



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Taylor Landing Cluster Subdivision Phase 3, consisting of 34 lots and the dedication of Phase 3 open space.

Agenda Date: Tuesday, April 12, 2022

Applicant: Heritage Land Development, LLC.
Marshae Stokes (Representative)

File Number: LVT010622

Property Information

Approximate Address: 4000 W 2200 S

Project Area: Phase 3 Lots: 12.85 Acres
Phase 3 Open Space: 13.16 Acres (58.25%)

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0176

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

Adjacent Land Use

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

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772

Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

The applicant presented the overall cluster subdivision sketch plan on February 11, 2020. The applicant then submitted for preliminary approval based on the sketch plan design. The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**). Preliminary approval was denied by the Western Weber Planning Commission during their May 12, 2020 meeting based on findings that the proposed design did not prioritize the most prime agricultural land within the subdivision boundary for preservation. The Planning Commission’s denial of preliminary approval was then appealed by the applicant to the County Commission. This appeal was heard by the County Commission during their June 16, 2020 meeting and resulted in the overturning of the Planning Commissions denial of preliminary approval by a County Commission vote of 2 to 1.

Following preliminary approval, the applicant was granted final approval of Phases 1A and 2 by the WWPC during their November 10, 2020 meeting. The applicant is now requesting final approval of Phase 3 (see **Exhibit B**).

The proposed Phase 3 is consistent with the approved preliminary plan and consists of 34 lots totaling 12.85 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (58.25%, per the preliminary/open space plan) consisting of 13.16 acres.

Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

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.”

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: Cluster subdivisions are listed as a permitted use with the A-1 Zone. A cluster subdivision requires a minimum lot area of 9,000 sq. ft. for a single family dwelling and a minimum lot width of 60 feet in the A-1 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and rear, and a side yard of 8 feet (20 feet for a side yard adjacent to a street). The proposed lot sizes within Phase 3 range from 9,100 to 17,171 sq. ft. and lot widths range from 67.6 to 157 feet.

Common and Open Space: The proposal includes 13.16 acres of agricultural open space for all of Phase 3 that will be individually owned and leased for agricultural production.

Bonus Density Criteria: The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and “Open Space Preservation Plan” (see **Exhibit A**). The bonus density is based on meeting the bonus density requirements outlined in LUC§108-3-8:

- (a) *Western Weber Planning Area bonus density. In the Western Weber Planning Area, bonus density shall be awarded as a percentage increase over base density for subdivisions that meet the conditions in this subsection (a). No bonus shall be awarded for a subdivision with a gross acreage of less than ten acres. For subdivisions with a gross acreage of ten acres or more, the bonus density percentage shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. To qualify for bonus density, a subdivision shall:*
- (1) *Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.*
 - (2) *Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.*
 - (3) *Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.*

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Taylor West Weber Water and Hooper Irrigation Company the culinary water and secondary water connections (see **Exhibits C & D**). Wastewater disposal systems (sewer) for the proposed subdivision will be served by the Central Weber Sewer Improvement District (see **Exhibit E**). Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Review Agencies: This proposal will be reviewed by all County reviewing agencies. Any comments and conditions will need to be addressed prior to recording the final plat.

Tax clearance: Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 3 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.

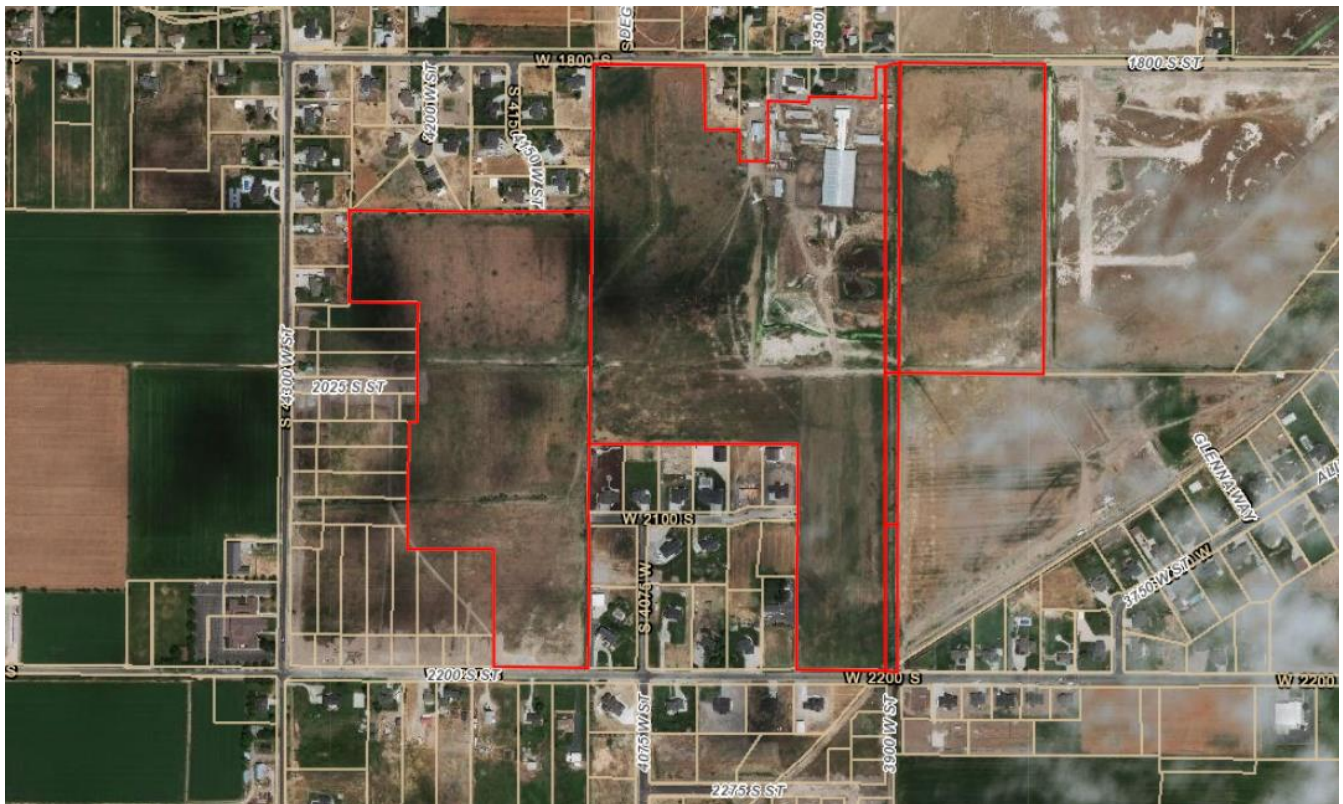
This recommendation is based on the following findings:

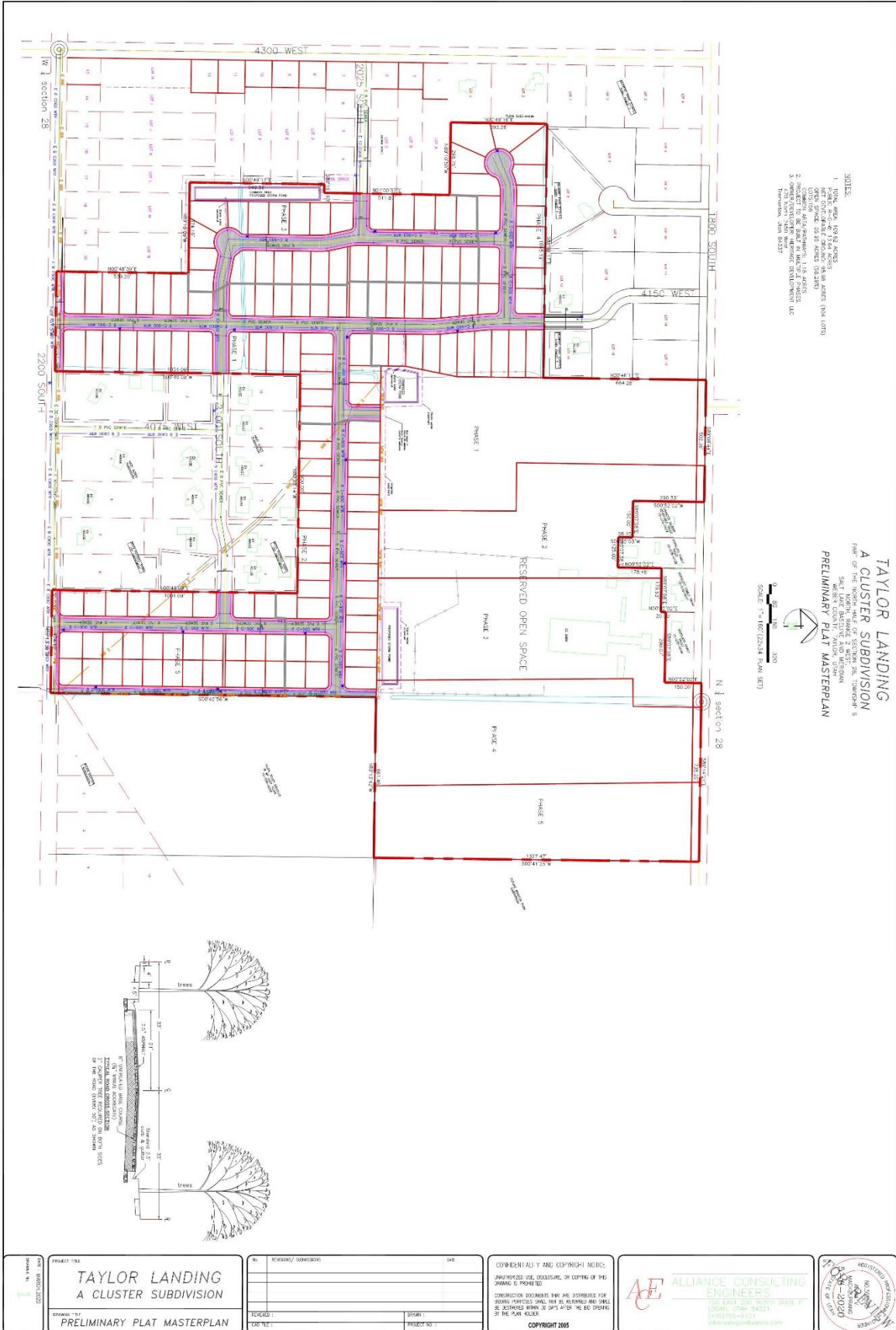
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

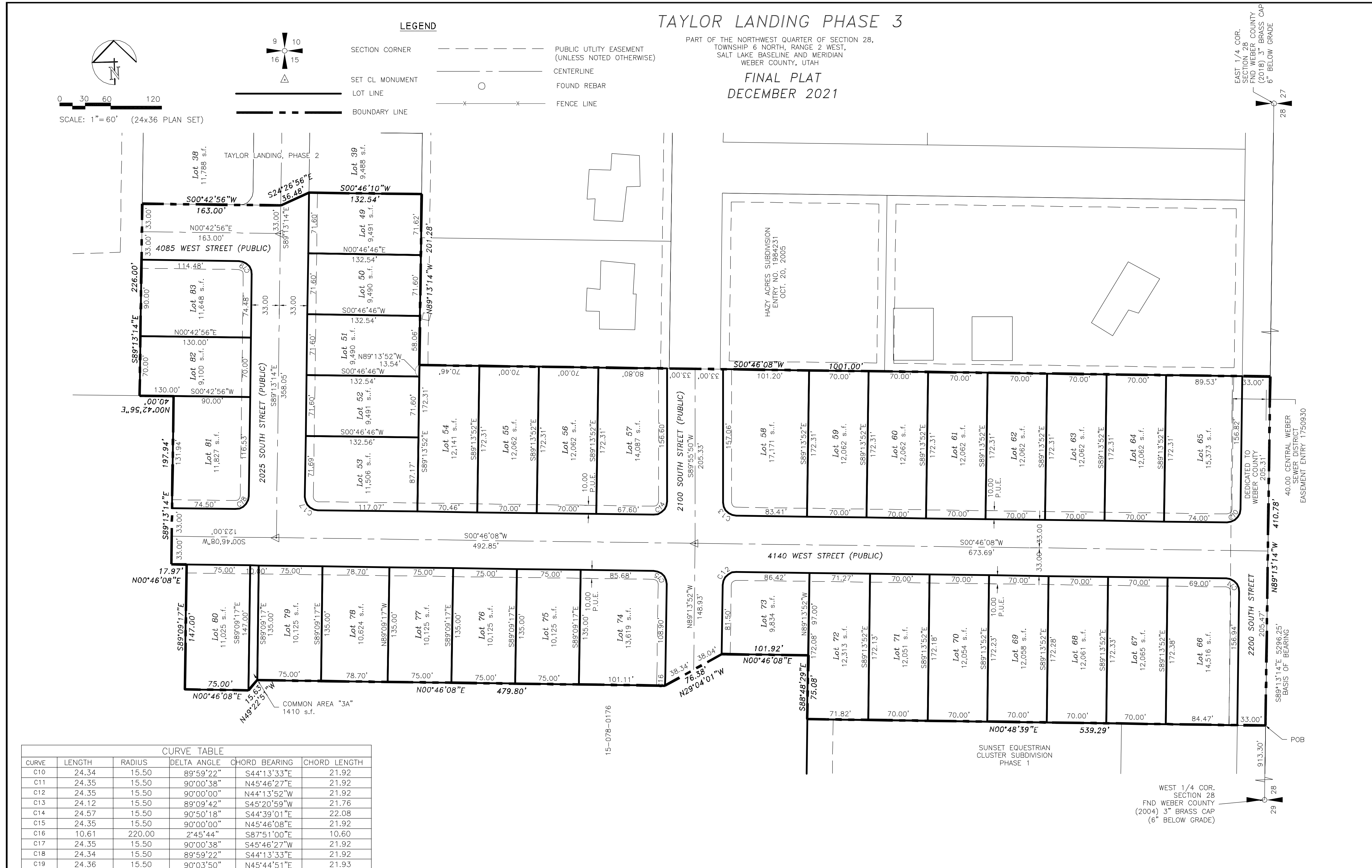
- A. Open Space Preservation Plan
- B. Phase 3 Final Plat
- C. Taylor-West Weber Water Will-Serve Letter
- D. Hooper Irrigation Will-Serve Letter
- E. Central Weber Sewer Will-Serve Letter

Location map





PROJECT TITLE TAYLOR LANDING A CLUSTER SUBDIVISION DRAWING NO.: PRELIMINARY PLAT MASTERPLAN	NO. REVISIONS/SUBMISSIONS DATE:	SHEET NO.: PROJECT NO.:	COPYRIGHT NOTICE: ALL RIGHTS RESERVED. NO REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF ALLIANCE CONSULTING ENGINEERS. COPYRIGHT 2005		



TAYLOR LANDING PHASE 3

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH

FINAL PLAT
DECEMBER 2021

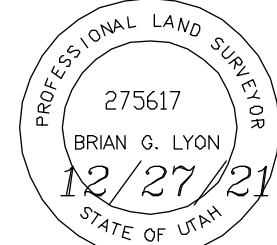
LEGEND

- SECTION CORNER
- SET CL MONUMENT
- LOT LINE
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- CENTERLINE
- FOUND REBAR
- FENCE LINE

SCALE: 1"=60' (24x36 PLAN SET)

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into twenty (20) lots, known hereafter as TAYLOR LANDING PHASE 3, A CLUSTER SUBDIVISION, located in Weber County, Utah and have correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground.



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 913.30 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running

thence N 00°48'39" E 539.29 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1; thence S 88°48'29" E 75.08 feet; thence N 00°46'08" E 101.92 feet; thence N 29°04'01" W 76.38 feet; thence N 00°46'08" E 479.80 feet; thence N 49°22'51" W 15.63 feet; thence N 00°46'08" E 75.00 feet; thence S 89°09'17" E 147.00 feet; thence N 00°46'08" E 17.97 feet; thence S 89°13'14" E 197.94 feet; thence N 00°42'56" E 40.00 feet; thence S 89°13'14" E 226.00 feet to the Northwest Corner of Lot 38, Taylor Landing, Phase 2;

thence along the boundary of Taylor Landing, Phase 2 the next three courses: 1) thence S 00°42'56" W 163.00 feet; 2) thence S 24°26'56" E 36.48 feet; 3) thence S 00°46'10" W 132.54 feet; thence along the boundary of Hazy Acres Subdivision the next two courses: 1) thence N 89°13'14" W 201.28 feet; 2) thence S 00°46'08" W 1,001.00 feet to the south line of the Northwest Quarter of said Section 28; thence N 89°13'14" W 410.78 feet along said south line to the point of beginning, containing 12.85 acres, more or less.

OWNER'S DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR LANDING, PHASE 3.

Do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. Dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped except for approved open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as sewer easements to the Central Weber Sewer Improvement District.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2022.

Doug Nosler, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

On this ____ day of _____ A.D. 2022, personally appeared before me, Doug Nosler who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____ Entry _____

Index Filed in: File of plats _____ County Recorder _____

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

Developer: Land Development
470 North 2450 West
Tremonton, Utah 84337

No.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: TAYLOR LANDING PHASE 3
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH
DRAWING TITLE: FINAL PLAT

DATE: DEC, 2021
DRAWING No. 1
1 of 2

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	24.34	15.50	89°59'22"	S44°13'33"E	21.92
C11	24.35	15.50	90°00'38"	N45°46'27"E	21.92
C12	24.35	15.50	90°00'00"	N44°13'52"W	21.92
C13	24.12	15.50	89°09'42"	S45°20'59"W	21.76
C14	24.57	15.50	90°50'18"	S44°39'01"E	22.08
C15	24.35	15.50	90°00'00"	N45°46'08"E	21.92
C16	10.61	220.00	2°45'44"	S87°51'00"E	10.60
C17	24.35	15.50	90°00'38"	S45°46'27"W	21.92
C18	24.34	15.50	89°59'22"	S44°13'33"E	21.92
C19	24.36	15.50	90°03'50"	N45°44'51"E	21.93

WEBER COUNTY ATTORNEY
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 _____, 2022.
County Attorney

WEBER COUNTY SURVEYOR
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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2022.
Weber County Surveyor

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2022.
Chairman, Weber County Planning Commission

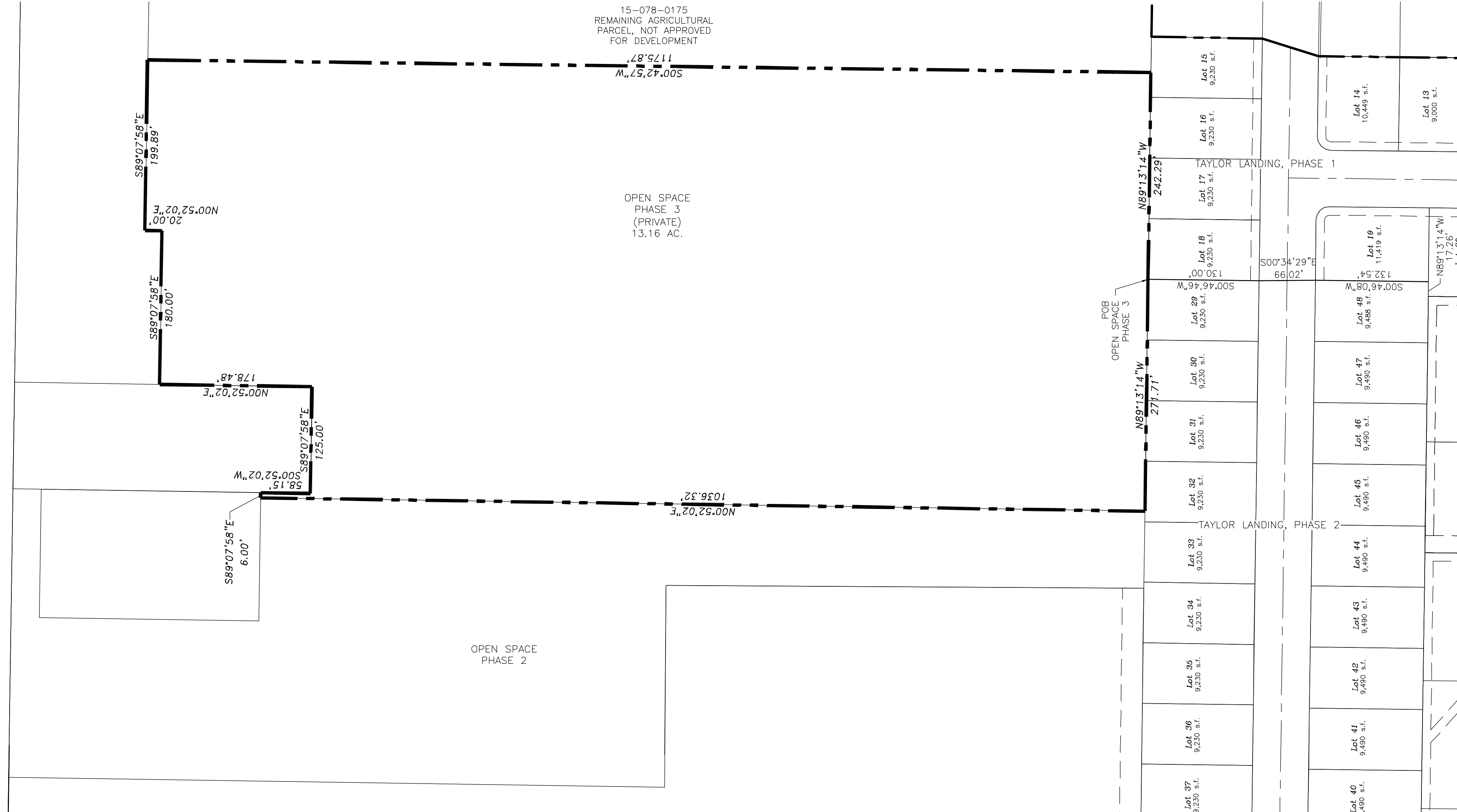
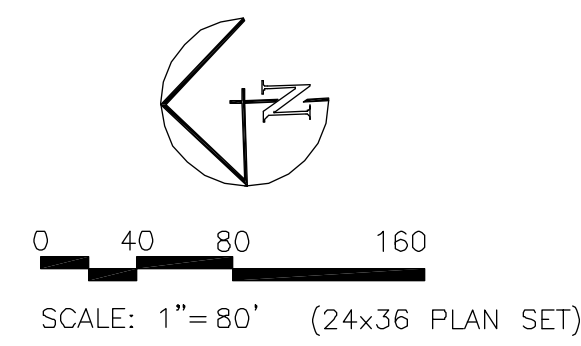
SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0176 and 15-078-0176 into 35 lots. The survey was requested by Joy Stacking of Sierra Homes.
2. The basis of bearing is S 89°13'14" E between the West Quarter Corner and East Quarter Corner of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
3. The south line was established along the south line of the Southwest Quarter of said Section 28. The east line was established along the west of Lazy Acres Subdivision recorded in the Weber County Recorder's Office under Entry 1984231 on October 20, 2003 and along Taylor Landing Phase 2.

GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. A 6" rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.
3. All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code.
4. Street trees of a species determined by Weber County Policy are required every 50 feet on both sides of the street within the subdivision boundary. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to 50-foot spacing as otherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of Weber County Land Use Code.
5. This is a high water table area and no basements are allowed unless approved by Geotechnical Engineer and County. Lowest inhabitable floor shall be minimum of one foot above historical ground water level.

AGRICULTURAL NOTE
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2022.
Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public works and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2022.
Chairman, Weber County Commission
Attest: _____
Title: _____



**TAYLOR LANDING PHASE 3
CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

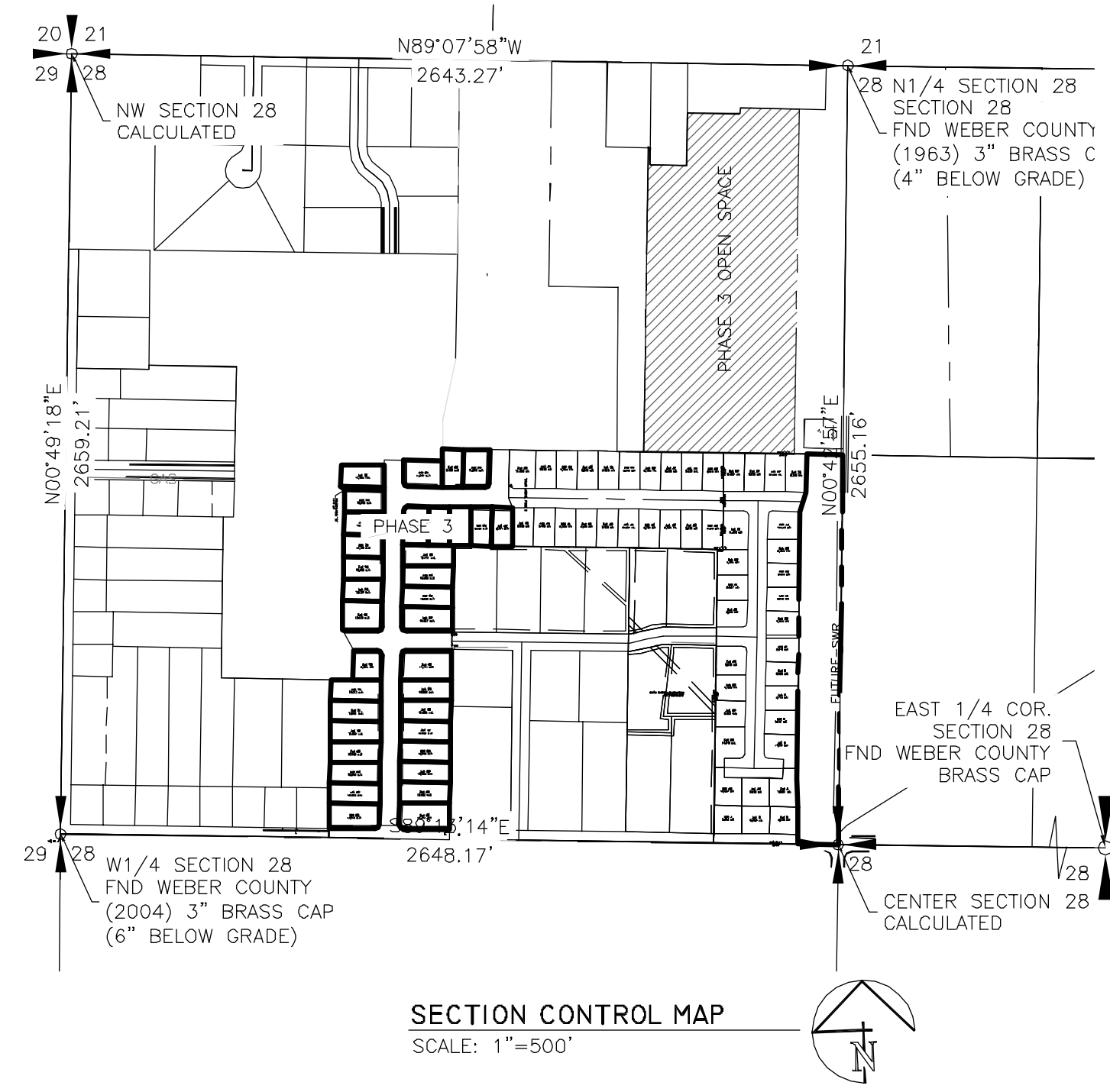
OPEN SPACE PHASE 3 BOUNDARY DESCRIPTION
Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet to the POINT OF BEGINNING and running
thence N 89°13'14" W 271.71 feet along the north line of Taylor Landing, Phase 2;
thence N 00°52'02" E 1,036.32 feet;
thence S 89°07'58" E 6.00 feet;
thence S 00°52'02" W 58.15 feet;
thence S 89°07'58" E 125.00 feet;
thence N 00°52'02" E 178.48 feet;
thence S 89°07'58" E 180.00 feet;
thence N 00°52'02" E 20.00 feet;
thence S 89°07'58" E 199.89 feet;
thence S 00°42'53" W 1,175.87 feet to the north line of Taylor Landing, Phase 1;
thence N 89°13'14" W 242.29 feet along said north line to the point of beginning, containing 13.16 acres, more or less.

NOTES:
TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.63 ACRES
PUBLIC R-O-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 96.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 3
TOTAL AREA: 12.84 ACRES
PUBLIC R-O-W: 3.41 ACRES
NET DEVELOPABLE GROUND: 9.43 ACRES
NET OPEN SPACE: 13.16 ACRES (58.25%)

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

Developer: Land Development
Heritage 470 North 2450 West
Tremonton, Utah 84337



COUNTY RECORDER
State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____
Date _____ Entry _____
Index _____
Filed in: File of plats _____ County Recorder _____

No.	REVISIONS / SUBMISSIONS	DATE

**TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH
FINAL PLAT

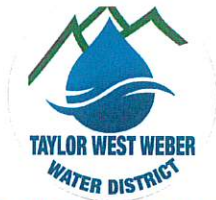


Exhibit C

**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/25/2022**

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 and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for Taylor Landing Phase 3 subdivision consisting of 35 lots. By means of an 8" water line on 2100 S. The property is located near 2100 S. 4100 W. Taylor UT

A pressurized secondary water system. A pressurized secondary water system must be working and homes in this subdivision must use pressurized secondary water for outdoor watering. An escrow must be set up for both the culinary and secondary water infrastructure and escrow should only be released upon approval from the District. A **signature block** must be included on the final mylar plat and must be signed by a certified representative of the District prior to recording with the Weber County Recorder. The District's specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot (\$3,500.00)
- Water rights impact fee= \$1,078.00 Per lot. (\$37,000.00) Must be paid before construction is started.
- Secondary Water= Must have a pressurized secondary water system operational before building permits are issued.
- Impact fee=\$6,250.00 per lot this fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given. This letter expires six months from the date it is issued.

Expires 6/25/2022

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



Exhibit D

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

March 4, 2022

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

RE: PRELIMINARY WILL SERVE LETTER – Taylor Landings Subdivision, PH 3

The phase 3 portion of the Taylor Landings subdivision is located at approximately 2100 South and 4140 West and consists of 35 building lots and a 13.16-acre large agricultural open space. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

There may be private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. Any existing ditches which require piping, must be a minimum of 18" RCP pipe according to Hooper Irrigation standards and specs. Only this project is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



February 24, 2020

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

SUBJECT: The Residences at Sunset Meadows
Sanitary Sewer Will Serve Letter

We have reviewed the preliminary subdivision plans for the Sunset Meadows development that consists of 156 residential units on 109.62 acres located near 4300 West 2200 South in the Taylor area of Weber County. This project is being developed by Jessica Prestwich and Sierra Homes will be the owner. We can treat the sanitary sewer from this proposed development and offer the following comments.

1. Central Weber does have the capacity to treat the sanitary sewer flow from this proposed development.
2. This property will need to be annexed into the Central Weber Sewer Improvement District prior to any connections being made to the District's sanitary sewer lines on 2200 South or 4100 West.
3. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.
4. Any connection to Central Weber's line must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
5. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that are proposed as a part of this development.

Weber County Planning Commission
February 24, 2020
Page -2-

6. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

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.

7. The Central Weber Sanitary Sewer Impact Fee for each lot will need to be paid to Weber County at the time of issuance of a Building Permit. The current Residential Impact fee is \$2,395.

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

Sincerely,



Lance L Wood, P. E.
General Manager

Attachments: Preliminary Development Plans

cc: Jessica Prestwich, jessicap@sierrahomes.com

