**WILDER ESTATES SUBDIVISION**

600 South 4700 West

West Weber Area

**Introduction**

The Wilder Estates subdivision is a residential development at the hub of the recently adopted West-Central Weber Future Land Use Map. The project is located on 26 acres (Tax ID# 15-048-0007 & 15-048-0006) and plays a pivotal interconnectivity role in implementing the West Weber plan. School properties lie in proximity to the east. The project will access from 4700 West Street (SR 134) which is a major corridor to Fremont High School to the north. The Terakee Farms residential subdivision borders the site to the south.

**Access**

Preliminary conversations with UDOT focused on striving to increase entrance separational distance from 400 South Street. The proposed 500 South Street will allow the existing, southerly-bordering duplex entrance to be closed and access from the new street. 600 South Street is located as far distant as possible from 500 South Street. Discussions with Weber County Planning have been confirmatory of the east-west running streets (500 South & 600 South). The property bordering Wilder Estates to the north (15-048-0024) has a long slender 40-foot strip that lends itself to future half-street development of 500 South. The 500 South alignment allows connection to 4450 West and avoids traversing through the existing residence and out-building on 15-528-0002.

600 South could be considered the primary route through Wilder Estates. The supposition is that the route would continue eastward through the KNL property to the School District property, providing a crucial transportation corridor for the school property (which would otherwise likely overwhelm 4450 West Street).

North-south wise, 4600 West aligns to the south with the Terakee Farms development agreement road. The proposed road would afford connectivity to the 400 South / 4600 West intersection.

**Zoning**

The site is currently zoned A-1. Although the site is accommodating 1/3-acre lots per the adopted future land use map, a rezone process is still required to effectuate the change.

At three lots per acre, theoretically the 26-acre site could afford 78 lots per net density. Due to lot frontages, lot areas, and avoidance of double-fronting lots, the Wilder Estates layout has 49 proposed single-family lots. The lots all exceed 15,000 SF.

**Utilities**

Sewering will be to a County system. The site will likely be part of a pioneering master sewer plan endeavor for the area - the design will involve close coordination with County Engineering.

Culinary water will be from the Taylor West Weber Water District (TWWW). Such at this early stage has been confirmed by email communications.

The site will be served secondary water by an extension of the Hooper Irrigation pressurized system in 900 South Street.

Implementing the utilities at this hub location in the West Weber plan is no small fete, and is pivotal to the very culmination of the plan.

Storm drainage-wise, the site is very flat and will probably involve the loss of one lot for a drainage pond.

**Parks**

As mentioned above, the transportation interconnectivity and utility installations are vital for the implementation of the West Weber plan. Any parks contribution is requested to be fulfilled by an in-lieu fee.

**Conclusion**

The Wilder Estates subdivision is located at a crucial hub location in the recently adopted West Weber Future Land Use Plan. The advanced layout is based on interconnectivity fulfillment towards the West Weber Plan, as well as UDOT mandates.