

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

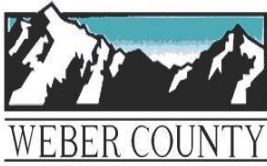
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

March 9, 2021

5:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85803725546>

Meeting ID: 858 0372 5546

- *Pledge of Allegiance*
- *Roll Call:*

1. Petitions, Applications, and Public Hearings:

Administrative items:

2. Proposal to amend an agricultural preservation plan for one lot in the Sunset Equestrian Cluster Subdivision Phase 1. *Applicant: Heath Gilbert*
3. LVW02042021 Request for preliminary approval for Winston Park PRUD Subdivision, consisting of 54 lots and two open space parcels, located at approximately 3701 West 1800 South in the A-1 zone.
4. Public Comment for Items not on the Agenda
5. Remarks from Planning Commissioners:
6. Planning Director Report:
7. Remarks from Legal Counsel:

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

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Via Zoom Video Conferencing at the link listed above.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

MEMORANDUM

To: Weber County Planning Commission
From: Steve Burton, Planner
Date: March 3, 2021
Subject: Proposal to amend an open space preservation plan in Sunset Equestrian Cluster Subdivision Phase 1.

Planning Commissioners,

The Planning Division has recently received a request to amend an open space preservation plan within Sunset Equestrian Cluster Subdivision. The owner of lot 17 is currently in the process of constructing a single-family dwelling on the lot. The owner has also applied for a building permit for a building to be located within the agricultural parcel (AP-12) that is located behind the home.

During the county's review of this proposed structure, the applicant requested to be allowed a 3 foot side yard setback, on the basis that an 'accessory building' in the A-1 zone can have a 3 foot side yard setback under certain circumstances. The county's response to this request was that this building cannot be considered an accessory building, because of the existing Agricultural Preservation Plan (Exhibit A) that was approved by the Planning Commission and recorded to the property.

The existing preservation plan acts as a covenant that restricts the use of the open space as a means to preserve the open space in this subdivision. The existing preservation plan states that only buildings intended for agricultural endeavors are allowed in the preservation parcels (page 2, structures). The plan also states that structures within the preservation parcels shall not be used for permanent or residential purposes. The proposed building has not been permitted because it is not intended solely for agricultural purposes, therefore it is considered to be accessory to the residence. The Planning Division feels that this residential accessory building is not permitted based on the current language of the preservation plan.

Under the current cluster subdivision ordinance (Sec 108-3-5(a)), the following is listed as a means to amend an open space preservation plan:

Open space preservation plan amendment. After submittal of a new application and application fee an open space preservation plan may be amended, from time to time in accordance with the standards of this chapter. If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan. Otherwise, each may be amended independently. Submission for an independently amended open space preservation plan shall be in compliance with the open space plan submittal requirements of this chapter and shall require the approval of the planning commission.

The applicant has not proposed an amendment to the subdivision plat, but rather, an amendment to the language of the preservation plan. The applicant's proposed amendment (Exhibit B), if approved, would allow him to construct a residential accessory building within the preservation parcel. This proposed amendment would only apply to AP-12, and not the other preservation parcels in this subdivision. This item will be on the agenda for the March 9th, 2021 Planning Commission meeting.

Feel free to reach out to me if you have any questions.

Thank you,

Steve
sburton@webercountyutah.gov
801-399-8766

Exhibit A: Original Open Space Preservation Plan

Exhibit B: Proposed Amended Open Space Preservation Plan

Exhibit C: Cluster Subdivision Open Space Preservation Plan Requirements

Section 108-3-5





"W2931562"

**SUNSET EQUESTRIAN CLUSTER SUBDIVISION – 180 RESIDENTIAL CLUSTER LOTS
and 38 1-acres minimum Agricultural Parcels (see attached plat)**

Agricultural Preservation Plan

15-667-0021-0034 BK

BT

bst
DB

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Sunset Equestrian Cluster Subdivision is divided into two types: Common Area and Individual Owned Agriculture Preservation Parcels. Details, permitted uses, and ownership are outlined below.

1. Common Areas (15 Parcels) OS-1 to OS-15

*CA
API- API 14 of sunset equestrian
subdivision phase I*

Common Area Parcels within the Sunset Equestrian Cluster Subdivision are located throughout the subdivision. The 15 Common Area Parcels are accessible by road and total 7.80 acres.

Permitted Uses

Public Pathways: There are to be public pathways installed throughout the common areas that will be open to the public and maintained by the HOA. Developer will install split rail fencing adjacent to agricultural preservation parcels. Other private parcels and open space parcels are not required to install said fencing. Agricultural parcel property owners will be responsible to ensure that their animals are restrained or contained at all times for the protection of people using the pathways.

Storm Drainage Detention Basins: Common Area Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops or animals are permitted in the HOA owned common areas.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Sunset Equestrian HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this 17th day of July, 2018

Sunset Equestrian HOA

INDIVIDUAL OWNED PRESERVATION PARCELS (38) AP-1 TO AP-38

2. Individual Owned Agriculture Preservation Parcels (40 parcels) AP-1 to AP-38.

Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision area located throughout the subdivision. Agriculture Preservation Parcels have letter designations A-NN and are 1-acre minimum.

Structures: Individual Owned Agriculture Preservation Parcel: no structures permitted within storm drainage retention ponds. The integrity of storm drainage retention ponds serving the Sunset Equestrian Cluster Subdivision must be preserved.

All other Individual Owned Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Individual Owned Agriculture Preservation Parcels: No crops permitted within storm drainage retention ponds. The integrity of storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Individual Owned Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force with exception that swine, mink and other nuisance animals will not be allowed.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Individual Owned Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waster is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Individual Owned Agriculture Preservation Parcels shall be maintained such that trash,

refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Storm Drainage Detention Basins: Agriculture Preservation Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops are permitted in the common areas. Easements will be established for the construction and maintenance the detention basins.

Public Pathways: There are to be public pathways installed throughout the Individual Owned Agriculture Preservation Parcels that will be open to the public and maintained by the HOA. These pathways will be installed in easements within the Agriculture Preservation Parcels.

Ownership: Ownership of Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision is restricted to individuals owning a residential lot within the Sunset Equestrian Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the landlocked Agricultural Lot.

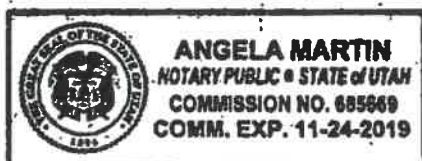
The Individual Owned Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.

STATE OF UTAH)

SS:

COUNTY OF WEBER)

On the 17 day of July, 2018 personally appeared before me Chris Hoertel, Manager, and _____ the signer of the within instrument and who duly acknowledged to me that they executed the same.



Notary Public

Residing at:

Angela Martin
Weber County

Proposal to Amend Preservation Plan

Sunset Equestrian Cluster Subdivision Lot 17/AP12

We have experienced an issue in applying for a building permit on our lot due to ambiguous language between the Preservation Plan and the specific county code for buildings within a cluster subdivision. We are asking to amend the language related to buildings allowed on the Preservation Parcel so that the building setbacks can be properly defined.

The current Preservation Plan explicitly allows structures with a size restriction to be built on the Individually Owned Agriculture Preservation parcels. The building should be an accessory to the residence as the preservation parcel ownership and ability to build on it are reliant upon ownership and establishment of a dwelling on the associated building lot. The language in the Preservation Plan, however, has an ambiguous definition for usage which contradicts the actual relationship of the parcel to the building lot and creates a building classification that is not in the cluster subdivision building setback definitions.

Affected Code Sections

Sec 108-3-7 Lot Development Standards

Unless otherwise provided for in this section, residential building lots shall be developed in a manner that meets all applicable standards, including but not limited to those found in the Weber County Land Use Code and the requirements and standards of the Weber-Morgan Health Department, if applicable. The following specific site development standards apply to lots in cluster subdivisions:

- 1. Lot area. Unless otherwise regulated by the Weber-Morgan Health Department, a lot located within a cluster subdivision shall contain an area of not less than 9,000 square feet, unless otherwise provided in section 108-3-8.*
- 2. Lot width. Unless otherwise regulated by the Weber-Morgan Health Department, the minimum lot width in a cluster subdivision is as follows:*

Zone	Lot Width
<i>F-40 and F-10 zones:</i>	<i>100 feet</i>
<i>FR-1, F-5, and AV-3 zones:</i>	<i>80 feet</i>
<i>RE-15, RE-20 zones:</i>	<i>60 feet</i>
<i>A-1, A-2, and A-3 zones:</i>	<i>60 feet</i>
<i>FR-3 zone:</i>	<i>50 feet</i>
<i>DRR-1 zone:</i>	<i>50 feet</i>

- 3. Yard setbacks. The minimum yard setbacks in a cluster subdivision are as follows:*

Yard	Setback
Front:	20 feet
Side:	
Dwelling:	8 feet
Accessory building:	8 feet; except one foot if located at least six feet from a dwelling
Accessory building over 1,000 square feet:	See section 108-7-16
Corner lot side facing street:	20 feet
Rear:	20 feet

4. *Building height. The maximum height for a building in a cluster subdivision is as follows:*

Building	Height
Dwelling	40 feet
Accessory building	30 feet

(Ord. No. 2018-6, Exh. A, 5-8-2018)

Sec 108-7-16 Large Accessory Buildings (1,000 Square Feet Or Larger)

1. *Accessory buildings 1,000 square feet or larger in area that accommodate uses meeting zoning requirements shall:*

1. *Be located at least six feet from the rear of a dwelling in the residential estates zones and at least ten feet from the rear of a dwelling in the agricultural and forest zones.*
2. *Have a side yard setback of at least ten feet on an interior lot and 40 feet on a corner lot where the side property line is adjacent to a street.*
3. *Have a maximum height of 25 feet.*

Exceptions. The side yard may be reduced to three feet (except in a forest zone) and the height increased to 35 feet if the accessory building is located at least 100 feet from a property line adjacent to a street and at least 40 feet from a dwelling on an adjacent lot.

2. *One accessory building which is subordinate to the dwelling in area and height may be located in front or to the side of the dwelling provided:*

1. *It is located not less than 40 feet from any property line adjacent to a street.*
2. *The large accessory building conforms to the dwelling in architectural style and materials on all sides of the building and the roof. Large accessory buildings on agricultural parcels containing at least 5.25 acres and a single-family dwelling shall be exempt from this requirement provided that the accessory building is located at least 100 feet from a property line adjacent to a street.*
3. *It meets the side yard requirement for a main building in the zone in which the building is located, and it is located at least 40 feet from a dwelling on an adjacent parcel.*

4. *In no case shall the front yard setback be less than the required front yard setback for a main building in the zone in which the building is located.*
3. *Accessory buildings that exceed the dwelling in area by more than double as measured by the footprint of the dwelling shall require approval by the planning commission as a design review.*
4. *Accessory buildings used for the keeping of animals and fowl shall also meet the requirements of section 108-7-8. Accessory buildings shall also meet the requirements of section 108-7-4.*

Specific Language from Preservation Plan

Section 2. Individual Owned Agriculture Preservation Parcels

All other Individual Owned Agriculture Preservation Parcels: Structures for agriculture or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agriculture endeavors. Structures shall not be used for permanent or residential purposes.

The building we are proposing would be over 1000 sq ft and would meet all of the above code definitions to use a 3' side yard setback.

In the process of applying for a permit for the proposed building the permitting department believes that the specific language in the Preservation Plan would not allow them to classify the building as an accessory building to the residence. This would force the building to be classified as a 'main building' which has no setback definitions in the cluster subdivision code. This creates a scenario forcing the use of a 20' side yard setback for a 'main building'.

The 20' side yard setback is really meant for much large acreage and not a cluster subdivision where individually owned preservation parcels were allowed at just over an acre in size. 20' represents 25% or more of the total lot width in the scenario we are describing. Additionally, locating the building in this way would unnecessarily hinder the ability to make best use of the open space and agriculture use as space would be wasted for building access. The most efficient access from the road would be a straight path along the side of the residence to the building. A 20' side yard setback would place the building directly behind the house and make it necessary to use important agriculture space as access to the building.

We are requesting to amend the language of the Preservation Plan so that the building can appropriately be considered accessory to the residence. This would allow the agriculture space to be most efficiently utilized for the stated purpose of agriculture, while not hindering the allowance to have a structure. As to maintaining the agricultural preservation of the land area, the building footprint is already allowed within the preservation plan it is just a matter of setback definition for a location that makes best use of the agriculture space. The remaining preservation parcel area would still be over an acre in area.

Proposed Amended Language

All other Individual Owned Agriculture Preservation Parcels: Structures may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and equipment that is accessory to the residential parcel and dwelling.

Open space preservation plan procedure.

Initial open space preservation plan approval. An open space preservation plan shall accompany an application for preliminary subdivision approval or an application for an open space preservation plan amendment. Preliminary subdivision approval constitutes approval of the open space plan. A final plat shall comply with the approved open space plan.

Open space preservation plan amendment. After submittal of a new application and application fee an open space preservation plan may be amended, from time to time in accordance with the standards of this chapter. If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan. Otherwise, each may be amended independently. Submission for an independently amended open space preservation plan shall be in compliance with the open space plan submittal requirements of this chapter and shall require the approval of the planning commission.

Open space preservation plan submittal requirements. The open space preservation plan submittal shall include the following:

An overall cluster subdivision map identifying all open space areas and open space area amenities.

An open space site plan that:

Identifies the open space parcel ownership types specified in subsection (c)(9) of this section;

Identifies each proposed ownership type with a unique color;

Shows the locations of existing and proposed future structures and other open space amenities; structures housing a subdivision utility or serving as a subdivision amenity shall be subject to all applicable standards including all design review and applicable architectural standards found in title 108 of the Weber County Land Use Code; and

Includes all park improvements and is accompanied by a letter of approval from the local park district for open space that will be gifted as a park parcel to a local park district.

A narrative describing all proposed open space parcels, their proposed method of ownership, their proposed method of maintenance, their proposed uses, and any proposed building envelopes.

The phasing of open space parcels and their relationship to the overall subdivision phasing plan, if any.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary approval for Winston Park Subdivision, a Planned Residential Unit Development consisting of 54 residential units, and two open space parcels, totaling approximately 40.259 acres.		
Type of Decision:	Administrative		
Applicant:	Wade Rumsey		
Agenda Date:	March 9, 2021		
Approximate Address:	3701 West 1800 South		
Project Area:	40.259 Acres		
Zoning:	A-1		
Existing Land Use:	Residential/Agricultural		
Proposed Land Use:	Residential-		
Parcel ID:	15-078-0002		
Township, Range, Section:	T6N, R2W, Section 28 NE		

Adjacent Land Use

North:	1800 South St.	South:	Agricultural
East:	Agricultural	West:	Agricultural/Residential

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 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

Summary and Background

1/12/2021 – Western Weber Planning Commission recommended approval for the conditional use of a Planned Residential Unit Development. Receiving a recommendation for approval from the Planning Commission is the first step in the PRUD process.

1/19/2021 – Weber County Commission approved CUP 2020-18, approving 42% bonus density, and overall development plan.

2/4/2021 – Application submittal for Winston Park PRUD Subdivision.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster style development with a minimum 30% open space.

Zoning: The A-1 zone conditionally allows Planned Residential Unit Developments. Although the proposed lot sizes are smaller than otherwise allowed by the A-1 zone, the platting of the lots is in conformance with the approved site plan provided as part of conditional use permit approval.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement

District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. 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 an approval letter from Hooper Irrigation prior to receiving a recommendation for final approval from the Planning Commission.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.” The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.23 acre lots to .99 acre lots and sized to accommodate single family homes. This proposal includes 54 lots and two open space parcels.

The proposal included and was approved with the following minimum single family development standards:

- Yard development standards:
 - Front Yard: 20 feet
 - Side Yard: 6 feet, 15 feet on a corner lot where the side lot line is adjacent to a street.
 - Rear Yard: 20 feet
- Maximum Building Height:
 - Single Family: 35' (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the preliminary and final subdivision plats a setback for “Side, facing street corner lot”. . A condition of approval has been added to staff’s recommendation to ensure the setbacks are included as a note on the final plat, as per LUC §104-5-7.

Applicant is planning one phase for this development.

Public Road Infrastructure: The applicant shows public roads throughout this subdivision, including a road stub to the south and east of the development.

Review Agencies: The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.

Staff Recommendation

Staff recommends preliminary approval of Winston Park PRUD Subdivision consisting of 54 lots, and two open space parcels. This recommendation is based on the review agency requirements and following conditions:

1. An approval letter from Hooper Irrigation is required prior to receiving a recommendation for final approval from the Planning Commission.
2. The subdivision application will be required to comply with all review agency requirements prior to receiving a final recommendation from the Planning Commission.
3. Annexation into Central Weber Sewer District will be required prior to receiving a final recommendation from the Planning Commission.
4. Per Engineering, communication from the Army Corps of Engineers acknowledging either a presence or lack of wetlands on the project area must be obtained prior to scheduling for recommendation of final approval from the planning commission.

The 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. Water/Sewer Feasibility
- B. Proposed Lot Layout

Location Map





2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/17/2020

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 District has the capacity to provide culinary water only for 54 lots for the Winston Park Subdivision at the approximate address 3600 W. 1800 S. Taylor, Utah.

Requirements:

- Plan review fee= \$100 per lot = \$5400
- Water rights fee = Must be paid before subdivision approval is given. \$4363.00 per lot (Total \$235,602.00 54 lots) or current cost when paid.
- It is expected that the developer will upgrade the water line along the entire frontage of 1800 South. The existing water line is now a 6" line which will not accommodate the new subdivision. A new line needs to be installed. An 8" line is required for the subdivision. The District would like to participate in the upgrade and install a 12" line for future growth. The District will pay the offset from an 8" line to a 12" line.
- Secondary Water = Must connect to Hooper Irrigation pressurized secondary water.
- Impact Fees (\$5,228 per lot or current cost when paid).
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

SUBDIVISION APPROVAL SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the date it is issued.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Expires 5/17/2021

Ryan Rogers – Manager
Taylor West Weber Water Improvement District



Central Weber Sewer Improvement District

September 16, 2020

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

Reference: Proposed 38 Lot Winston Park Subdivision
Sanitary Sewer Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed 38 Lot Winston Park Subdivision located at approximately 3800 West and 1800 South. See the attached plat. Central Weber Sewer Improvement District [District] can accept the sanitary sewer discharge from this location. We offer the following comments.

1. The nearest District owned line for connection is on 4300 West. **It will be the developer's responsibility to provide information as to where the connection to the District's sanitary sewer will be and submit that information to the District.**
2. If any sanitary sewer connections are made to the District's lines they will need to be designed and constructed according to the District's standard details and specifications. A copy of the District's details and specifications can be found at: <https://www.centralweber.com/information>.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system within the subdivision.
4. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
5. 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

Weber County Commission
September 16, 2020
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water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

6. Impact Fees for each residential lot must be paid prior to or at the time each building permit is obtained. The District's current impact fee is \$2,464 per Equivalent Residential Unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.
General Manager

Attachment: Winston Park Subdivision

cc: Hyrum Osguthorpe hyrum@benchmarkcivil.com
Igor Maksymiw <igormaksymiw@aol.com>

Exhibit B-Proposed Plat

LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET W/ REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET W/ REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET M.O. TO BE DONE		EASEMENT LINE
			RIGHT OF WAY LINE

WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
2020

GRAPHIC SCAL



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP MONUMENT SET IN
CONCRETE FLUSH WITH ROAD SURFACE
MONUMENT SET IN 1963 BY WEBER COUNTY
SURVEYOR DEPARTMENT. GOOD CONDITION)

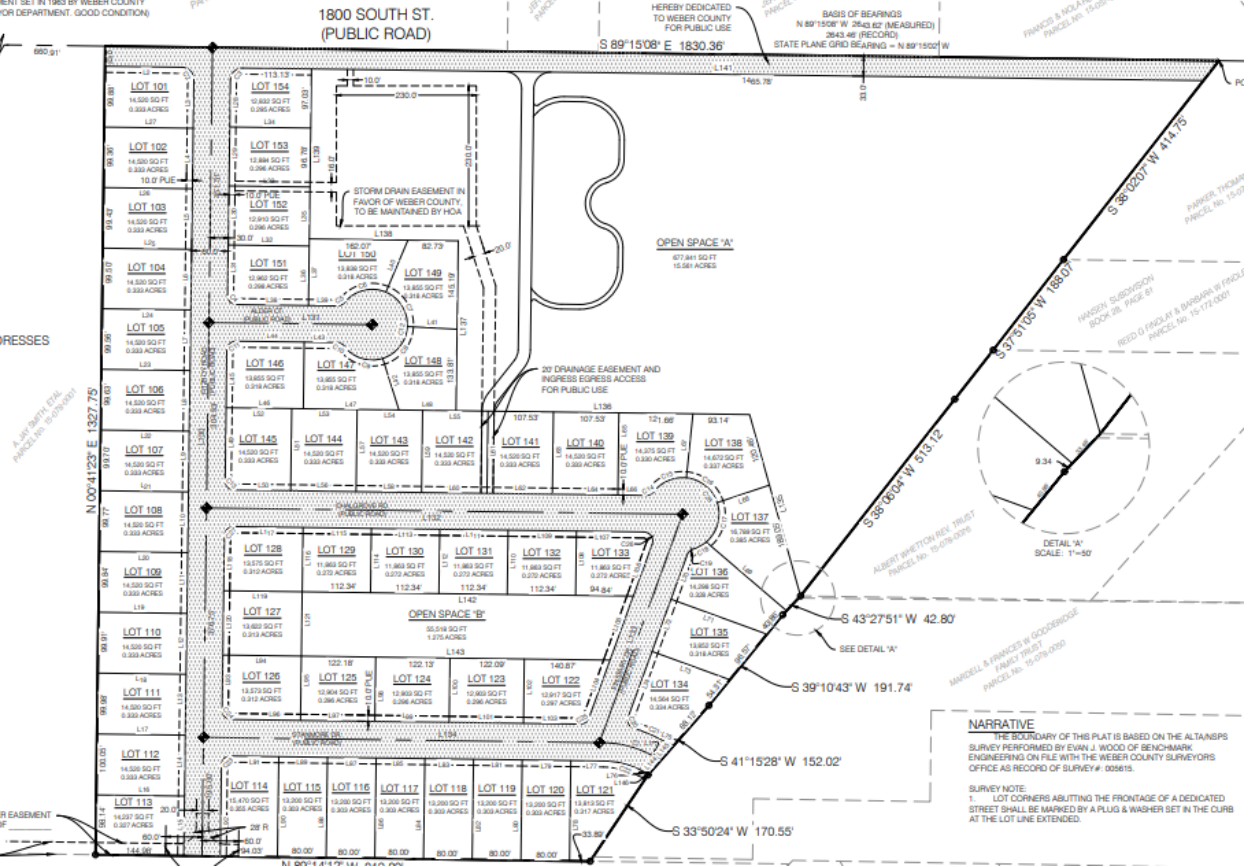
RAY L. BERTOLDI, TR.
PARCEL NO. 15-057-0006

JEFFERY & TRACY EAST
PARCEL NO. 15-059-0007

JEFFERY & TRACY EAST
PARCEL NO. 15-057-0006

WEBER COUNTY BENCHMARK
62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'
(FOUND 3" BRASS CAP SET IN 6"
CONCRETE POST. SET IN 1984 BY
BUREAU OF RECLAMATION. GOOD
CONDITION)

NOTE:
FOR LOT ADDRESSES
SEE PAGE 2



NARRATIVE
THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTAIRNSP
SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK
ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS
OFFICE AS RECORD OF SURVEY # 000619.

SURVEY NOTE:
1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED
STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB
AT THE LOT LINE EXTENDED.