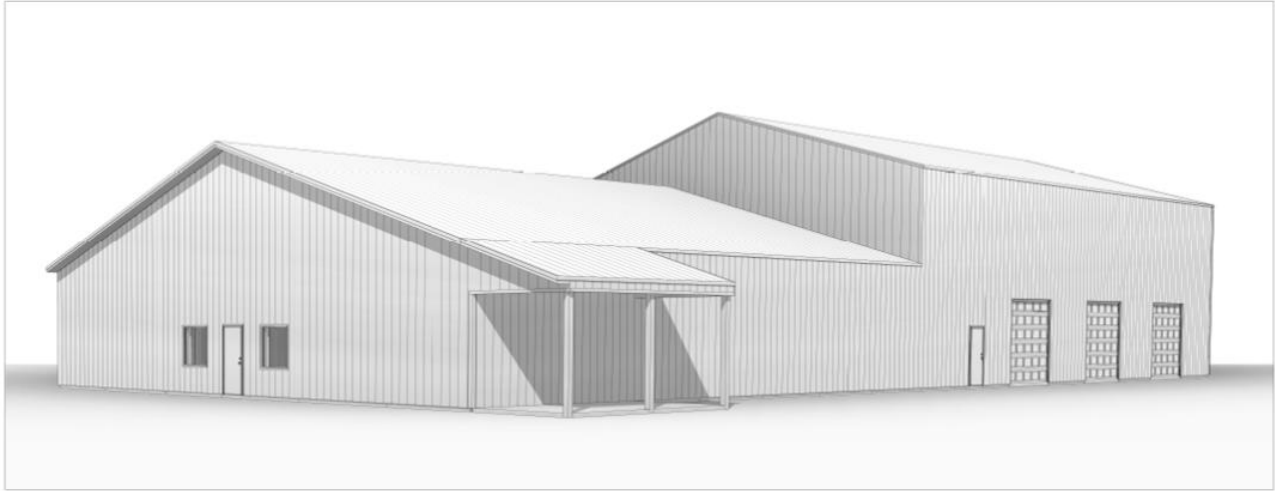


100'
SCALE
SITE PLAN

Notes:

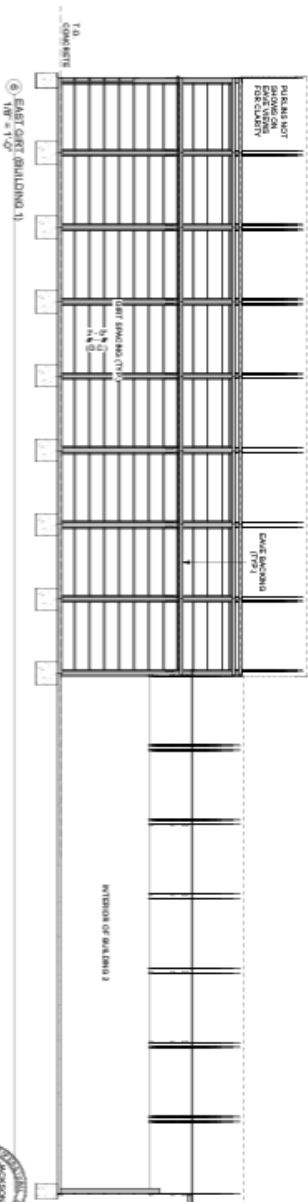
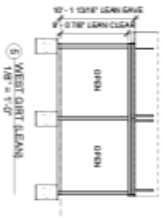
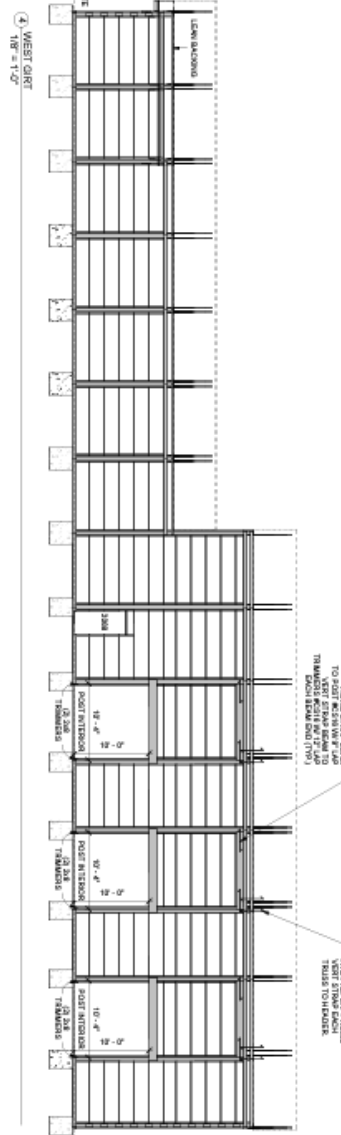
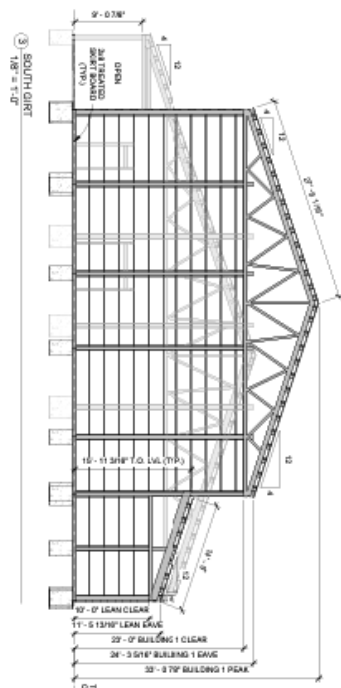
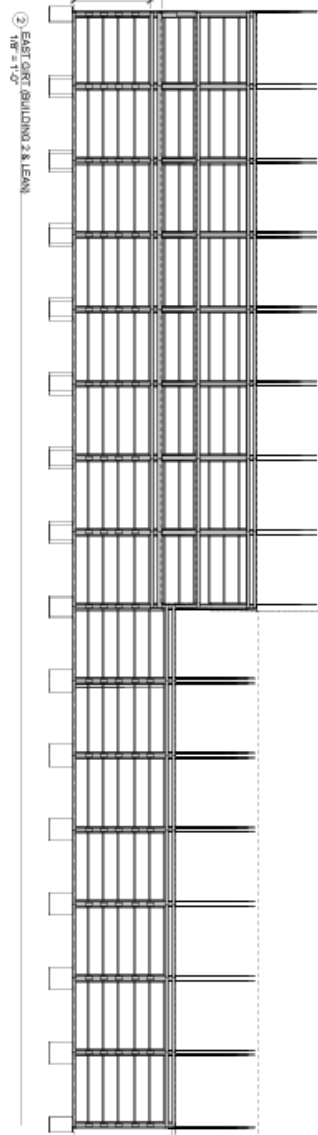
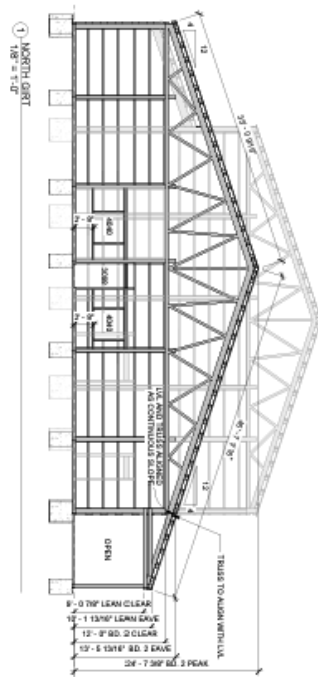
1. Drainage will be maintained on lot or taken to approved drainage source.
2. Portable restroom, dumpster, and concrete washout station will be on site during construction.
3. Materials will be dropped off on site without disturbing flow of traffic.
4. There is a 20' power line easement on South property line shown by dashed line.
5. There is a 7' utility and drainage easement around the property shown by dotted line.

STEVE FINLEY BUILDING





1. DRESS POST INTO CONCRETE PER SET
DETAIL ON SHEET A2.
2. WALLS:
EXTERIOR- COMMERCIAL GRITS, 30 GA.
STEEL PANEL, COB ON INTERIOR TO CLEAN
DEMOLISH COMMERCIAL GRITS WITH OSE
SHEETING ON BOTH SIDES TO B.O. TRUSS



SOUTH

2x6 DF #2 @ 24" O.C. OVERLAPPED 12" MIN. STARTING 5" MAX. FROM RIDGE LINE

Roof Drain
3x12 @ 1'-0"

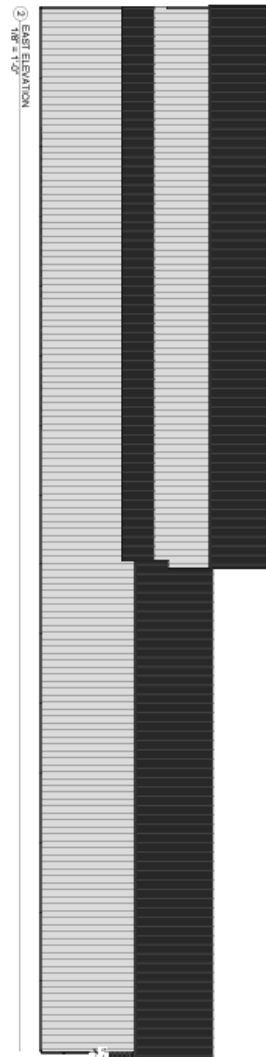
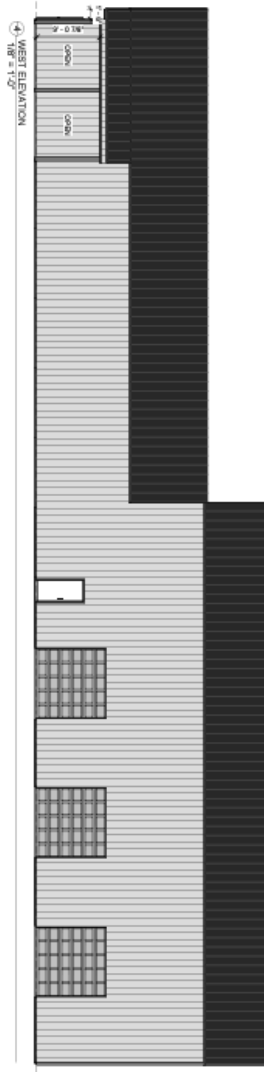
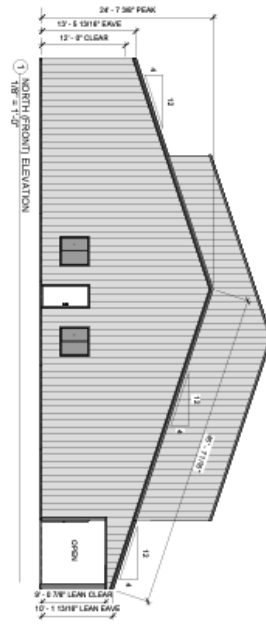
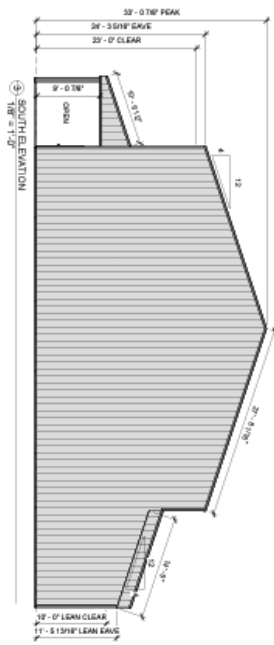
6x12

6x12



NOT FOR CONSTRUCTION
THIS DRAWING IS THE PROPERTY OF JASON C. SMITH, P.E.
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JASON C. SMITH, P.E.
JCS

NORTH (FRONT)



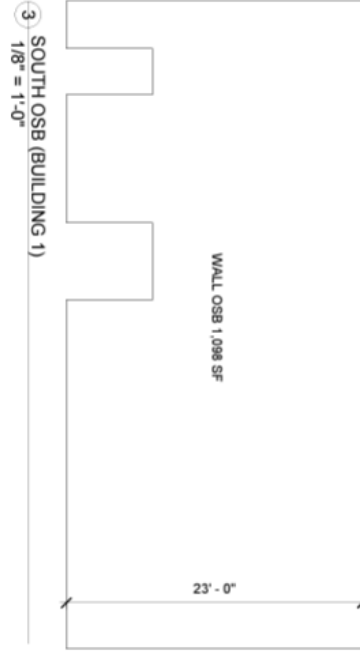
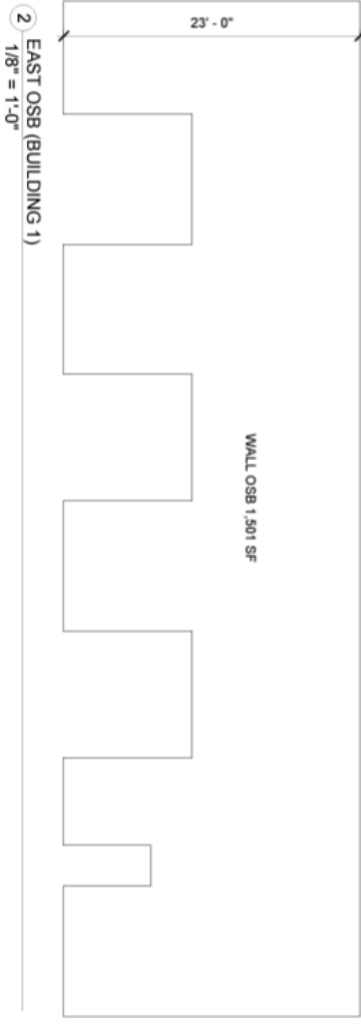
STEVE FINLEY BUILDING

4837 West 2800 South
Taylors, UT 84401

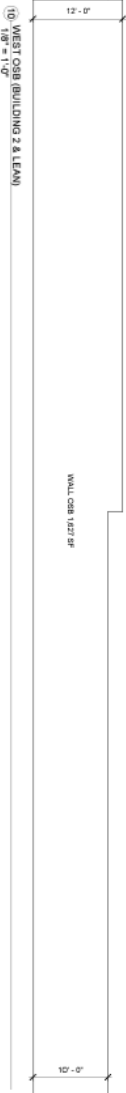
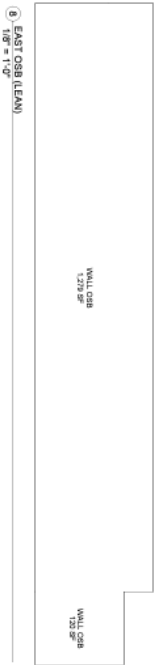
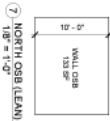
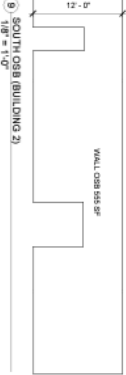
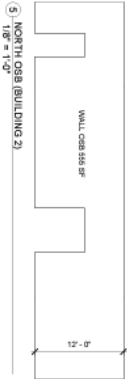
ROPER BUILDINGS / DMLP RESOURCES

(801) 689-3630

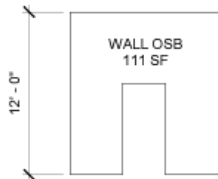
BUILDING 1



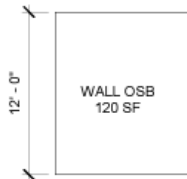
BUILDING 2 & EAST LEAN



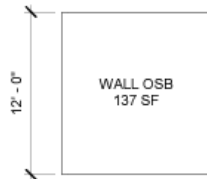
TOILET ROOM



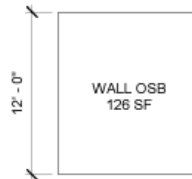
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1/8" = 1'-0"



16 EAST OSB (TOILET ROOM)
1/8" = 1'-0"

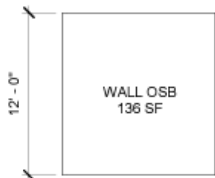


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1/8" = 1'-0"

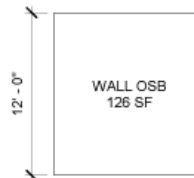


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1/8" = 1'-0"

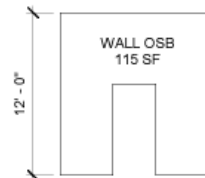
OFFICE



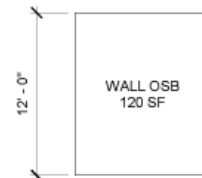
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1/8" = 1'-0"



20 EAST OSB (OFFICE)
1/8" = 1'-0"

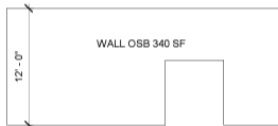


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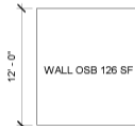


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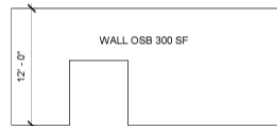
WORK ROOM



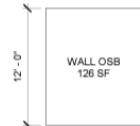
11 NORTH OSB (WORK ROOM)
1/8" = 1'-0"



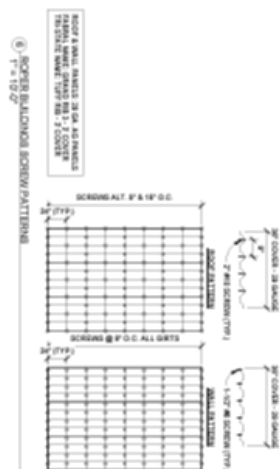
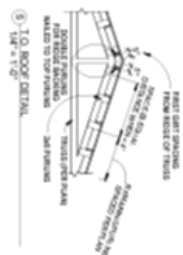
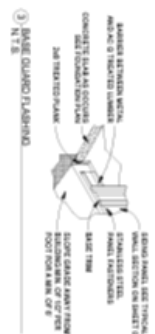
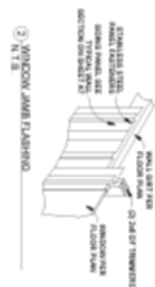
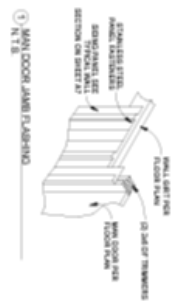
12 EAST OSB (WORK ROOM)
1/8" = 1'-0"

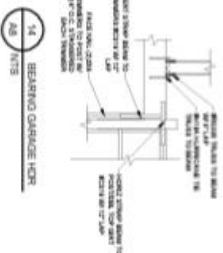
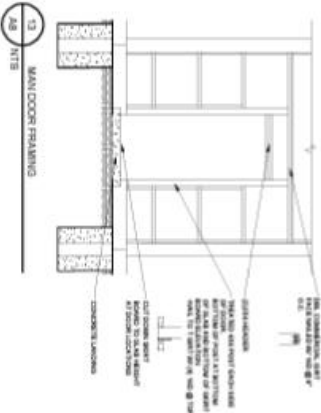
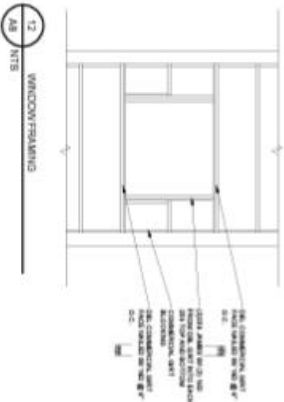
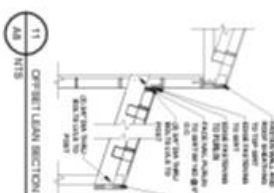
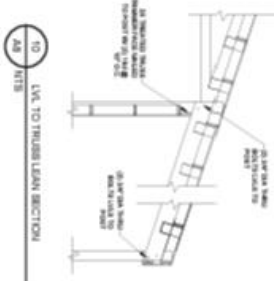
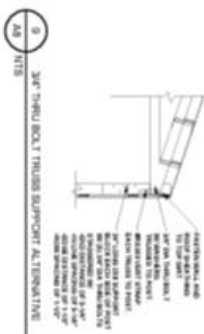
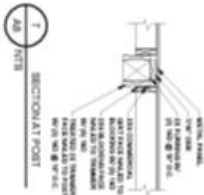
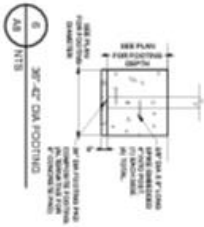
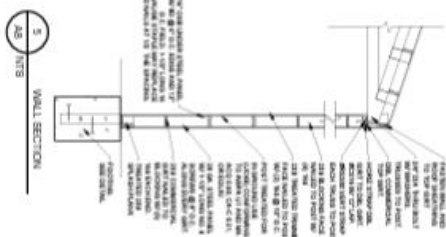
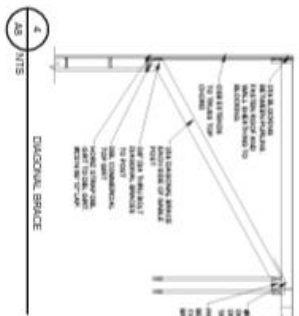
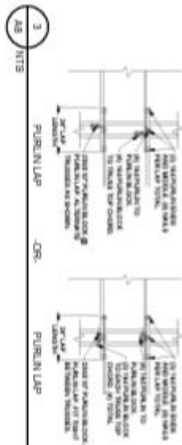
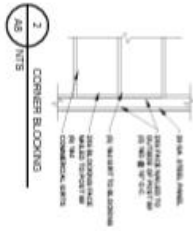
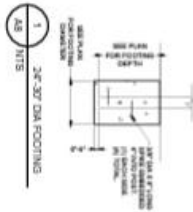


13 SOUTH OSB (WORK ROOM)
1/8" = 1'-0"



14 WEST OSB (WORK ROOM)
1/8" = 1'-0"







Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, preliminary approval of the Navy Meadows Subdivision (210 lots), and the phasing plan.
Agenda Date:	Tuesday, January 14, 2025
Applicant:	Doug Hamblin
File Number:	LVN091924

Property Information

Approximate Address:	3900 West 3300 South
Project Area:	72.6 acres
Zoning:	R1-15
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-089-0001, 15-087-0009,
Township, Range, Section:	6N 2W Sec 33

Adjacent Land Use

North: Agriculture

South: Agriculture

East: Residential, Agriculture

West: Agriculture

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	TA

Applicable Ordinances

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

Development History

On June 11, 2024 the Weber County Commission approved the Navy Meadows development agreement and rezone ordinance. The development agreement standards are included in Exhibit G.

Background and Summary

The applicant is requesting preliminary approval of the Navy Meadows Subdivision with a ten-phase plan. This proposal would change to current land use from agriculture to 164 residential single-family home lots and 46 townhouse units.

The collector and arterial streets within the development are proposed to be public and at least 60' in width. The streets within the southeast corner of the development will be made private because they do not meet the minimum right-of-way width requirements.

This development is designed to optimize traffic and pedestrian circulation with a connection to adjacent open lands and to the 3300 South public street. The pathways, park space and parkways throughout the development will be owned by the Taylor Wester Weber Parks District. Contributions to the Western Weber Parks District include roughly five acres of open space along the Hooper Slough and roughly five acres of park open space complete with parking, sport courts, perimeter pathway, turf grass landscaping and other park amenities. The ownership and maintenance of the public facilities will be further specified by the parks district with coordination from the developer.

At this time it is staff's understanding that the two-acre common area on the east side of the development will be owned and maintained by the Navy Meadows HOA.

The amount of traffic increasing with each phase necessitates the submittal of a traffic Impact analysis included in the report as Exhibit E. The general finding of the traffic study can be found in the analysis portion of this report.

The Navy Meadows development will annex into the Central Weber Sewer District for the treatment of their sanitary sewer flow while the sewer lines will be owned and maintained by Weber County.

Analysis

General Plan: The Western Weber General encourages development patterns that would result in a mix of housing types available to families and individuals in various phases of life and income levels. The proposal will help further the housing goals General Plan by providing single-family lots, patio homes lots, and townhome lots.

Zoning: The subject property is located in the Residential R1-15 that was recently rezoned from the Agricultural A-1 Zone.

The purpose and intent of the R1-15 zone are identified in the LUC §104-12 as:

“The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are references to the R1-12 and R1-10 zones, respectively.”

Lot area, frontage/width, and yard regulations: The Site Development Standards from Section 104-12-5.010 require a minimum of 15,000 SF or 2.9 units per acre. This development maximizes the density of 72.6 acres with a maximum of 210 units. While townhomes and lot sizes of less than 6,000 SF are not permitted in the R1-15 zone, the development agreement associated with the rezone allows the inclusion of townhomes and patio homes.

Culinary water: The Taylor West Weber Water District will provide culinary water to the Navy Meadows development. The preliminary letter contains many conditions that must be satisfied before the district will provide water. The county staff will advance this proposal for final subdivision approval until the district provides a final will-serve letter. The planning staff has added a condition of approval that the developer obtains a final will-serve letter before the Planning Director grants final approval.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots and units within the Navy Meadows Subdivision with pressurized irrigation water intended for outdoor watering.

“There are sufficient shares affiliated with the property to connect to the secondary water pressurized system for the building lots and the shares are in good standing.”

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer treatment services to the Navy Meadows subdivision. The district letter contains several comments that are expected to be completed before or at the time of service (see Exhibit C).

Traffic Study: A Traffic Study prepared by Reeve and Associates is included with this proposal to present statistical-based impacts associated with this residential development with three accesses to 3300 South. Intersections at 3300 S & 3500 W and 3300 S & 4700 W “will require traffic signals in the future existing conditions. Deceleration lanes for the left and right turns into the development will be favorable for the flow of traffic on 3300 South.”

Additional Standards: Residential landscaping standards from section 108-7-12 apply to each lot within this development. The parks and open space standards from the development agreement found in section 8.6 shall be executed with each phase of the development.

At least five townhouse units shall be reserved to qualify for affordable housing under the direction of the Weber County Housing Authority.

Review Agencies: The subdivision application will be required to comply with all review agency requirements. Planning and Engineering have listed preliminary comments that will be addressed by a revised plat. The County Surveyor’s office will post review comments to the final plat. The Weber Fire District will require that the construction drawings show locations of the fire hydrants.

Staff Recommendation

Staff recommends preliminary approval of Navy Meadows Subdivision consisting of 164 single-family lots and 46 town home units. This recommendation is based on the review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter before final recommendation from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter before final recommendation from the Planning Commission.
3. The entire development must be annexed into the sewer district. Annexation for each phase must be complete before the subdivision plat is recorded.
4. Approval from the Parks District is require before each phase is recorded.
5. The civil drawings shall include pathways, open space improvements, public right-of-way improvements, pathway street crossing improvements, and the block wall on 3300 South.
6. The developer shall enter into an improvements guarantee for all applicable subdivision improvements for each phase.
7. The street cross section for a 60' ROW shall have 5' sidewalks on both sides and the sidewalks shall be 6' in depth.

The following findings are the basis for the staff recommendation:

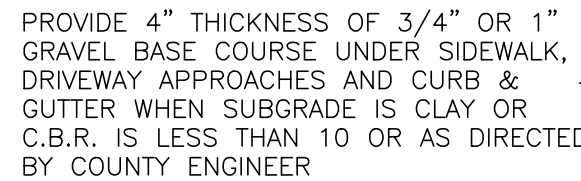
1. Navy Meadows conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Navy Meadows Subdivision plat (preliminary)
- B. Phasing Plan
- C. Taylor West Weber Water will-serve letter
- D. Hooper Irrigation letter
- E. Central Weber Sewer Improvement District letter
- F. Development Agreement Standards and Concept Plan
- G. Traffic Impact Study (select pages 1-19)

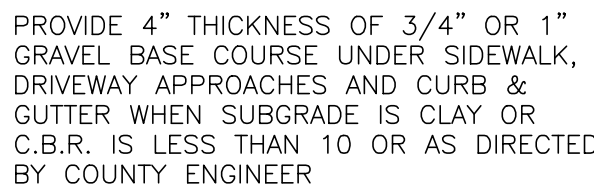
Area Map





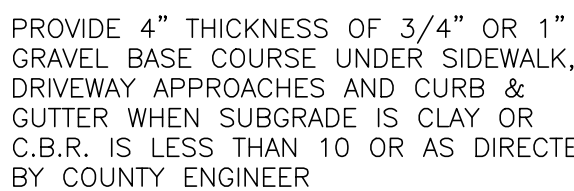
SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



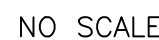
SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES



SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES



PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 11.22 FEET SOUTH 89°16'18" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 33 (SAID SOUTHWEST CORNER BEING NORTH 89°16'18" WEST 2648.91 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33); THENCE NORTH 01°29'12" EAST 1328.74 FEET; THENCE SOUTH 89°21'45" EAST 1321.49 FEET; THENCE NORTH 16°55'58" EAST 5.86 FEET; THENCE SOUTH 89°30'28" EAST 938.58 FEET; THENCE SOUTH 88°52'26" EAST 830.26 FEET; THENCE SOUTH 12°55'11" WEST 10.24 FEET; THENCE SOUTH 41°48'23" WEST 36.99 FEET; THENCE SOUTH 45°50'56" WEST 282.74 FEET; THENCE SOUTH 44°43'42" WEST 294.85 FEET; THENCE SOUTH 01°00'56" WEST 92.82 FEET; THENCE NORTH 88°59'04" WEST 20.29 FEET; THENCE SOUTH 41°01'15" WEST 402.81 FEET; THENCE SOUTH 37°16'31" WEST 192.41 FEET; THENCE SOUTH 32°42'43" WEST 389.96 FEET; THENCE NORTH 89°14'41" WEST 733.82 FEET; THENCE NORTH 01°07'01" EAST 300.00 FEET; THENCE NORTH 89°16'18" WEST 290.01 FEET; THENCE SOUTH 01°06'53" WEST 28.00 FEET; THENCE NORTH 89°16'18" WEST 175.00 FEET; THENCE SOUTH 01°06'53" WEST 272.00 FEET; THENCE NORTH 89°16'18" WEST 512.00 FEET; THENCE NORTH 00°43'42" EAST 323.40 FEET; THENCE NORTH 89°16'18" WEST 300.00 FEET; THENCE SOUTH 00°43'42" WEST 323.40 FEET; THENCE NORTH 89°16'18" WEST 60.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,164,799 SQUARE FEET OR 72.654 ACRES.

CURVE TABLE

Diagram illustrating the cross-section of a 10' wide sidewalk. The sidewalk consists of a 9' asphalt path and two 6" wide concrete strips on either side. The asphalt path has a 3" thickness. The concrete strips are 6" wide. The entire sidewalk is supported by a gravel base. A tree is shown on the right side of the sidewalk.

SCALE: NONE

LINE TABLE

#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S12°55'11"W	10.24'	L56	S48°58'45"E	100.00'
L2	S41°48'23"W	36.99'	L57	S48°58'45"E	100.00'
L3	S89°21'45"E	61.28'	L58	S48°58'45"E	100.00'
L4	N16°55'58"E	5.89'	L59	S43°44'53"E	100.00'
L5	S89°30'28"E	38.21'	L60	S26°33'34"E	100.00'
L6	S89°30'28"E	466.03'	L61	N31°12'58"E	74.96'
L7	N00°29'32"E	104.39'	L62	N21°36'40"E	83.69'
L8	N00°29'32"E	104.39'	L63	N05°31'58"E	76.86'
L9	S89°30'28"E	228.08'	L64	N00°48'15"E	60.07'
L10	N00°29'32"E	104.38'	L65	N89°14'42"W	99.47'
L11	S88°52'26"E	163.21'	L66	S00°48'15"W	60.48'
L12	S88°52'26"E	46.01'	L67	S09°31'59"W	28.93'
L13	S54°50'46"W	83.69'	L68	N89°11'45"W	99.45'
L14	N48°58'45"W	5.87'	L69	N5°56'23"W	99.96'
L15	S41°01'15"W	488.59'	L70	N49°02'31"W	100.00'
L16	S37°16'31"W	196.04'	L71	N49°02'31"W	100.00'
L17	S32°42'43"W	375.99'	L72	N49°02'31"W	100.00'
L18	N00°45'19"E	120.00'	L73	N49°02'31"W	100.00'
L19	N00°45'19"E	120.00'	L74	S89°16'10"E	110.61'
L20	N00°45'19"E	120.00'	L75	S89°16'10"E	110.60'
L21	N00°45'19"E	120.00'	L76	S88°52'59"E	110.95'
L22	N00°45'19"E	120.00'	L77	S88°52'59"E	111.28'
L23	N00°45'19"E	120.00'	L78	S89°16'10"E	110.60'
L24	S89°14'41"E	13.00'	L79	S89°16'10"E	110.60'
L25	N89°14'41"W	13.00'	L80	N00°43'50"E	54.37'
L26	N88°52'59"W	110.00'	L81	N00°43'50"E	50.00'
L27	N88°52'59"W	110.00'	L82	N04°24'16"E	62.59'
L28	N88°52'59"W	110.00'	L83	N15°27'53"E	59.66'
L29	N88°52'59"W	110.00'	L84	N15°27'53"E	16.34'
L30	N88°52'59"W	110.00'	L85	N15°27'53"E	43.31'
L31	N88°52'59"W	110.00'	L86	N20°29'38"E	47.87'
L32	N00°43'50"E	110.00'	L87	N20°29'34"E	60.00'
L33	S00°43'50"W	110.00'	L88	N20°29'17"E	60.00'
L34	N00°43'50"E	110.00'	L89	N69°30'39"W	100.00'
L35	S00°45'18"W	25.00'	L90	N69°30'39"W	100.00'
L36	S00°45'18"W	88.25'	L91	S69°30'39"E	100.00'
L37	S44°43'42"W	16.32'	L92	S69°30'39"E	100.00'
L38	N00°45'18"E	100.00'	L93	N69°30'39"W	100.00'
L39	N00°45'18"E	100.00'	L94	N69°30'39"W	100.00'
L40	N00°45'18"E	100.00'	L95	N20°29'17"E	60.00'
L41	N00°45'18"E	100.00'	L96	N20°05'30"E	62.73'
L42	N00°45'18"E	100.00'	L97	N15°56'14"E	67.22'
L43	N00°45'18"E	100.00'	L98	N10°45'07"E	67.22'
L44	N00°45'18"E	100.15'	L99	N05°34'01"E	67.22'
L45	N00°45'18"E	100.15'	L100	N01°25'14"E	73.68'
L46	N89°14'42"W	129.91'	L101	N69°30'43"W	100.00'
L47	N89°30'28"W	120.00'	L102	N69°30'43"W	100.00'
L48	N89°14'42"W	100.00'	L103	N69°30'43"W	100.00'
L49	S89°11'45"E	100.00'	L104	N69°30'43"W	100.00'
L50	S76°59'00"E	100.00'	L105	N20°29'17"E	23.70'
L51	S59°47'40"E	100.00'	L106	N20°29'17"E	23.70'
L52	S48°58'45"E	100.00'	L107	N73°14'25"W	100.00'
L53	S48°58'45"E	100.00'	L108	N79°24'04"W	100.03'
L54	S48°58'45"E	100.00'	L109	N86°09'18"W	100.01'
L55	S48°58'45"E	100.00'	L110	N62°50'07"E	46.40'
L56	S48°58'45"E	100.00'	L111	S00°45'18"W	6.00'
			L112	N00°43'50"E	50.00'

NOTES

- STREETS HEADING IN A EAST/WEST DIRECTION WILL HAVE A 10' PATH ON THE NORTH SIDE OF THE STREET.
- STREETS HEADING IN A NORTH/SOUTH DIRECTION WILL HAVE A 10' PATH ON THE EAST SIDE OF THE STREET.

[illegible]

Navy Meadows

Navy Meadows
PART OF THE SE & SW 1/4 OF SECTION 33, T.6N., R.2W., S.11B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

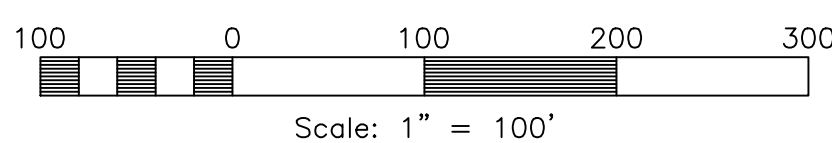
Project Info.	
Engineer:	J. NATE REEVE, P.E.
Planner:	C. CAVE
Designer:	S. SIMRAYH
Date:	8-15-24
Name:	NAVY MEADOWS
Number:	3442-A56

Sheet	3
1	Sheets



Design Specs.

Total Area.....72.65 ac.
Density:
3,164,799 S.F./15,000 S.F. = 210.98 Lots
68 - 10 - 15K Lots
73 - 6000 S.F.+ Lots
46 - Townhouse Units
23 - Patio Homes
210 - Total Unit Count



Navy Meadows

Weber County, Utah

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = PUBLIC UTILITY EASEMENT
- = SECTION LINE
- = PROPOSED PATHWAY

Developer:

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

Project Info.

Engineer:
J. NATE REEVE, P.E.
Planner:
C. CAVE
Designer:
S. SIMRAYH
Date: 9-9-24
Name:
NAVY
MEADOWS
Number: 3442-A56

Sheet
2
3
Sheets

REVISIONS	DESCRIPTION
DATE	

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



LOT	BUILDABLE AREA	26-50	51-75	76-100	101-125	126-150	151-164
1	6284 S.F.	26 14881 S.F.	51 6302 S.F.	76 2800 S.F.	101 2274 S.F.	126 3341 S.F.	151 2250 S.F.
2	8672 S.F.	27 9771 S.F.	52 8405 S.F.	77 2800 S.F.	102 2555 S.F.	127 3341 S.F.	152 2250 S.F.
3	8676 S.F.	28 10104 S.F.	53 11720 S.F.	78 2800 S.F.	103 2333 S.F.	128 3341 S.F.	153 2251 S.F.
4	8879 S.F.	29 6194 S.F.	54 11083 S.F.	79 2800 S.F.	104 2333 S.F.	129 3341 S.F.	154 2414 S.F.
5	8885 S.F.	30 6298 S.F.	55 7626 S.F.	80 2800 S.F.	105 2333 S.F.	130 3324 S.F.	155 2473 S.F.
6	7729 S.F.	31 5920 S.F.	56 9179 S.F.	81 2800 S.F.	106 2284 S.F.	131 3231 S.F.	156 2398 S.F.
7	7140 S.F.	32 7210 S.F.	57 8348 S.F.	82 2758 S.F.	107 2250 S.F.	132 3159 S.F.	157 2250 S.F.
8	7200 S.F.	33 6700 S.F.	58 8628 S.F.	83 2800 S.F.	108 2250 S.F.	133 3128 S.F.	158 2250 S.F.
9	7200 S.F.	34 8639 S.F.	59 8718 S.F.	84 2800 S.F.	109 2250 S.F.	134 3099 S.F.	159 2250 S.F.
10	7200 S.F.	35 6709 S.F.	60 7174 S.F.	85 2800 S.F.	110 2915 S.F.	135 3070 S.F.	160 2250 S.F.
11	7200 S.F.	36 6462 S.F.	61 6147 S.F.	86 2800 S.F.	111 2633 S.F.	136 3040 S.F.	161 2250 S.F.
12	6928 S.F.	37 6907 S.F.	62 6601 S.F.	87 2800 S.F.	112 3272 S.F.	137 3011 S.F.	162 2250 S.F.
13	6300 S.F.	38 7698 S.F.	63 8727 S.F.	88 2800 S.F.	113 3293 S.F.	138 2500 S.F.	163 5658 S.F.
14	6750 S.F.	39 7124 S.F.	64 12374 S.F.	89 2800 S.F.	114 2818 S.F.	139 2250 S.F.	164 2473 S.F.
15	7000 S.F.	40 7147 S.F.	65 17846 S.F.	90 2800 S.F.	115 2250 S.F.	140 2250 S.F.	
16	7000 S.F.	41 7177 S.F.	66 8188 S.F.	91 2738 S.F.	116 2490 S.F.	141 2250 S.F.	
17	7000 S.F.	42 11175 S.F.	67 8187 S.F.	92 2739 S.F.	117 2893 S.F.	142 2498 S.F.	
18	7000 S.F.	43 5240 S.F.	68 7740 S.F.	93 2731 S.F.	118 2893 S.F.	143 2498 S.F.	
19	7104 S.F.	44 5085 S.F.	69 2800 S.F.	94 5051 S.F.	119 2893 S.F.	144 2250 S.F.	
20	7431 S.F.	45 5063 S.F.	70 2800 S.F.	95 2250 S.F.	120 2814 S.F.	145 2256 S.F.	
21	7087 S.F.	46 5143 S.F.	71 2800 S.F.	96 2250 S.F.	121 3507 S.F.	146 2257 S.F.	
22	9780 S.F.	47 6146 S.F.	72 2800 S.F.	97 2250 S.F.	122 3342 S.F.	147 2251 S.F.	
23	8033 S.F.	48 6565 S.F.	73 2800 S.F.	98 2286 S.F.	123 3341 S.F.	148 2456 S.F.	
24	7007 S.F.	49 6665 S.F.	74 2800 S.F.	99 2292 S.F.	124 3341 S.F.	149 2275 S.F.	
25	7392 S.F.	50 7334 S.F.	75 2800 S.F.	100 2296 S.F.	125 3341 S.F.	150 2250 S.F.	

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

REVISIONS

DATE	DESCRIPTION

Project Info.
Engineer: J. NATE REEVE, P.E.
Planner: S. C. CAVE
Designer: S. SIMRAYH
Date: 8-15-24
Name: NAVY MEADOWS
Number: 3442-A56

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

Sheet **3** of 3
Sheets

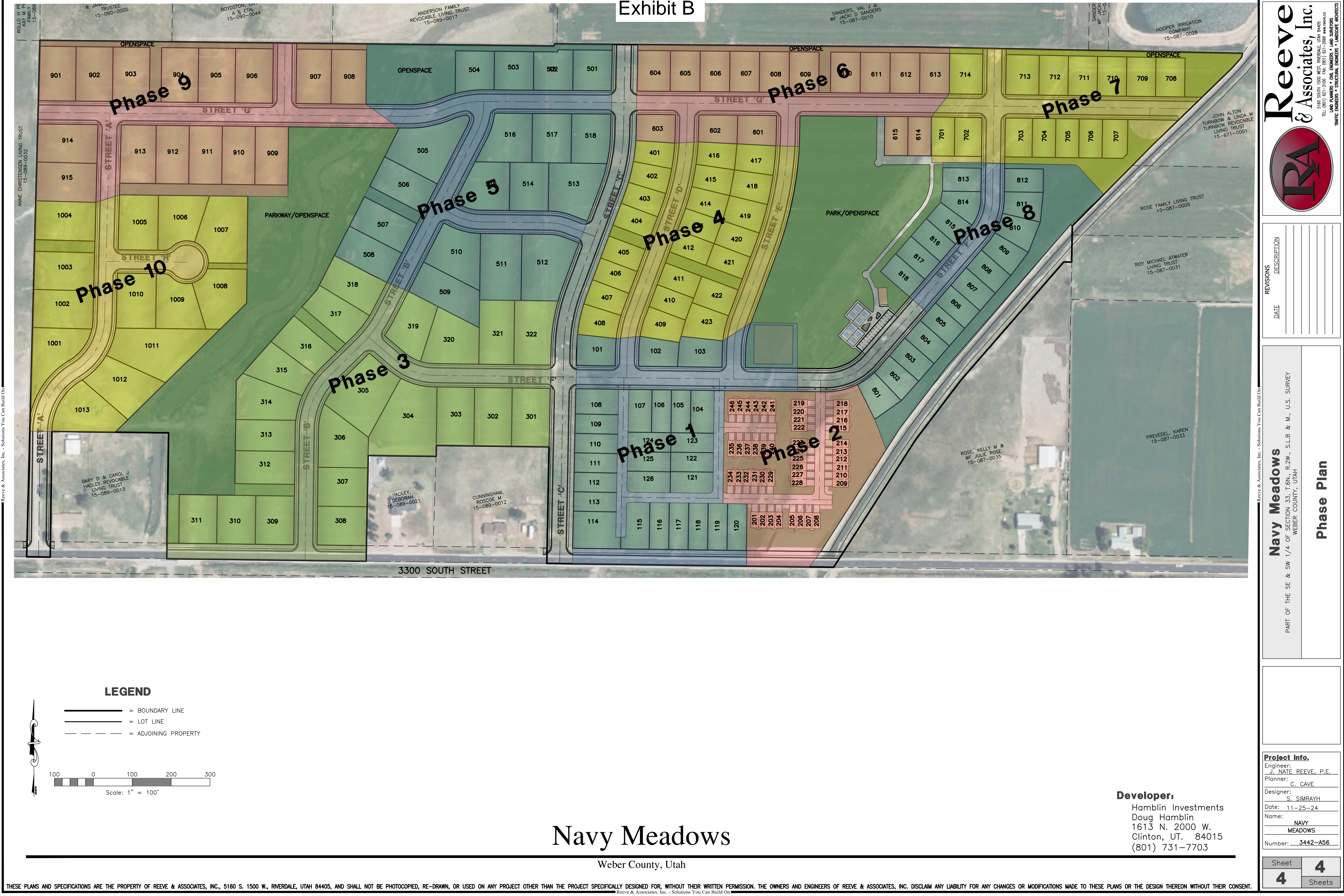


Exhibit B

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3300 FAX: (801) 621-2666 www.reeve.co

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	
DATE	DESCRIPTION

Navy Meadows

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

Phase Plan

Project Info.	
Engineer:	J. NATE REEVE, P.E.
Planner:	C. CAVE
Designer:	S. SIMRAYH
Date:	11-25-24
Name:	NAVY MEADOWS
Number:	3442-A56

Sheet	4
4	Sheets

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

Navy Meadows

Weber County, Utah

Exhibit C



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

1/7/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide only culinary water for **Navy Acres Subdivision**, a **210 Unit** subdivision. The address is approx. 3300 S. 3700 W. Taylor UT. This subdivision must have a pressurized secondary water system for outdoor use. Plan review fees and water right impact fees must be paid to the District clerk before subdivision approval is granted. A pressurized secondary water system must be functional before final approval to build will be granted.

Requirements:

- Plan review fee=**\$200 per lot total= \$42,000.00**
- Water Right Impact fee= **\$7,842 x 210 ERU's total = \$1,646,820.00**
- Complete plan reviews.
- Will serve letter from Hooper Irrigation or Weber Basin Water.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services. The District will need to be notified prior to working on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- The construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager

Taylor West Weber Water District

Expires 6/7/2025

Exhibit D



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

June 14, 2023

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

RE: PRELIMINARY WILL SERVE LETTER – Navy Meadows

The Navy Meadows Subdivision is located at approximately 3300 South and 4300 West. 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.

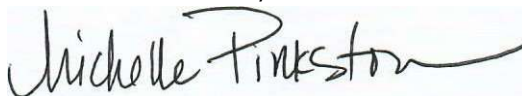
The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. The plans are still preliminary and there will be items confirmed prior to final approval of the plans, specifically piping of private ditches and considerations for the Hooper Irrigation Canal which traverses within the boundaries of the proposed 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.

This development 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



Exhibit E

Central Weber Sewer Improvement District

November 25, 2024

Felix Lleverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Navy Meadows
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Hamblin Investments to provide sanitary sewer treatment services to the subdivision called Navy Meadows located at approximate address 3300 S. 3500 W & 4300 W. 210 residences 68 large lots 64 medium lots 32 small lots and 46 Townhomes. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the 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 the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take 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. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

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 must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

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

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Jason Hamblin

rights doctrine.

8. Development Standards.

- 8.1. **Connectivity Incentivized.** Developer hereby volunteers and agrees to follow the minimum street and pathway standards as provided in Section 106-2-4.030 of the Code. The County hereby agrees to allow the flexible lot standards as provided by that section of Code. The County also agrees that the conceptual street layout illustrated in Attachment C satisfactorily complies with that code section for the purposes of this Project.
- 8.2. **Street Right-of-way dedication**
 - 8.2.1. **3900 West Street (Minor Collector).** Developer agrees to provide at least an 66-foot wide public street right-of-way throughout the development for 3900 West Street, spanning from 3300 South Street to the northern -most edge of the Project.
 - 8.2.2. **3300 South Street (Major Collector).** Developer agrees to provide a half-width road dedication for at least an 80-foot wide public street right-of-way for the project's entire frontage.
 - 8.2.3. **Through-Streets (Major Residential).** Developer agrees to provide at least a 66-foot wide public street right-of-way for all streets that:
 - 8.2.3.1. Provide a continuous route through the development;
 - 8.2.3.2. Start at 3300 South and provide a through-connection to other properties;
or
 - 8.2.3.3. That contain a 10-foot paved pathway.
 - 8.2.4. **Limited-Streets (Minor Residential).** Developer agrees to provide at least a 60-foot wide public street right-of-way for all streets that do not provide significant connection through the project or to collector streets.
- 8.3. **Street Improvements.** Streets in the Project shall be designed and installed by the Developer in accordance with the street cross sections depicted in **Attachment D**.
 - 8.3.1. **Improvements Along 3300 South.** Developer hereby agrees to install an 80-foot half-width street for the Project's entire frontage along 3300 South Street, from the Canal on the east to the western-most street. This shall include the frontages of the existing adjacent parcels along 3300 South Street that are not included in the Project Area.
 - 8.3.2. **Driveway Accesses along 3900 West and 3300 South.** Developer agrees that no lot will be platted that gains access from 3900 West Street and 3300 South Street. County agrees to allow lots to front these streets if they are provided access by means other than these streets.
 - 8.3.3. **Omitted**
 - 8.3.4. **Street Landscaping.**
 - 8.3.4.1. **Street Trees.** All streets shall be lined with shade trees in the park strip. Trees shall be planted in intervals and of species such that the average crown of one tree, averaged at maturity, will converge with the crown of the next tree. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/disease, or as may otherwise be specified by a landscape architect or other professional

qualified in tree health, such that the trees have optimal chance of long-term survival. Reasonable openings in the tree canopy should be expected for driveway locations and intersection clear-view triangles. Developer agrees to provide each street tree an irrigation mechanism tied either to a homeowner's association master meter, or tied directly to the secondary water meter of the lot immediately adjacent. Developer is responsible for tree health throughout the duration of the warranty period plus two additional years, whereafter Developer continues to be responsible for tree health until the adjoining property is sold, after which the new owner is responsible for the tree health.

8.3.4.2. Street Wall Along Rear-Facing or Side-Facing Lots on 3300 South.

Developer agrees install a solid wall along 3300 South Street where the rear or side of a residential lot or unit abuts or is otherwise adjacent to and visible from this street. The wall shall be designed to provide visual breaks in the horizontal wall plane at least every 30 feet, such as a column or similar, and the wall and each column shall have a cap. The wall shall be muted earth-tone in color. Except for the required clear-view triangles, this fence shall be at least six feet in height, but no more than eight feet. Alternative fencing along this street may be approved by the Planning Director. Vinyl fencing along this street is prohibited.

8.3.4.3. Park Strip Landscaping. Developer shall place 6 inch rock ground covering, 8-inches deep, in each park strip, with a weed barrier beneath. Alternatively, County agrees that Developer may install alternative planting and landscaping along 3300 South Street and 3900 West Street if maintained by the homeowner's association. Additional plantings may be placed along other streets by the Developer or homeowners, to be operated and maintained either by the adjoining owner or a homeowners association.

8.3.4.4. Construction Drawings to Include Landscaping. Each development application submitted shall provide a detailed landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.4. Non-Public Landscaping

8.4.1. Water-wise landscaping. All lots within the development will implement water wise landscaping measures as follows:

8.4.1.1. Lawns. No more than 30 percent of any lot shall be covered in turf grass. Turf grass should be watered by sprinkler heads that provide head-to-head coverage and matching precipitation rates. Spray, rotor, or rotary heads must be separated by watering valves operated by separate clock stations at the watering controller.

8.4.1.2. Mulched Areas. Mulched areas shall be mulched to a depth of at least four inches. Mulch may include organic materials such as wood chips, bark, and compost. It may also include inorganic materials such as decorative rock, cobble, or crushed gravel. Recycled materials such as rubber mulch may also be used.

8.4.1.3. Shrub Bed Watering. Shrub beds shall be watered with drip watering systems using in-line drip emitters, such as Netafirm, on a grid

system or point-source emitters that provide water directly to the base of each plant.

8.5. Public Utilities

8.5.1. Developer agrees to underground all utilities in a manner that complies with adopted standards, including any existing overhead utilities, with the exception of high voltage power transmission lines that pass through the Property, if any.

8.6. Parks, Open Space, and Trails

In consideration of the rezone of the Property, Developer hereby agrees to provide, at no cost to the County, the following parks, open space, and trails amenities:

8.6.1. Parks and Open Space:

8.6.1.1. Navy Meadows Park Dedication. Developer agrees to dedicate the entire Navy Meadows Park and Navy Meadows Parkway parcels shown on the concept plan (the “The Park”) to the Taylor West Weber Park District (the Park District) with the first subdivision plat recorded within the Property.

8.6.1.2. Navy Meadows Park Improvements. With each recorded plat, Developer agrees to install a proportionate amount (A proportionate amount means the total amount of physical improvements divided by the number of lots in the overall project, for example, if there are 100 total feet of pathway in the project and 10 total lots, then each plat lot necessitates 10 linear feet of pathway). No lots shall be platted in the vicinity of open space, pathways, or public landscape areas unless that open space pathway or public landscaping improvements are made a part of improvements within The Park and Parkway unless specified otherwise herein., Improvements shall include at least the following:

8.6.1.2.1. Pathway. A ten-foot wide paved or concrete pathway and slough crossing as depicted in the concept plan in Attachment C If concrete, the pathway joints shall be saw-cut instead of formed in place.

8.6.1.2.2. Pathway Shade Trees. The pathways shall include shade trees, and plantings placed at distances recommended by the Parks District. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/disease, or as may otherwise be specified by a landscape architect or other professional qualified in tree health, such that the trees have optimal chance of long-term survival.

8.6.1.2.3. Existing Trees to be Preserved. To the extent practicable, maintain existing native species of shrubs and grasses along the Hooper Slough.

8.6.1.2.4. Benches. At least one pathway-adjacent bench shall be installed every 500 feet along a pathway.

8.6.1.2.5. Bench Shade Trees. At least one shade tree shall be installed per bench, planted adjacent to the bench in a manner that will cast the most shade onto the bench throughout the summer.

8.6.1.2.6. ADA Access. ADA accessibility from parking areas to all restrooms, ramps, benches, and along the paved pathway.

8.6.1.2.7. **Parking Area.** One parking area, as generally illustrated on the concept plan. At a minimum, each parking area shall provide the following:

8.6.1.2.7.1. At least one sewerer restroom building with no less than two single-use toilet facilities, or as otherwise negotiated between the Developer and the Park District.

8.6.1.2.7.2. Paved access and vehicle parking as generally illustrated on the concept plan.

8.6.1.2.7.3. A drinking fountain or water bottle filling station.

8.6.1.2.7.4. Sufficient water rights or shares necessary to provide for the culinary and secondary water needs of each trailhead.

8.6.1.2.7.5. The park and parkway shall not contain stormwater detention facilities.

8.6.1.2.8. **Park Detail Submittal.** With each subdivision plat or improvement drawings, provide site specific detail of the park and the parkway. The detail shall provide:

8.6.1.2.8.1. The location, configuration and construction standards of required improvements; and

8.6.1.2.8.2. Tree location, species, average mature crown width, and required planting and irrigation methods.

8.6.2. Trails, Sidewalks, and Pathways:

8.6.2.1. **Pathway Trees.** Each pathway and sidewalk within the development should be lined with shade trees. Trees shall be planted in intervals and of species such that the average crown of one tree, averaged at maturity, will converge with the crown of the next tree. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/disease, or as may otherwise be specified by a landscape architect or other professional qualified in tree health, such that the trees have optimal chance of long-term survival. Reasonable openings in the tree canopy should be expected for driveway locations and intersection clear-view triangles. Developer agrees to provide each street tree an irrigation mechanism tied either to a homeowner's association master meter, or tied directly to the secondary water meter of the lot immediately adjacent. Developer is responsible for tree health throughout the duration of the warranty period plus two additional years, whereafter Developer continues to be responsible for tree health until the adjoining property is sold, after which the new owner is responsible for the tree health.

8.6.2.2. **Non-Street Adjacent Pathway Landscaping.** For pathways that are not adjacent to a street, Developer shall place three-to-four-inch rock, six-inches deep, on the shoulders of each pathway, with a weed barrier beneath. Alternatively, County agrees that Developer may install alternative planting and landscaping as long as it is operated and maintained by a homeowner's association.

- 8.6.2.3. **Construction Drawings to Include Landscaping.** Each development application submitted shall provide a detailed landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.
 - 8.6.2.4. **Pathway Street Crossings.** Wherever a pathway intersects with a street, Developer agrees to install or cause to be installed a battery powered and solar charged user-activated rapid flashing beacon and associated crosswalk signage and zebra-style crosswalk paint on the street. Developer agrees to repaint after the street is sealed.
- 8.7. **Outdoor Lighting.** Developer agrees that all outdoor lighting within the Project will be governed by the County's Outdoor Lighting ordinance, Chapter 108-16 of the Code.
- 8.8. **Housing types and affordable housing**
 - 8.8.1. **Townhouses.** Developer agrees to install townhouses in the location as depicted in the concept plan. The townhouse buildings shall comply with the lot development standards of the R1-15 zone and be treated as if the building is a single-family residence. The townhouses shall comply with the following standards
 - 8.8.1.1. No more than 47 townhouse units shall be created. No more than eight units are allowed per building, and no more than seven townhouse buildings are allowed.
 - 8.8.1.2. Each townhouse building shall face away from 3300 South Street. The rear of the building(s) that is visible from 3300 South shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished, among other means, by avoiding repetitive unit facades but rather providing design and architectural treatments and relief commonly found on single-family residential buildings.
 - 8.8.1.3. At least 5 townhouse units are reserved to qualify for affordable housing under the direction of the Weber County Housing Authority.
 - 8.8.1.4. A maximum of four townhomes may be reserved for long term rental units. Short term rentals are not permitted within this development.
- 8.9. **Patio Homes.** County agrees to allow and Developer agrees to build no more than 23 patio homes in the location as generally depicted in **Attachment C**. The County agrees to allow each patio home to be accessed by means of a Shared Private Lane pursuant to Section 106-2-2.030 of the Code. Each shall comply with the following standards:
 - 8.9.1. **Condominiums.** The County agrees that some or all of the patio homes may be platted as condominium dwelling units pursuant to State and County Laws.
 - 8.9.1.1. If platted as a condominium unit, when a unit is attached to another unit by means of a common wall, the combination of units shall be deemed a "building" for the purposes of determining building setbacks.
 - 8.9.1.2. There shall be at least 10-foot distance between any two buildings.
 - 8.9.1.3. The front of each building shall be setback from the 24-foot wide shared private lane right-of-way at least 15 feet.
 - 8.9.1.4. Each building shall be setback from a public street no less than 20

feet, except 30 feet from 3300 South.

8.9.1.5. Only two condominium units are allowed per building.

8.9.1.6. Each patio home building shall face away from 3300 South Street and 3900 West Street. The rear of the building(s) that is visible from 3300 South and 3900 West shall be designed to avoid repetitive unit facades.

9. 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.

9.1. 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.

9.2. 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.

9.2.1. 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.

9.2.2. Landscaping Changes. Any changes to this Agreement's landscaping designs, guidelines, standards, plantings, materials and installation of the same anywhere in the project.

9.2.3. De Minimis Changes. Other de Minimis changes requested by the Developer, which are reasonably consistent with the intent of this agreement and the R1-15 Zone, and are Routine and Uncontested.

10. General Provisions.

10.1. Assignability. The rights and responsibilities of the Developer under this Agreement may be assigned as provided herein.

10.1.1. 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 entire Project Site or entire Project to another entity at any time.

10.2. 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 all other persons or entities acquiring all or any portion of the Project, any lot, parcel or any portion thereof within the Project Site, or any interest therein, whether by sale, operation of law, devise, or in any manner whatsoever.

Attachment C

Concept Plan



10' pathways throughout



Solutions you can build on™

Traffic Impact Study

Navy Meadows Subdivision – West Weber, Utah



Submitted to:
Weber County Engineering
2380 Washington Blvd Suite #240
Ogden, Utah 84401
801-399-8374



Prepared by:
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, UT 84405
801.621.3100
www.reeve.co

Prepared: September 2024
Completed by: KAR
Reeve Job No.: 3442-A56

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1.0 Introduction & Executive Summary

1.1 Proposed Development

This study addresses the impact associated with the proposed Navy Meadows Subdivision located at 4300 W and 3300 S. The proposed development will consist of single-family detached homes and single-family attached homes (townhomes). There will be 3 accesses to the site. All three (3) of the accesses onto 3300 S will be full movement accesses.

Following are key attributes of the planned development:

- a) 72.65-acre total site.
- b) 164 Single-Family Detached Homes
- c) 46 Single-Family Attached Homes
- d) Three, full-movement accesses to the site connecting to W 3300 S.

1.2 Purpose of Study

At the request of Weber County, Reeve & Associates has performed a traffic impact analysis for the proposed subdivision. Figure 1 contains a vicinity map showing the area of the development. The development consists of parcels: 150890001, 150870009, 150870009, in Weber County.

This report describes the traffic contribution to the existing roadway. The objective of this study was to assess the existing traffic conditions, forecast the future traffic of the study area, and determine the project Level of Service (LOS) for existing, proposed, and future conditions.

1.3 Study Area and Analysis Periods

The traffic study area was determined by analyzing the roadways influenced by the development during the weekday morning and afternoon peak-hours. The existing (2024), proposed (2025), and future (2030) traffic conditions for the impacted roadways have been included for study. The study intersections closest to the development where the greatest impact is expected are the following:

- 3300 S & S 3500 W
- 3300 S & 4300 W
- 3300 S & S 4700 W

These intersections are proposed for study with this development. A map has been provided below showing the study intersections.

Study Objectives:

The objectives of this study are:

- Determine how the study intersection currently operates with and without the proposed development.



- The study intersections are the intersections of 3300 S & S 3500 W, 3300 S & 4300 W, and 3300 S & S 4700 W.
- Project the future growth for the study area and determine how the intersections and accesses will operate with and without the proposed development.
- Recommend appropriate mitigation measures if poor operations are identified.

Results:

The principal results of the study are:

- Future conditions were estimated by applying a 5.79% growth rate per year (Wasatch Front Regional Council) for 20 years to the existing traffic volumes.
- LOS for most of the study intersections and site accesses remain at acceptable levels (LOS C or better).
- All three of the proposed accesses will remain at LOS B or better.
- 3300 S & 3500 W will degrade to LOS F in the existing future condition, before the addition of trips from the subdivision.
- 3300 S & 4700 W will degrade to LOS F in the existing future condition, before the addition of trips from the subdivision.
- The two intersections that degrade to LOS F will require traffic signals in the future existing conditions.

Recommendations:

Based on the proposed traffic volumes, deceleration lanes for left and right hand turns into the proposed development will be favorable for the flow of traffic on 3300 S.



Figure 1 - Vicinity Map of Cordes Junction

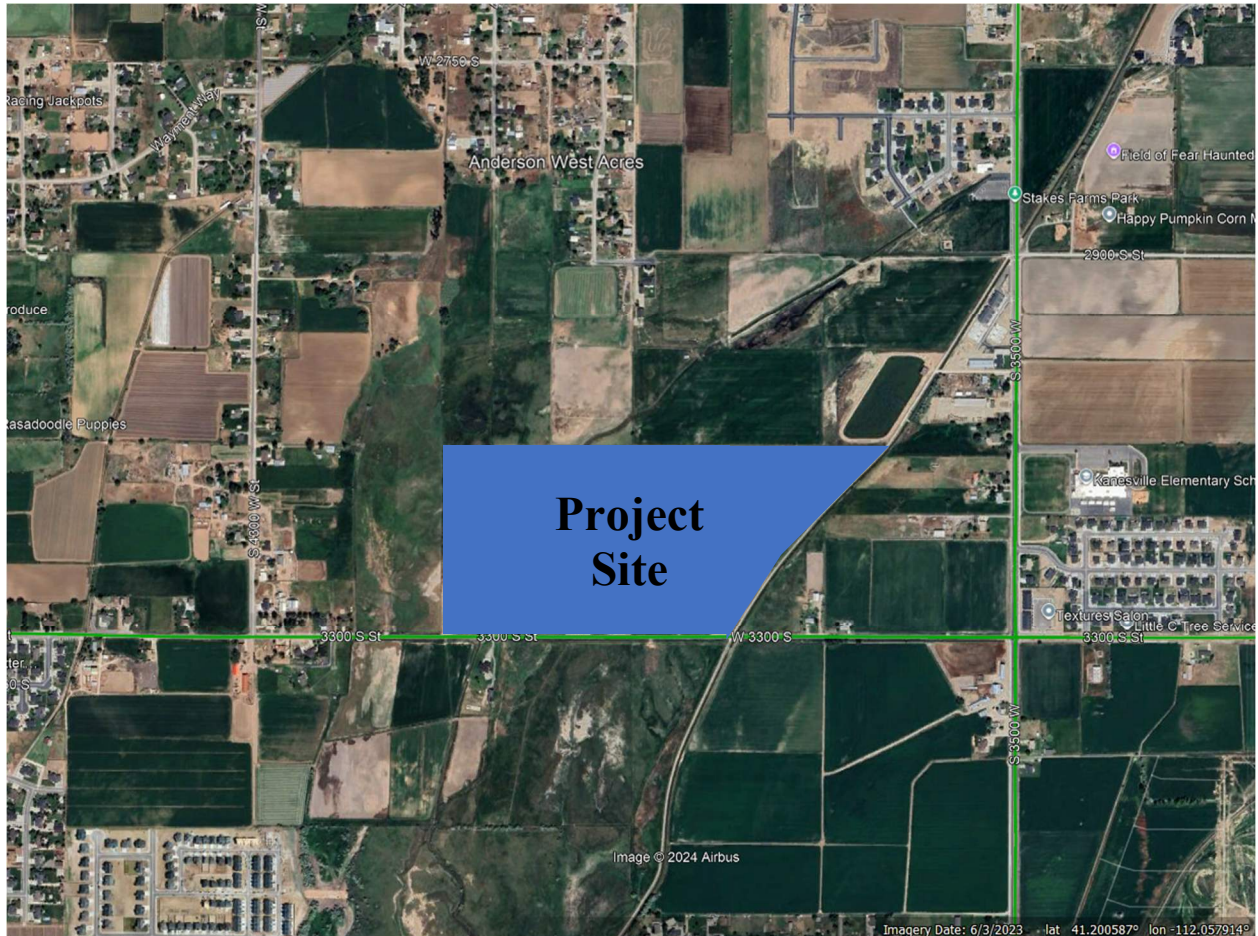
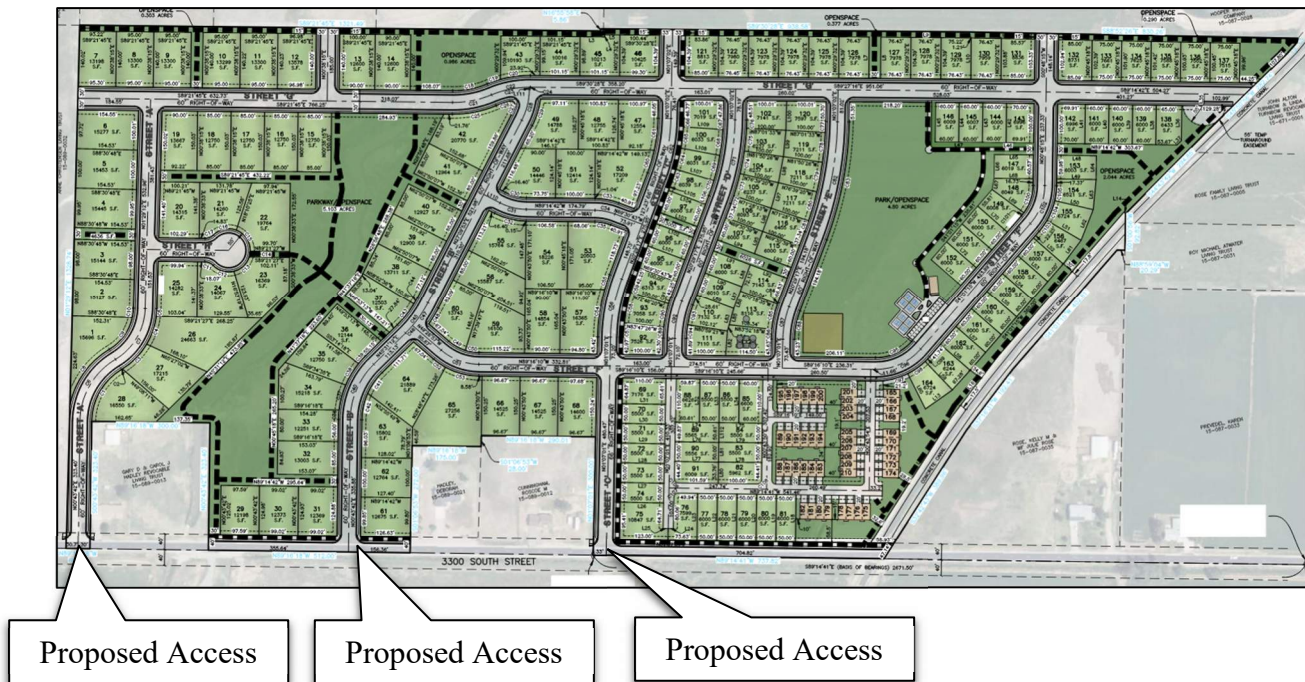


Figure 2 - Site Plan Concept



2.0 Analysis Method

2.1 Level of Service Analysis

For this traffic impact study, the LOS was determined by calculating the average delay time per vehicle in seconds using HCM 6th edition in Synchro 11. Each LOS is associated with a designated range of delay times in seconds per vehicle. Table 1 demonstrates the LOS for a signalized intersection based on the delay in seconds per vehicle. Table 2 demonstrates the LOS for an unsignalized intersection based on the delay in seconds per vehicle. According to the Highway Capacity Manual, most facilities are designed for a service flow rate at LOS C or better to ensure acceptable operating conditions to users.

Table 1 – Signalized Intersections Level of Service

<i>LOS</i>	<i>Intersection Delay per Vehicle (sec/veh)</i>
<i>A</i>	≤ 10
<i>B</i>	$> 10 - 20$
<i>C</i>	$> 20 - 35$
<i>D</i>	$> 35 - 55$
<i>E</i>	$> 55 - 80$
<i>F</i>	> 80

Source: Highway Capacity Manual (HCM 6th), Transportation Research Board
National Research Council Washington D.C. 2000.

Table 2 – Unsignalized Intersections Level of Service

<i>LOS</i>	<i>Intersection Delay per Vehicle (sec/veh)</i>
<i>A</i>	≤ 10
<i>B</i>	$> 10 - 15$
<i>C</i>	$> 15 - 25$
<i>D</i>	$> 25 - 35$
<i>E</i>	$> 35 - 50$
<i>F</i>	> 50

Source: Highway Capacity Manual (HCM 6th), Transportation Research Board
National Research Council Washington D.C. 2000.



3.0 Existing Conditions

3.1 Existing Corridor Characteristics

Existing corridor characteristics refer to the physical and operational features of a roadway, such as its width, number of lanes, speed limits, pavement condition, and capacity. These factors influence how efficiently a road can handle traffic and the safety of drivers. These characteristics determine the current limitations and potential upgrades needed to accommodate future traffic demands. This study has been conducted to assess whether a road is equipped to handle existing and projected traffic without causing congestion or safety concerns.

Table 3 – Corridor Characteristics

<i>Roadway</i>	<i>Classification</i>	<i>Speed Limit</i>	<i>Lanes</i>
3300 S	Minor Collector	40 mph	2 lanes
3500 W	Major Collector	40 mph	4 lanes
4300 W	N/A	35 mph	3 lanes
4700 W	Minor Arterial	40 mph	2 lanes

3.2 Existing Traffic Volumes

Existing traffic volumes have been based off of traffic counts conducted by Reeve & Associates on September 11th, 2024. The counts and distributions are provided in the appendix. UDOT has AADT information for the study area. The UDOT AADT volumes and heavy truck percentages can be found in Table 4 below.

Table 4 – AADT and Truck Percentages

<i>Roadway</i>	<i>AADT</i>	<i>Truck Percentages</i>
3300 S	1700	N/A
3500 W	3100	N/A
4300 W	N/A	N/A
4700 W	4800	13.6%

Since there is no existing data for truck traffic on all roads except for 4700 W, the default number of 2% within synchro will remain the same for those roads.

3.3 Existing Study Area Level of Service

Given the existing conditions of the studied area, the existing lowest approach LOS was determined using HCM 6th Edition in Synchro 11. Future conditions were estimated by



applying a growth rate of 1.00% (Wasatch Front Regional Council – Population Projections Model) for 20 years. The results are shown below in Tables 5 and 6.

Table 5 – PM Existing Level of Service for Study Area (s/veh)

<i>Studied Intersection</i>	<i>PM Peak Hour</i>	<i>NBLn1</i>	<i>NBLn2</i>	<i>EBLn1</i>	<i>EBLn2</i>	<i>WBLn1</i>	<i>WBLn2</i>	<i>WBLn3</i>	<i>SBLn1</i>	<i>SBLn2</i>
3300 S & 3500 W	Existing 2024	10.5 B	21.1 C	10.9 B	12.5 B	11.5 B	11.1 B	10.3 B	10.3 B	16.4 C
	Future 2044	29.2 D	1161.4 F	21.4 C	118.9 F	34.4 D	36.6 E	37.7 E	22.0 C	710.8 F
3300 S & 4300 W	Existing 2024	-	-	7.5 A	-	-	-	-	9.4 A	-
	Future 2044	-	-	8.2 A	-	-	-	-	13.8 B	-
3300 S & 4700 W	Existing 2024	8.1 A	-	16.9 C	-	19.5 C	-	-	8.1 A	-
	Future 2044	11.7 B	-		-	1675.4 F	-	-	11.8 B	-

*Note: The movements of each lane can be found in the reports generated by Synchro in the appendix.



3.4 Existing Queuing Analysis

A simulation was done in Synchro 11 for the existing traffic condition, showing there is adequate storage without blocking for the study intersections. Queue lengths were calculated to the 95th percentile for each intersection with the results shown in Tables 7 and 8. Full queuing reports can be found in the appendix.

Table 6 – Existing Queuing by Movement (ft) (95th Percentile)

<i>Studied Intersection</i>	<i>AM Peak Hour</i>	<i>EB</i>	<i>WB</i>	<i>NB</i>	<i>SB</i>
3300 S & 3500 W	Existing 2024	L: 19 TR: 72	L: 47 T: 51 R: 48	L: 48 TR: 93	L: 33 TR: 75
	Future 2044	L: 27 TR: 155	L: 79 T: 86 R: 79	L: 317 TR: 1652	L: 325 TR: 1998
3300 S & 4300 W	Existing 2024	LT: 7	-	-	LR: 45
	Future 2044	LT: 31	TR: 738	-	LR: 453
3300 S & 4700 W	Existing 2024	LTR: 55	L: 47 T: 55	L: 11 R: 4	L: 19 TR: 3
	Future 2044	LTR: 410	L: 284 TR: 2862	L: 32 R: 16	L: 22 TR: 10

Based on the calculated future traffic volumes, LOS, and Queuing Analysis in the year 2044, a light will be warranted at the intersections of 3300 S & 3500 W and 3300 S & 4700 W with no additional trips from the development. With this knowledge, it is recommended that the city plans for a traffic signal at these intersections in the future. This study has been conducted with the assumption that a traffic signal will not be in place before construction of the development is complete.



Figure 3 - Existing Traffic Volumes



Figure 4 – Future Existing Traffic Volumes



4.0 Projected Traffic

4.1 Trip Generation

The proposed site consists of the following uses:

- Single-Family Detached Housing: 164 Units.
- Single-Family Attached Housing: 46 Dwelling Units.

The ITE Trip Generation document provides trip rates based on a variety of factors. The data for Single-Family Detached Housing (LUC 210) is based on either the number of lots on which a single-family home can be built, or the number of residents. For this study, the number of lots was used because the number of residents is unknown. The code accounts for the trips generated per each individual dwelling unit. The data for Single-Family Attached Housing (LUC 215) can be calculated using the number of individual dwelling units, even if they are part of the same building. The code accounts for the trips generated per each individual dwelling unit. Below is the table that shows the 2 land uses with their rates and total trips for the AM Peak Hour, PM Peak Hour, and the total weekday.

Table 7 – Development Trip Generation per ITE

<i>Land Use:</i>	<i>Single-Family Detached Housing</i>	<i>Single-Family Attached Housing</i>
<i>Code:</i>	<i>210</i>	<i>215</i>
Dwelling Units	164	46
Rate per Unit	0.70	0.48
AM Trips	115	22
AM Entering	30	7
AM Exiting	85	15
Rate per Unit	0.94	0.57
PM Trips	154	26
PM Entering	97	15
PM Exiting	57	11
Daily Trips	6915	1792
Entering	3458	896
Exiting	3457	896

When calculating the future (2044) conditions of the existing intersections around the proposed development, it was found that the Level of Service of two of the intersections drops well below the acceptable levels and will require remediation in the near future. It is recommended that the city analyzes the benefits of the introduction of a traffic signal at the intersections of 3300 S & 3500 W and 3300 S & 4700 W. This study has been conducted with the assumption that a traffic signal will not be in place before construction of the development is complete.



Recommended Approach

The new trips were added to the existing roadway and intersections without any improvements. The trips were distributed as follows: 25% entering and exiting the western most access, 25% entering and exiting the middle access, and 50% entering and exiting the eastern most access. For 3300 S, the trips were distributed 50% in each direction. The Level of Service and Queuing analysis are shown in Tables 8-9 below.

4.2 Proposed Study Area Level of Service

The proposed lowest approach LOS was determined using HCM 6th Edition in Synchro 11. Future conditions were estimated by applying the development's trips to the existing future condition model.

Table 8 – Proposed Level of Service for Study Area (s/veh)

<i>Studied Intersection</i>	<i>Peak Hour</i>	<i>NBLn1</i>	<i>NBLn2</i>	<i>EBLn1</i>	<i>EBLn2</i>	<i>WBLn1</i>	<i>WBLn2</i>	<i>WBLn3</i>	<i>SBLn1</i>	<i>SBLn2</i>
3300 S & 3500 W	Proposed 2024	10.8 B	23.6 C	11.2 B	13.2 B	11.8 B	11.8 B	10.6 B	10.6 B	17.7 C
	Future 2044	30.9 D	1158.3 F	21.6 C	126.2 F	34.9 D	39.9 E	38.3 E	22.1 C	730.1 F
3300 S & 4300 W	Proposed 2024	-	-	7.5 A	0.0 A	0.0 A	-	-	9.5 A	-
	Future 2044	-	-	8.2 A	0.0 A	0.0 A	-	-	14.0 B	-
3300 S & 4700 W	Proposed 2024	8.1 A	-	18.4 C	-	21.8 C	15.3 C	-	8.2 A	-
	Future 2044	11.7 B	-	18.4 C	-	1817.6 F	15.3 C		11.9 B	-
3300 S & Access 1	Proposed 2024	-	-	7.5 A	0.0 A	0.0 A	-	-	9.7 A	-
	Future 2044	-	-	8.1 A	0.0 A	0.0 A	-		13.0 B	-
3300 S & Access 2	Proposed 2024	-	-	7.5 A	0.0 A	0.0 A	-	-	9.6 A	-
	Future 2044	-	-	8.1 A	0.0 A	0.0 A	-		12.7 B	-
3300 S & Access 3	Proposed 2024	-	-	7.6 A	0.0 A	0.0 A	-	-	9.9 A	-
	Future 2044	-	-	8.1 A	0.0 A	0.0 A	-	-	13.2 B	-

*Note: The movements of each lane described below can be found in the reports generated by Synchro in the appendix.



4.3 Proposed Queuing Analysis

A simulation was done in Synchro 11 for the Proposed (2025) and Future Proposed (2030) traffic condition, showing there is adequate storage without blocking for the study intersections. Queue lengths were calculated to the 95th percentile for each intersection with the results shown in Tables 7 and 8. Full queuing reports can be found in the appendix.

Table 9 – Future Proposed AM Queuing by Movement (ft) (95th Percentile)

<i>Studied Intersection</i>	<i>Peak Hour</i>	<i>EB</i>	<i>WB</i>	<i>NB</i>	<i>SB</i>
3300 S & 3500 W	Proposed 2024	L: 29 TR: 78	L: 48 T: 55 R: 53	L: 46 TR: 98	L: 31 TR: 71
	Future 2044	L: 47 TR: 152	L: 84 T: 82 R: 74	L: 298 TR: 1729	L: 327 TR: 2032
3300 S & 4300 W	Proposed 2024	LT: 15	TR: 0	-	LR: 46
	Future 2044	LT: 35	TR: 857	-	LR: 503
3300 S & 4700 W	Proposed 2024	LTR: 58	L: 45 TR: 61	L: 9 R: 4	L: 7 TR: 0
	Future 2044	LTR: 417	L: 292 TR: 3018	L: 30 R: 18	L: 50 TR: 13
3300 S & Access 1	Proposed 2024	LT: 16	TR: 0	-	LR: 35
	Future 2044	LT: 76	TR: 92	-	LR: 39
3300 S & Access 2	Proposed 2024	LT: 16	TR: 0	-	LR: 39
	Future 2044	LT: 57	TR: 54	-	LR: 36
3300 S & Access 3	Proposed 2024	LT: 25	TR: 0	-	LR: 46
	Future 2044	LT: 54	TR: 73	-	LR: 45



Figure 5 - Proposed Traffic Volumes

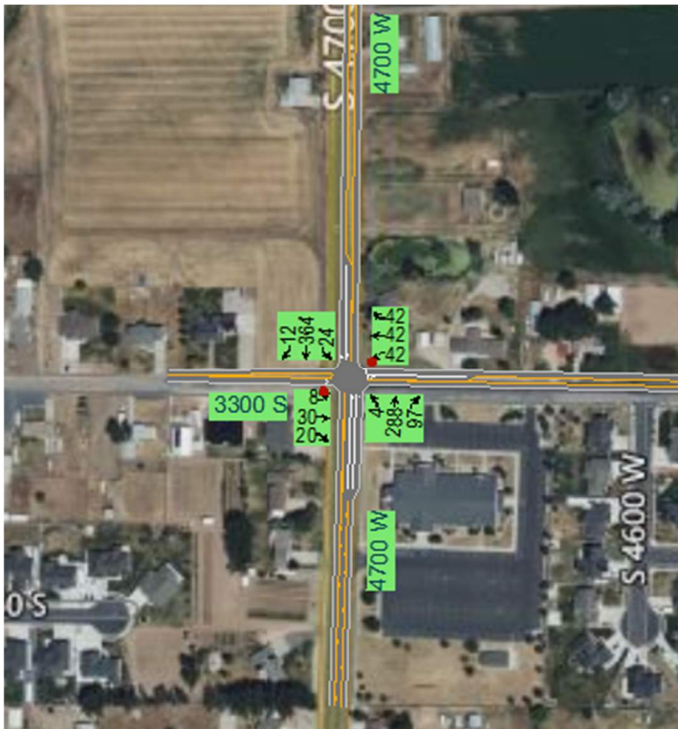


Figure 6 - Future Proposed Traffic Volumes



4.3 Warrant Analysis

According to the turn lane warrants outlined in the UDOT Roadway Design Manual, adopted by the Code of Ordinances for Weber County, with a speed limit of 40 mph, and the left turn volume exceeding 25 VPH, a left turn lane is warranted at Access 3 into the development. Based on UDOT's warrants, no further improvements are necessary.

5.0 Conclusion

5.1 Design Recommendations

There should be a designated left turn lane on 3300 S at Access 3 when heading eastbound. All other improvements shall be to Weber County's Standard Specifications and Standard Drawings. Additional information such as lane widths, exact locations, turn lane striping and other relevant traffic information can be found in the construction plans. The final approved construction plans will govern the improvements.

5.2 Results and Conclusion

The principal findings from this traffic impact study have determined the following. All the studied intersections will continue to operate at LOS C or better after the development has been constructed. In future conditions, the intersections of 3300 S & 3500 W and 3300 S & 4700 W drop to a Level of Service F with significant delays. Nonetheless, due to the small impact on the rest of the intersections, it is the professional opinion of Reeve and Associates that the proposed development should be approved.