



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 22, 2026

3:00 pm

1. **Minutes:** July 1, 2026
2. **Administrative Items**
 - 2.1 **DR 2026-05:** A request for approval on a design review application to operate a 20,000 SF auto body shop within the 40,000 SF existing building and make site improvements at 2581 Rulon White Blvd, Ogden, Utah.
Staff Presenter: Felix Lleverino
 - 2.2 **LVM062926:** Consideration and action on a request for final subdivision approval of the Martini Legacy Subdivision Phase 1. A proposal to plat half of a 40 acre parcel into 43 single family lots at approximately 4083 W 1400 S, Ogden, Utah.
Staff Presenter: Felix Lleverino

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

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

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

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

Minutes of July 1, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 2:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III; Marta Borchert, Secretary

1. Minutes: September 11, 2024, September 26, 2024, October 9, 2024, October 17, 2024, November 6, 2024, November 13, 2024, December 11, 2024, December 18, 2024, December 10, 2025, December 15, 2025, June 4, 2026, June 16, 2026, June 17, 2026, June 24, 2026. Minutes for September 11, 2024; September 26, 2024; October 9, 2024; October 17, 2024; November 6, 2024; November 13, 2024; December 11, 2024; December 18, 2024; December 10, 2025; December 15, 2025; June 4, 2026; June 16, 2026; June 17, 2026; and June 24, 2026 were approved.

2. Administrative Items

2.1 LVR020526: Consideration and action for final approval of the Razor Subdivision, consisting of one lot, located in the A- 2 Zone at approximately 4323 West 700 North, Ogden, UT, 84404

Tammy Aydelotte presented the request for final approval of the Razor Subdivision. She explained that the proposal would create a buildable residential lot from an existing parcel of approximately eight acres located in the A-2 Zone. The applicant is not proposing to modify the parcel dimensions other than dedicating additional right-of-way along 700 North.

Ms. Aydelotte stated that the property fronts both 700 North and 4300 West. At this time, staff is requiring only sufficient dedication along 700 North to provide a 40-foot half-width roadway. She explained that additional dedication and potential roadway improvements along 4300 West may be required in the future if additional development occurs in the area, but such improvements are not warranted for a single residential lot.

She noted that the proposal qualifies as a small subdivision and therefore proceeds directly to final approval. The A-2 Zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet for residential development, and the proposed lot complies with those standards. Culinary water will be provided by Taylor-West Weber Water District. The applicant has submitted sufficient secondary water shares to satisfy subdivision requirements, eliminating the need for a restricted landscape agreement.

Ms. Aydelotte further stated that the applicant proposes to utilize an on-site septic system and has submitted a feasibility letter from the Weber-Morgan Health Department. She reported that both the Weber Fire Marshal and Weber County Engineering had approved the subdivision as of the date of the meeting.

She explained that the staff report originally contained two conditions of approval; however, one condition had since been satisfied and was no longer necessary. Staff therefore recommended approval of the subdivision subject to all applicable review agency requirements and the remaining condition identified in the staff report. The recommendation was based on the findings contained within the staff report.

Planning Director Rick Grover stated that the request appeared straightforward and found the required road dedication to be roughly proportionate to the impact of the proposed development. Based on the staff recommendation, the remaining condition of approval, and the findings outlined in the staff report, he granted final approval of the Razor Subdivision.

Planning Director Rick Grover approved final plat approval of the Razor Subdivision, subject to the conditions and findings outlined in the staff report.

**Adjournment 2:03pm
Respectfully Submitted,
Marta Borchert**



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number: DR 2026-05 - Request for approval on a design review application to operate a 20,000 SF auto body shop within a 40,000 SF existing building.

Agenda Date: Tuesday, July 22, 2026

Applicant: Jeremy Weller, Owner of Unique Auto Body – Colby Dalley Representative

Property Information

Approximate Address: 2581 Rulon White Blvd, Ogden, UT 84401

Project Area: 2 acres

Zoning: Manufacturing (M-1)

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 19-059-0010, 19-059-0011, 19-059-0012, 19-059-0013

Township, Range, Section: T7N, R2W Section 36

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 (M-1 Zone)
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval from the planning commission to operate an auto body repair shop within the north half of an existing 40,000 SF building. The project will also remodel the northeast corner of the building for a business storefront, systems, waiting area, lobby, and restrooms. Patron will enter the property at the north side with the existing access on the south side to be removed. All new commercial and industrial zones require land use authority approval for compliance with design review criteria. The site expansion is limited to a 22,358 SF parking lot expansion. Since the expansion is less than one acre, the Weber County Planning Director is the designated land use authority.

The section below provides further analysis by staff for applicable topics from the conditional use permit and design review criteria.

Analysis

General Plan: The proposal furthers the goals and principals of the Weber General Plan by making site improvements to building architecture and landscaping.

Zoning: The subject property is located within the Manufacturing (M-1) Zone. The purpose of the M-1 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the Manufacturing (M-1) Zone is to provide a light manufacturing zone in areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

104-21-3 (d) Any use listed as a "Permitted Use" in the C-3 Zone is considered a permitted use in the M-1 zones.

Site Development Standards: The new use on the north side of the property complies with the minimum yard setbacks of the M-1 zone.

Parking: Section 108-8-4 specifies that an auto shop provide for one space per employee and five additional spaces for client use. Based on that minimum requirement, the parking lot addition will provide space for up to 30 employees plus 17 spaces for clients. Vehicles that are waiting on repairs will be parked in the front and in the rear of the shop, depending on the stage of repairs. The Planning Director may adjust the parking standards if it is determined that an adjustment is equitable and warranted.

Business Sign: With the exterior façade remodel, the north and east storefront will have duplicate wall signs that are approximately 48 SF. The sign size, location, and design are permitted under code Section 110-2-5 (a) (1).

Business Hours: The auto body establishment will be open for business from 6:30 am to 6:00 pm, Monday through Friday.

Lighting Plan: The photometrics plan indicates that light trespass will not occur beyond the interior property boundary. The lighting placed at the south portion of the building adjacent to Eccles Street will have nominal trespass. Compliant LED lighting sconces will be placed around the building, and light poles that are shielded and downward directed will be placed along the perimeter of the parking area to not exceed 2 lumens per square foot.

The outdoor lighting will be off by 10:00 pm, with the remaining motion-sensing security lighting at the entry points to be extinguished at two-minute intervals.

Screening: Screening for the site will be implemented for the property trash dumpster located in a place that is easily accessible and will be enclosed in a manner that is completely screened from the street or public view. Parking lot screening in not need because this property is within the manufacturing zone and not adjacent to residential zoning.

Landscaping: This proposal includes an irrigation plan and landscape plan that intended to beautify the landscaping within the lot with a mix of drip irrigation and sprinkler irrigation to irrigate the various species of trees and shrubs. This plan proposed to rehabilitate the existing turf grass and trees while adding more trees and ground covering with weed barrier to reduce the amount of water needed. The design review code contains provisions for landscaping requirements regarding trees, shrubs, ground covering, and maximum turf area. The plan to re-design the site landscaping reduces the amount of turf grass by 90 percent. The new landscape plan would install approximately 9,500 SF of turf grass. The total amount of turf grass within the landscape area is 10 percent, which falls within range of Section 108-7-12 Water-wise Landscaping for commercial properties.

Drainage: The site plan renovation includes a 3,000 SF detention basin, for which the County Engineer has granted approval.

Design Review: The planning director review of this proposal for general design, layout and appearance of the building remains orderly and harmonious with the surrounding vicinity. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- a) Considerations relating to traffic safety and traffic congestion.
- b) Considerations relating to outdoor advertising.
- c) Considerations relating to landscaping.
- d) Considerations relating to buildings and site layout.
- e) Considerations relating to utility easements, drainage, and other engineering questions.
- f) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.

Review Agencies: The Weber County Engineering Department has posted approval with several comments regarding and excavation permit and a SWPPP. We are awaiting comments from the Fire District, that need to be addressed through the design and construction process.

The Planning Staff is recommending approval of this proposal.

Staff Recommendation

Staff recommends approval of the Jeremy Weller Design Review for an autobody shop called Unique Auto Body located in the Weber Industrial Park, 2581 N Rulon White Blvd. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until all review agency requirements have been met, specifically the comments from the Fire District.

This recommendation is based on the following findings:

1. The construction of new buildings within this legally platted subdivision lot is permitted under the land use code.
2. The proposal complies with applicable requirements from the M-1 zone.
3. The proposal demonstrates compliance with the applicable land use codes.

Exhibits

- A. Plans
- B. Landscaping Plan

Map 1





BENCHMARK

As such, the

**2581 NORTH RULON WHITE BOULEVARD
WEBER COUNTY, UTAH**

GENERAL NOTES

DEMOLITION PLAN

SITE PLAN

OVERALL GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE PLAN

UTILITY PLAN

EROSION CONTROL PLAN

07/11/24

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
JUNE 16, 2026

LAYTON
919 North
Layton, UT
Phone: 801

SANDY
Ph: 604-255-0620

73001
Phone: 415 847 3500

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENRIGNENG.COM

FOR
JTM ARCHITECTURE
45 EAST CENTER STREET, SUITE 202
NORTH BALT LAKE, UT 84054

CONTACT
COURTNEY DALLEY
PHONE 801.508.1343

NORTH RULON WHITE BOULEVARD
WEBER COUNTY, UT 84404



Thời gian	Địa điểm	Đối tượng
19/01/2023	Phòng họp	Đội trưởng, Đội phó
20/01/2023	Phòng họp	Đội trưởng, Đội phó
21/01/2023	Phòng họp	Đội trưởng, Đội phó
22/01/2023	Phòng họp	Đội trưởng, Đội phó
23/01/2023	Phòng họp	Đội trưởng, Đội phó
24/01/2023	Phòng họp	Đội trưởng, Đội phó
25/01/2023	Phòng họp	Đội trưởng, Đội phó
26/01/2023	Phòng họp	Đội trưởng, Đội phó
27/01/2023	Phòng họp	Đội trưởng, Đội phó
28/01/2023	Phòng họp	Đội trưởng, Đội phó
29/01/2023	Phòng họp	Đội trưởng, Đội phó
30/01/2023	Phòng họp	Đội trưởng, Đội phó
31/01/2023	Phòng họp	Đội trưởng, Đội phó

COVER

PROJECT BLANKS	PROJECT 1 BLANKS	PRINT DATE	DESIGNED BY
14010	K. SIMMONS	2025-06-15	C. GOFFREY

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

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

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

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

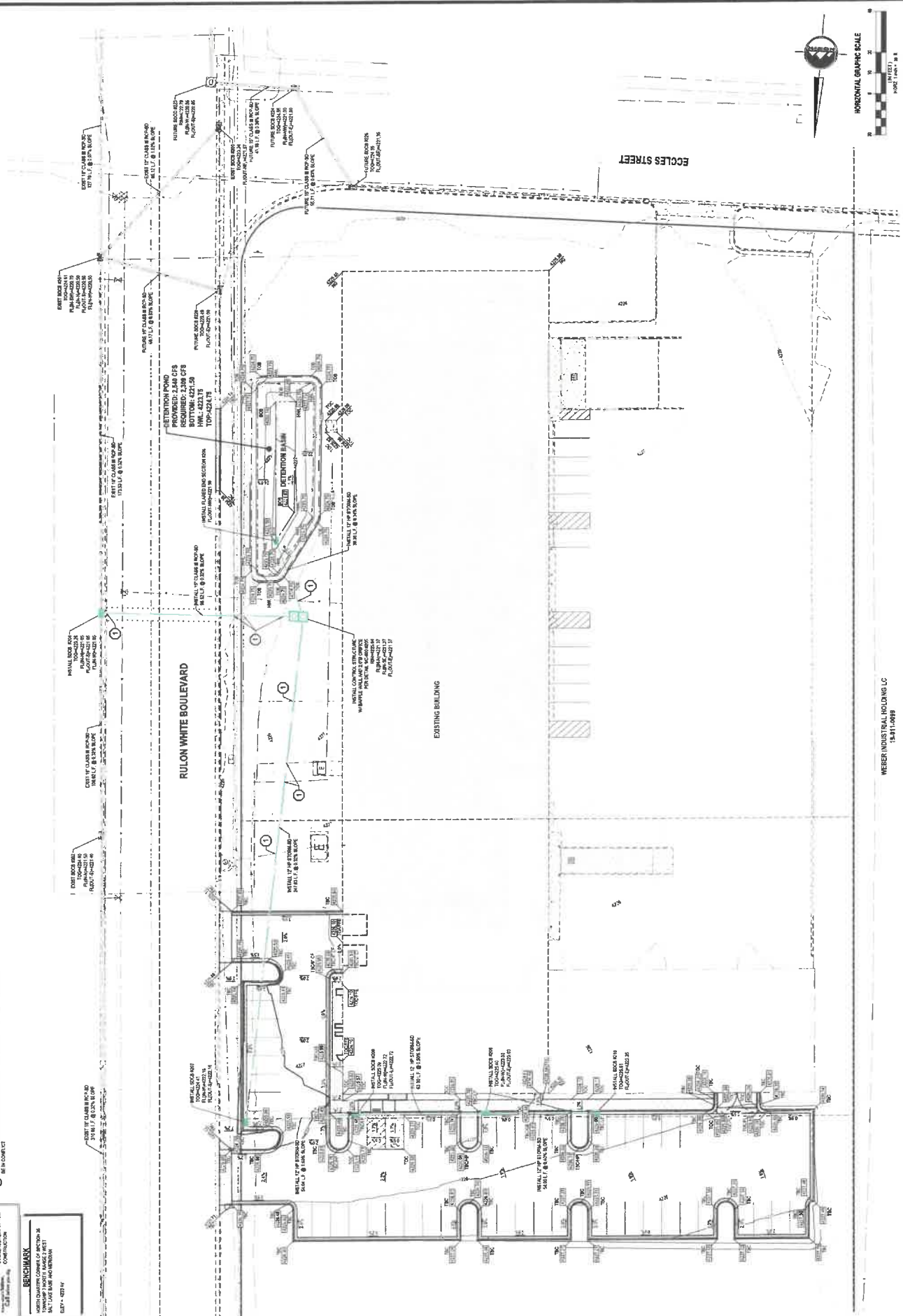
1. ALL WORK SHALL CONFORM TO WEBER COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



811
CALL BEFORE YOU DIG
SALT LAKE CITY
1-800-485-4343
WWW.811UTAH.COM

BENCHMARK
NORTH QUARTER CORNER OF SECTION 36
TOWNSHIP 34N RANGE 12E
SALT LAKE BASIN AND MOUNTAIN
UTAH - ZONE 14

SCOPE OF WORK:
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36, TOWNSHIP 1 NORTH, RANGE 2 WEST
SALTY LAKE BASIN AND MENDOTA

At 0.025 + 0.037

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE

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| 8 | DATE/ BUSED POWERLINE |
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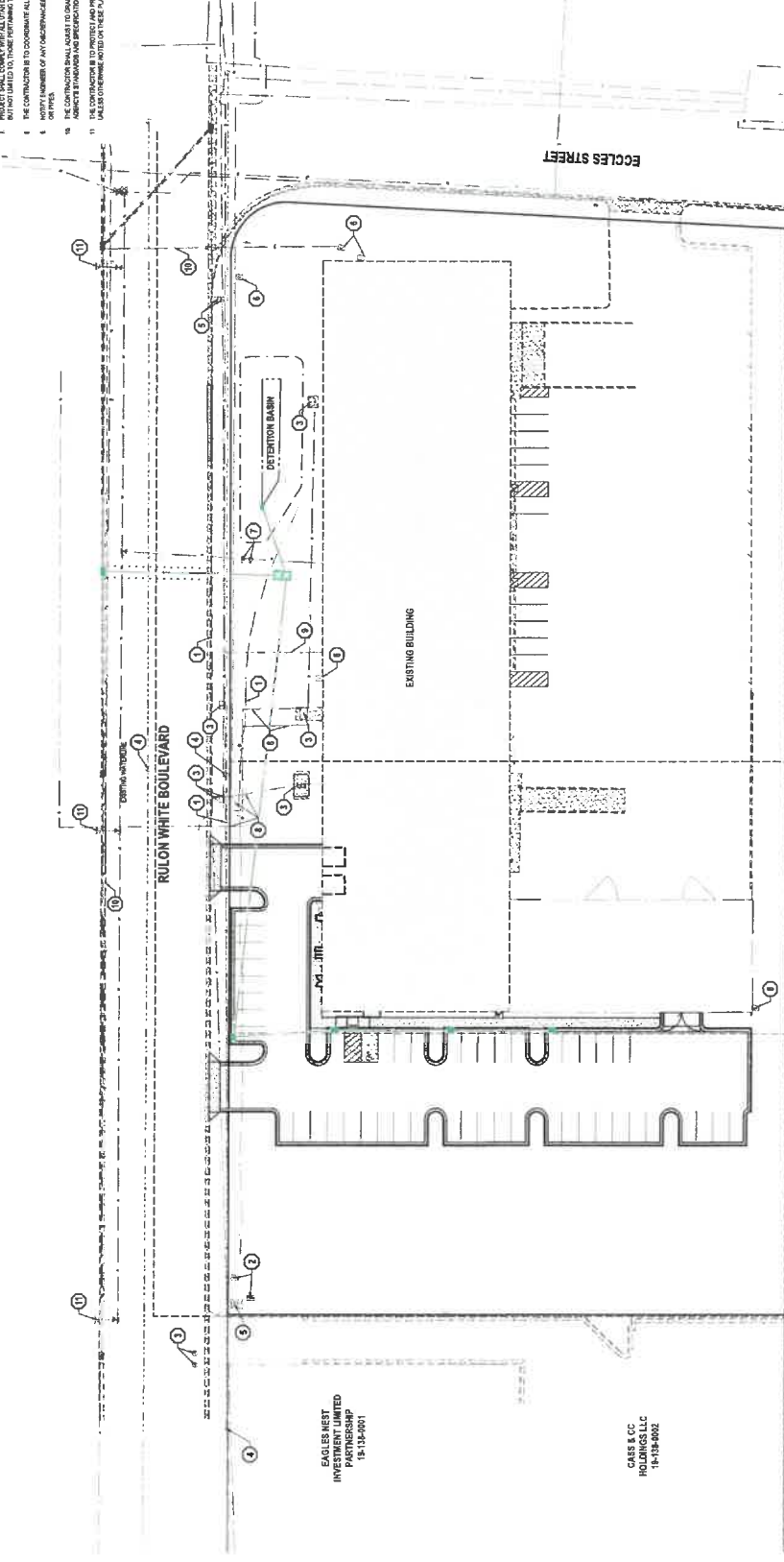
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INVESTMENT LIMITED
PARTNERSHIP
40138 0004

**CASS & CO
HOLDINGS LLC
19-138-0032**

G NORMAN
GEORGE
19-041-0090

GENERAL NOTES

1. ALL WORK TO COME WITH THE GOVERNING AGENCY'S AGENDA AND PRIORITIZATION.
2. EXISTING INFORMATION UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROPRIATE LOCATIONS WITHIN THE CONSTRUCTION AREA. THE LOCATION OF ALL UTILITIES SHALL BE IDENTIFIED AND SHOWN WITHIN THE FIELD AND ON THE DRAWINGS AS INDICATED TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES. THE LOCATION OF ALL UTILITIES SHALL BE IDENTIFIED AND SHOWN WITHIN THE FIELD AND ON THE DRAWINGS AS INDICATED TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES. THE LOCATION OF ALL UTILITIES SHALL BE IDENTIFIED AND SHOWN WITHIN THE FIELD AND ON THE DRAWINGS AS INDICATED TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES.
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19-011-0099**

UNIQUE AUTO BODY REMODEL
2581 NORTH RULON WHITE BOULEVARD
WEBER COUNTY, UT 84404



	2007	2008
2007-2008	2007	2008

UTILITY PLAY

PROF. J. C. SIMPSON	14910	51-006-00-15	PROJECT 10-1
K. SIMPSON			
C. GODFREY			

C-400



SCOPE OF WORK:

1. MEET PROJECT CONVEYANCE, V-CAD
2. VEHICLE HANDOVER AND TAILGATED CONSTRUCTION DISTANCE PER LOCAL C-600
3. SUGGESTED TEMPORARY CONSTRUCTION SITE FENCING, DUMPSTER, AND MATERIAL STORAGE AREA
4. COMPLETE CLEANUP AND TIE BACK OF DUMPSTER
5. LIMITS OF DISTURBANCE
6. IMPROVED DISTURBANCE DURING CONSTRUCTION
7. AREA FOR SHIPPED AND UNLOADED, AND PORTABLE TOILETS
8. INITIAL CLOSURE PROTECTION FOR DETAIL, PERC-40

RETIRAL SCHEDULE				COMPANY REPRESENTATIVE SIGNATURE
NUMBER	DATE	AUTHOR		
1	2			
2	3			
3	4			
4	5			
5	6			
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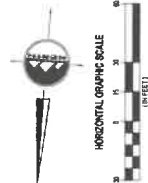
GENERAL NOTES

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WEBER
INDUSTRIAL
HOLDING LC
18-011-0099

WEBER
INDUSTRIAL
HOLDING LC
19-041-0085



EROSION CONTROL PLAN

SHANE K. MILLER
C. COFFEY
16910
20-50-06-15
August 24, 2015

C-500

[illegible]

UNIQUE AUTO BODY REMODEL

2581 NORTH RULON WHITE BOULEVARD
WEBER COUNTY, UT 84404



LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Please, don't tell me no

TABLE 5

TOOELE
Phone: 435.843.3590

CEDAR CITY
 Phone: 435.666.4183

Phone: 435.865.1453
RICHFIELD

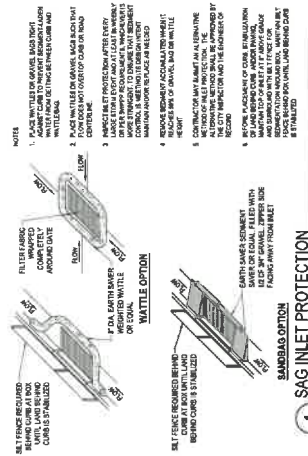
Phone: 435.896.2383
WWW.ENSIGNING.COM

NEW ARCHITECTURE

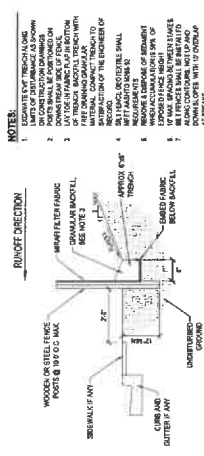
6 EAST CANTON STREET, SUITE 202
CANTON, MA 01863-1107

North East Wales, UK 1994

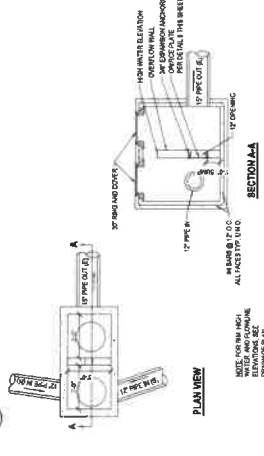
CONTACT:
SOLLEY VALLEY



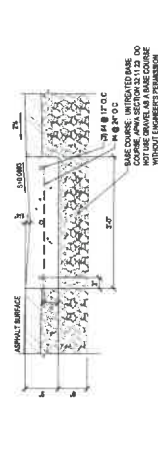
SAG INLET PROTECTION



TEMPORARY SILT FENCE

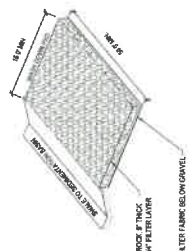
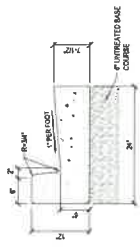


9 BASIN CONTROL STRUCTURE #205

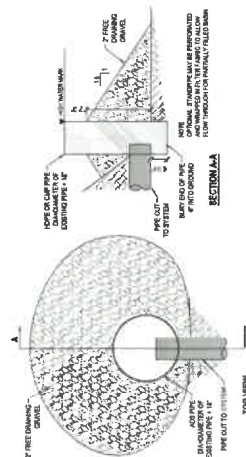


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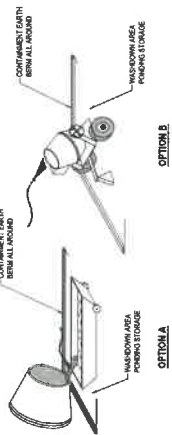
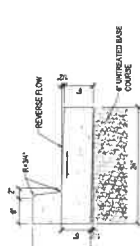
1. CONSTRUCT PER NOTE AND SPECIFICATIONS ASSOCIATED WITH APRA STANDARD PLAN NO. 311

 STABILIZED CONSTRUCTION ENTRANCE

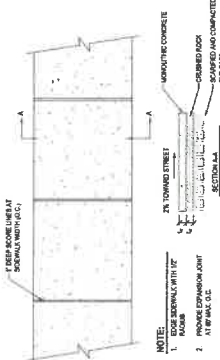
24" COLLECTION CURB AND GUTTER



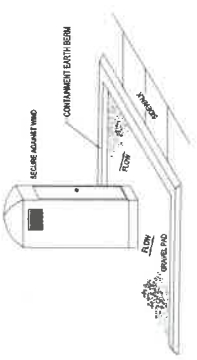
10 TEMPORARY BASIN OUTLET PROTECTION

 CONCRETE WASTE MANAGEMENT

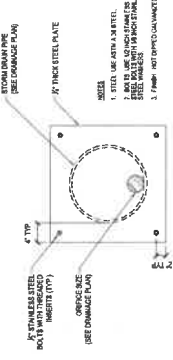
24" REVERSE PAN CURB AND GUTTER



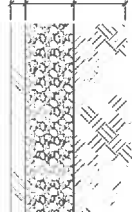
CONCRETE SIDEWALK



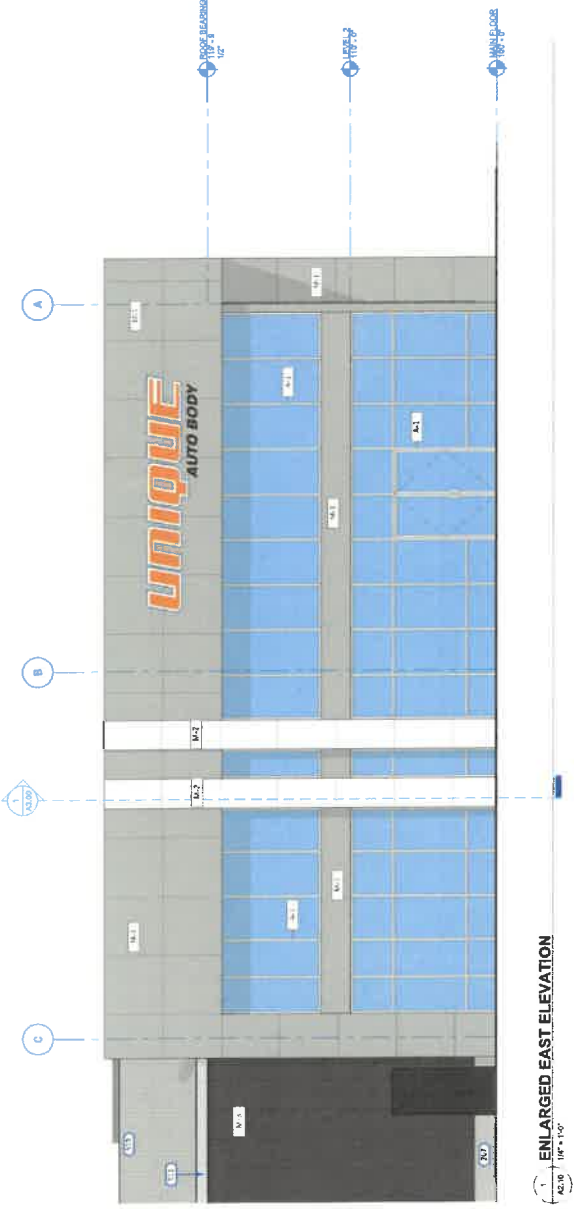
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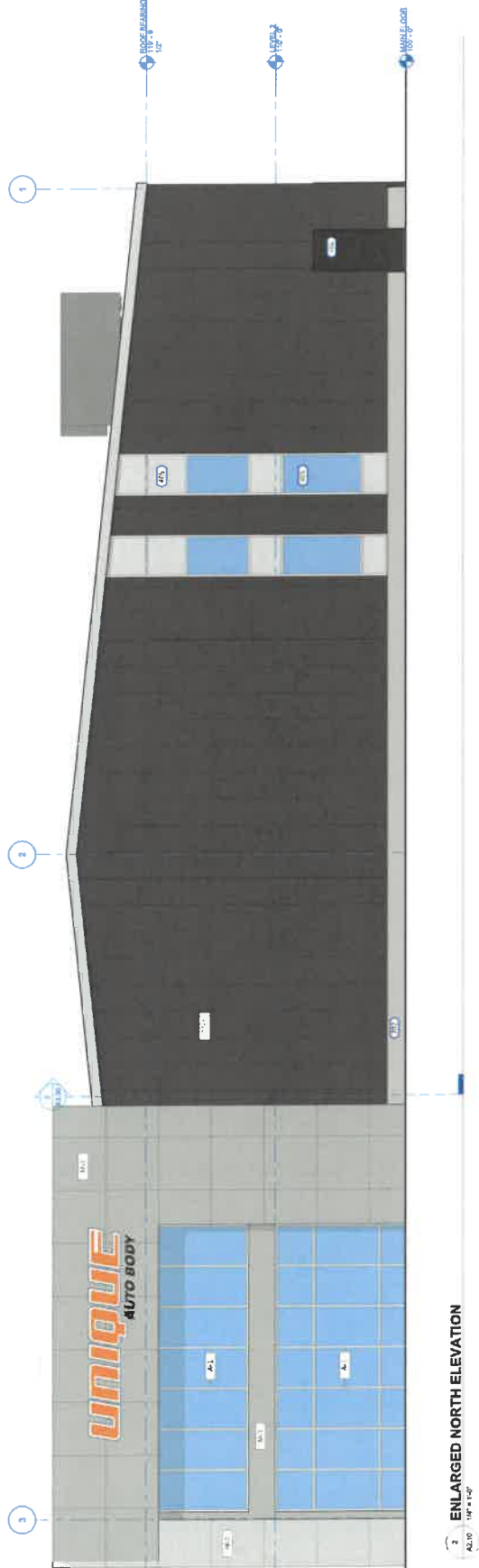
ORIFICE PLATE



STANDARD ASPHALT SECTION



1 ENLARGED EAST ELEVATION
A2.10 1/8" = 1'-0"



2 ENLARGED NORTH ELEVATION
A2.10 1/8" = 1'-0"

- GENERAL NOTES**
- COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
 - SEE ROOF PLAN FOR ALL ROOF SLOPES.
 - SEE BUILDING SECTIONS FOR ROOF OVERHANG DIMENSIONS.
 - SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

- KEYED NOTES**
- EXISTING CONCRETE FOUNDATION WALL TO REMAIN.
 - EXISTING ROOF TO REMAIN.
 - EXISTING DOOR TO REMAIN.
 - EXISTING GLAZING TO REMAIN.
 - EXISTING GLAZING TO REMAIN.

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	M-2	TYPE: METAL PANEL MFR: ALUMINUM (OR STEEL) COLOR: R1 REFLECTIVE (BL/GR)
	M-3	TYPE: CORRUGATED METAL PANEL MFR: ALUMINUM (OR STEEL) COLOR: R1 REFLECTIVE (BL/GR)
	A-1	TYPE: ALUMINUM COLOR: CLEAN ANODIZED ALUMINUM

UNIQUE AUTO BODY
2581 N RULON WHITE BLVD
OGDEN, UT 84404

DATE: JUNE 15, 2024
REVISIONS:

NO. DATE DESCRIPTION
STAMP

PROJECT NUMBER
26029

ENLARGED
EXTERIOR
ELEVATION:

A2.10

JZ ARCHITECT

Exhibit B – Landscape Plan



6/10/2026

UT26053

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DATE

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811
BLUE STAKES OF UTAH
UTAH LANDSCAPE ARCHITECTURE INC.
11111
www.bluestakesutah.com



UNIQUE AUTO 2581 N RULON WHITE BLVD OGDEN, UTAH

COLBY DALLEY
801-936-1343

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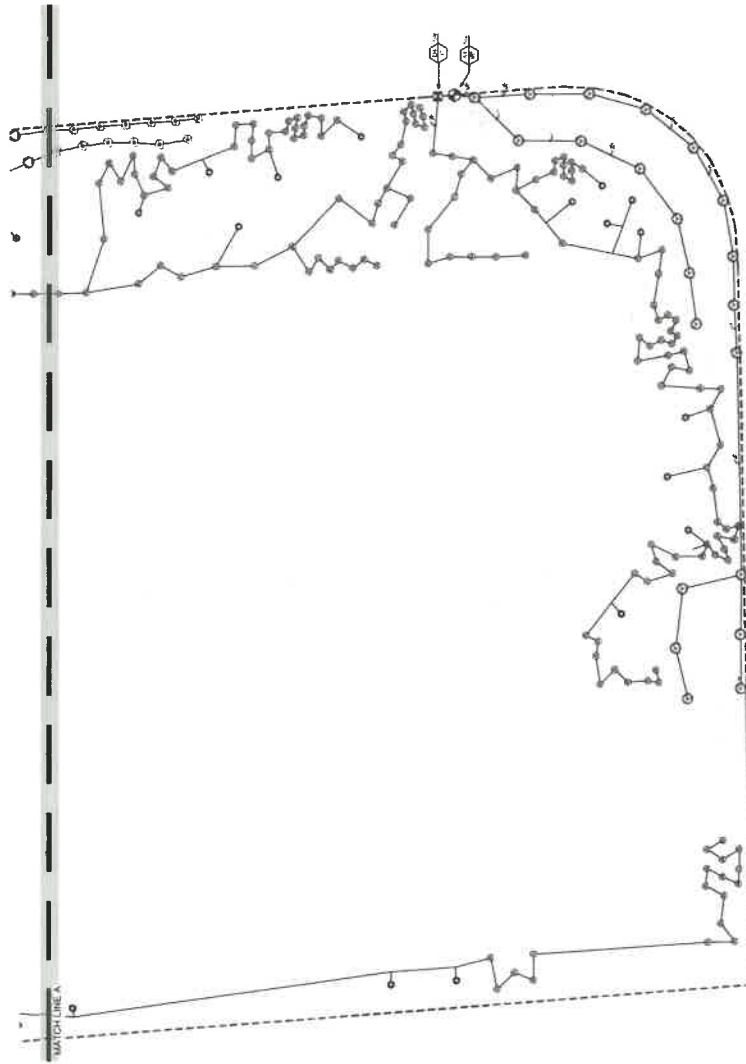
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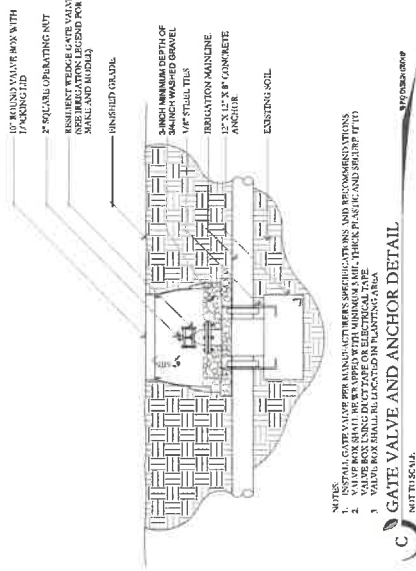
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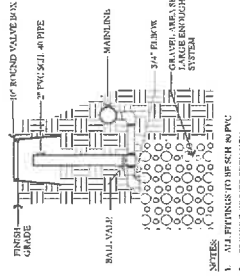
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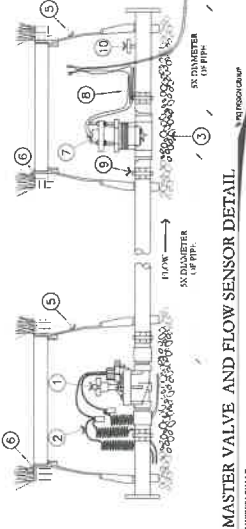


C GATE VALVE AND ANCHOR DETAIL
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F MANUAL DRAIN DETAIL
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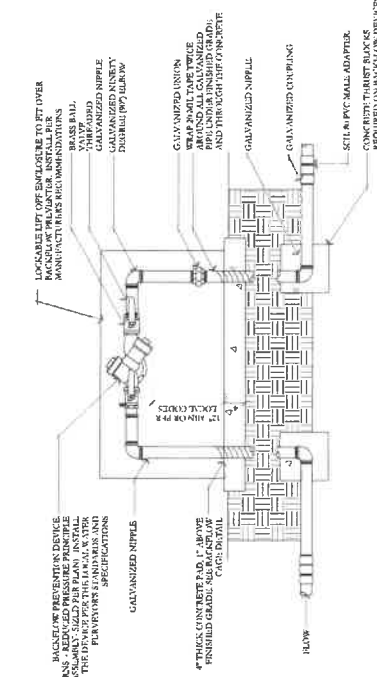
I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

COLBY DALLEY
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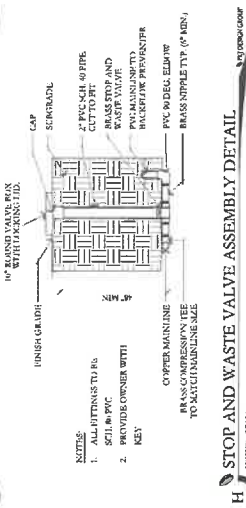


H STOP AND WASTE VALVE ASSEMBLY DETAIL
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G QUICK COUPLER DETAIL
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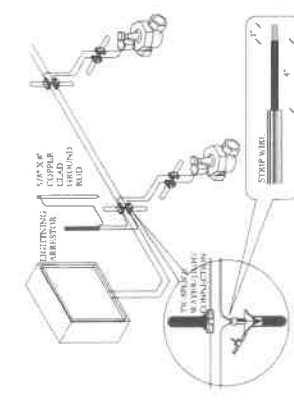
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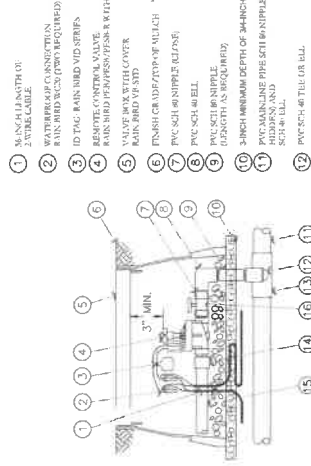
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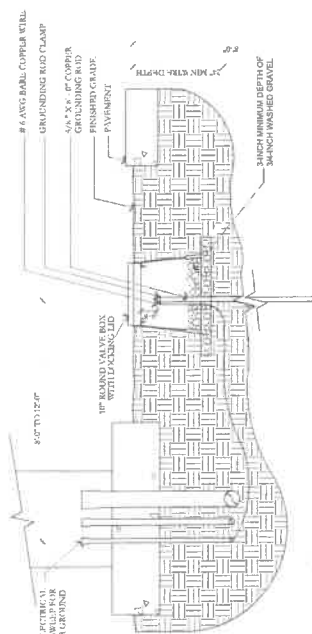
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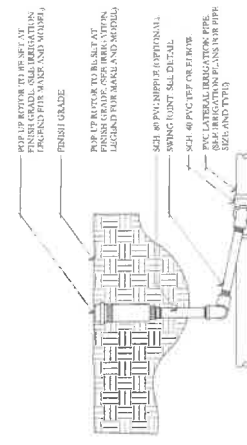
J 2-WIRE CONNECTION DETAIL
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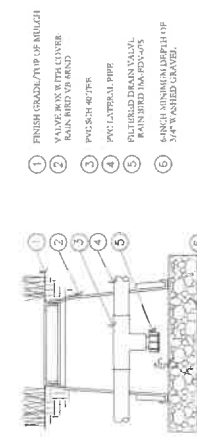
M ELECTRIC REMOTE-CONTROL VALVE PER OR PLSB SERIES WITH IVM-SOL
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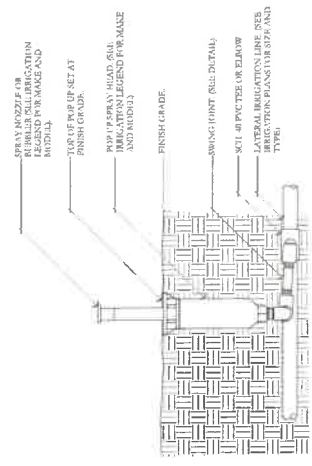
K GROUNDING ROD DETAIL
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N ROTOR HEAD DETAIL
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O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE



P MANUAL LINE DRAIN VALVE DETAIL
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Q POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

6/10/2026

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Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final subdivision approval of the Martini Legacy Subdivision Phase 1. A proposal to plat half of a 40 acre parcel into 43 single family lots.

Type of Decision: Administrative

Agenda Date: Wednesday, July 22, 2026

Applicant: David Laloli

File Number: LVM062926

Property Information

Approximate Address: 4083 W 1400 S

Project Area: 16.8 acres

Zoning: R1-15

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-057-0009

Township, Range, Section: Township 6 North, Range 2 West, Section 21

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 12, Residential (R1-15) Zone
- Title 106, Subdivisions

Development History

- The Martini Legacy rezone was approved by the Weber County Commission on June 3, 2025.
- The Martini Legacy Development agreement was recorded with the Weber County Recorder's Office on June 25, 2025 under Entry Number 3373820.
- Phases 1 and 2 were granted preliminary approval from the planning commission on August 12, 2025 with the following conditions:
 1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
 - Satisfied
 2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
 - Satisfied
 3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
 - Will be satisfied before recording the phase 1 subdivision plat
 4. The civil drawings shall include trees and ground cover materials within the shoulder of the pathway.
 - This report for final approval includes conditions to satisfy this.
 5. Developer is required to show compliance with the recorded development agreement.
 - The subdivision plat does satisfy this requirement. The County-required revisions to the civil drawings will bring the plan into compliance.
 6. The civil drawings shall comply with all Weber County Engineering requirements.

- The remaining engineering requirements will be satisfied by a plat note and an updated cost estimate.

Background

This is a request for final approval of the Martini Legacy Subdivision, Phase 1 from the Planning Director. The development plan subdivides a 16.8 acre parcel into 43 single-family dwelling lots. The streets throughout the development will be made public, complete with curb, gutter, sidewalk, and street trees.

The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. As part of the final plan requirements and approval procedure, the final plan must be presented to the Planning Commission for their recommendation. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating a wider variety of housing types within a residential development that implements smart growth principles.

Zoning: The subject property is located in the Residential (R1-15) Zone.

The purpose of the Residential (R1-15) zone is identified in the LUC § 104-12-1 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.

The lots within the development are designed to comply with the standards set forth in Section 106-2-1.020 as a mandatory feature that results in the maximum density of 2.9 units per acre as calculated from the gross 16.8-acre parcel. The single-family lots range in size from 8382 to 11,000, with the exception of a large 2.7-acre lot.

Culinary water: The Taylor West Weber Water District has provided a final will-serve letter indicating that they have capacity to serve culinary water to Phase 1, 41 new lots and 2 existing connections. The secondary water connection must be functional before final occupancy approval will be granted.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots within the Martini Legacy Subdivision Phase 1 with pressurized irrigation water intended for outdoor watering.

Sanitary Sewage Services: Central Weber Sewer District will provide sanitary sewer treatment services to the Martini Legacy Development. Annexation into the District must be completed before the subdivision plat is recorded.

Geotechnical Study: A geotechnical study prepared by CMT Technical Services, dated January 29, 2025, is included with this proposal to evaluate the subsurface soil and groundwater conditions and to make recommendations for residential home foundations and residential public street improvements.

Neighborhood Connectivity: The Martini Legacy Subdivision was designed during the rezone process to conform with the street configuration requirements of Section 106-2-1.010 (a) (1), which requires the continuation of existing streets, and Section 106-2-1.020 (c) (1), which sets a maximum block length standard of 800 feet. The Martini Legacy plan satisfies this as it shows two streets in all directions, including the continuation of existing streets within the neighboring Anselmi Acres Subdivision, Degiorgio Subdivision, and the Halcyon Subdivision.

Additional Standards and Development Agreement:

Review comments from all of the county review agencies regarding subdivision plat and construction drawings revisions shall be addressed before presenting this development proposal for final approval.

Standards from the development agreement will need to be depicted on the subdivision plat and construction drawings for this proposal to progress toward final approval.

The developer agrees to help the county reach its goal of providing at least ten acres of public park open space per 1,000 persons. Considering that the development plan does not include open space preservation areas, the developer agrees to donate \$7,500 per residential lot. This shall be remitted to the park district before recording a subdivision plat.

Review the "standards" portion of the development agreement in Exhibit C for more details on the subdivision standards.

Review Agencies: The Martini Legacy preliminary subdivision plan shall comply with all review agency requirements. The Planning and Engineering Department has highlighted deficiencies in the subdivision plat and the construction drawings that shall be addressed before advancement to recordation. The County Surveyor's Office has reviewed the subdivision plat and provided several minor corrections that will be made before recordation. The Weber Fire District has marked this project as acceptable, with further review comments expected.

Staff Recommendation

Staff recommends final approval of the Martini Legacy Subdivision Phase 1, consisting of 43 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District requires a signature block on the Martini Legacy Phase 1 Subdivision plat.
2. Annexation into the Central Weber Sewer District is complete before the subdivision plat is recorded.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. The landscape plan in civil drawings shall include trees and ground cover materials within the shoulder of the pathway.
5. The cost estimate shall include all trees and the cost for a 10' wide pathway with shoulder improvements.
6. Developer is required to show compliance with the recorded development agreement.
7. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Martini Legacy Phase One 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. Martini Legacy Phase 1 plat
- B. Improvement drawings, including the landscape plan
- C. Development Agreement (select pages)
- D. Will serve letters

Area Map



ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY
WEBER COUNTY, UTAH
JUNE, 2026

[illegible]

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

CONTAINING 735.842 SQUARE FEET OR 16.893 ACRES. (43 LOTS)

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY TAYLOR WEST WATER DISTRICT.
SIGNED THIS _____ DAY OF _____, 20____

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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

SIGNED THIS _____ DAY OF _____, 20____.

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAT WAS
DULY APPROVED BY HOOPER IRRIGATION COMPANY.
SIGNED THIS _____ DAY OF _____ 20____

Weber County Recorder
Entry No. _____ Filed For Record _____ Fee Paid _____
At _____ In Book _____
On _____ The Official Records, Page _____
Recorded For _____

WAGON LEE OF JENSEN CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 17, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-22-17 AND HAVE VERIFIED THE SAME BY MEASUREMENTS AND CALCULATIONS. THE SURVEY WAS COMPLETED ON 03/04/2010 AND THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. THE SURVEY WAS COMPLETED BY **WAGON LEE**, UTAH, HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. THE SURVEY WAS COMPLETED BY **WAGON LEE** AND USED UPON DATA COMPILED FROM RECORDS IN THE **WAGON LEE** COUNTY'S OFFICE AND FROM DATA COMPILED FROM RECORDS IN THE **WAGON LEE** COUNTY RECORDS. THE RECORDING OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WAGON LEE COUNTY**, INCLUDING ZONING REGULATIONS, HAS BEEN REVIEWED AND DETERMINED TO BE IN COMPLIANCE WITH

[illegible]

55.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
_____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE
_____, OF SAID TRUST AND THAT THEY SIGNED THE
ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF
SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

Project Info.
Supervisor:



Reeve
Associates, Inc.

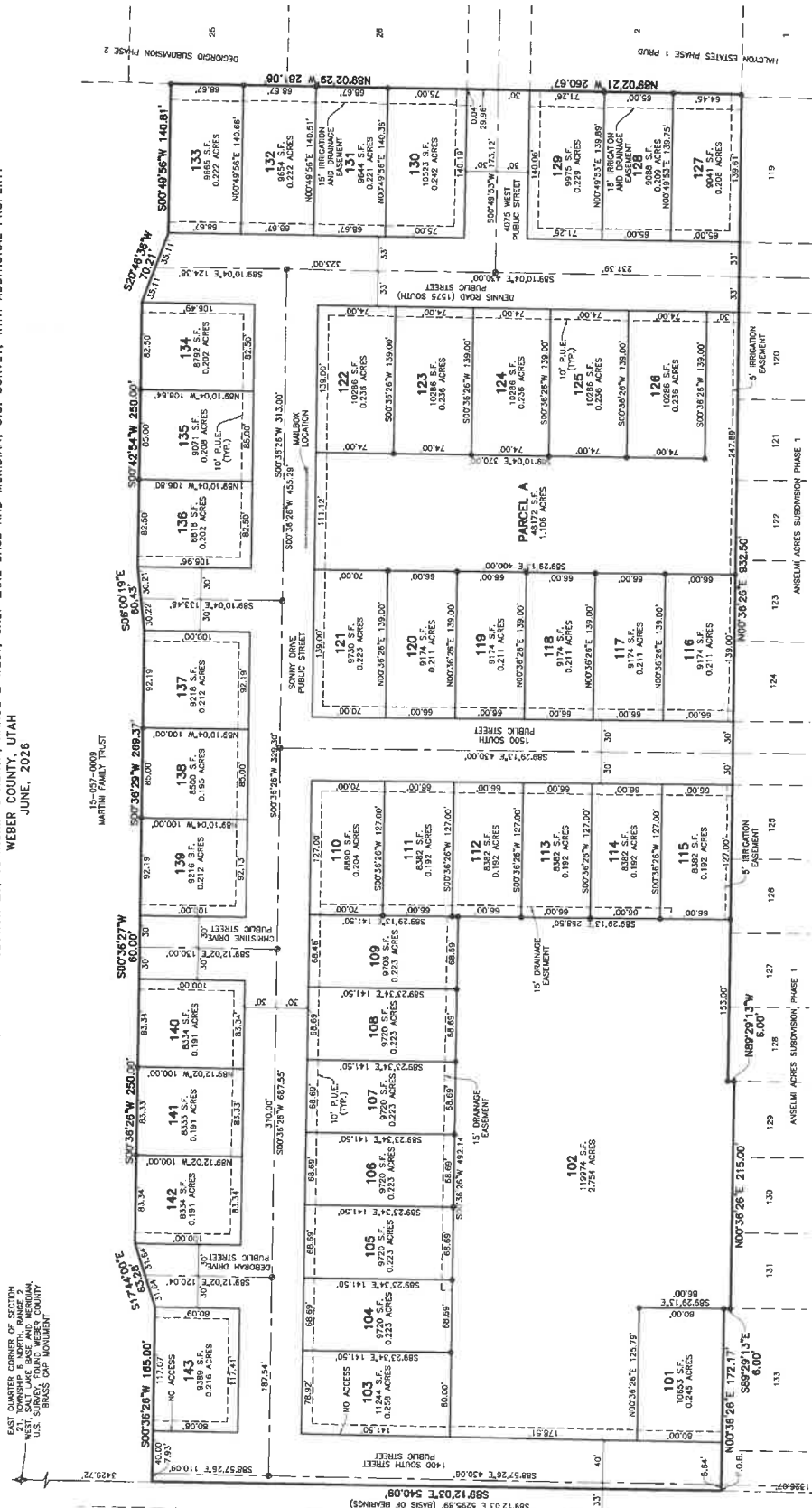
Weber County Recorder

Weber County Recorder
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At _____ In Book _____
On _____ The Official Records, Page _____
Recorded For _____

MARTINI LEGACY SUBDIVISION PHASE 1

ALL OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY
WEBER COUNTY, UTAH
JUNE, 2026

EXISTING CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT



LEGEND

- SECTION CORNER
- SET 5/8" X 24" BRASS AND PLASTIC CAP STAMPED "REX & ASSOCIATES"
- STREET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION/MONUMENT TIE LINE
- ROAD CENTERLINE
- NO ACCESS TO 1400 SOUTH STREET



IRA & Associates, Inc.
1100 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143

Project Info

Surveyor: REX & ASSOCIATES, INC.

Designer: N. ANDERSON

Begin Date: 2-20-2025

Normal: MARTINI LEGACY SUBD.

Number: 8055-04

Revision: 1"=50'

Checked: _____

Water County Recorder

Entry No. _____

File For Record

At _____

Of The Official Records, Page _____

Recorded For _____

Water County Recorder

Deputy: _____

[illegible][illegible]

THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR DISPOSITION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND ARE UNVERIFIED AND, THEREFORE, POSSIBLY INACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OBTAIN THE LOCATION OF UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION SHOWN ON THESE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE AFFECTED UTILITY COMPANIES AND THAT THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OBTAIN THE LOCATION OF UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION SHOWN ON THESE PLANS.

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[illegible][illegible]

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONSTRUCTION RESPONSIBILITY SHALL REMAIN WITH THE PROPERTY OWNER. THE CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING A PERMIT TO EXCAVATE AND FOR THE REMOVAL OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

EXISTING EXPOSURE SHOULD BE REMOVED AFTER EACH RAINFALL EVENT MUST BE REMOVED UNTIL THE LEVEL OF EXPOSURE REACHES APPROXIMATELY ONE-METER ABOVE THE HEIGHT OF BRIDGE.

EXPOSURE SHOULD BE CLEANED UP AS SOON AS POSSIBLE AFTER THE EVENT IS OVER. AFTER THE END OF THE RAINFALL EVENT, THE EXPOSURE SHOULD BE CLEANED UP AS SOON AS POSSIBLE. THE EXPOSURE SHOULD BE CLEANED UP AS SOON AS POSSIBLE. THE EXPOSURE SHOULD BE CLEANED UP AS SOON AS POSSIBLE.

2.20'

4'

SCALE: NONE

**4075 West, 3950 West, Gelindo Jr. Drive
Beverly Way, Christine Drive, Deborah
Drive, Scott Road, Dennis Road**
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

1575 South Street

AND ENGINEERS OF NEEDLE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY C

[illegible]

Figure 1 is a cross-sectional diagram of a pile foundation. The pile is shown with a diameter of 12 inches and a length of 10 feet. It is embedded in a concrete base. The diagram shows the pile being driven into the ground, with a concrete cap on top. The ground is labeled "CONCRETE" and "BASE". The pile is labeled "PILE" and "CONCRETE PILE". The diagram is labeled "FIGURE 1" and "PILE FOUNDATION".

PROVIDE A 4" THICKNESS OF 7.4" OF GRAVEL BASE COURSE UNDER EACH SIDE OF THE CONCRETE SLAB. THE GRAVEL GUTTER WHEN SURFACING IS TO BE 4" C.B.R. LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER.

The diagram shows a cross-section of a road shoulder. A concrete slab is shown on the left, with a gravel base underneath it. The gravel base is labeled with a dimension of 7.4". To the right of the concrete slab is a gravel gutter, labeled with a dimension of 4". The total width of the gravel base and gutter is labeled with a dimension of 11.8".

SCALE: NONE

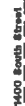
**4075 West, 3950 West, Gelindo Jr. Drive
Beverly Way, Christine Drive, Deborah
Drive, Scott Road, Dennis Road**
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

1575 South Street

AND ENGINEERS OF NEEDLE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY C



Know what's below.
Call before you dig.



Fire Plan

MEMBER COUNTY, UTAH

REVISIONS	DATE	DESCRIPTION
05-09-25	CK	SEWER DESIGN
07-02-25	CK	LANDSCAPE PLAN
09-10-25	CK	COUNTY REVIEW
10-24-25	CK	DESIGN UPDATE
11-19-25	CK	CITY COMMENTS
01-08-26	KH	CONTROL BOX
01-26-26	CK	FUTURE ROAD



27

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Reeve & Associates, Inc.

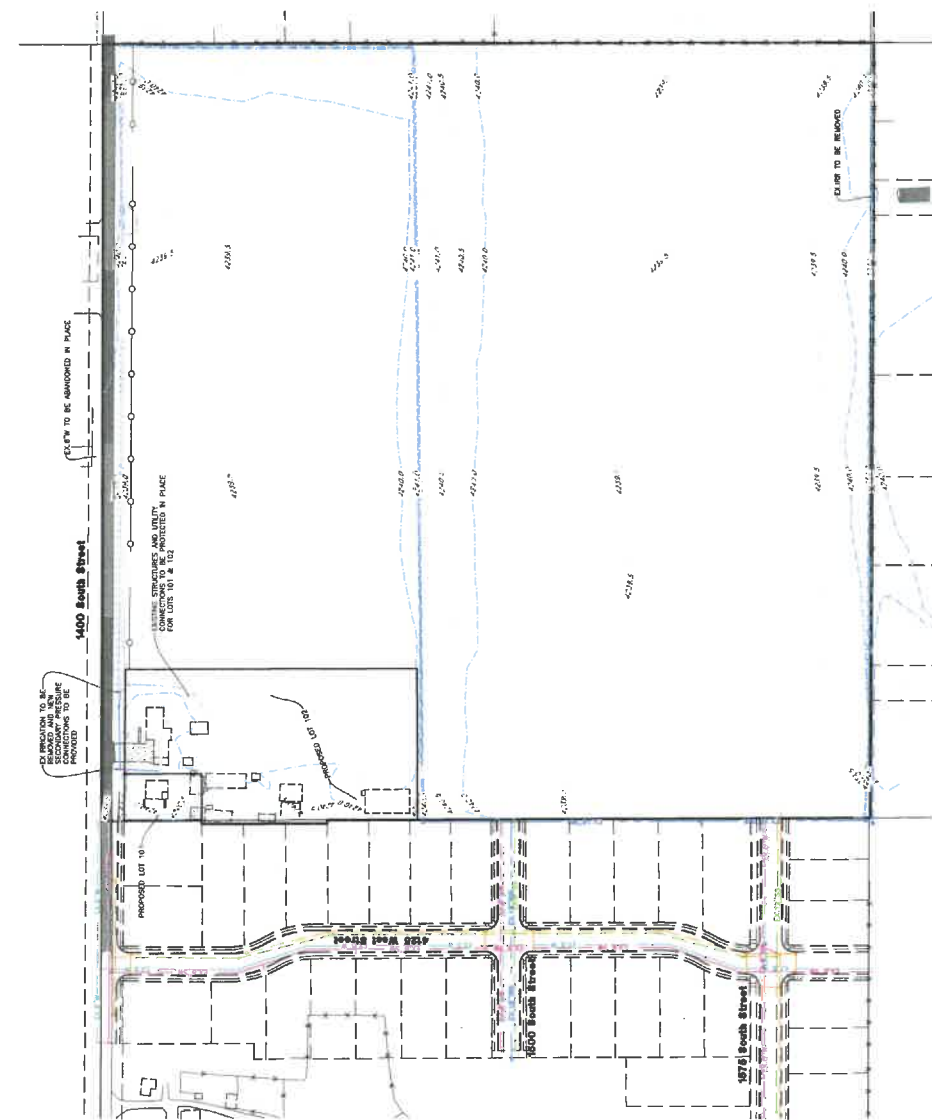


Project Info.
 Engineer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: FEBRUARY 2025
 Name: MARTINI LEGACY
 SUBDIVISION
 Number: B083-04



Martini Legacy Subdivision

REVISIONS	DATE	DESCRIPTION
05-09-25	CK	Sewer Depth
07-02-25	CK	Landscaping Plan
09-10-25	CK	County Review
10-24-25	CK	Partial Update
11-19-25	CK	City Comments
01-08-26	KH	Control Box
01-26-26	CK	Future Roadway



WEBER COUNTY, UTAH
FEBRUARY 2025

ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.

50'x20' CONSTRUCTION
ENTRANCE W/8" CLEAN
RAVEL



CONSTRUCTION PERMITTING CONCEPT

PROJECT LOCATION.....WEBER COUNTY, UTAH
PROJECT BEGINNING DATE.....FEBRUARY 2025
BMP'S DEPLOYMENT DATE.....FEBRUARY 2025
PERMITTING AGENCY.....UTAH DEPARTMENT OF HERITAGE AND ARTS
SPECIFIC CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER.....(765) 898-0244

BY ORDER OF THE BOARD OF DIRECTORS: *WILLIAM H. HARRIS, JR.*, Chairman

DESCRIPTION	OWNER DESIGN	PROPOSED & PLAN	UNIT REVIEW	SIGN UPDATE	COMMENTS	CONTROL BOX	DATE RECDW

Martin Luther King Jr. Legacy Subdivision

HMS

Storm Water Pollution Prevention Plan Exhibit



Project Info:
 Engineer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: FEBRUARY 2025
 Name: MARTINI LEGACY
 SUBMISSION

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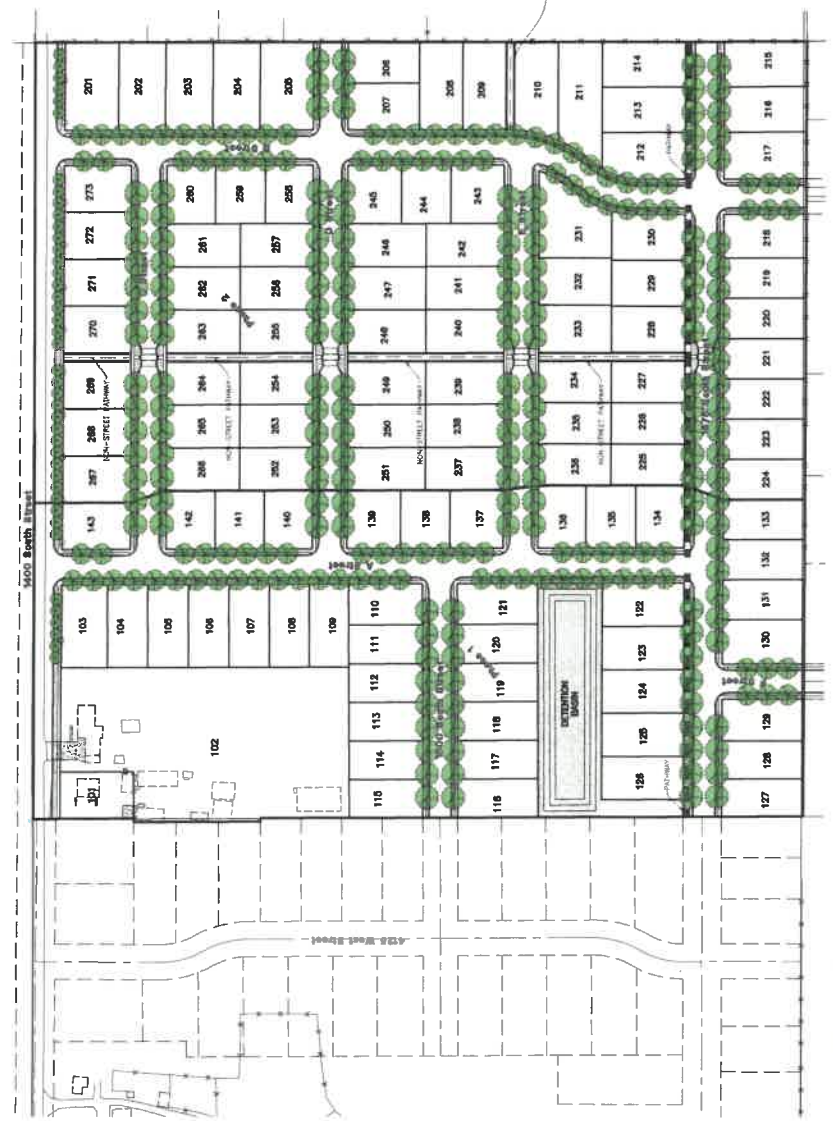
35	Total Sheets
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PLANT TABLE

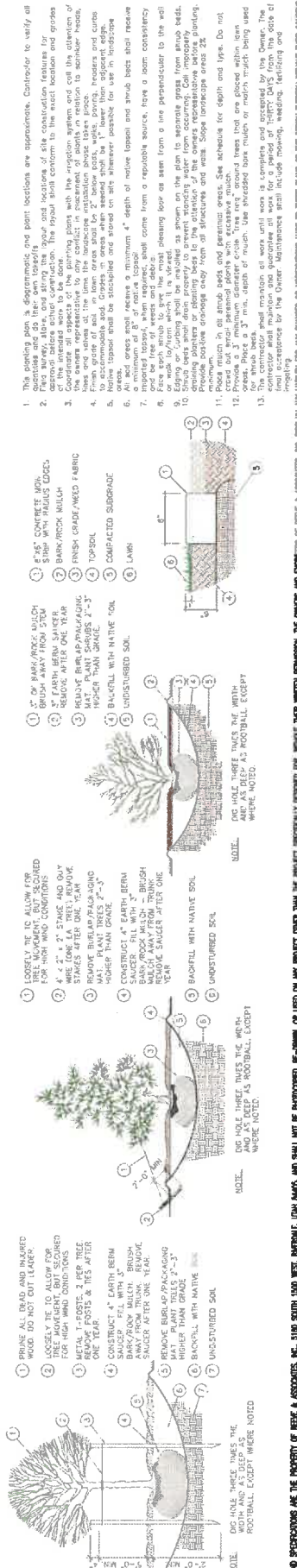
Quantity	Symbol	Scientific Name	Common Name	Height	Width	Spacing
56	109	Oxalis occidentalis	Common Huckleberry	2' cal	40' dia.	2' cal
109	110	Galatella racemiflora 'Imperial'	Imperial Honey Locust	2' cal	35' dia.	2' cal
42	111	Prunus virginiana 'Conchita Red'	Conchita Red Chokeberry	2' cal	20' dia.	2' cal
105	112	Zelkova serrata 'Village Green'	Village Green Zelkova	2' cal	40' dia.	2' cal

Symbol	Description	Type
109	Street trees to be irrigated with drip irrigation.	1" x 6" dia.
110	Non-street pathways shall have 3" rock and fabric between pathway and fence.	8" Diameter

NOTES:
1. Street trees to be irrigated with drip irrigation.
2. Non-street pathways shall have 3" rock and fabric between pathway and fence.



1. This planting plan is a diagrammatic and plant locations are approximate. Contractor to verify all plant locations and do their own topography.
2. All plantings shall be done in accordance with the specifications for each plant species.
3. Coordinate all aspects of the planting plan with the irrigation system and call the attention of the owner representative to any conflict in placement of plants in relation to waterline, sewer, gas, and other utilities.
4. Final grade of soil in lawn areas shall be 2" below grade, wicks, points, headers and curbs shall be installed in accordance with the specifications for each plant species.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
8. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
9. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
10. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not use wood chip mulch in all shrub beds and perennial areas.
12. Final grade shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
13. The contractor shall maintain all work for a period of thirty days from the date of completion of the project. The contractor shall include watering, weeding, fertilizing and pruning.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 1100 SOUTH 1500 WEST, P.O. BOX 1000, PLEASANT VALLEY, UTAH 84062, AND SHALL NOT BE REPRODUCED, RE-SOLD, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREON WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. DISCLAIMS ANY LIABILITY FOR ANY DAMAGES OR WORKING MADE TO THESE PLANS OR THE DESIGN HEREIN WITHOUT THEIR CONSENT.

6. Project Description.

A 40-acre residential subdivision within the RE-15 zone is that complies with the connectivity requirements of Code **Section 106-2-1.020**.

7. Project Location and Illustration.

The Project is located on the Property as described in **Exhibit A – Property Legal Description**, and illustrated in **Exhibit B – Property Graphic Depiction**.

8. Development Standards.

8.1. Project Density. In exchange for the benefits offered by the Master Developer in this Agreement, County agrees to allow no more than the following amount of dwelling units in the Project.

8.1.1. 116 total single-family dwelling units.

8.2. Phasing. The County acknowledges that Master Developer, Assignees of Master Developer, and/or Subdevelopers who have purchased Parcels of the Property may submit multiple applications from time-to-time to develop and/or construct portions of the Concept Plan for the Project in Phases. Allowance for Phasing is subject to the following and any other Phasing provision in this Agreement:

8.2.1. Construction Drawings Required. Phasing is only allowed if each Phase is based on an approved final plat that succeeds an approved preliminary plat/plan. A final plat for a Phase shall not be submitted or accepted until after a complete set of construction drawings for the entire preliminary plat has been approved by the County Engineer. The construction drawings shall include all required Improvements of this Agreement and the Code.

8.2.2. Streets and Pathways. Each Phase shall provide for the logical extension of Improvements of the public road and pathways system as conceptually represented in the Concept Plan;

8.2.3. Project Improvements. Each Phase shall provide logical extension of Improvements through and throughout the Project as approved by the County in compliance with the terms of this Agreement and other applicable provisions of the Code.

8.2.4. Public Park Open Space. Each Phase shall include its proportionate share of Public Park Open Space area and Improvements including, if applicable, pathways and trailheads. Each Phase shall provide for the platting and installing of a proportionate share of Public Park Open Space area and Improvements, even if such area or Improvements are not within or immediately adjacent to the subject Phase. Developer may propose which Public Park Open Space area and Improvements are provided for each Phase; however, the County has full discretion to require other Public Park Open Space area and Improvements if the County determines it is in the best interest of the community.

8.3. Street Connectivity. Master Developer hereby volunteers and agrees to follow the minimum street and pathway connectivity standards as provided in **Section 106-2-1.020** of the Code. The County also agrees that the conceptual street layout illustrated in Exhibit C – Concept Plan satisfactorily complies with that code section.

- 8.4. Street Right-of-Way Dedication.** Master Developer agrees to dedicate or, if allowed by the County, otherwise reserve the Project's street rights-of-way, as illustrated and labeled in Exhibit C – Concept Plan, as public thoroughfares at no cost to the County.
- 8.4.1. Minimum Requirements.** Each street right-of-way shall meet the minimum applicable width specifications illustrated in **Exhibit E – Street Cross Sections**.
- 8.5. Street Improvements.** Streets in or immediately adjacent to the Project shall be designed and installed by the Master Developer in accordance with their corresponding street cross sections depicted in Exhibit E – Street Cross Sections and as more specifically provided as follows.
- 8.5.1. Project-Specific Street Improvements.** All street improvements shall at a minimum meet applicable Weber County specifications and street construction requirements. Project-specific street Improvements include Improvements required to street rights-of-way that are adjacent to the Project, and to offsite streets as follows.
- 8.5.1.1. Traffic Impact Study.** Developer shall include a traffic impact study with the subdivision application.
- 8.5.1.2. 1400 South Street.** Developer shall make the necessary street improvements to 1400 South which may include, but is not limited to, the installation of additional asphalt, grading, and compacted road base as directed by the County Engineer and as determined appropriate in the sole discretion of the County Engineer. Developer shall construct said street improvements on 1400 South beginning at the eastern-most edge of the development and continuing to the intersection of 3500 West Street and 1400 South Street.
- 8.5.1.3. Connections to Degiorgio Subdivision.** Developer shall make the necessary street improvements to 3950 West Street and 4075 West Street which shall consist of, at minimum, the installation of asphalt, curb, gutter, and sidewalk to the point where the improvements from Brook View Estates meet the asphalt improvements of the Degiorgio Subdivision and any other necessary improvements as determined by the County Engineer in the sole discretion of the County Engineer.
- 8.5.1.4. Connections to Anselmi Acres Subdivision.** Developer shall make the necessary street improvements to 1575 South Street and 1500 South Street as determined by the County Engineer in the sole discretion of the County Engineer.
- 8.5.2. Sidewalks.** Master Developer agrees that all public sidewalks in the project or along adjacent public rights-of-way shall be no less than five-feet wide.
- 8.5.3. Driveway Accesses along Collector or Arterial Streets.** Master Developer agrees that no lot will be platted to provide driveway access to any collector or arterial street. County agrees to allow these lots to front these streets if they are provided access by means other than these streets.
- 8.5.4. Corridor Fencing along Collector or Arterial Streets.** Master Developer agrees to install a fence or wall ("Corridor Fence") that is at least six-feet high where the rear or side of a lot abuts or is otherwise adjacent to and visible from a collector or arterial street. The height of the Corridor Fence shall be reduced where necessary to not inhibit the clear-view triangle of an intersection.
- 8.5.4.1. Corridor Fence Design.** Corridor Fences of these streets shall be

designed to provide visual breaks in the horizontal and vertical fence planes at least every 20 feet, such as a column or similar, and the Corridor Fence shall have a base and a cap distinctly different from the body. Examples of Corridor Fences is provided in **Exhibit G – Corridor Fence Design Examples**.

- 8.5.4.2. Corridor Fence to Match Others in Area.** If in compliance with this part or unless allowed otherwise by the Planning Director, the Corridor Fence material, color, and general design shall match other Corridor Fences installed or previously approved along the same street corridor.
- 8.5.4.3. Corridor Fence Alternative Design.** Alternative fencing along these streets may be approved by the Planning Director if it provides similar or better visual qualities and materials.
- 8.5.4.4. Prohibited Corridor Fence Material.** A Corridor Fence shall not be made of vinyl.
- 8.5.4.5. Corridor Fence Maintenance.** Unless delegated to a community association, the immediately adjoining landowner is responsible for the maintenance and repair of their lot or parcel's portion of the Corridor Fence.

8.5.5. Street Trees. All streets shall be lined with shade trees in the park strip. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

- 8.5.5.1. Tree Canopy.** Except as otherwise provided herein, the trees shall be planted in intervals and of a species such that the expected tree crown will converge with the expected tree crown of the trees adjacent. The expected tree crown shall be the average crown of the tree species at maturity. County shall allow for reasonable gaps between expected tree crowns to accommodate driveways, streets, intersection clear-view triangles, and other right-of-way accommodations as determined appropriate by County. A reasonable gap is the width or expected width of the accommodation(s).
- 8.5.5.2. Tree Selection.** At least two different tree varieties selected from County's adopted tree list shall be used and dispersed in a manner that avoids transmission of pests/disease, or as may otherwise be specified by an arborist certified by the International Society of Arborists, such that the trees have optimal chance of long-term survival.
- 8.5.5.3. Tree Size.** No tree with a caliper less than two inches, as measured at the top of the root collar, shall be planted.
- 8.5.5.4. Certificate of Occupancy.** No final certificate of occupancy for a dwelling unit shall be granted or effective until after the installation of all proposed trees, which shall clearly be in good health, in the park strip to which the lot is abutting.

8.5.6. Street Tree Installation and Maintenance Alternatives. Developer has the following two installation and maintenance alternatives options for street trees, or some combination if mutually agreeable by the Developer and Planning Director:

8.5.6.1. Master Developer Controlled:

- 8.5.6.1.1. Planting.** Tree planting shall be in accordance with best

practices. Care shall be taken when planting a tree or when placing anything at the base of the tree so that the root's soils are not compacted.

8.5.6.1.2. Tree Watering. Master Developer agrees to provide each street tree with a watering mechanism tied either to a homeowner's association master meter, or tied directly to the meter providing secondary water to the lot fronting the street Improvements. County may allow alternative tree watering methods if Master Developer:

8.5.6.1.2.1. can provide a watering plan that the County determines sufficient and appropriate for the health of the tree; and

8.5.6.1.2.2. volunteers to be responsible for tree care, pursuant to **Section 8.5.6.1.3**, for an additional two years after the end of the warranty period.

8.5.6.1.3. Tree Care. Master Developer agrees to be responsible for tree health throughout the duration of the warranty period, after which the owner of the lot fronting the Improvements is responsible for the tree's health.

8.5.6.2. County Controlled:

8.5.6.2.1. At Master Developer's expense, County shall contract with an arborist certified by the International Society of Arborists to install the trees. Master Developer shall provide a cash escrow for the full estimated cost of the installation as is typically required, including reasonable contingency costs and reasonable costs for tree replacements based on the average rate of establishment failure within the first year. If requested by the County, Master Developer agrees to periodically increase the escrow or reimburse the County to cover reasonable costs resulting from increases in labor and materials and/or inflation. Master Developer further agrees that County has full authority to draw from this escrow at any time to pay for the installation of street trees. For this alternative, County agrees to waive the required warranty period for the trees.

8.5.6.2.2. Master Developer agrees on behalf of itself and future lot owners that no final certificate of occupancy shall be issued for any building until after the required trees and appropriate and operating irrigation mechanisms for the trees are installed. County shall have full authority, based on recommendations from its tree professional, to determine what an appropriate and operating irrigation mechanism is.

8.5.6.2.3. If no appropriate and operating irrigation mechanism is provided, Master Developer agrees to compensate County for reasonable costs to routinely irrigate installed trees by whatever reasonable means necessary. County may recoup this cost from the adjoining lot owner if unable to recoup from

Master Developer.

- 8.5.6.2.4. Master Developer shall provide each lot owner notice upon each lot sale of the tree installation program, including the owner's responsibility for long-term irrigation and tree maintenance pursuant to the Code.

8.5.7. Public Landscaping. The following are required for required landscaping within public rights-of-way and along public pathways:

- 8.5.7.1. **Other Landscaping.** Plantings in addition to street and pathway trees may be placed within park strips and along pathways by the Master Developer or homeowners, to be operated and maintained either by the adjoining owner or a homeowners association.
- 8.5.7.2. **Construction Drawings to Include Landscaping.** Each Development Application submitted shall provide a detailed Public 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.
- 8.5.7.3. **Quality Control.** For best practices quality control, planting shall be conducted based on the recommendations from, and under the supervision of, an arborist certified by the International Society of Arborists. Written confirmation that best practices and provisions of this Agreement pertaining to Public Landscaping were followed for each planting or installation shall be provided to the County from the arborist, along with the certification number of the arborist, prior to the release of any financial guarantee for the Public Landscaping.

8.5.8. Offsite or Project-Specific Street Improvements. Master Developer agrees to construct, or cause to be constructed, the following.

- 8.5.8.1. **Substandard Streets.** The parties agree that 1400 South Street is a substandard street pursuant to Code Section 108-7-19. As such, Master Developer agrees to comply with 8.5.1.1.
- 8.5.8.2. County agrees, after 1400 South Street improvements have been made, that they constitute compliance with code's roughly proportionate share requirement.

8.5.9. Secondary Egress.

- 8.5.9.1. Master Developer agrees that as the project is platted and constructed, street Improvements shall be installed such that at no time shall there be more than 15 lots or dwelling units on a single access street or route of streets before a second egress is installed. The second egress shall not loop back on any part of the single access street or route of streets.

8.6. Non-Public Landscaping to be Water-Wise. All lots within the development will implement water-wise landscaping measures as follows.

- 8.6.1. **Smart Watering Controller.** A smart watering controller shall be installed and prewired for at least six irrigation zones. Pre-wiring includes the installation of a smart watering controller mounted near a 120 volt power outlet, and sufficient control wiring to reach the intended location of the valve box(es). The controller shall be installed on the lot

prior to issuance of a certificate of occupancy.

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

- 8.6.2.1. Lawns.** No more than 20 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.
- 8.6.2.2. 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.
- 8.6.2.3. 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.

8.7. Utilities.

8.7.1. Burying Utilities. Master Developer agrees to underground all utilities, both existing and proposed, within the Property and within any right-of-way adjacent to the Property in a manner that complies with adopted standards. This shall include but is not limited to canals, ditches, stormwater infrastructure, and existing overhead utilities. Long distance high voltage power transmission lines are exempt from this requirement.

8.7.2. Sanitary Sewer. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed a sewer collection and conveyance system.

8.7.2.1. Sewer Treatment. Master Developer recognizes that County is not a provider for sewer treatment services. Master Developer shall arrange sewer treatment services for the Project with a provider prior to submittal of a Development Application. If within an existing sewer district's adopted future annexation area, Master Developer agrees to annex the Property into the sewer district boundaries, if the sewer district allows it, prior to submittal of a Development Application. If the sewer district does not allow the annexation, County agrees that Master Developer may pursue other sewer treatment options that do not involve the County.

8.7.2.1. Gravity Sewer Collection Lines. Master Developer agrees to install, or cause to be installed, a gravity sanitary sewer collection system to, throughout, and across the Property. The system shall stub to all lots or parcels within the Project that needs or will in the future need a sewer connection, and to adjacent properties in locations approved by the County Engineer, including, if applicable, offsite parcels to which **Section 36-1-1** of the Code applies. It shall be of sufficient size and at sufficient depth necessary to convey the anticipated future volume of sewage of the area, or lift station if applicable, at buildout, from the Project area to the lift station, as generally shown on the County's sewer master plan or as otherwise required by the County Engineer. The system shall be constructed to the specifications of the County.

- 8.7.3. Culinary and Secondary Water.** Master Developer recognizes that the County does not provide culinary or secondary water to the area and has no obligation to help Master Developer gain access to water services. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed culinary water and pressurized secondary water Improvements to and across the Property. Master Developer agrees to secure both culinary and secondary water from an existing culinary and secondary water provider in the area.
- 8.7.4. Stormwater.** Master Developer shall have the right and obligation to install a storm water drainage and detention system sufficient to support the storm water and drainage needs of the Project and adjacent public streets. The system shall be sized to support the anticipated storm water and drainage needs of the Project at full build-out such that multiple new drainage or detention facilities are avoided if possible in the future. The County Engineer has discretion to require the storm water facilities to be sized to accommodate the general area's anticipated storm water and drainage needs at the area's buildout or as otherwise recommended by the stormwater master plan. Unless otherwise allowed by the County Engineer, the storm water from the Project shall be sufficiently treated, as approved by County Engineer, before discharging into the Weber River or other water body.
- 8.7.4.1. Stormwater Storage Ownership and Maintenance.** The County reserves the right to require the maintenance of a stormwater storage facility to be the responsibility of a homeowner's or landowner's association in the event the County Engineer determines that the proposed facility presents an inordinate demand for services.
- 8.8. Parks and Open Space.** Master Developer agrees to help the County reach its goal of providing at least ten acres of Public Park Open Space per 1,000 persons. Master Developer understands that the creation and/or preservation of parks and open space is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. Further, the Parties agree that the per-dwelling unit cost to build parks to this standard in 2024 dollars equals approximately \$7,500.00. Given this, Master Developer agrees to provide, at no cost to the County, for the following parks, open space, and trails amenities:
- 8.8.1. Parks Financial Donation.** Master Developer agrees to donate \$7,500, adjusted by the annual rate of inflation, per residential lot to the County or, if required by the County, the Park District. The inflation-adjusted amount will be calculated using the "Consumer Price Index for All Urban Consumers: All Items," using \$7,500.00 in 2024 dollars as the baseline. Master Developer agrees that this is a donation offered of the Master Developer's own free will as part of the consideration for this Agreement and associated rezone, which is a voluntary development choice made by Master Developer in lieu of developing using the Prior Zone. As such, this donation is not a fee or exaction imposed by the County or Park District. Master Developer agrees to remit these funds prior to recordation of a subdivision plat. No building division or planning division application will be accepted or approved, and any that are approved shall be void, until the County receives this donation or a written confirmation of receipt of it from the Park District, if applicable.
- 8.9. Pathways and Trailheads.** Master Developer agrees to help the County's reach its goal of providing a walkable community wherein neighborhoods are interlinked to each other and to community destinations. Master Developer understands that the creation and interconnection of trails/pathways is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. As such, Master Developer agrees to install

or cause to be installed the pathways as generally configured on the attached Concept Plan (Exhibit C – Concept Plan) and as otherwise specified as follows.

Pathway and Trailhead Dedication. Master Developer agrees to dedicate the minimum area required for proposed pathways and, if applicable, trailheads. The minimum required pathway right-of-way and trailhead dedication shall comply with the configuration in the attached **Concept Plan (Exhibit C – Concept Plan)**, and **Pathway Cross Section Exhibit F – Non-Street-Adjacent Pathway Cross Section**, or if adjacent to a street, (**Exhibit E – Street Cross Sections**).

8.9.1. Pathway Improvements. Unless specified in this Agreement otherwise, Master Developer agrees that each proposed pathway right-of-way, pursuant to Exhibit C – Concept Plan, or required pathway right-of-way shall be developed as an improved pathway.

8.9.1.1. Required Pathways. Regardless of what is displayed in **Exhibit C – Concept Plan**, a street-adjacent pathway shall be installed along each major residential, collector, and arterial street within or immediately adjacent to the Property.

8.9.1.2. Pathway Trees. Each pathway and sidewalk within the Project or along adjoining pathway rights-of-way shall be lined with shade trees. Pathway trees shall follow the same standards as set forth in **Section 8.5.5**. However, County agrees that if the Park District desires to have ownership, operation, or maintenance responsibility for a pathway right-of-way in or adjacent to the Project, Master Developer's responsibility for tree health ends after County has been notified, in writing, by the Park District that the Park District will assume said ownership, operation, or maintenance responsibility.

8.9.1.3. Non-Street Adjacent Pathway Landscaping. For a pathway that is not adjacent to a street, Master Developer shall place three-inch plus rock, six-inches deep, on the shoulders of each pathway, with a permeable weed barrier beneath. Alternatively, County agrees that Master Developer may install alternative planting and landscaping as long as it is operated and maintained by a homeowner's association. Refer to **Exhibit F – Non Street Adjacent Pathway Cross Section** for a depiction of these pathways.

8.9.1.4. Construction Drawings to Include Landscaping. Each subdivision's improvement plans shall provide a detailed Public 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.

8.9.1.5. Pathway Crossing of Residential Street. Wherever a pathway intersects with a residential street, Master Developer agrees to install or cause to be installed the following in accordance with NACTO and other applicable best practice standards:

8.9.1.5.1. Raised Crosswalk. A raised crossing with a zebra-style crosswalk. The raised crossing shall be constructed of concrete and be designed as a six-inch high ramped speed table with six-foot ramps or greater if required by the County Engineer. The top (horizontal) of the speed table shall be at

least ten-feet wide. Notification signage shall be posted in advance of the speed table.

8.9.1.5.2. Curb Extensions. Curb extensions (bulb-outs) shall be installed for pathway street crossings on both sides of the applicable street. A curb extension (bulb-out) shall be constructed to constrict a residential street width to no greater than 24 feet, or 36 feet if the street has or is planned to have an on-street bike lane. The County Engineer has discretion to modify this width if the street's design is different than the County's standard. Each curb extension shall be marked with a traffic delineator as prescribed by the County Engineer or County Roads Supervisor. If Master Developer is not responsible for other street Improvements on the opposite side of a street, the following minimum curb extension requirements shall be installed on that side.

8.9.1.5.2.1. Each end of the curb extension shall at least provide a temporary means of directing drainage to the intended or expected drainage collection system or swale;

8.9.1.5.2.2. The curb extension shall provide pedestrians a convenient and safe transition from the crossing to whatever historic pedestrian facility exists there. If no formal NACTO-standard pedestrian facility exists on that side, Master Developer shall post a "Crossing Temporarily Closed" sign at the entrance of the crosswalk, or as otherwise required by the County Engineer or Roads Supervisor.

8.9.1.5.2.3. The County Engineer or Roads Supervisor may require other Improvements that minimize potential safety risks of the curb-extension, such as but not limited to, additional curbing, guardrail, signage, drainage and street shoulder Improvements. If required, Master Developer hereby agrees to install such Improvements.

8.10. Environmental and Air Quality Standards. The Parties agree to implement the community's overall goal of minimizing development impacts on the environment to a reasonable degree practicable. As such, Master Developer agrees, on behalf of itself and all successive owners of the Project or of lots within the Project, to exceed minimum requirements of applicable building and construction codes and conventions by ensuring each dwelling unit is equipped with the following prior to receiving a final certificate of occupancy.

8.10.1. Energy Efficiency. All buildings will be designed to an energy efficiency rating that is one climate zone colder than the area's designated climate zone. Gas-heated furnaces and water heaters shall have an efficiency rating of 95 percent or greater.

8.11. Outdoor Lighting. Master Developer agrees that all outdoor lighting within the Project will be dark-sky friendly and as such will be governed by the County's Outdoor Lighting Ordinance,

Exhibit D



July 14, 2026

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

RE: FINAL WILL SERVE LETTER – Martini Legacy Subdivision, Phase 1

Phase 1 of the Martini Legacy development is located at approximately 1400 South and 4000 W in Taylor, Utah and consists of 43 proposed residential lots, an open space area, and a detention basin.

Currently, Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and can and will provide secondary water at the time of occupancy.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. There were ten water shares surrendered for secondary water use for the development and the access fees and meter fees for the Secondary System have been paid.

Only this project is in consideration, and final approval is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michelle Pinkston
Office Manager
Board Secretary



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

6/11/2026

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve for Subdivision** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **Martini Subdivision Phase 1 a 41- lot subdivision** with 2 existing connections. The address is approx. 4100 W. 1400 S. Taylor UT. This subdivision must connect to Hooper Irrigation for the pressurized secondary water system for outdoor use. Plan review fees and water right impact fees have been paid. A pressurized secondary water system must be functional before final occupancy approval will be granted.

Requirements:

- Plan review fee=**Paid \$8,000**
- Water Right Impact fee= **Paid \$321,552**
- Hooper Irrigation as pressurized secondary provider.

Requirements for building

- 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.
- 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



Central Weber Sewer Improvement District

September 4, 2024

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

SUBJECT: Brookview
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Laloli Properties to provide sanitary sewer treatment services to the subdivision called Brookview (formally Martini Legacy) comprising 116 residential lots located at approximate address 4000 West 1400 South, Weber County. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber Sewer Improvement District (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 Central Weber Sewer
Laloli Properties

