



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots located at approximately 1800 South 3800 W, Ogden.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, August 08, 2023

**Applicant:** Pat Burns

**File Number:** LVS061323

### Property Information

**Approximate Address:** 1800 S 3800 W

**Project Area:** Approximately 40 acres

**Zoning:** Residential (R1-15) Zone

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0006

**Township, Range, Section:** T6N, R2W, Section 21

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> 1800 South
<b>East:</b> Residential/Agricultural	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794

**Report Reviewer:** SB

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 12, Residential (R1-15) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

## Background and Summary

5/30/2023 – Development agreement and zoning map amendment application was approved by the County Commission.

6/13/2023 – Subdivision application accepted by Weber County Planning Division.

The applicant is requesting preliminary approval of Stagecoach Estates subdivision consisting of 116 lots, located at approximately 1800 S 3800 W, Ogden. This proposal meets the lot standards requirements of a connectivity-incentivized subdivision. The lot widths range from 60'- 140'. The area of lots range from 6,390-18,411 square feet.

## Analysis

**General Plan:** The proposal conforms to the Western Weber General Plan by proposing street and pathway/trail connectivity (2022 Western Weber General Plan, Pages 46 - 47). The developer has met with the Western Weber Parks District and offered to donate funds (approximately \$2,000/lot) toward park improvements (Parks and Recreation Principle 1.1, See Western Weber General Plan, pg 129).

**Zoning:** The R1-15 zone allows for Connectivity-Incentivized Subdivision Development. This ordinance also includes provisions in the lot-averaged subdivisions section of the Weber County Land Use Code. The overall average must be a minimum 15,000 square feet. The developer shall provide a table of lot averages for each phase as well as for the overall development that shall be shown on the plat. for lot sizes as small as 9,000 square feet, as well as minimum lot width to be 60 feet. The area of lots range from 6,390-18,411 square feet.

**Culinary water and sanitary sewage disposal:** A will-serve letter has been provided for the sanitary sewer from Central Weber Sewer, for the proposed subdivision (see Exhibit B). A final will-serve letter for culinary water, dated 7/31/2023, (see Exhibit B) has been provided by Taylor West Weber Water Improvement District. Per Taylor West Weber, a requirement for final approval for culinary water, is that pressurized secondary water must be provided to each lot. Hooper Irrigation has provided a preliminary

will-serve letter (see Exhibit B), dated 7/11/2023. The culinary water will-serve letter states that the applicant must provide pressurized secondary water to each lot. A condition of approval has been added to the staff recommendation that requires a final approval letter from Hooper Irrigation be submitted prior to receiving final approval from the County Commission.

Review Agencies: The subdivision application will be required to comply with all review agency requirements, including County Engineering's requirements to annex into Central Weber Sewer District, and address any potential wetlands issues, prior to receiving final approval from the County Commission.

Additional Design Standards: The applicant shall comply with the recorded development agreement, and additional requirements from Planning and Engineering regarding street standards, and pathways throughout the development . The applicant is proposing a standard urban roadway cross section within the internal roads of the subdivision. The proposed cross sections include Type G curb and gutter, 60' and 66' wide R.O.W.'s throughout the development. With the exception of the change to Street A and the elimination of the road stub to the north between lots 417 and 418, proposed street cross sections and connectivity layout are consistent with the concept plan previously approved with the development agreement.

The improvement plans shall be approved by all applicable agencies prior to going before County Commission for final approval (LUC 106-1-5 (a)(11)).

Concept Plan in Approved Development Agreement



Submitted Subdivision Layout



The approved concept plan in the development agreement had 'Street A' as an 80' ROW. In recent discussions, Planning and Engineering don't see a need for a wider north-south roadway that will not continue south beyond 2275 South Street. The County only sees a need for 66' ROW's into this subdivision. The other change from the development agreement is the elimination of the road stub to the north, from 'Street G'. This was seen as an unnecessary vehicular connection, and so is not shown on the preliminary plat, but has been replaced with a 15' wide pathway.

In addition to the street layout proposed, pathways are proposed throughout this subdivision, in order to qualify as a connectivity-incentivized subdivision. 1700 South Street (Street F) shall follow the 66-foot standard. At a minimum, this shall include a 10-foot wide paved pathway along the north side from the western extent of the Project to the eastern extent of the Project.

Streets B, D, E, and G shall be improved to the specifications of the County Engineer. At a minimum, this shall include a 10-foot wide paved pathway, and sufficient asphalt width to allow for 6-foot wide bike lane along the shoulder of 2200 South Street. 8-foot wide park strips are required with a minimum 6-inch angular rock mulch.

Street C shall follow the 66-foot standard. At a minimum, this shall include a 10-foot wide paved pathway along the east side from 1800 South Street to the northern extent of the Project.

Street trees are part of this development, per the approved development agreement. Developer shall install high water table street trees along all streets in the subdivision, at an interval so that the specific tree species' canopies touch at their maturity. This improvement shall be either installed or bonded for, prior to appearing before the County Commission for final approval.

The public pathway right-of-way shall be dedicated and installed according to the concept plan shown as Exhibit A. The width of each public pathway right-of-way shall be 15 feet and the Developer shall install a permanent fence that is either no taller than 4 feet at any point or a six-foot fence that is no less than 30 percent open with openings distributed evenly. A covenant shall run with the land, recorded with the subdivision plat, which stipulates that this fence requirement is applicable to the lot(s) in perpetuity.

The following pathway improvements are required, and shall be either installed or bonded for prior to final approval from the County Commission:

Pathway improvements within the public pathway right-of-way specified in 7.2.3 shall be installed as displayed in Attachment D. At least six-inch angular rock mulch ground cover on both sides of the ten-foot pathway is required for the entire remaining right-of-way width.

A pathway shall be installed within the public right-of-way on the east side of Street 'A' from 1800 South Street to the northernmost extent of the project.

A pathway shall be installed within the public right-of-way on the north side of 1700 South Street.

A pathway shall be installed from Street 'D', between lots 408 and 409 and 223 and 410 to Street 'B'.

A pathway shall be installed from Street 'A', between lots 102 and 103 and 113 and 114 to Street 'E', and continuing northward to the south side of Street 'G'.

All pathways shall be constructed of three inches of asphalt on eight inches of base-course.

## Staff Recommendations

Staff recommends preliminary approval of Stage Coach Estates Subdivision consisting of 116 lots. This recommendation is based on all review agency requirements, including those outlined in this staff report, and the following conditions:

1. Payment of the \$2,000 per lot will be made to the Western Weber Parks District before the subdivision plat records.
2. An unconditional final approval letter from the culinary and secondary water provider will be submitted before the Planning Commission considers offering a recommendation for final approval.

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 applicable county ordinances.

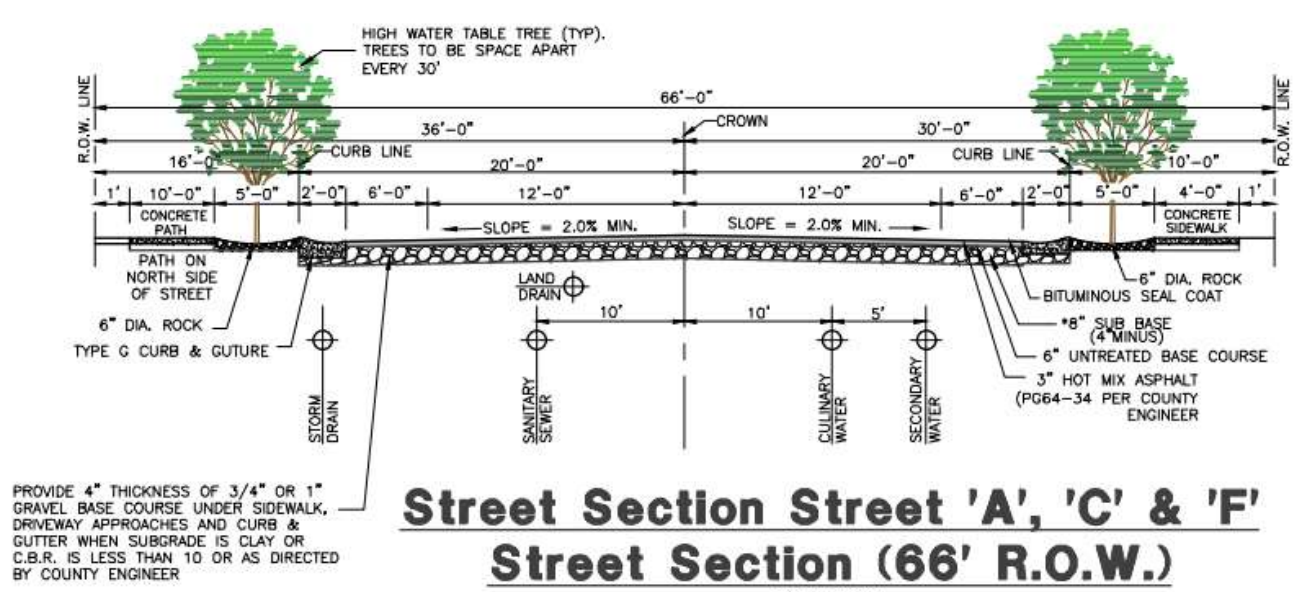
## Exhibits

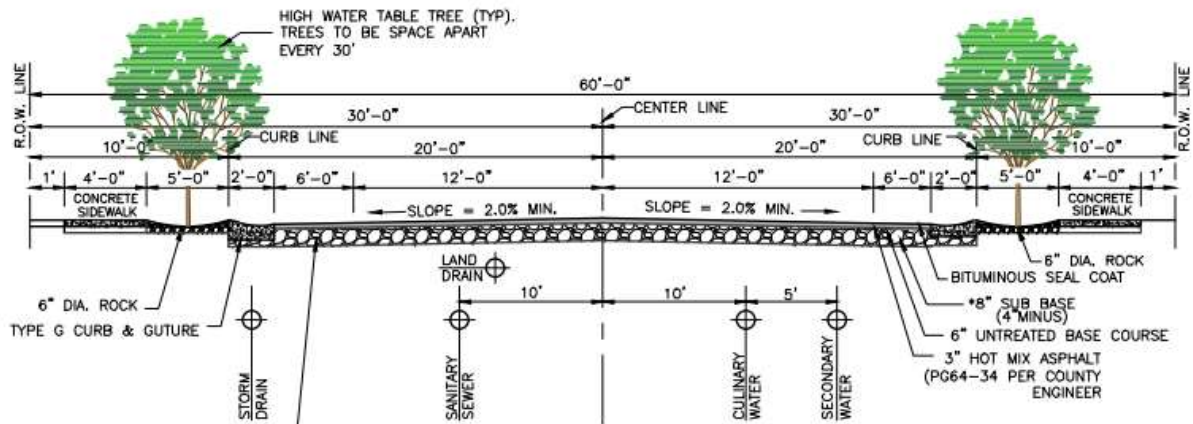
- A. Preliminary subdivision plat
- B. Application & Feasibility Letters

# Area Map



**Exhibit A - Preliminary Subdivision Plat**





PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

## Street Section (60' R.O.W.)

SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

# Exhibit B- Application & Feasibility Letters

## Stage Coach Subdivisions

[+ Add Follower](#)
[/ Change Status](#)
[/ Edit Project](#)

**Address:** 1800 S 3800 W, West Weber, UT, 84401  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Subdivisions  
**Sub Type:** Subdivisions  
**Created By:** Pat Burns  
**Created On:** 5/12/2023

**Project Status:** Accepted  
**Status Date:** 6/13/2023  
**File Number:** LVS061323  
**Project Manager:** [Tammy Aydelotte](#)

- Application
  - Documents **17**
  - Comments **4**
  - Reviews **2**
  - Followers **16**
  - History
  - Reminder **0**
  - Payments **1**
- Area Fees

## Application

[+ Add Building](#)
[+ Add Parcel](#)
[+ Add a Contractor](#)
[/ Edit Application](#)
[Print](#)

**Project Description** 116 Lot Subdivision in the R-15 Zone

**Property Address** 1800 S 3800 W  
West Weber, UT, 84401

**Property Owner** Soderby LLC Soderby LLC  
801-710-2234  
[pat@lyncoconstruction.com](mailto:pat@lyncoconstruction.com)

**Representative** Pat Burns  
801-710-2234  
[pat@lyncoconstruction.com](mailto:pat@lyncoconstruction.com)

**Accessory Dwelling Unit** False  
**Current Zoning** RE-15  
**Subdivision Name** Stagecoach  
**Number of new lots being created** 116  
**Number of lots affected** 116  
**Number of lots approved** 0  
**Lot Number** 116

**Lot Size** 1/3 acre density  
**Frontage** minimum 60 ft  
**Culinary Water Authority** Taylor-West Weber Water District  
**Secondary Water Provider** Hooper Irrigation Company  
**Sanitary Sewer Authority** Central Weber Sewer  
**Nearest Hydrant Address** 1800 S 3800 W  
**Signed By** Representative, Pat Burns

### Parcel Number

[150570006 - County Map](#)





**2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
7/31/2023**

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Stagecoach Subdivision, a four-phase subdivision. The address is approx. 3700 W. 1800 S. Taylor UT. Plan review fees have been paid. **The water right fees have not been paid, payment for water rights will need to be paid before construction begins or recording occurs.** Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$100 per lot (\$11,600.00) **Paid**
- Culinary and pressurized secondary water plans reviewed and approved.
- The cost share agreement for upsizing the water line on 1800 has been paid. (\$40,274.00)

Requirements for final approval for building lots:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy in any home will be permitted without a pressurized system in operation.
- Water rights impact fees= \$1,078.00 per lot Based on current impact study fees are subject to change. **This needs paid before construction or recording.**
- Impact fees=\$6,375.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. This is the current impact fee; fees may change based on future impact studies.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Water lines will not be installed and inspected until Water Right Fees have been paid. Taylor West Weber standard must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT WATER RIGHT FEES MUST BE PAID BEFORE THE SUBDIVISION IS RECORDED.**

Sincerely,   
Ryan Rogers-Manager  
Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

July 11, 2023

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

RE: PRELIMINARY WILL SERVE LETTER – Stagecoach Estates Subdivision, PH 1

Phase 1 of the development is located at 1800 South and 3800 West approximately and consists of 27 lots. Hooper Irrigation Company has pressure irrigation water available for the aforementioned project located at the above-noted address.

This letter states that the afore-named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee 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. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

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



## Central Weber Sewer Improvement District

May 8, 2023

Tammy Aydelotte  
Weber County Planning Commission  
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Stagecoach development  
Sanitary Sewer Service  
Will Serve Letter

Tammy:

At the request of Pat Burns, for Stage Coach proposed 116 residential residences, located approximately 1800 S. 3800 W Weber County. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The 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 Central Weber's line the connection 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.
3. 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 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. 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.*

5. The entire parcel of property to be served will need to be annexed into the district prior to any connection to the district's line. This annexation must be complete before the sale of any lots in



## Central Weber Sewer Improvement District

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

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

Sincerely,

**Clayton Marriott**  
Digitally signed by Clayton Marriott  
DN: C=US,  
E=Claym@centralweber.com,  
O=CENTRAL WEBER SEWER  
SEWER, OU=Clayton Marriott  
Reason: I am the author of this  
document  
Date: 2023.05.08 11:14:54-0500

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer  
Paige Spencer  
Pat Burns