

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

April 19, 2023
2:30 p.m.

- 1. Minutes: March 29, 2023**
- 2. Administrative Items**

2.1 LVH070822, Consideration, and action on a request for approval of Howard Industrial Park Subdivision, consisting of seven manufacturing lots. **Planner: Felix Lleverino**

2.2 CUP2023-04, Consideration and action for a conditional use permit amendment to make minor adjustments to the approved landscape plan. The Lilac Estates PRUD is located at 2900 S 3500 W, Ogden. **Planner: Felix Lleverino**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

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

thePlanningDivision 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

March 29, 2023

Minutes of March 29, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: March 15, 2023 -Minutes approved as presented

2. Administrative Items

2.1 LVB110921: Consideration and action on final approval of Buffalo Run Subdivision Phase 1 (5 lots) located at 2400 S 4700 W. **Planner: Felix Lleverino**

On December 13th, 2022 the Western Weber Planning Commission approved the phasing plan for the Buffalo Run Subdivision. This was done to allow the developer to split this 18-lot development into a three-phases with phases 1 and 2 containing 5 lots and phase 3 containing 8 lots. The Buffalo Run Subdivision phasing plan was approved with the following conditions:

1. Each phase's improvements are complete or guaranteed financially before each phase is recorded.
 - A pre-construction meeting is complete and the improvements for phase 1 have begun.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office for each phase.
 - Will be completed before recording the subdivision plat.
3. A signature block for Taylor West Weber Water District is added to the dedication plat.
 - This requirement is complete.
4. All Hooper Irrigation conditions of approval are satisfied.
 - This requirement is completed, and Hooper Irrigation has marked this proposal as "Approved" in Frontier
5. The developer shall install curb, gutter, and sidewalk improvements on 4700 West to match the rest of the subdivision.
 - The developer is aware of this requirement and will escrow the funds or install the improvements on 4700 West Street.

Staff recommends final approval of Buffalo Run Subdivision Phase 1, a proposal for a five-lot residential development. This recommendation is based on the following conditions:

1. **All subdivision improvements are installed or escrowed before the subdivision plat is recorded.**
2. **The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.**
3. **The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.**
4. **The developer shall sign a Storm Drain Water Agreement before recording the plat.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the West Central Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**
3. **The subdivision conforms to zoning and subdivision ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.2 UVH022723 - Consideration and action on a request for final approval of Hansen Subdivision, a single-lot subdivision.
Planner: Felix Lleverino

The Weber County Planning Division conducted research into the creation of this parcel. This parcel is a non-conforming parcel that

was described in a contract before July 1, 1992, and conformed to the minimum zoning in effect at the time of its creation. The final requirement to create a lot of record is to complete the county subdivision process to plat this parcel in its current configuration.

The Hansen Subdivision is requesting final approval from the Planning Division in a public meeting held on March 29th, 2023.

Staff recommends final approval of Hansen Subdivision, consisting of one lot, based on the following conditions:

1. **Before recording, all county review agency requirements are satisfied. The**

following findings are the basis for the staff’s recommendation:

1. **The proposed subdivision conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.3 LVC030623: Consideration and action on a two-lot subdivision, Celeste Hadley Ashment Subdivision, located at a approximately 3989 W 900 S, Ogden, UT, 84401, in the A-1 zone. This request for subdivision approval includes road dedication (3 feet) along 900 South St.

Planner: Tammy Aydelotte

The Planning Division is recommending approval of the request for Celeste Hadley Ashment Subdivision, a two-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 3989 W 900 S, Ogden, UT, 84401 and is approximately 7.55 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Staff recommends approval of the Celeste Hadley Ashment Subdivision, a two-lot subdivision consisting of approximately

7.55 acres, located at approximately 3989 W 900 S, Ogden, UT, 84401. This recommendation is subject to all review agency requirements, and the following condition:

1. **Taylor West Weber Water District will need to sign the final plat**

prior to recording. 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 all previous approvals and the applicable County ordinances.**

Date of Administrative Approval following all findings and conditions in the Staff Report: Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

2.4. File No.: LVW090821: Consideration and action on a request for final approval of Warren Estates Subdivision consisting of 3 lots.

Planner: Tammy Aydelotte

11/16/2021 – Western Weber Planning Commission approval of the access exception request that is mentioned in this staff report, and preliminary approval of this project as a 7-lot subdivision. The applicant has since re-submitted this as a 3-lot subdivision, with the approved access exception to access lots 2 and 3 from 5350 West Street, with an emergency access along the southern boundaries of Lots 1 and two from 5500 West Street.

The applicant is requesting final approval for Warren Estates Subdivision consisting of 3 lots in the A-2 zone.

The proposed subdivision (see **Exhibit A**) and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a

brief synopsis of the review criteria and conformance with LUC.

The Planner, Tammy Aydelotte has removed item 4 from the conditions in the staff report. She feels that this will be covered with the approval of Engineering.

Staff recommends final approval of Warren Estates Subdivision. This recommendation is subject to all review agency requirements, and the following conditions:

1. **Prior to final approval, the applicant will need to provide a current Feasibility Letter from the health department that references each of the 3 lots.**
2. **An improvement deferral agreement will need to be signed and recorded concurrently with the final plat mylar for curb, gutter, sidewalk, and asphalt for the subdivision's frontage with 5500 West.**
3. **Unconditional final approval letters will need to be provided by both West Warren-Warren Water Improvement District and Mountain View Irrigation for a 3lot subdivision prior to recording the final plat mylar.**

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**

Date of Administrative Approval following all findings and conditions listed above. Wednesday, March 29, 2023

Approved by Rick Grover

Weber County Planning Director

Adjourned 4:15

Respectfully Submitted,

June Nelson

Lead Office Specialist



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVH070822, Consideration, and action on a request for approval of Howard Industrial Park Subdivision, consisting of seven manufacturing lots.

Agenda Date: Wednesday, April 19, 2023

Applicant: Rob Howard (Owner)

File Number: LVH070822

Property Information

Approximate Address: 9129 W 900 S Ogden, Utah, 84401

Project Area: 41.1 Acres

Zoning: Manufacturing (M-3)

Existing Land Use: Vacant

Proposed Land Use: Manufacturing

Parcel ID: 10-041-0023, 10-041-0026, 10-041-0027, 10-041-0028, 10-041-0029, 10-041-0031

Township, Range, Section: T6N, R3W, Sections 20

Adjacent Land Use

North: Vacant	South: Vacant
East: RC Airport	West: Industrial

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 21 (Manufacturing, M-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval for a seven-lot subdivision. Lot 1 will have access from 900 South, a public road. Lots 2 through 7 will access from a private street called 9175 West. While private roads are prohibited where a public road could be built, the County Engineer has determined that a private road is the best option for this location and design, with the condition that the owner constructs a road that is built to a weight capacity for large trucks and that the asphalt road is at least 36' wide. The road cross section created by the developer displays that these county engineering design requirements are satisfied.

The Western Weber General plan indicates that 900 South Street requires a 120' right of way. The Howard Industrial Park plan will preserve an additional 10' in the form of an easement that will accommodate for a 120' ROW. The plat also notes that all structures minimum yard setbacks shall be measured from the ROW easement.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the M-3 zone found in LUC §104-21. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Western Weber General Plan (WWGP, 2022) by enabling the creation of industrial and manufacturing uses that will generate an attractive business area.

Zoning: The property is within the M-3 Zone. The purpose of this zone is stated in the LUC §104-21-1 (d).

“The purpose of the Manufacturing M-3 Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or spacecraft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose.”

Small Subdivision: “The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §101-2-20 Su Definitions.” This proposal qualifies as a small subdivision consisting of nine or fewer lots.

Right of Way Opportunities: County Planning and Engineering believe that this area could be an ideal location for a local commerce street southward. A local business commerce street would provide permanent access to further development while limiting the number of access/exit points onto a high-speed industrial collector road (900 South). The Weber County Planning Division and Engineering Department have explored opportunities for a public road extending southward. The County Engineer and Planning Staff agree that the owner’s proposal to create a private road is acceptable due to the location and intended use. The owner is aware that the private entity is responsible for construction, and maintenance.

Access by a Private Road: Section 106-2-2.1 gives authority for the County Engineer to accept the creation of a private road. A Road and Utility Maintenance Agreement will be recorded with this development that details the lot owner’s responsibilities to contribute to the perpetual maintenance of the private infrastructure of the Howard Industrial Park Subdivision.

Culinary and Secondary water: The Western Basin Water District will serve this property with its culinary and secondary water needs. Mr. Rob Howard, the owner, is responsible to abide by all rules and regulations set forth by the District.

Sanitary System: The Little Mountain Sewer District will serve the sanitary needs of the Howard Industrial Park Subdivision (see Exhibit C).

Review Agencies: The Weber County Fire District has posted a request for more information regarding water availability. Review comments from Weber County Planning, Engineering, and Surveying are submitted and will be addressed by final revisions to the subdivision plat.

Staff Recommendation

Staff recommends final approval of the Howard Industrial Park Subdivision, consisting of 7 lots. This recommendation is based on the following conditions:

1. Requirements from the Weber Fire District review are satisfied before recording the plat.
2. The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk that is to be recorded with the final plat.
3. The Utility and Road Maintenance Agreement is recorded before the subdivision plat is recorded.
4. The Howard Industrial Park Subdivision plat and civil plans are approved by the County Engineering Department before the subdivision plat is recorded.
5. The subdivision plat shall conform to all applicable county agency requirements.
6. Proof of completed water and sewer connections must be included with the Building Permit application.

The following findings are the basis for the staff’s recommendation:

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

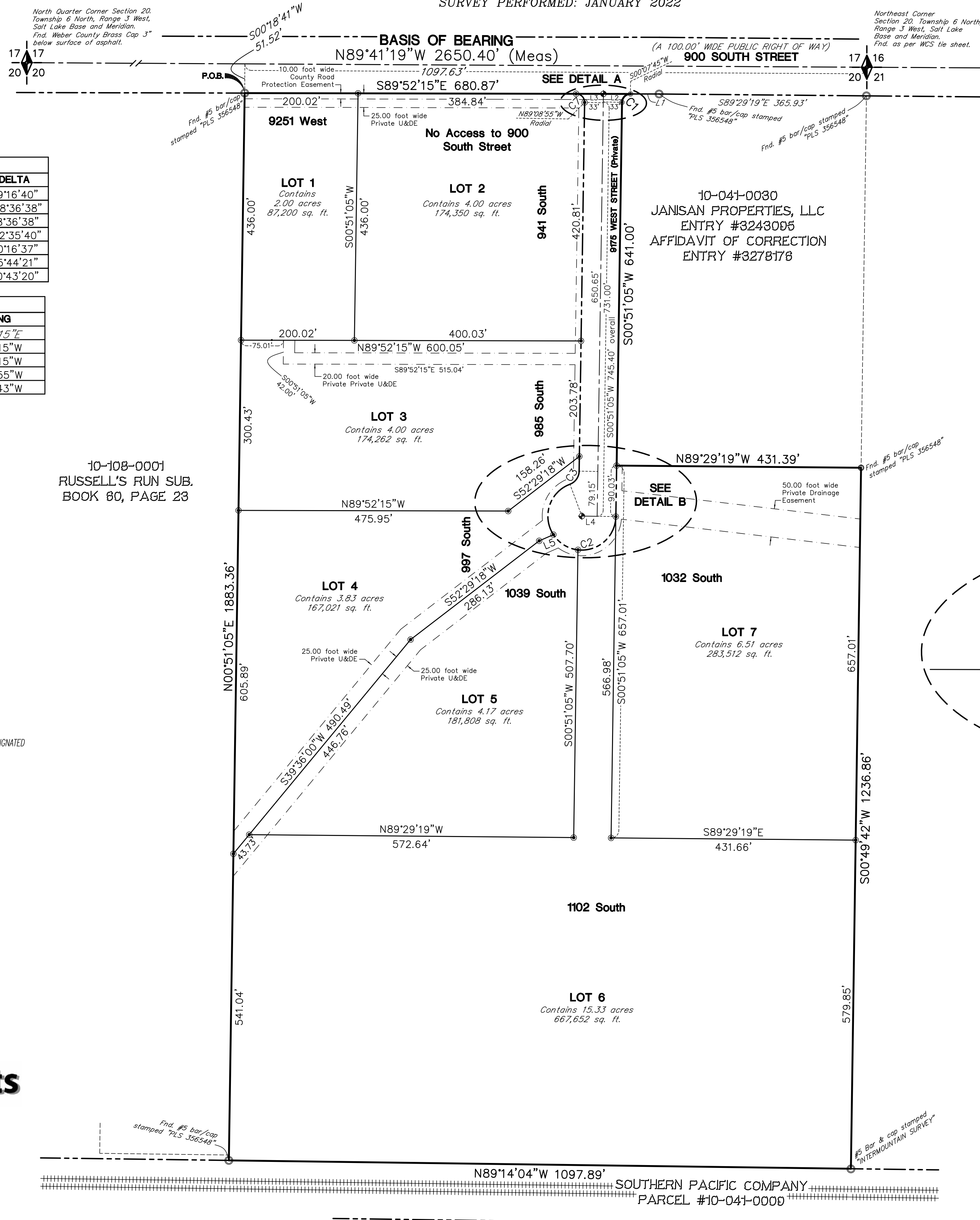
Exhibits

- A. Howard Industrial Park Subdivision Plat
- B. Current Recorders Plat
- C. Sewer Will-Serve Letter
- D. Culinary and Secondary Water Letter

Area Map



HOWARD INDUSTRIAL PARK SUBDIVISION
WEST WARREN, WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JANUARY 2022

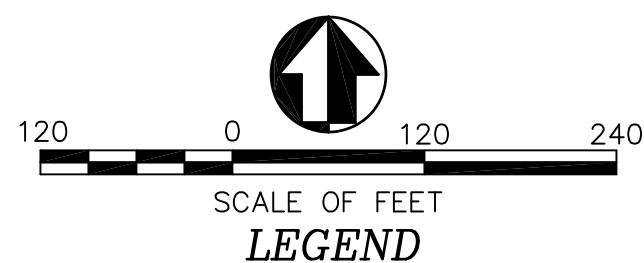


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	23.73'	15.00'	89°16'40"
C2	260.34'	60.00'	248°36'38"
C3	29.94'	25.00'	68°36'38"
C4	107.44'	60.00'	102°35'40"
C5	52.65'	60.00'	50°16'37"
C6	100.26'	60.00'	95°44'21"
C7	23.75'	15.00'	90°43'20"

LINE TABLE

LINE	LENGTH	BEARING
L1	50.39'	S89°52'15"W
L2	47.82'	N89°52'15"W
L3	48.19'	N89°52'15"W
L4	27.00'	N89°08'55"W
L5	27.34'	S66°32'43"W



- 29/28 = SECTION CORNER & SECTION LINE
32/33 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
- = EXTANT RIGHT OF WAY LINES
 - - - = 10.00 FOOT COUNTY ROAD PROTECTION EASEMENT
 - - - = 10.00 FOOT PRIVATE UTILITY & DRAINAGE EASEMENT OR AS DESIGNATED
 - - - = RECORD PARCEL LINE
 - - - = ADJOINING PARCEL LINES
 - - - = DIMENSION LINES
- ROS # = RECORD OF SURVEY #/FILE NUMBER
BLA = BOUNDARY LINE AGREEMENT
POB = POINT OF BEGINNING
WCS = WEBER COUNTY SURVEYOR
MEAS. = MEASURED
CALC. = CALCULATED
U&DE = UTILITY & DRAINAGE EASEMENT

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz
FOR:
RLSS LLC
700 South 6150 West
Ogden, Utah 84404

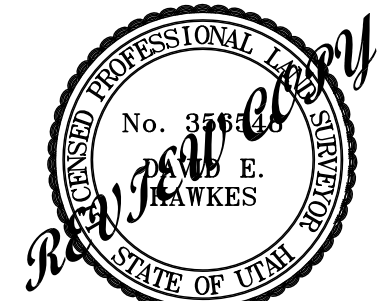
SURVEYORS CERTIFICATE
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements as shown, and have or will set all monuments as depicted hereon.

NARRATIVE
See Records of Survey #'s 4675, 6390, & 7161, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street and the True Point of Beginning; Thence South 89°52'15" East 680.87 feet coincident with said south right of way to a number five rebar and cap stamped "PLS 356548"; Thence departing said right of way southerly 23.73 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the west and south boundaries of that particular parcel of land described in that certain Warranty Deed recorded as Entry 3243095 of the Weber County Records and corrected in that certain Surveyor's Affidavit of Correction filed as Entry 3278176 of the Weber County Records, 1) South 00°51'05" West 641.00 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 89°29'19" East 431.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°49'42" West 1236.86 feet to a number five rebar and cap stamped "INTERMOUNTAIN SURVEY" and a point on the north right of way of the Southern Pacific Railroad Right of Way; Thence North 89°14'04" West 1097.89 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 00°51'05" East 1883.36 feet to the point of beginning.

Contains 41.10 acres, ±1,790,285 sq. ft., 7 Lots, and a Private Road



OWNERS DEDICATION
Known all men 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 easements as shown on this plat and name said tract HOWARD INDUSTRIAL PARK SUBDIVISION, and hereby dedicate all Private Utility and Drainage Easements to the owners / purchasers of the hereon lots as designated through deeds, agreements or covenants, and also dedicates and grant to Weber County that particular strip labeled hereon as a 10.00 foot wide County Road Protection Easement.

Signed this _____ day of _____, 2023.
RLSS, LLC
By: Rob Howard, it's manager

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the _____ day of _____, 2023, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, Rob Howard the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he is the authorized signatory for RLSS, LLC and that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

Commission Number _____

LITTLE MOUNTAIN SERVICES DISTRICT
Little Mountain Services District hereby approves this plat.
This _____ day of _____, 2023.

Little Mountain Services District

WEBER COUNTY RECORDER

ENTRY NUMBER _____
FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____ 2023, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER _____

PLAT NOTES:
"Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

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 affect.
Signed this _____ day of _____, 2023.

Signature

COUNTY SURVEYOR'S CERTIFICATE
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 _____, 2023.

Signature

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 _____, 2023.

Signature

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 _____, 2023.

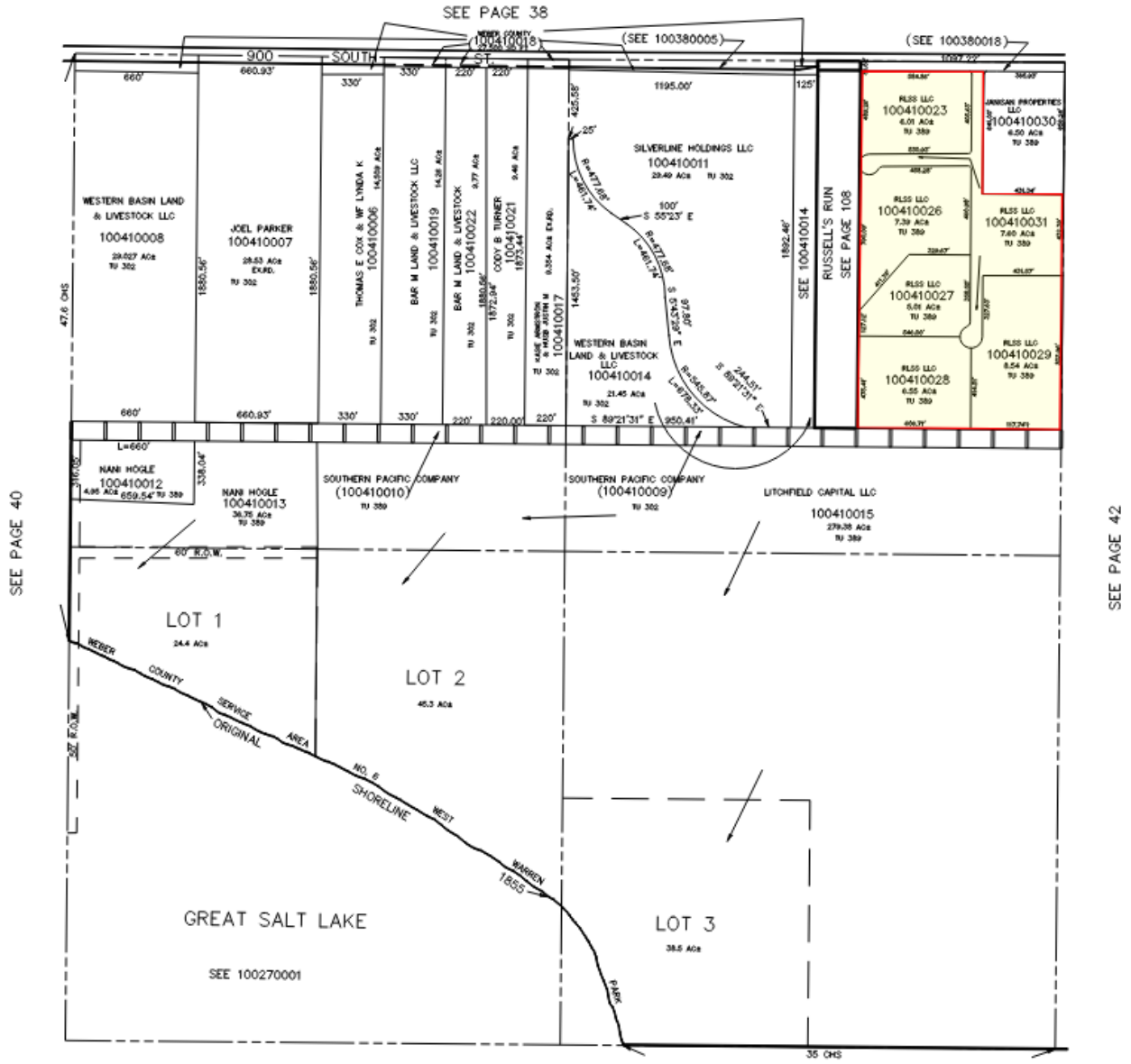
Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways 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 _____, 2023.

Chairman, Weber County Commission
Attest: _____
Title: _____

SECTION 20, T.6N., R.3W., S.L.B. & M.
 IN WEBER COUNTY
 SCALE 1" = 400'

TAXING UNIT: 302, 389



Little Mountain Service Area

05/03/2022

Weber County Planning and Engineering
Weber County
2380 Washington Blvd., Suite 240
Ogden UT 84401

SUBJECT: Howard-Rob-Subdivision
Sanitary Sewer Service
Will Serve Letter from Little Mountain Service Area

Weber County Planning,

At the request of Robert Howard we have reviewed a subdivision plan for Howard-Rob-Subdivision located at approximate address 9201 West 900 South Ogden, UT 84404 (County Parcel numbers: 100410023, 100410024, 100410025, 100410026, 100410027, 100410028, 100410029). We offer the following comments regarding Little Mountain Service Area providing sanitary sewer service.

1. At this time, Little Mountain Service Area has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as 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 Little Mountain Service Area's line the connection must be inspected by Little Mountain Service Area while the work is being done. A minimum of 48-hour notice for inspection shall be given to Little Mountain Service Area prior to any work associated with the connection.
3. Little Mountain Service Area will not take ownership or 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. Little Mountain Service Area's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which will allow discharge of any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

Little Mountain Service Area

Impact fees will need to be paid prior to the issuance of any building permits.

With agreement to the comments provided, Little Mountain Service Area will serve the Howard-Rob-Subdivision.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'B Moss', with a long horizontal flourish extending to the right.

Bryan Moss

Board Treasurer, Little Mountain Service Area

Western Basin Water Company
5238 W 150 N
Ogden, Utah 84404

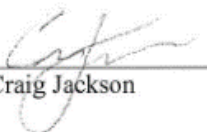
Date: June 6, 2022

To: Weber County

Project: Rob Howard's Project on 12th Street

Dear Sirs,

This is to confirm that Western Basin Water Company ("Western Basin") has the capacity to serve secondary and culinary water to Rob Howard's project located at approximately 9300 W 900 S in Ogden (parcel numbers 10-041-0023, 0024, 0025, 0026, 0027, 0028, and 0029 - approximately 47 acres), provided a development agreement is executed with the company. The development agreement will include providing the applicable water shares sufficient to provide water to the project, completion and approval of the pipelines and service laterals, and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed, fees paid, water provided and plans approved. Upon completion of these items, Western Basin Water will issue connections needed for building permits. Upon completion and acceptance of the pipelines and services, Western Basin will deliver secondary water and culinary water to the project.



Craig Jackson



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number CUP 2023-04 Consideration and action for a conditional use permit amendment to make minor adjustments to the approved landscape plan. The Lilac Estates PRUD is located at 2900 S 3500 W, Ogden.

Type of Decision: Administrative

Agenda Date: Tuesday, April 19, 2023

Applicant: Val Sanders

Authorized Representative: Jennifer Cochran

Property Information

Approximate Address: 2900 S 3500 W

Project Area: 15.75 acres

Zoning: A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-781-0041, 15-781-0042

Township, Range, Section: T6N, R2W, Section 33

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

On April 13th, 2021 the Western Weber Planning Commission recommended approval of this PRUD (CUP2021-01).

On June 15th, 2021 the County Commission approved the conditional use permit for this PRUD.

On March 31st, 2022 the Lilac Estates subdivision plat was recorded.

On April 29th, 2023 a request for a conditional use permit amendment was presented before the Planning Director

Summary and Background

The applicant is requesting approval for a conditional use permit amendment that would make minor changes to the landscape plan to implement water-conserving landscaping and the placement of a more stable material for the retention basin. This proposed amendment includes a revised landscape plan in Exhibit A. The following is an analysis of the project against the county's land use codes.

Analysis

General Plan: The proposal conforms to the 2022 Western Weber General Plan by encouraging townhomes to balance housing opportunities.

Zoning: The subject property is located in the Agricultural A-2 Zone. The purpose and intent of the A-2 zone is as follows:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.

Landscape plan: The original landscape plan that was approved through the County Commission in 2021 is included as Exhibit B in this report.

Landscape Plan Amendment: Section 108-1-11 of Design Review Code guides the county procedure for making minor revisions to an approved design.

De minimis revisions. The planning director may approve revisions to an approved design review plan that he/she determines are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision(s) shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.

Original CUP 2021-01: Conditions from prior approvals, accepting those specific to the landscape plan amendment (CUP2023-04), shall remain applicable.

Conditional Use Review: According to section 108-4-3(b)(2)(g) After determining that the changes to the landscape plan are slight and inconsequential and do not violate provisions of the land use code, it is decided that the Planning Director is the designated authority.

Land use authority. The planning commission is the land use authority for conditional use permits. De minimis revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.

Secondary water and Sewer Service Providers: Lilac Estates is annexed into the Central Weber Sewer District. Fees and shares are transferred to the Hooper Irrigation Company and irrigation water is available to this property.

Bonus Density Request: A 50% density bonus was granted to the Lilac Estates development because the development plan displayed the inclusion of various amenities made available to the Lilac Estates residents. All of the amenities displayed in the original plan are carried over from the approved plan with some slight modifications to the ground coverings and the removal of one tree in the common area and six trees in the retention basin area.

Design Review: The proposed conditional use amendment mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Director shall consider the relevant standards for the proposed amendment and impose conditions to mitigate deficiencies where the plan is found deficient. The standards related directly to landscaping and the review at hand are as follows:

Considerations relating to landscaping, screening and buffering. The amendment to the landscape plan indicates that it is the intention of the developer to reduce the amount of water needed for turf grass watering by increasing the amount of gravel ground covering. The plan also shows that the changes to the retention basin area and the common area will reduce maintenance demands. Areas designated for ground coverings, such as mulch and rock, will have a cloth weed barrier that will help with soil stabilization and will mitigate weed propagation.

Considerations relating to utility easements, drainage, and other engineering questions. Changes to the ground covering within the retention basin and the common area are approved by the County Engineering Department with the recommendation that a weed barrier is used.

Review Agencies: The County Engineering Department and the County Fire District approve of this amendment.

Staff Recommendations

The planning staff recommends approval of the Lilac Estates landscape plan amendment with the following conditions:

1. All areas with ground coverings such as mulch, rock, and landscape gravel are underlain with weed barrier cloth.
2. Conditions from the original conditional use permit (CUP2021-01) shall remain applicable.

The following findings are the basis for the staff's recommendation:

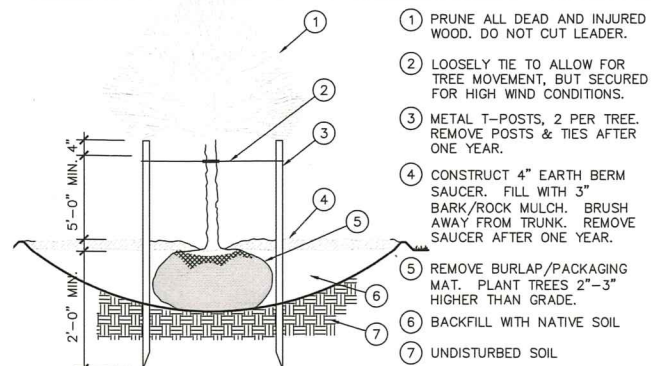
1. This request complies with the requirements and procedures from the Conditional Use Permit code and the Design Review code

Exhibits

- A. Lilac Estates Landscape Plan Amendment
- B. Lilac Estates Landscape Plan (Original/Approved)

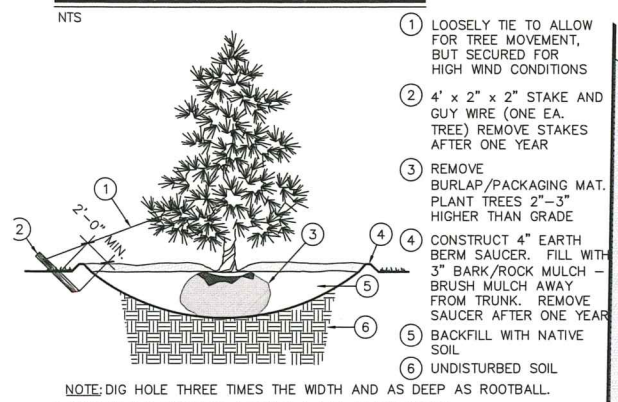
Location Map





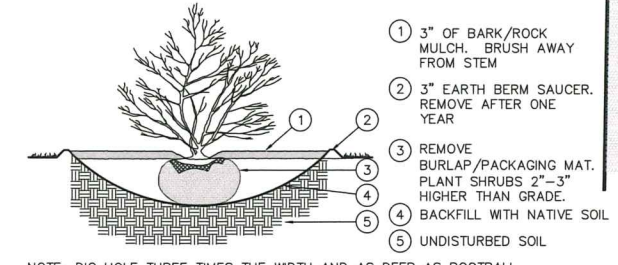
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.
DECIDUOUS TREE PLANTING



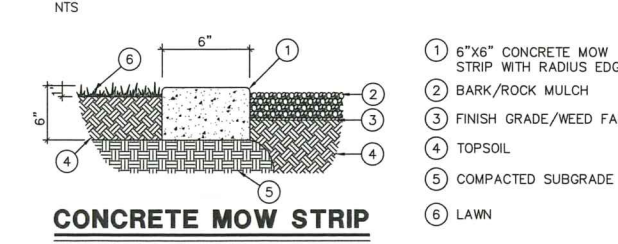
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.
CONIFEROUS TREE PLANTING



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.
SHRUB PLANTING



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

CONCRETE MOW STRIP

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 SOUTH 1500 WEST, 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.

PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
7		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
1		Pinus nigra	Austrian pine	6' Ht.
10		Pyrus calleryana	Bradford Pear	5-6' HL

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
27		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
12		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
35		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.

Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
16		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
39		Astilbe simplicifolia 'Key Largo'	Key Largo False Spirea	1 gal.
37		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.
21		Salvia superbanamorosa 'May Night'	May Night Salvia	1 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	3/4" gray rock Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Compacted Gravel	
	2 minus gray rock	
	3-5" gray rock	
	Concrete Mow Strip	6"x6"
	Vinyl Fence - 4' Height - Classic Picket - With 3' Gate	

LIGHTING SCHEDULE

SHRUBS			
Quantity	Symbol	Description	
3		LED LIGHT POLE KIT	SINGLE LED LIGHT WITH 20' POLE -ITEM #PK80 LIGHTMART.COM

PK80 LED Light Pole Kit with Single 80 Watt LED Light

Commercial-grade LED Light Pole Assembly Includes:
 Square steel light pole, single LED light fixture with mounting bracket and hardware, set of anchor bolts and a base cover.

Light Pole:
 Pole Shaft: 4-inch square 11 gauge commercial grade steel with minimum yield strength of 55,000 psi
 Pole Height: Standard pole height is 10 ft. Optional heights are 15ft. and 20 ft. Custom heights are also available.
 Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided.
 Each anchor bolt includes 2 nuts and 2 washers.
 Walk Circle: 8-1/2" (Mounted base for 8-1/2" Bolt Circle)
 Handhole: Handhole is located 18" above the base plate. A 3" X 6" steel handhole cover is included.
 Color: Dark Bronze
 Base Cover: ABS Plastic base cover with rivets.

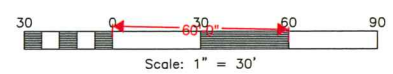
LED Fixture:
 Material: Aluminum construction with integrated fins to maximize heat dissipation.
 Color: Dark Bronze
 Power: 80 Watts
 Lumens: 11,000
 Lumens/Watt: 138
 Voltage: 120-277 Volt standard. 200-480 Volt option as special order.
 Color Temperature: 5000K standard, 4000K and 3000K options as special order.
 Light Distribution: Type 3 standard, Type 4 option as special order.
 Photocell: Optional Twilight/Lock photocell.
 Dimming: 0-10V Dimming Capable. Dimming control not provided (field install).
 UL Listing: UL Listed for Wet Locations.
 DLC Listing: DLC Premium
 IP Rating: IP65
 Life Expectancy: 100,000 Hours (L70)
 Warranty: 5 Years
 Weight: 13.5 lbs.

System Data

Total Power (Watts)	Total Lumens	120V	277V	Max Wind Rating
80	11,000	0.7	0.3	140 mph

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Light Pole & Base
 SCALE: NONE



3500 West Street

Reeve & Associates, Inc.
 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-1100 www.reeve.co

IRA

REVISIONS

NO.	DESCRIPTION	DATE

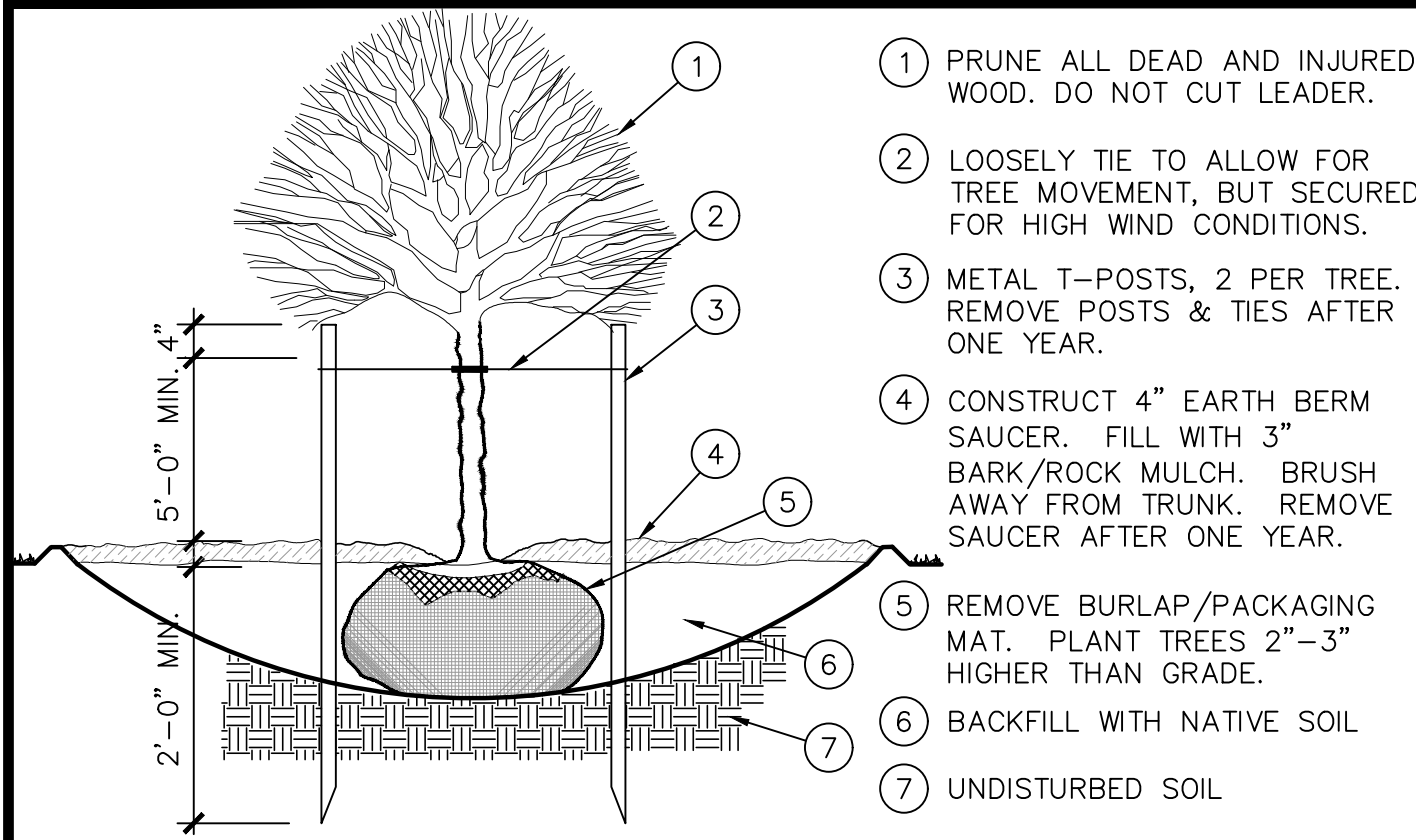
Lilac Estates
 TAYLOR, WEBER COUNTY, UTAH

Landscape Plan

Project Info.
 Engineer: NATHAN PETERSON
 Drafter: N. PETERSON
 Begin Date: JUNE 2021
 Name: LILAC ESTATES
 Number: 3581-03

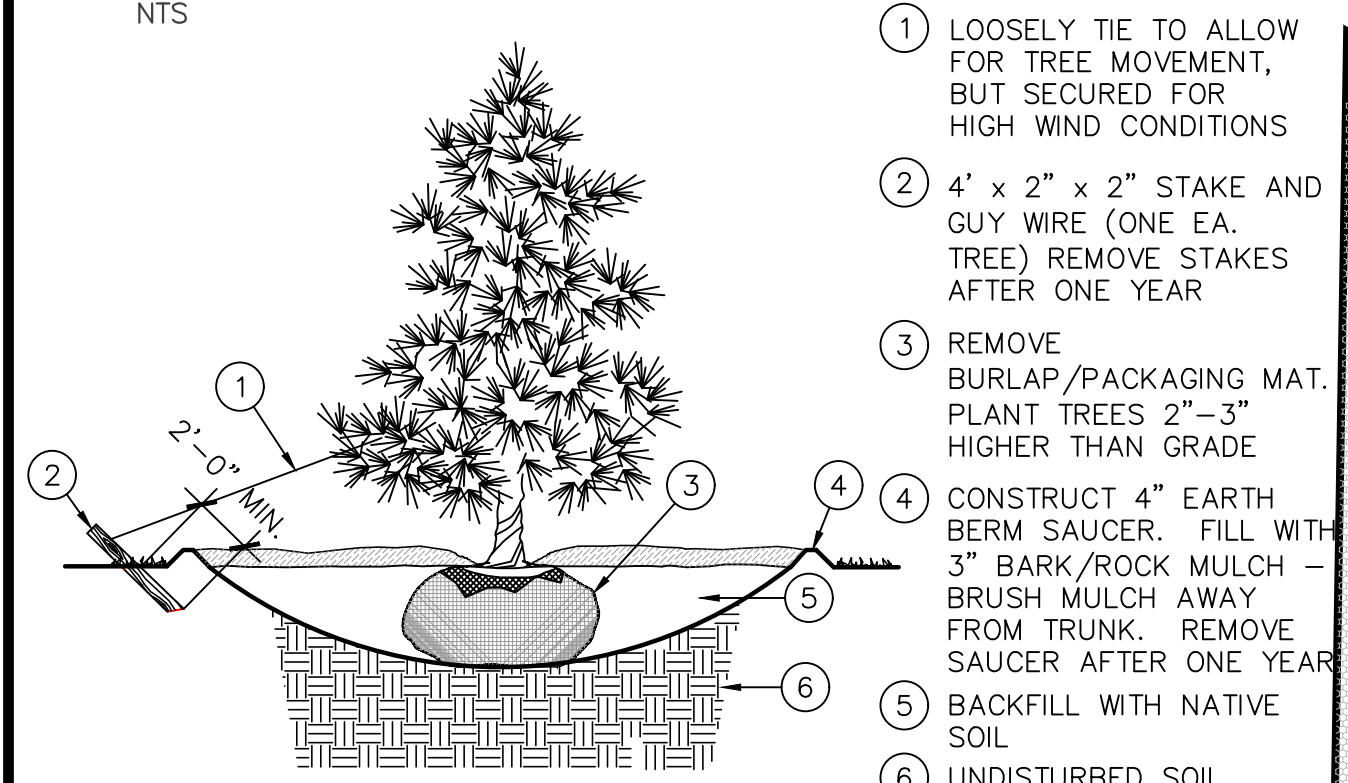
10
 10 Total Sheets

LICENSED LANDSCAPE ARCHITECT
 NATHAN PETERSON
 07/07/2021
 STATE OF UTAH



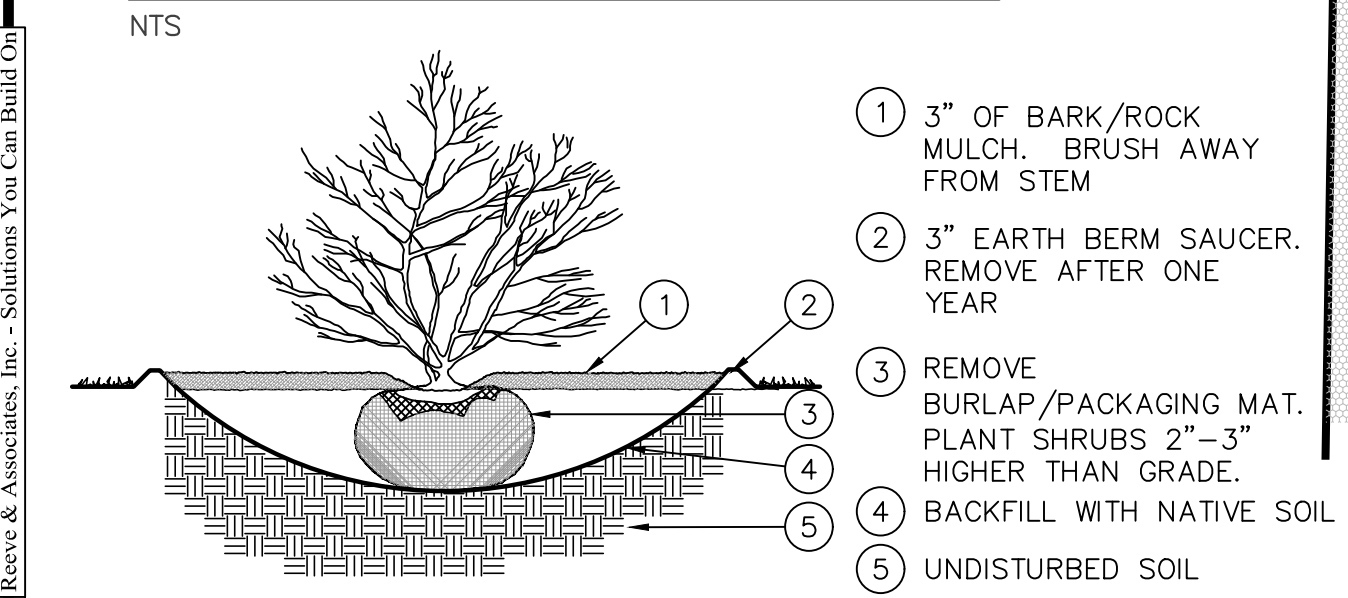
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING



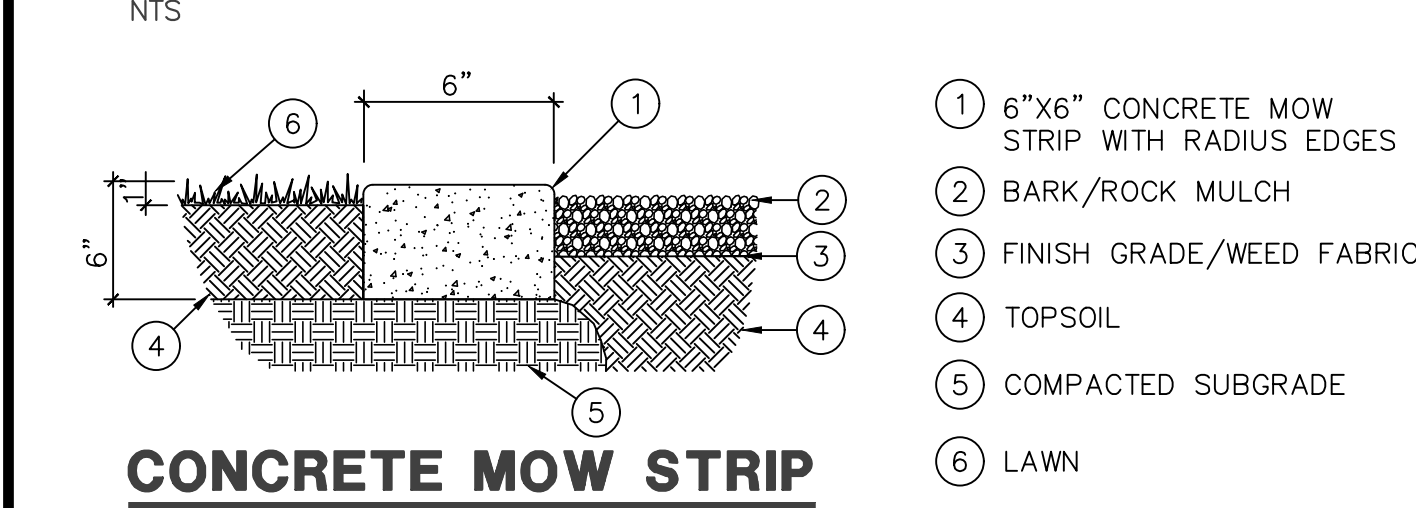
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING



CONCRETE MOW STRIP

PLANTING NOTES

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- Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



Vinyl Fence

NTS

PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
14		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
17		Acer palmatum 'Seiryu'	Seiryu Japanese Maple	1.5" cal.
10		Pinus nigra	Austrian Pine	6' Ht

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
39		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
36		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
41		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.

Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
16		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
39		Astilbe simplicifolia 'Key Largo'	Key Largo False Spirea	1 gal.
87		Bergenia cordifolia 'Rose'	Rose Bergenia	1 gal.
27		Salvia superbanemorosa 'May Night'	May Night Salvia	1 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Wood Mulch - Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Compacted Gravel	
	Concrete Mow Strip	6"x6"
	Vinyl Fence - 4' Height - Classic Picket - With 3' Gate	

LIGHTING SCHEDULE

SHRUBS				
Quantity	Symbol	Description		
3		LED LIGHT POLE KIT	SINGLE LED LIGHT WITH 20' POLE	-ITEM #PK80 LIGHTMART.COM

PK80 LED Light Pole Kit with Single 80 Watt LED Light

Commercial-grade LED Light Pole Assembly includes:
 Square steel light pole, single LED light fixture with mounting bracket and hardware, set of anchor bolts and a base cover.

Light Pole:
 Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 55,000 psi
 Pole Height: Standard pole height is 30 ft. Optional heights are 15ft. and 20 ft.
 Custom heights are also available.
 Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided.
 Each anchor bolt includes 2 nuts and 2 washers.
 Bolt Circle: 8-3/2" (Slotted base for 8-11" Bolt Circle)
 Handhole: Handhole is located 18" above the base plate. A 3" X 6" steel handhole cover is included.
 Color: Dark Bronze
 Base Cover: ABS Plastic base cover with rivets.

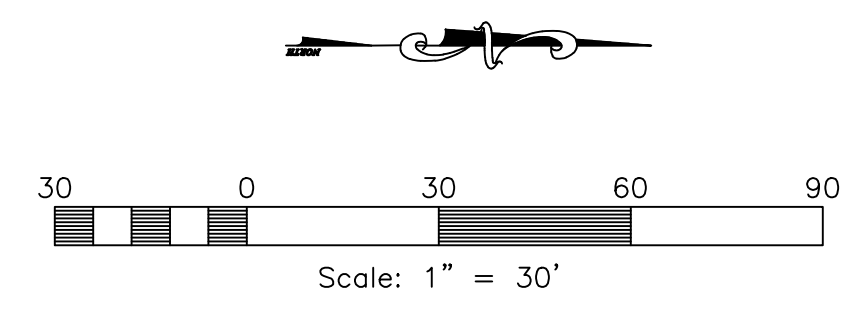
LED Fixture:
 Material: Aluminum construction with integrated fins to maximize heat dissipation.
 Color: Dark Bronze
 Power: 80 Watts
 Lumens: 11,000
 Lumens/Watt: 138
 Voltage: 120-277 Volt Standard, 200-480 Volt option as special order.
 Color Temperature: 5000K standard, 4000K and 3000K options as special order.
 Light Distribution: Type 3 standard, Type 4 option as special order.
 Photocell: Optional (Twist/Lock photocell).
 Dimming: 0-10V Dimming Capable. Dimming control not provided (field install).
 UL Listing: UL Listed for Wet Locations.
 DLC Listing: DLC Premium.
 IP Rating: IP65
 Life Expectancy: 100,000 hours (L70)
 Warranty: 5 Years.
 Weight: 33.5 lbs.

System Data			
Total Power (Watts)	Total Lumens	Total Amps	Max Wind Rating
80	11,000	0.7	140 mph

LED Fixture Bottom View, LED Fixture Top View, Base Plate, Anchor Bolt, Handhole Cover, 2-Piece Base Cover, Pole Height, Photocell (Optional), Direct Mounting Bracket.

Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.
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Light Pole & Base
SCALE: NONE



811 Know what's below. Call before you dig.



3500 West Street

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeveco.com

IRA
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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

Lilac Estates
 TAYLOR, WEBER COUNTY, UTAH

Landscape Plan

LICENCED LANDSCAPE ARCHITECT
 8431661
 NATHAN C. PETERSON
 STATE OF UTAH

Project Info.

Engineer:	NATHAN PETERSON
Drafter:	N. PETERSON
Begin Date:	JUNE 2021
Name:	LILAC ESTATES
Number:	3581-03