



Plain City

Proposed zoning on 19.47 acres is R-1-10

Farr West

A-1

A-1

A-2

3250 W ST

3000 W ST

3150 W ST

3050 W ST

2700 W ST

2600 W ST

2550 W ST

2550 W ST

# Policy Analysis

## Concept Plan

The concept site plan that was provided with this application is below.





## **Zoning**

The proposed concept plan shows each lot meeting the zoning minimum area of 10,000 square feet and a zoning minimum frontage of 80 feet of lot width along public roads.

## **Public Roads and Trails**

The site is required to connect to the roads and trails within the Nilson Homes subdivision directly to the south. There will be a 10 foot paved pathway along the west side of the development, heading north onto Plain City Road, with trees proposed to be located within the front yards of the subdivision lots. By providing street trees, and a 10 foot pathway, with sidewalk along the other roads in the subdivision, this development will transition into the Nilson Homes development, and appear to be the same or similar type residential subdivision.

This plan also shows a small park in the middle of this subdivision, as well as public road connections to the east and west.

## **Water and Sewer Feasibility**

The applicant plans to connect to Central Weber Sewer for sewer connections and Bona Vista Water for culinary water needs. The project will tie into the Weber-Box Elder Conservation District for secondary water. Water, secondary water, and sewer considerations will be reviewed in greater detail as subdivision plats are submitted, if the rezone is approved. The applicant has provided general feasibility letters from these providers.

## **General Plan**

The Future Land Use Map of the West Central Weber County General Plan indicates that this area should be annexed into Plain City. The Planning Division is recommending that this rezone, if approved, be tied to a development agreement which specifies that the owners of property (current and future) will not protest annexation into Plain City. This will allow Plain City to annex the property at the time they so choose.

Currently, Plain City's zoning that is adjacent to this property is RE-15 and RE-20 (15,000 square foot and 20,000 square foot lot sizes). The proposed zoning of R-1-10 is not considered too-incompatible with the surrounding neighborhood. The R-1-10 will allow diversity in lot sizes in this area, while still maintaining the single family presence.

## **County Rezoning Procedure**

The land use code lists the following as considerations when the Planning Commission makes a recommendation to the County Commission:

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

- a. Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. The extent to which the proposed amendment may adversely affect adjacent property.*
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

## Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation to the County Commission to approve the proposed rezone of approximately 19.47 acres from A-1 to R-1-10, File #ZMA 2021-10. This approval is based on the following conditions:

1. Prior to consideration by the County Commission, the owner will enter into a development agreement with the County, that development agreement showing an agreed upon public street and trail connection to the subdivision to the south. The development agreement will also include a statement that prohibits property owners from protesting annexation into Plain City at any point in the future.

This recommendation may come with the following findings:

1. The proposal is not in conflict with the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

## Exhibits

Exhibit A: Project Narrative

Exhibit B: Concept site plan

Exhibit C: Water and Sewer Feasibility Letters

## **Weber Vista Subdivision Zoning Map Amendment Request Narrative**

We are requesting a Zoning Map Amendment for our property near 2851 W 3100 N in unincorporated Weber County. This includes two parcels and approximately 19.47 AC. We are requesting a change from A-1 to R-1-10. This is consistent with adjacent development. This property abuts to the south, a larger mixed-use development, known as JDC Ranches, being done by Nilson Homes. We have designed it, essentially, as an extension of that project with consistent densities and connectivity from their project through ours, to North Plain City Road. (Nilson's latest drawings don't show the connection point where we do, on the west side of our project, but they have indicated, that, in concept, they would be willing to move their main road to match.) This property is currently not on a public street, but will have access to the North through a contiguous parcel in Plain City (which is also ours), the JDC property to South, and West Park Village Phase II to the West.

We have will-serve letters from Bona Vista and Pineview for water. As far as sewer, we are planning on connecting to Central Weber Sewer. They have indicated that they have sufficient capacity, but they cannot provide a will-serve letter until our petition is approved with the Central Weber Board (scheduled for Dec 20). Kevin Hall indicated that he had discussed this with Rick Grover.

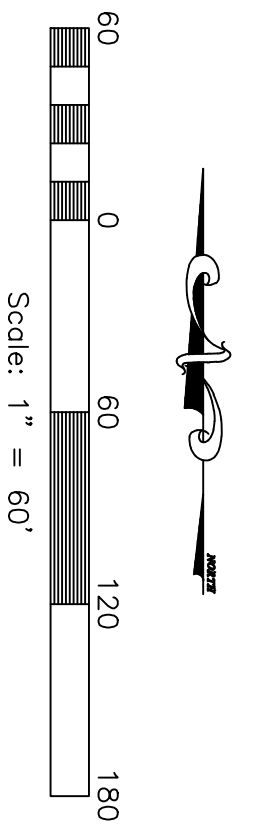
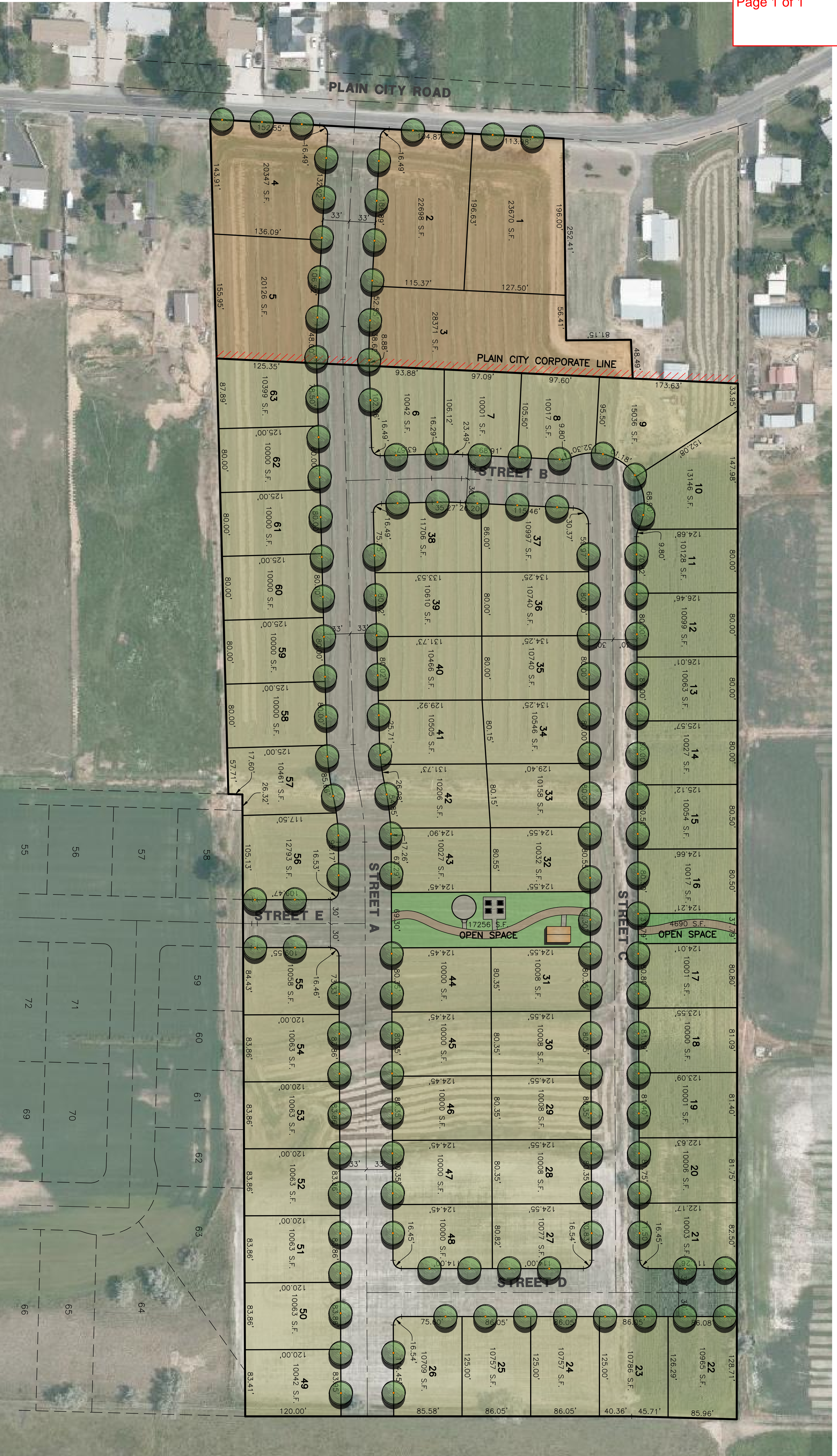
Please feel free to reach out to me directly with any questions.

Brad Brown

(801)309-0399

brad@stewardland.com





# Williams/Fox Properties

Plain City, Weber County, Utah

**DEVELOPER:**  
 Colliers International  
 Sky Hazlehurst  
 1708 East 5550 South  
 South Ogden, UT. 74405  
 (801) 837-2020

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Revised: 02/01/22

Sheet	1
Sheets	1

<b>Project Info:</b>
Engineer: Reeve
Planner: C. Cove
Designer: E. Roche
Date: 11-16-21
Name: WILLIAMS/FOX PROPERTIES
Number: 7152-14

**Williams/Fox Properties**

PART OF THE NE 1/4 OF SECTION 27, T.7N., R.2W., S.1B & M., U.S. SURVEY  
 PLAIN CITY, WEBER COUNTY, UTAH

**Concept Plan**

REVISIONS	
DATE	DESCRIPTION

**Reeve & Associates, Inc.**

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-assoc.com

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



**From:** [Kevin Hall](#)  
**To:** [Grover, Rick](#)  
**Cc:** [Ewert, Charles](#); [Bradley Brown](#)  
**Subject:** RE: Weber County Feasibility Letter  
**Date:** Wednesday, December 15, 2021 3:11:00 PM  
**Attachments:** [image001.png](#)

---

Hello Rick:

In response to the request below, Mr. Brown's has requested service from Central Weber Sewer Improvement District for the Weber Vista subdivision. A current petition to annex the property is under consideration by the CWSID board of trustees. We anticipate a decision on December 20, 2021. This area is outside of the area that CWSID has planned to service, and so we are waiting the Board's decision before providing a will serve letter. If the board acts to annex the area of the Weber Vista Subdivision, then the District will provide the service in a similar manner to other areas serviced by the CWSID in the unincorporated portions of Weber County. A will serve letter can be provided at that time, which will specify additional details.

Thank you,  
Kevin Hall  
Central Weber Sewer Improvement District

---

**From:** Bradley Brown <Brad@stewardland.com>  
**Sent:** Wednesday, December 15, 2021 2:35 PM  
**To:** Kevin Hall <kevinh@centralweber.com>  
**Cc:** Grover, Rick <rgrover@co.weber.ut.us>; Ewert, Charles <cewert@co.weber.ut.us>  
**Subject:** Weber County Feasibility Letter

Kevin,

I spoke with Rick just now, and he is aware of the situation. He told me to ask you if you would write a simple letter saying that that Central Weber would be willing to serve our property **IF** everything gets approved by the board.



**Brad Brown** Managing Partner  
1708 E. 5550 S. STE 18 Ogden, UT 84403  
O: 801.590.0980 M: 801.309.0399  
[StewardDev.com](http://StewardDev.com)



# Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

Exhibit C  
Feasibility Letters  
Page 2 of 3

November 8, 2021

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – Fox Subdivision

The development is located at approximately 2855 West North Plain City Rd in Plain City consisting of 60-70 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

Matt Fox  
Assistant Manager

---

#### Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville  
Michelle Tait, Vice Chairwoman - Harrisville  
Z. Lee Dickemore – Farr West  
Jon Beesley – Plain City  
Ronald Stratford – Unincorporated Area

#### Management

Blake Carlin, Manager  
Matt Fox, Assistant Manager  
Marcie Doolan, Office Manager



December 15, 2021

Plain City Planning  
Re: Williams/Fox Project

To Whom It May Concern:

We have reviewed the plans for Williams/Fox Project, this property is not currently part of the secondary water district. The owner of this property will need to complete inclusion requirements and provide water to bring the property into the water district. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

Charlett W. Dean  
Connections & Assessment  
801-622-4342