



## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for preliminary approval of the Saddlebred Acres Subdivision, consisting of 24 lots.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, November 15, 2016

**Applicant:** Ivory Homes

**Authorized Representative:** Chase Freebairn

**File Number:** LVS082616

#### Property Information

**Approximate Address:** 4000 West 2200 S

**Project Area:** 27.13 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential Subdivision

**Parcel ID:** 15-078-0006

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

#### Adjacent Land Use

<b>North:</b>	Agriculture	<b>South:</b>	Agriculture/Residential
<b>East:</b>	Agriculture	<b>West:</b>	Agriculture

#### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RK

### Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)

### Background

The applicant is requesting preliminary approval of Saddlebred Acres, a 24 lot subdivision located at approximately 4000 West 2200 South. The proposed subdivision is approximately 27.13 acres and the lots within this subdivision vary in size from .91 acres to 1.19 acres.

Public roads will be created with this proposal (see Exhibit A) to provide access to each lot, and the design will create connectivity to the surrounding area for future development. Between lots 13 and 14 there is a road stub that will be used to connect to JAR Development (Bertoldi property) which is in the early stages of subdivision review. In an effort to maintain fairness it has been requested of JAR Development to alter their design to better align the roads with Saddlebred Acres. This development will connect with Allen Estates to the south, and JAR Development to the North.

The improvements within Saddlebred Acres such as right of way, curb, gutter, sidewalk, and parking strip will be consistent with Allen Estates to the south. These complete streets will provide a safe right of way for motorists, bicyclists and pedestrians while fostering uniformity with the surroundings. A detention basin will be located to the rear of lot 20 to provide adequate storm detention for the proposed subdivision.

### Analysis

**General Plan:** The Western Weber General plan is designed to preserve open space and pasture land for the raising of farm animals while maintaining flexibility for land owners to enjoy managed growth.

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

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

Lot area, frontage/width and yard regulations: The A-1 Zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet. All lots within this proposal meet the minimum width and area requirements.

Culinary Water: Taylor West Weber Water Improvement District has provided a letter stating that water is available for each of these lots. It has been made clear that secondary water is required for all irrigation purposes prior to issuing culinary water services.

Sanitary System: Central Weber Sewer Improvement District has provided a letter indicating that this 24 lot subdivision will be acceptable, but there are conditions that must be met (see Exhibit E).

Secondary water System: Hooper Irrigation has provided a letter stating that this subdivision is located in an area in which Hooper Irrigation provides pressurized secondary water. Hooper Irrigation has also included a review of Saddlebred Acres that states the need for the open canal that runs along the south of this development to be piped and buried (see Exhibit D).

Additional Standards: A Subdivision Improvement Agreement with a financial guarantee is required prior to presenting this project to the County Commission final approval.

A Capacity Assessment letter with a Utah State Construction Permit must be submitted as part of the final subdivision submittal and will be required prior to going forward for review to the Planning Commission and the County Commission for final approval.

Review Agencies: Planning, Surveying and Engineering have submitted reviews based on preliminary requirements. Each County agency has listed conditions that will need to be addressed prior to the applicant submitting the final subdivision plat for review and approval (see Exhibit F for agency reviews).

Tax Clearance: There is no outstanding tax payments currently related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

## Planning Division Recommendation

The Planning Division recommends preliminary approval of the Saddlebred Acres Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Prior to receiving final approval from the County Commission, the applicant shall submit a Subdivision Improvement Agreement with a cost estimate that has been approved by the County Engineers Division.
2. All easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided are to be shown on the plat.
3. A capacity assessment from Taylor West Weber Water Improvement District and a State Construct Permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision being forwarded for final approval from the Planning and County Commission.

This recommendation is based on the following findings:

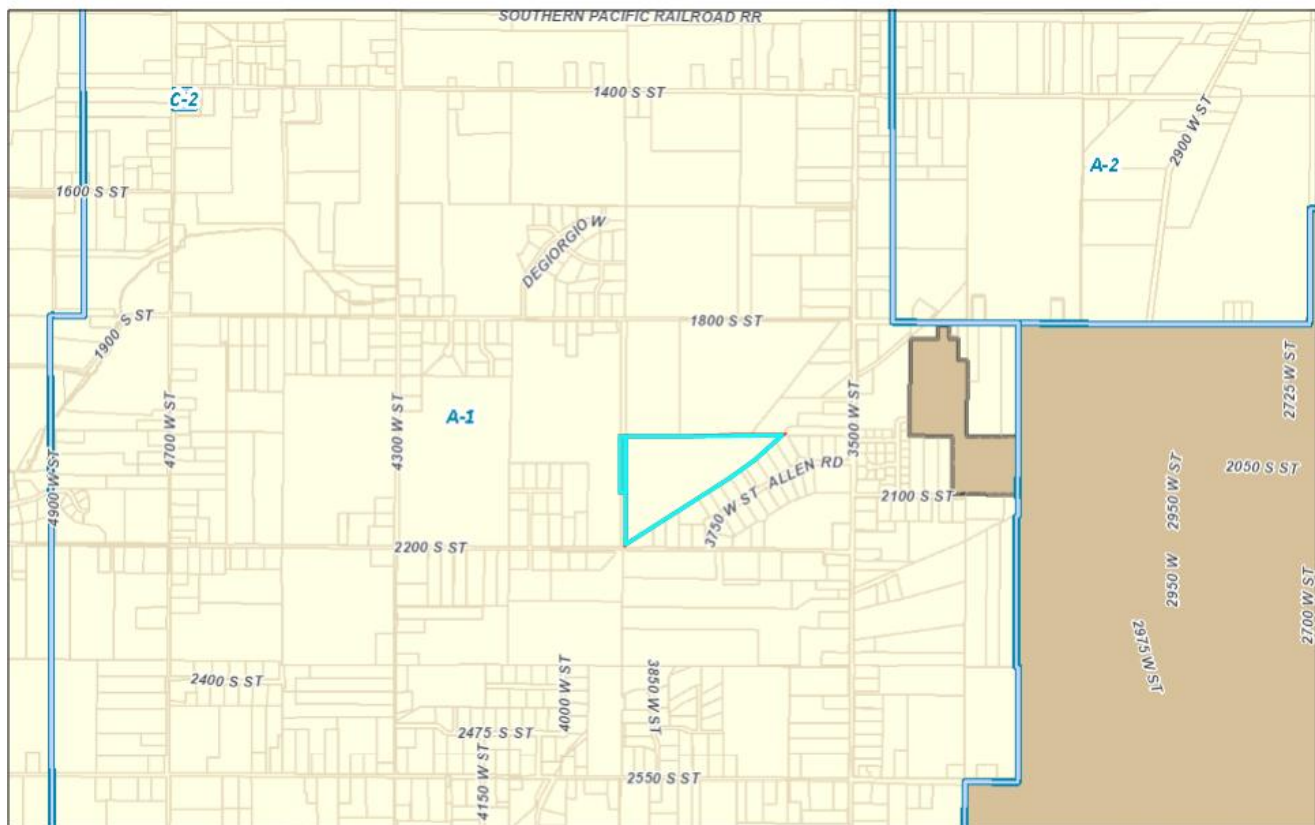
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

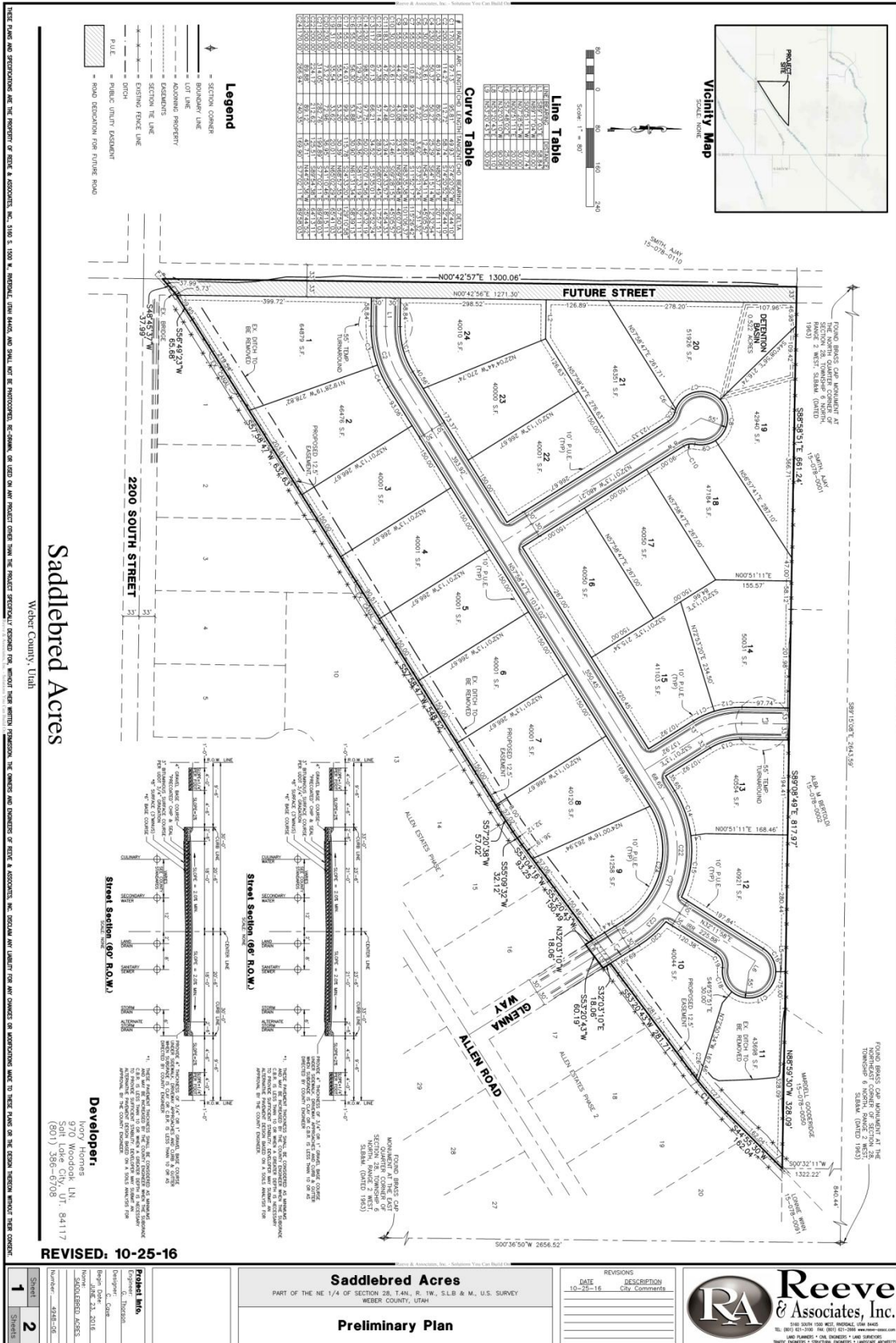
## Exhibits

- A. Saddlebred Acres plat
- B. Taylor West Weber Water Will Serve Letter
- C. Capacity Assessment Letter
- D. Hooper Irrigation Letter
- E. Central Weber Sewer Improvement District Letter
- F. Review Agency Comments

## Area map

Saddlebred acres





**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**

2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

October 17, 2016

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that preliminary approval has been given to provide culinary water only for 24 lots of the Saddlebred Acres subdivision to be located at the approximate address of 3900 West 2200 South in Taylor, Utah.


Requirements:

- \*Water rights fee = \$69,648.00 (\$2,902 per lot) or 3 shares of Hooper or Wilson Irrigation (in District's name)
- \*Secondary water = must hookup to Hooper Irrigation pressurized secondary water system.
- \*Plan review fee = \$600.00 (\$25 per lot)

Final approval will be subject to meeting all of the requirements of the District and all fees/shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

  
\_\_\_\_\_  
Val Surrage - Manager

VS/sph

Expires 4/17/17





State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

Department of  
Environmental Quality

Alan Matheson  
Executive Director

DIVISION OF DRINKING WATER  
Kenneth H. Bousfield, P.E.  
Director

October 12, 2016

Val Surrage  
Taylor West-Weber Water District  
2815 West 3300 South  
West Haven, Utah 84401

Dear Mr. Surrage:

Subject: **Plan Submittal Waiver**, Water Lines Serving Saddlebred Acres Subdivision, System #29019, File #10602

The Division of Drinking Water (the Division) received a Project Notification Form from your office for the Saddlebred Acres subdivision water line project with a request for a Plan Submittal Waiver in accordance with *R309-500-6(3)(b)* of the Utah Administrative Code on October 10, 2016. The Division also received a hydraulic modeling analysis certification and a certification stating that Plan Submittal Waiver conditions will be met prior to placing the new water lines in service for this project, both dated October 6, 2016 by Dan White, P.E.

Our understanding of the project is that 2,700 linear feet of 8-inch C900 DR14 PVC water lines, seven (7) fire hydrants, and associated valves will be constructed at the northwest corner of 400 South and 4300 West in western Weber County to connect the Saddlebred Acres subdivision to the Taylor-West Weber Water District. This project will add 24 new service connections to the water system.

Your water system has formally designated Dan White, P.E., as the Professional Engineer having direct responsibility for the entire water system in your letter to the Division dated August 23, 2012; and Dan White, P.E., as the Professional Engineer responsible for oversight of the hydraulic analysis for the entire water system in your letter to the Division dated August 23, 2012. The construction of the proposed water line project shall conform to the construction standards previously approved by the Division on September 10, 2012. The pipeline size is within the limits of Rule *R309-500-6(3)(b)(ii)* based on the population of 7,280 this water system currently serves. On this basis, **a Plan Submittal Waiver is hereby granted for the Saddlebred Acres subdivision water line project.** Please note that approvals or permits by the local authority or county may be necessary before beginning construction of this project.

195 North 1950 West • Salt Lake City, UT  
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830  
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 536-4414  
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Val Surrage  
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October 12, 2016

Upon receiving this Plan Submittal Waiver, you may proceed with construction of the Saddlebred Acres subdivision water line project. Upon completion of construction and the Plan Submittal Waiver conditions certified by Dan White, P.E., you may place the new water lines in service. You are not required to obtain an Operating Permit for this project.

If you have any questions regarding this letter, please contact Camron Harry, of this office, at (801) 536-0087, or Ying-Ying Macauley, Engineering Section Manager, of this office, at (801) 536-4188.

Sincerely,



Kenneth H. Bousfield, P.E.  
Director

CH/ym/mdb/hb

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, lcooper@co.weber.ut.us  
Dan White, Gardner Engineering, dan@gecivil.com  
Camron Harry, Division of Drinking Water, caharry@utah.gov

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## State of Utah

GARY R. HERBERT  
GovernorSPENCER J. COX  
Lieutenant GovernorDepartment of  
Environmental QualityAlan Matheson  
Executive Director

## DIVISION OF DRINKING WATER

Kenneth H. Bousfield, P.E.  
Director

October 14, 2016

Val Surrage  
Taylor West-Weber Water District  
2815 West 3300 South  
West Haven, Utah 84401

Dear Mr. Surrage:

Subject: **Feasibility**, Drinking Water Service from Taylor-West Weber Water District for the  
Saddlebred Acres Subdivision Water Line Project, System #29019, File #10602**This is not Plan Approval.**

The Division of Drinking Water (the Division) received your request concerning the capacity of the Taylor-West Weber Water District to provide drinking water service to the Saddlebred Acres Subdivision. Per the Division's database, the Taylor-West Weber Water District presently has 2,424 residential connections, 9 commercial connections, and 12 agricultural connections. The Saddlebred Acres Subdivision will add 24 new residential connections. The number of connections that may be served is based on (1) source water capacity, (2) storage capacity, and (3) available water rights. The Drinking Water Rule, *R-109-510* Minimum Sizing Requirements, requires a water system to be able to provide 800 gallons per day per equivalent residential connection (ERC) from its sources to meet peak day indoor demand, to be able to provide 400 gallons per ERC of storage for indoor use, and to be able to provide average yearly indoor demand which is 0.45 acre-feet per ERC based on water rights. Additional source capacity, storage, and water rights are required if the system provides water for outdoor use. The water system component with the least capacity determines the allowable number of connections.

**SOURCE CAPACITY**

The Taylor-West Weber Water District has the following approved drinking water sources and approved safe yields:

Source Number	Source Name	Safe Yield gpm
WS001	Big Well	900
WS002	Small Well	Inactive
WS003	Weber Basin WCD Consecutive Connection	2,000

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WS004	900 South Well	Proposed
WS005	Shop Well	Proposed
<b>Total</b>		<b>2,900</b>

In addition, the Taylor-West Weber Water District provides outside irrigation water for some of their connections. The attached capacity calculation worksheet estimates the required source capacity is 1,370.6 gpm for indoor used and 1,419.7 gpm for outdoor use. Based on source capacity, the Taylor-West Weber Water District has 109.8 gpm excess source capacity which is adequate to serve the Saddlebred Acres Subdivision.

### STORAGE CAPACITY

The District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume gallons
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	Proposed	0
<b>Total</b>		<b>3,250,000</b>

The attached capacity calculation worksheet estimates the required storage capacity is 2,127,808 gallons. This is based on a reserve of 120,000 gallons of water storage for fire suppression, and the balance of the storage being used for indoor and outdoor use storage. Based on storage capacity, the Taylor-West Weber Water District has 1,122,192 gallons of excess storage capacity which is adequate to serve the Saddlebred Acres Subdivision.

### WATER RIGHTS

The Taylor-West Weber Water District has the following water rights for their sources:

Water Right Number	Amount (acre-feet)
35-1616	788.45
35-11723	930.77
Weber Basin WCD	465.3
<b>Total</b>	<b>2,184.52</b>

The attached capacity calculation worksheet estimates the required water rights of 1,780.55 acre-feet for indoor and outdoor use. Based on water rights, it appears that the Taylor-West Weber Water District has over 403.98 acre-feet of excess water rights which are adequate to serve the Saddlebred Acres Subdivision. However, please consult with Division of Water Rights for detailed interpretation and verification concerning water rights issues.

Val Surrage  
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#### SUMMARY

There is no limiting component at present, which would prevent the Taylor-West Weber Water District from providing adequate drinking water service to the Saddlebred Acres Subdivision.

The Taylor-West Weber Water District submitted a project notification form for the Saddlebred Acres Subdivision water line project on October 10, 2016, and was granted a plan review waiver by the Division on October 12, 2016, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

If you have any questions regarding this letter, you can contact me either by phone at (801) 536-0087 or e-mail [caharry@utah.gov](mailto:caharry@utah.gov).

Sincerely,



Camron Harry, P.E.  
Environmental Engineer III

Enclosure – Taylor-West Weber Water District Capacity Calculation – October 2016

CH/ym/Admin (processing)/Admin (mailing) [Initials]

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, [lcooper@co.weber.ut.us](mailto:lcooper@co.weber.ut.us)  
Dan White, Gardner Engineering, [dan@gecivil.com](mailto:dan@gecivil.com)  
Camron Harry, Division of Drinking Water, [caharry@utah.gov](mailto:caharry@utah.gov)

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From: Dan White [dan@gecivil.com](mailto:dan@gecivil.com)

Sent: Wednesday, August 31, 2016 5:13 PM

To: Lleverino,Felix

Cc: HooperIrrigationCo@msn.com

Subject: Saddlebred Estates Subdivision comments from Hooper Irrigation Company

Hi, Felix.

Saddlebred Acres Subdivision

This review is preliminary only, based on the Preliminary Plans, June 23, 2016.

1. Engineered drawings must be submitted for review and receive approval before construction begins.

Preliminary comments from Hooper Irrigation Company:

1. Canal must be piped, capacity of no less than 25 CFS.
2. Include transition design on both ends, preserve all inlets and outlets.
3. Secondary water must be included in design of subdivision
4. Existing 12" stubbed to north line of Allen Horseplay – extend 12" to both north and west lines of Saddlebred, 8" into cul-de-sacs.
5. Include secondary in profile view.
6. Ensure capability for complete drainage of secondary system.
7. Install automatic combination air-vac valves at all dead ends.
8. Install gate valves (up to 10") or butterfly valves (12" or larger) on each side of new tees/crosses at the lot line extensions, except that valves on the same segment of pipe do not need to be any closer than 500'.
9. Current fee schedule is \$3,500 plus ½ share of irrigation stock per lot, up to 1 acre. Larger than 1 acre is \$3,500 plus 1.5 shares up to 1.5 acres. Review fee is \$500 plus \$55 per lot.

Dan White, PE | Gardner Engineering

office 801.476.0202 | cell 801.589.2840

Dan@gecivil.com 5150 South 375 East Ogden, Utah 84405 Office:



## Central Weber Sewer Improvement District

July 13, 2016

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: Proposed Taylor Property Subdivision  
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 23 Lot Taylor Property Subdivision at approximately 3700 West and 2200 South. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact me.

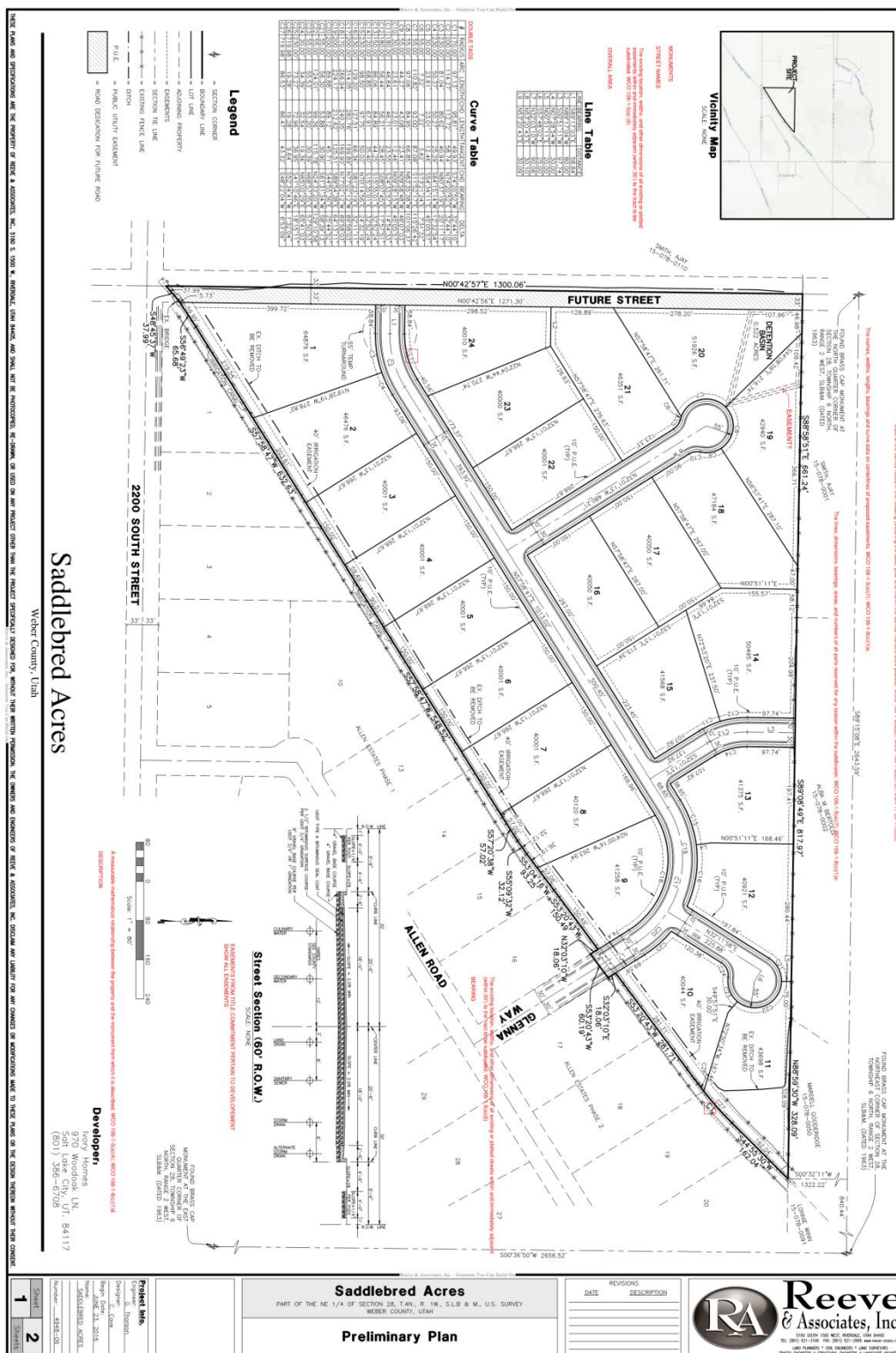
Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

A handwritten signature in blue ink, appearing to read "Lance L. Wood".

Lance L. Wood, P. E.  
General Manager

cc: Chase Freebairn, Ivory Development





## Saddlebred Acres Storm Drain Review

As a preliminary storm drain concept your plan does not but look bad but in detail, I have the following concerns:

1. In reviewing the plans I would ask if any runoff from the adjoining subdivision is being considered either from the north portion of those lots adjoining the subdivision which front Allen Road. They appear to drain northerly. Also is there any drainage from Glenna Way that also would appear to drain northerly into the new subdivision?
2. You have shown the area for the detention basin but have not shown it in a drainage easement or as a separate lot but as portions of two private lots 19 and 20. To allow for its maintenance either it needs to stand alone as a common lot or under a drainage easement to allow for maintenance by a homeowners association as well as allowing for County entrance for inspection.
3. As there is a high water table and a land drain being proposed leading to the potential of standing water in the basin, it is recommended that the basin be fenced from common or public access. 4. Access to the Basin is needed for maintenance so it is requested that both a driveway and drive gate be provided from the end of the long cul-de-sac and at least a man gate be provided to the future street to the west. Some equipment ramping into and out of the basin will be needed for basin weed control and desilting and other maintenance as may be needed for its perpetual operation.
4. A home owners association is needed to be formed as well as a maintenance agreement between the HOA and the County to assure the perpetual maintenance of the detention basin, storm drain system and Land Drain.
5. Please provide a detailed grading plan of the detention basin with Design calculations for the storm drain system and the detention basin hydraulics for review.
6. At the north end of the connector street a second catch basin should be added so that drainage on both the east side and west side of the street is intercepted before leaving the subdivision.
7. When finished engineering drawings are prepared in "plan and profile" format it is desired that the water and irrigation systems be shown on a separate drawing from the Storm Drain and Land Drain system for clarity. At the small scale of the preliminary plan it is very difficult to distinguish the pipelines from each other.
8. A combo box is shown at the north end of the collector street, can a detail be added for such?
9. In viewing the control box the pipes don't align with the pipes coming to and from it. Are the Land Drain and one 15 inch storm drain reversed? How is the sizing of the orifice and its elevations arrived at? What is the proposed discharge from the Control box to the street set at?
10. Please provide cross sections around the perimeter of the subdivision showing the match up grading.
11. The storm drain crossing lots 19 and 14 needs a wider easement for maintenance particularly where the paralleling sewer line will be constructed.
12. As the irrigation ditch will be pipe and filled-in please keep the County informed as to reviews and acceptance by the Irrigation company. As the County will neither operate nor possess either this ditch nor the proposed irrigation linen nor the waterlines and the fire hydrants we will limit our reviews for such to just coordination of such facilities with the other utilities under the normal purview of the County. We will need release communication from these sister agencies prior to approving the subdivision plat for recording.
13. Where the 18 inch line discharges to the existing ditch please detail the outlet and what grading will be needed on the receiving ditch to receive this concentrated discharge.
14. Due to the high water table we are concerned about the possibility of basement construction on these lots. The maintenance of the land drain if basements are to be constructed will not to be considered county responsibility and will need to be provided by the HOA. If we could however we would discourage basement construction from consideration altogether in this tract of ground do to the ground water and soil conditions represented in the geotechnical report.
15. Please have the storm drain and land drain and other utilities plans reviewed by the Soils Engineer for any special bedding, shoring and or dewatering that may be needed during construction.
16. Once the finished plans have been prepared an engineering take off and cost estimate will be needed for preparation of a subdivision agreement and escrow account to allow the map to be recorded prior to construction.

I have tried to address all of the issues and concerns regarding the Utility plans from an engineering stand point. I have made markup redlines that accompany these comments. As the plans we have received are still preliminary and subject to change additional issues or concerns may arrive as the plans progress or if issues are brought to our attention as the project progresses.

Blane W. Frandsen PE