

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

September 21, 2021

4:30 p.m.

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

1. Minutes: September 14, 2021

Petitions, Applications, and Public Hearings:

2. Administrative items:

2.1 LVS03252021: Request for recommendation of final approval on Saddlewood Estates Subdivision, a lot-averaged subdivision consisting of 27 lots in the A-1 zone. This proposal includes connection to an existing County road (5100 West St.), and creation of four new County roads.

Staff Presenter: Tammy Aydelotte; Applicant: Jim Flint

2.2 LVS042621 : Consideration and action on an administrative application, preliminary approval of phases 1 and 2 of Smart Fields Subdivision (29 lots) located at 4300 W 1400 S.

Staff Presenter: Felix Lleverino; Applicant Pat Burns

2.3 LVS080221: Consideration and action on an administrative application, preliminary approval of TC Gailey Fields Subdivision (6 lots) located at 1400 S 2900 W.

Staff Presenter: Felix Lleverino; Applicant: Jed Schenck

2.4 LVR051321: Consideration and action on final approval of the Riverbend Cluster Subdivision Phase 1 (47 lots) located at 700 S. 3600 W.

Staff Presenter: Felix Lleverino; Applicant: Ed Grampp

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.

Via Zoom Video Conferencing at the link <https://us02web.zoom.us/j/86586527579>

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

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 801-399-8371

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

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

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.

Minutes for the Western Weber Planning Commission meeting September 14, 2021 held via Zoom Video Conferencing

Members Present: Andrew Favero--Chair
 Bren Edwards-- Vice Chair
 Wayne Andreotti
 Sarah Wichern
 Greg Bell
 Chad Call
 Jed McCormick

Pledge of Allegiance

Roll Call: All present via Zoom. Welcome Chad Call to the Planning Commission. Bruce Nilson is no longer serving on this Commission.

Staff Present: Rick Grover, Liam Keogh, Tammy Aydelotte, June Nelson

1. Minutes Approved May 11, 2021; May 19, 2021; July 13, 2021; August 10, 2021
Commissioner Edwards motions to accept the minutes as shown with a couple of minor changes. Commissioner Bell seconds the motion. Motion carries 7-0.

Petitions, Applications, and Public Hearings:

2. Administrative Items:

SPE 08302021: Discussion and action on a conceptual sketch plan endorsement request for Ali Farms Cluster Subdivision, a proposal consisting of 31 lots and open space parcels totaling 11 acres.

Presenter: Tammy Aydelotte. This is a request for approval of a conceptual sketch plan for a 30-lot cluster development. Endorsement from the planning commission is only a means to assist in the creation of a complete subdivision application and shall not create any vested right except the right to apply for preliminary subdivision review. This plan includes open space parcels to the west of the proposed lot layout. The total project area amounts to 25.15-acres. The open space area encompasses an area of 11.26 acres. The applicant is proposing to preserve 50 percent open space, meeting the required minimum open space preservation of 50 percent for the A-1 and A-2 Zones, for requested bonus density, as outlined in LUC §108-3-5. This report includes the vicinity map, the concept plan, a contour map, and the application with narrative. This subdivision will be required to provide some connectivity to adjacent properties, as required by the subdivision code. The road connectivity plan will be reviewed at the time a preliminary subdivision application is submitted.

Commissioners asked about secondary water options. The developer states that both Hooper and West Weber Basin are currently options in the area for secondary water. They are still studying the options.

Commissioner Bell asked about the open space. Are there any plan for the open space? The developer said that right now they plan to lease out the open space for agricultural purposes. He does not think that there is any secondary water for that space right now. Commissioner Edwards stated that the space is currently using flood irrigation. The land can't be farmed without water. Commissioner Favero said that he would like to see more firm ideas about what they plan to do with the open space. Commissioners are concerned that there would just be weeds growing unless there is a plan for that space. The developer agrees that they don't want weeds in the open space either. The open space issue will be addressed at the preliminary application for the subdivision. Commissioner Edwards asked staff to explain how open space works in this situation. Tammy Aydelotte said that 30% of open space is required. There will be about 50% in this cluster subdivision with the bonus density. Trails will be part of it. Commissioner Call asked who will maintain this space. Commissioners also asked who will own this

space. Who owns it is up to the developer. It could stay with the developer or an HOA or other. More definite information will follow.

Commissioner Bell asked if there will be a turnaround easement until the road is put through. Commissioner Edwards said that there is an open irrigation ditch on the north end. Will it be piped? Commissioner Favero stated that the canal is close to the area. The elevation of the canal is a higher elevation than the planned lots. Commissioner Edwards asked if a road will be required to be built up to that height. The developer will work with engineering to determine the requirements. Commissioner Favero asked the average lot size. The developer states that the average lot size will be 15,000 square feet, maybe a little more.

Commissioners asked if there was any action to be taken today. Rick Grover said that no action was needed at this time.

3. No public comment at this time
4. Remarks from Planning Commissioners: Bren Edwards said thank you to the Secretary for updating the minutes. All commissioners agreed.
5. Planning Director Report: There will be another meeting on the 29th for General Plan at West Weber Elementary. The survey was available all summer and is now closed. Staff is reaching out to those who cannot come to meetings or access the internet. Notices will be sent out through the elementary school. It was also suggested to network through Facebook. Commissioners were asked to get the word out about the meeting. Andrew Favero stated that community input and participation is very important. All agreed.

There is a Land Use Institute Conference that all Commissioners are encouraged to attend. The Planning Division will pay for their attendance. Wednesday would be the best day to go. June Nelson will scan and send out the application.

6. Remarks from Legal Counsel: No Comment at this time.

Commissioner Edwards moved to close the meeting. Commissioner Favero seconded the motion. Motion carried unanimously.



Synopsis

Application Information

Application Request: Consideration and action on final approval of Saddlewood Estates Subdivision, consisting of 27 lots.
Type of Decision: Administrative
Agenda Date: Tuesday, September 21, 2021
Applicant: Jim Flint, Representative
File Number: LVS03252021

Property Information

Approximate Address: 1900 S 5000 West, Ogden, UT, 84401
Project Area: 33.19 acres
Zoning: Agricultural (A-2 & A-1) Zones
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-079-0051
Township, Range, Section: T6N, R2W, Section 29 NW

Adjacent Land Use

North: 1900 South St.	South: Residential
East: Residential/Agricultural	West: 5100 West Street/Pinaea Greenhouse

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@co.weber.ut.us
Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 & A-2 Zones)

Background and Summary

7/13/2021 – Planning Commission issued preliminary approval.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the A-1 and A-2 Zones, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Review Agencies: Weber Fire District has approved this proposed subdivision. Engineering has not yet approved this subdivision, however, they are fine with a recommendation of approval from the Planning Commission. The County Surveyor’s Office will review this subdivision, once a proposed final plat has been submitted.

Culinary water, secondary water, and sanitary sewage disposal: Taylor West Weber Water has received impact fees, approved of the plans and received the plan review fees, and provided a **final will serve letter** for this 27-lot subdivision. An unconditional final approval letter is not issued until the improvement plans have either been installed or escrowed for, prior to County Commission approval. Another option is to have the water district sign the printed mylar before it is approved by the county commission. Hooper Irrigation has received all fees, approved of the plans for secondary water lines, and has issued a **‘final will serve’** letter. The Weber County Surveyor’s Office has issued their approval of the annexation plat for Central Weber Sewer..

Preliminary conditions presented to the Western Weber Planning Commission

1. Prior to scheduling for final approval with the Planning Commission, Taylor West Weber Water and Hooper Irrigation must issue unconditional approval for this project. **–This is a ‘final will serve’ letter and is further explained, above, in the staff report, and included as exhibit B, along with further explanation from Taylor West Weber Water.**

2. Proof of annexation into the Central Weber Sewer District, if it has not already been provided. **See Approval Letter from Surveyor's Office (Exhibit C)**
3. A table must be shown on the final plat, showing lot area and widths for all lots within this subdivision, along with the calculated average for each. It must be noted, under the name of the subdivision, that this is a lot-averaged subdivision on the final plat. **– This will be presented in the planning commission meeting.**

Staff Recommendation

Staff recommends final approval of Saddlewood Estates Subdivision, a lot-averaged subdivision, consisting of 27 lots, located at approximately 1900 S 5000 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. All improvements shall be installed and/or escrowed for prior to appearing on a County Commission agenda.

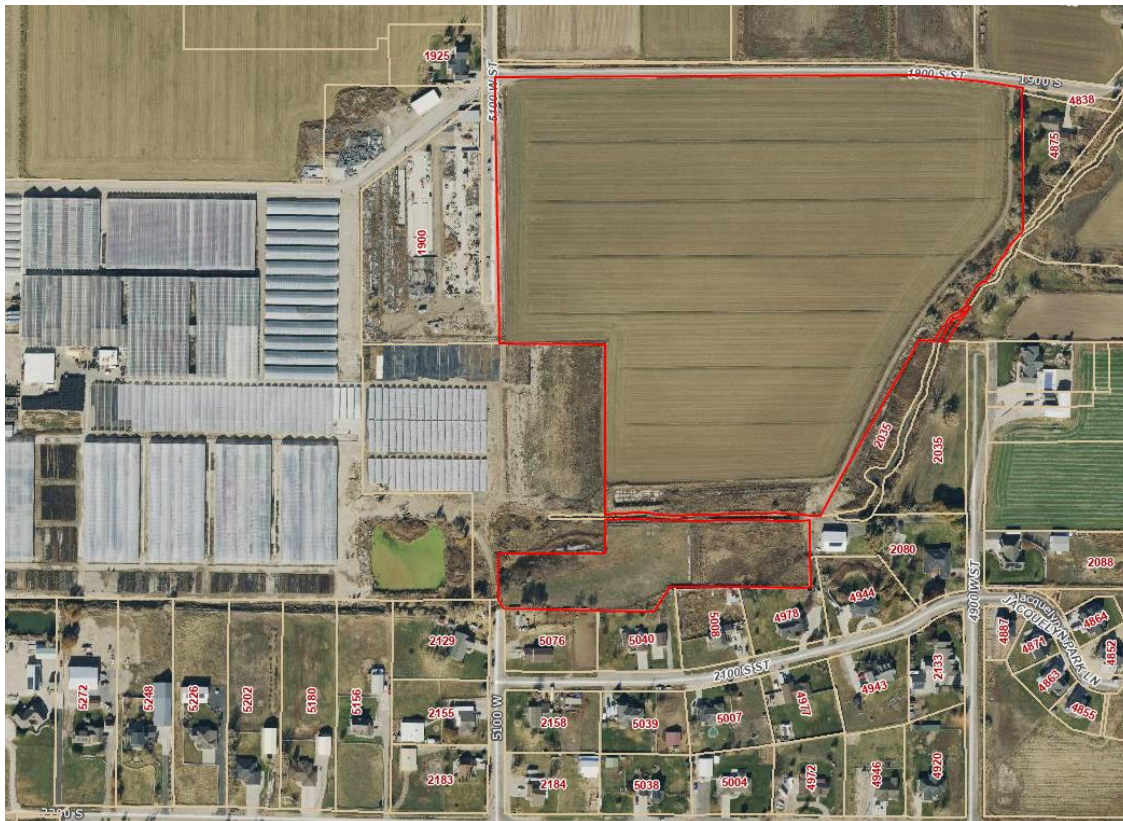
This recommendation is based on the following findings:

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

Exhibits

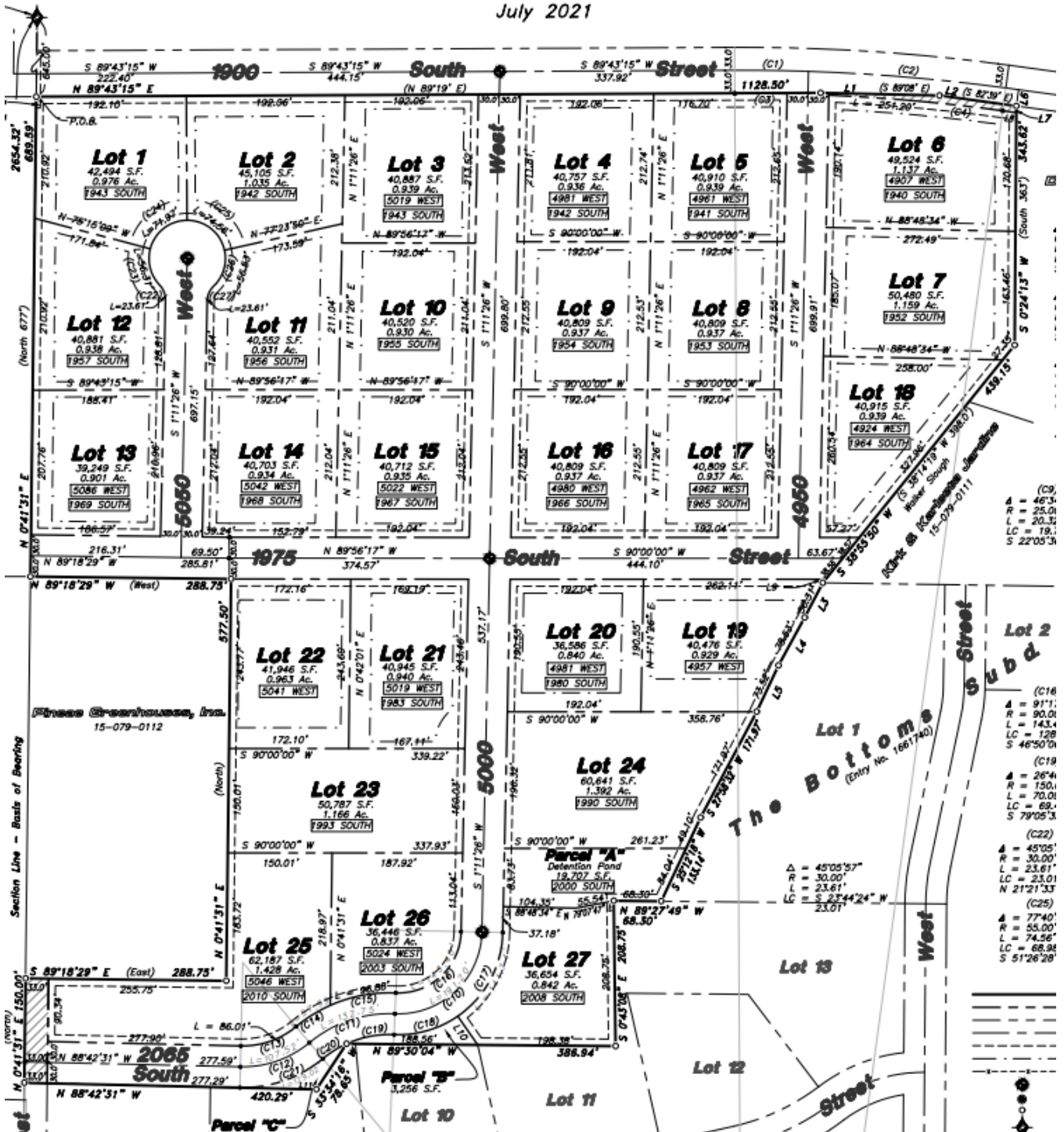
- A. Proposed Plat
- B. Final Will Serve Letters from Taylor West Weber and Hooper Irrigation
- C. Final Approval of Annexation into Central Weber Sewer District

Area Map

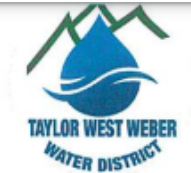


Average Lot Size Table

<i>Lot #</i>	<i>Square Footage</i>	<i>Acres</i>			
			L15	40,712 S.F.	0.935 AC.
L1	42,494 S.F.	0.976 AC.	L16	40,809 S.F.	0.937 AC.
L2	45,105 S.F.	1.035 AC.	L17	40,809 S.F.	0.937 AC.
L3	40,887 S.F.	0.939 AC.	L18	40,915 S.F.	0.939 AC.
L4	40,757 S.F.	0.936 AC.	L19	40,476 S.F.	0.929 AC.
L5	40,910 S.F.	0.939 AC.	L20	36,586 S.F.	0.840 AC.
L6	49,524 S.F.	1.137 AC.	L21	40,945 S.F.	0.940 AC.
L7	50,480 S.F.	1.159 AC.	L22	41,946 S.F.	0.963 AC.
L8	40,809 S.F.	0.937 AC.	L23	50,787 S.F.	1.166 AC.
L9	40,809 S.F.	0.937 AC.	L24	60,641 S.F.	1.392 AC.
L10	40,520 S.F.	0.930 AC.	L25	62,187 S.F.	1.428 AC.
L11	40,552 S.F.	0.931 AC.	L26	36,446 S.F.	0.837 AC.
L12	40,881 S.F.	0.938 AC.	L27	36,654 S.F.	0.842 AC.
L13	39,249 S.F.	0.901 AC.	TOTAL:	1,163,593 S.F.	26.74 AC.
L14	40,703 S.F.	0.934 AC.	AVG:	43,096 S.F.	.989 AC.



- (C9)
A = 46'3"
R = 25.0'
L = 20.3'
LC = 19.1'
S 22°05'3"
- (C18)
A = 91'1"
R = 90.0'
L = 143.4'
LC = 128'
S 46°50'0"
- (C19)
A = 26'4"
R = 150.0'
L = 70.0'
LC = 69.1'
S 79°05'3"
- (C22)
A = 45°05'57"
R = 30.00'
L = 23.61'
LC = 23.01'
N 21°21'33"
- (C25)
A = 77'40"
R = 55.00'
L = 74.26'
LC = 68.98'
S 51°26'28"



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

9/1/2021

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 the district has the capacity to provide only culinary water for Saddlewood Estates, a 27-lot subdivision. The development location is at approximate address is 1900 South and 5100 W. West Weber. The plans have been reviewed and all installation must be according to the plans. Specifications and details are available at the district office. A pre-construction meeting is required. Inspections must be coordinated with Taylor West Weber Water.

Requirements met:

- Plan review fee= \$100 per lot (\$2,700.00) **paid**
- Water rights impact fee= Must be paid before the subdivision is recorded and service is provided. \$4,363.00 per lot. (\$117,801.00) **paid**

Requirements for final approval

- Secondary Water= Must connect to Hooper Irrigation for pressurized secondary water.
- Impact fee=\$5,703 Per lot. This fee will be collected at the time building permits are requested. The fee includes the cost of the meter. Fees change Sept.13,2021.
- 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.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. An escrow must be set up for the culinary and secondary infrastructure no funds shall be released without district approval. Final subdivision approval is subject to meeting all of the requirements of the district and all fees being paid and received. A **signature block** must be added to the recorded plat and signed by either a board member or the manager of Taylor West Weber Water.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers", with a long, sweeping underline.

Ryan Rogers – Manager

Taylor West Weber Water District

Just a follow up email in relation to the Saddlewood Estates Subdivision. Taylor West Weber Water will not grant final approval until Saddlewood Estates is completely ready to go before the county commissioners. We give recommendation to the Weber Planning Commission that Saddlewood Estates be advanced to the next step in the planning process but a letter that says "Final" will not be issued until escrow and or recording be relevant. If you have anymore questions feel free to contact me.
Thanks,

Ryan Rogers
Taylor West Weber Water
Manager 801-731-1668



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

August 30, 2021

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

RE: FINAL WILL SERVE LETTER – Saddlewood Estates

The development is located at approximately 1900 South and 5100 West and consists of 27 lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project 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 any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary

September 15, 2021

Darrel Woodruff
Weber County Surveyor's
2380 Washington BLVD., Suite
370 Ogden, Utah 84401



To Whom It May Concern:

Based upon state code [17-23-20] the Weber County Surveyor's office has reviewed the proposed plat Central Weber Sewer Improvement District, Saddlwood Estates Annexation and all conditions for approval by this office at this time have been satisfied. Signatures and platting requirements will be reviewed at the time of final submittal of mylar to this office for approval and county surveyor signature. If any additional changes are made to the attached plat, another review will be required by this office for approval.

Thank you

Weber County Surveyor's Office



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, preliminary approval of Phases 1 and 2 of Smart Fields Subdivision (30 lots) located at 4300 W 1400 S.

Agenda Date: Tuesday, September 21, 2021

Applicant: Pat Burns (Owner) Joshua Wiscombe (Authorized Representative)

File Number: LVS042621

Property Information

Approximate Address: 4300 West 1400 South

Project Area: 27.5 acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0035, 15-054-0055

Township, Range, Section: 6N 2W Sec 20 and 21

Adjacent Land use

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

Staff Information

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

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

Summary

The applicant is requesting preliminary approval of Smart Fields Subdivision (30 lots) at approximately 1740 S 4300 West.

The applicant is requesting to divide two vacant parcels, which together total 27.5 acres, and create 30 new building lots. The A-1 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. Based on the site development standards, the gross developable acreage divided by 40,000 square feet equals 30.8, which is the maximum number of lots allowable before subtracting area in the public right-of-way. The recently adopted subdivision code section (106-2-4), incentivizes the developer to follow the Planning Division recommendations regarding road alignments and connectivity. The incentive to the developer would allow them to retain the gross acreage calculations to determine the number of lots allowed within the subdivision. Up to ten percent of the gross developable acreage is not required to be omitted from the net developable acreage of the subdivision. While the base density is capped at 30 lots, the minimum lots size in the A-1 zone may not be below 20,000 sq. ft. and 75 feet wide.

This development will be completed in two phases as delineated by lots numbered in series (see Exhibit A).

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to page 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

Zoning: The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Site Development Standards:

A-1 Zone:

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 75 feet

Minimum lot area: 20,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code and the connectivity incentivized subdivision code. Together, both parcels total 1,200,059 square feet. 1,200,059 divided by the minimum lot size for the zone (40,000 square feet) equals 30.001 or 30 lots.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a preliminary will-serve letter stating that the District has the capacity to serve culinary water for 30 lots. Final approval will not be given until all of the requirements of the District are satisfied. Their preliminary will-serve letter expires on January 30th 2022.

Irrigation Water: Hooper Irrigation Company has provided a preliminary will-serve letter for 29 lots of Smart Fields Subdivision (see Exhibit C). There are sufficient Hooper Irrigation shares with the property. The district requires 15 shares of Hooper Irrigation to connect to the system. Hooper Irrigation requires that a ditch on the west side of 4300 West must be piped. A condition that Hooper Irrigation provides a letter stating their ability to serve 30 lots is included under the staff's recommendations.

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 30-lot development. The District will need to approve the connection plans and inspect the connection. Smart Fields will need to be annexed into the district.

Review Agencies: The Weber County Planning Division has posted preliminary comments that will be addressed by plat revisions. Weber County Engineering comments are related to subdivision improvements for which the civil plans will be reviewed following preliminary approval. The County Surveying Department will conduct a formal review of the final subdivision plat. The Weber Fire District requires that the civil plans include the existing and new fire hydrants.

Staff Recommendations

Staff recommends preliminary approval of Smart Fields Subdivision, a proposal to create 30 residential lots. This recommendation is based on the following conditions:

1. Civil Drawings will be created and under review by the Engineering Department.
2. A final subdivision plat will be under review by all applicable County review agencies.
3. A Geotechnical Report will be completed to aid in designing the subdivision improvements.
4. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office.
5. Before the proposal can be considered for final approval by the Planning Commission, a capacity assessment letter from the water district shall be provided by the applicant.
6. Hooper provides a letter stating the ability to serve all 30 lots.

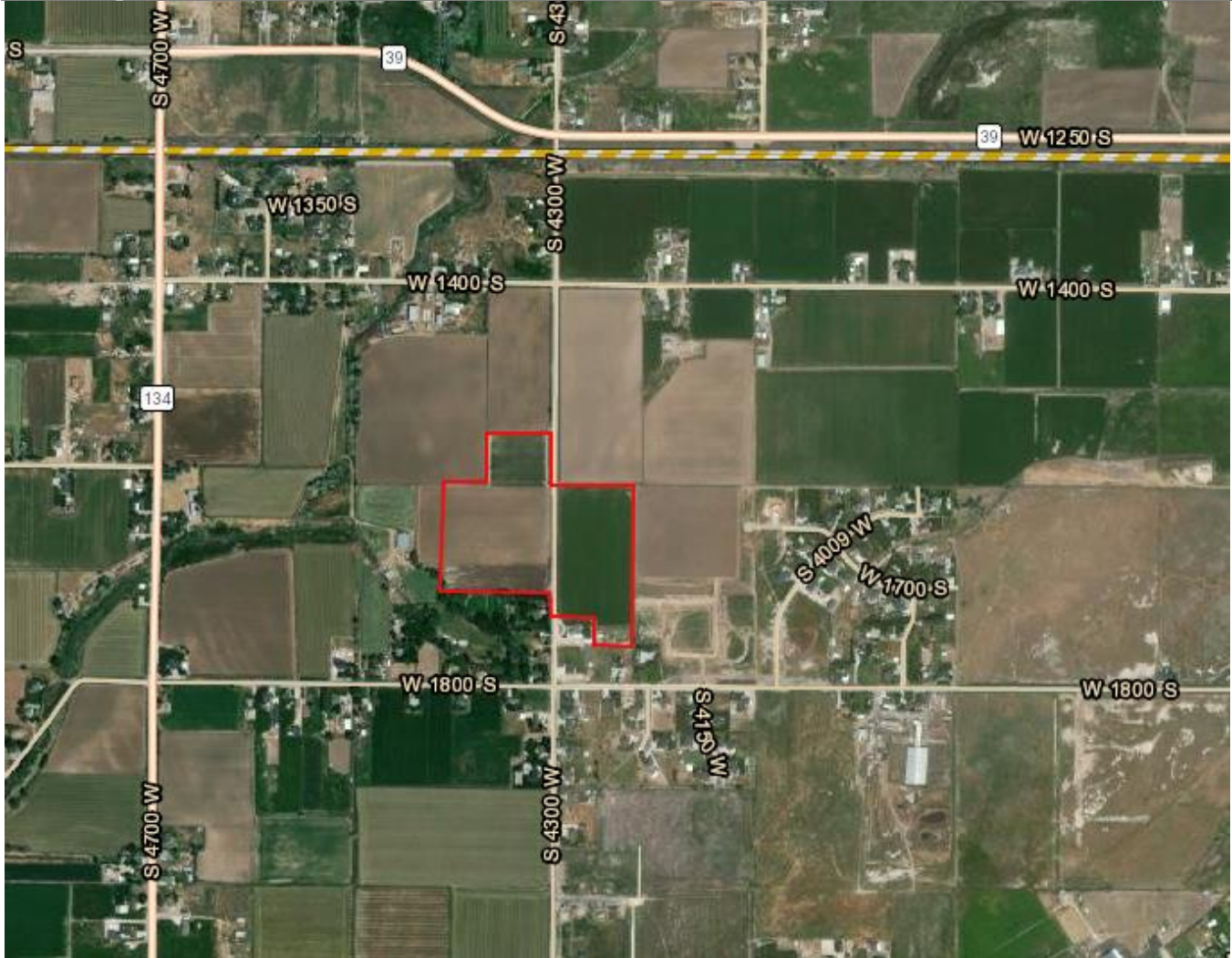
This recommendation is based on the following findings:

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.

Exhibits

- A. Smart Fields Subdivision preliminary plat
- B. Will serve Culinary
- C. Will serve secondary
- D. Will serve sewer

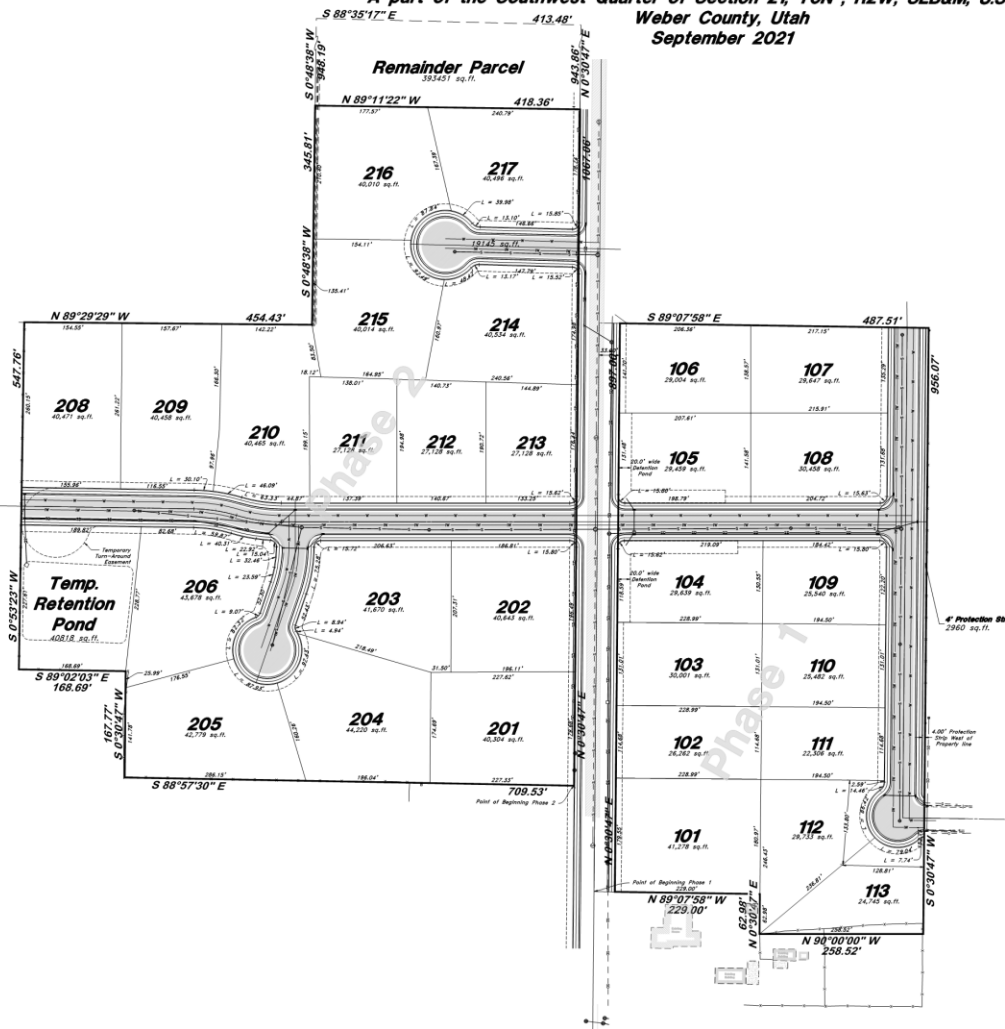
Area Map



Sketch for Smart Fields

Connectivity and Incentive Subdivision Plat

A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2021



NOTE
1. 10' wide Public Utility and Drainage Easements (P.U.D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
2. Lot 207 of Phase 2 Not Buildable until Remained Storm Water Pond and Turnaround Are In place.

RECORD DESCRIPTION

Parcel #150570035 (TAXING) (Phase 1)
A part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Soil Lake Meridian, U.S. Survey; beginning 12 Rods North of the Southwest Corner of said Quarter Section and running thence East 22 Rods, thence North 85 Rods, thence West 32 Rods, thence South 85 Rods to the point of beginning. Excepting therefrom a part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Soil Lake Meridian, described as follows: beginning at a point North 0°30'47" East 247.50 feet along the section line from the Southwest Corner of said Section 21, to the Point of Beginning, and running thence North 0°30'47" East 175.00 feet, thence South 89°07'58" East 262.00 feet, thence South 0°30'47" West 175.00 feet, thence North 89°07'58" West 262.00 feet to the point of beginning. (City#2278452) [Note: a drain hole piece on this parcel which did not comply with Utah Code Title 17-27A-805(4)] Entry#2278452

Parcel #150540025 (Phase 2)
A part of the Southwest Quarter of Section 20, Township 6 North, Range 2 West, Soil Lake Meridian, U.S. Survey; beginning at a point 588.00 feet North of the Southwest Corner of said Quarter Section; thence North 2043.69 feet, thence West 442.5 feet (North 89°05'32" West 438.43 feet along the Quarter section line) to a fence, thence South (South 0°16'24" West) along the 20 Chain (1318.01 feet); thence West (North 89°19'24" West) 300 feet (278.79 feet) to a point 742.5 feet West of the East line of said Quarter Section; thence South 728.31 feet, thence South 89°28'58" East 742.55 feet to the point of beginning. Contains 25.767 acres, subject to a County Road Right-of-Way across the North 33 feet and East 33 feet thereof, road contains 1.856 acres.

Parcel #150540049 (Phase 2, combining lots 16 & 17)
A part of the Southwest Quarter of Section 20, Township 6 North, Range 2 West, Soil Lake Meridian, U.S. Survey; beginning at a point 7.5 Chains (489 feet) West and 44.5 Chains (957 feet); South of the Northeast Corner of said Southwest Quarter of Section 20, thence South 5.5 Chains (363 feet), thence West 3.79 Chains (247.5 feet), thence South 8.52 Chains (562.32 feet), thence West 2.8 Chains (171.6 feet), thence North 8.52 Chains (562.32 feet), thence West 5.65 Chains (372.8 feet), thence North 5.5 Chains (363 feet), thence East 12 Chains (792 feet) to beginning, also: beginning at a point 495 feet West and 14.5 Chains (967 feet), South from the Northeast Corner of said Quarter Section, and running thence South 5.5 Chains (363 feet), thence North 5.5 Chains (363 feet), thence West 52.5 feet to the Point of Beginning.

Phase 1 acreage: 43,3063 sqft. (excluding 4300 West dedication)
Phase 2 acreage: 746986 sqft.
Over all acreage for the subdivision: 1,200,059 Sqft or 27.55 acres

PRELIMINARY PLAN

DATE: 09/15/21
BY: SLOPEY ENGINEERING, INC.
1/8" SLOPEY ENGINEERING, INC.
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DATE: 09/15/21
BY: SLOPEY ENGINEERING, INC.
1/8" SLOPEY ENGINEERING, INC.
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

GREAT BASIN ENGINEERING
8748 SOUTH 1475 EAST, OGDEN, UTAH 84403
WWW.GREATBASINENGINEERING.COM

Preliminary Plan connectivity and incentive subdivision plat Smart Fields
A part of Section 20, T6N, R2W, SLB&M, U.S. Survey

Sept. 2021
SHEET NO. **C1**



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
9/2/2021

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 only culinary water for the Smart Fields Subdivision, a 30-lot subdivision. The proposed subdivision is at approx. 1700 South 4300 West, West Weber Utah. By means of a 10" water main on 4300 W. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot (\$3,000.00) Plans must be reviewed and okayed by the district engineer for final approval.
- Water rights impact fee= Must be paid before the subdivision is recorded and service is provided. \$4,363.00 Per lot (\$130,890.00 Total). Based on current impact fee. Fees change Sept. 13,2021
- Secondary Water= Must connect to Hooper Irrigation for pressurized secondary water. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Proof of a secondary water provider by means of a receipt must be submitted to the district for final approval.
- Impact fee=\$5,703 Per lot. This fee will be collected at the time building permits are requested. The fee includes the cost of the meter. Fees change Sept.13,2021.
- 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.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. All fees must be paid before approval for construction of the water infrastructure is given. An escrow must be set up for the culinary and secondary infrastructure no funds shall be released without district approval. Final subdivision approval is subject to meeting all of the requirements of the district and all fees being paid and received. A **signature block** must be added to the recorded plat and signed by either a board member or the manager of Taylor West Weber Water. This letter expires six months from the date it is issued.

Expires 3/2/2022

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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August 6, 2021

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

RE: PRELIMINARY WILL SERVE LETTER – Smart Fields Subdivision

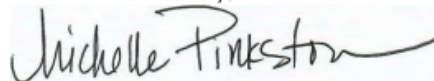
The Smart Fields development is located at 1700 South and 4300 West approximately and consists of 29 building lots (Phase 1 has 13 lots and Phase 2 has 16 lots). The subdivision is in the boundaries of the Hooper Irrigation Company service area. The secondary water line is 16" and will need to be extended approximately 500 feet to the project and then will need to extend across the frontage of the project. Pioneering and Oversize agreements can be utilized to reimburse the developer if future development connects to the lines installed by the developer of Smart Fields. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some minor changes needed. There are sufficient shares affiliated with the property to connect to the secondary pressurized system and the shares are in good standing. The Smart Fields project, as currently designed, will require 15 shares to connect to the secondary system. There may be private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. All existing ditches will need to be piped with a minimum of 18" RCP pipe according to Hooper Irrigation standards and specs. Hooper Irrigation is aware of a ditch on the west side of 4300 West, that must be piped. Only this project 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

July 28, 2021

Steve Burton
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Smart Fields Phase 1 and Phase 2
Sanitary Sewer Service
Will Serve Letter

Steve:

At the request of Pat Burns we have reviewed a subdivision plan for Smart Fields Phase 1 and Phase 2 of 30 lots located at approximate address. 4300 W 1800 S. We require annexation into the district and offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
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 the subdivision.



Central Weber Sewer Improvement District

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,

Clay Marriott

Construction Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Joshua Wiscombe
Pat Burns



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application, preliminary approval of TC Gailey Fields Subdivision (6 lots) located at 1400 S 2900 W.
Agenda Date:	Tuesday, September 21, 2021
Applicant:	Jed Schenck (owner) Chis Cave (Authorized Representative)
File Number:	LVS080221

Property Information

Approximate Address:	1400 South 2900 W
Project Area:	8.60 acres
Zoning:	A-2
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-060-0145
Township, Range, Section:	6N, 2W, Sec 22

Adjacent Land use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

Summary

The applicant is requesting preliminary approval of TC Gailey Subdivision (6 lots) at approximately 1400 South 2900 West.

The applicant is requesting to divide a vacant 8.6-acre parcel and create 6 residential building lots. Each lot will front directly on a public road. Lots 1 and 2 front on 2900 West Street, lots 4 through 6 front on 1400 South Street, and lot 3 is designed as a corner lot (see Exhibit A).

There is an opportunity to obtain right-of-way dedication for a future public road on the north side of the subdivision. The subdivision code section 106-1-4 (b) (7) states that a subdivision plan will show a connectivity plan showing connection opportunities for further development. While there are no existing or planned roads to connect, there is a 4-acre and a 5-acre landlocked parcel to the west side of the Hooper irrigation ditch (see Exhibit E).

The Western Weber Trails Plan was adopted on May 1, 2017. Depicts a potential multiuse trail following the irrigation canal (see Exhibit E).

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to the General Plan by utilizing the existing zoning districts to help shape residential development in areas that are occupied by agricultural uses (see pages 2-12).

Zoning: The property is located within the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

“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.”

Site Development Standards: The A-2 Zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. Each lot within this proposal conforms to the minimum area and width requirements of the A-2 Zone.

Road Dedication: The property description for TC Gailey Subdivision extends into 2900 West Street. Section 106-2-2.1 (a) (1) requires that each street in a subdivision shall be dedicated to the county as a public street. To provide for connectivity to adjacent vacant land the Planning Division has created a sketch showing location of a future public ROW and trail easement. Sections (106-1-4 (b) (7)) **Street Connectivity Proposal** and (106-2-3) **Block Lengths** support the planning staff’s recommendation for a future public ROW. The adopted Western Weber Trails Plan in Exhibit E supports the placement of a public trail along the west side of the development.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood risk.

Culinary Water: Taylor West Weber Water District has provided a preliminary will-serve letter stating that the District can serve culinary water for the entire TC Gailey Subdivision. Final approval will not be given until all of the requirements of the District are satisfied. Their preliminary will-serve letter expires on January 20th, 2022.

Irrigation Water: The developer will create a private irrigation system using four shares from Wilson Irrigation Company. Specification from Wilson Irrigation and County Agencies must be followed when designing the TC Gailey Subdivision pressurized irrigation system.

Sewer Services: Test pits and percolation test holes have been dug and monitored by the Weber-Morgan Health Department. Each lot is within the range of acceptability for the place of Wisconsin Mound System and an At-Grade absorption area.

Review Agencies: The Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions. The first review from the Weber Fire District states that “There may need to be fire hydrants added before building permit approval.”

Staff Recommendations

Staff recommends preliminary approval of TC Gailey Subdivision, a proposal to create 6 residential lots. This recommendation is based on the following conditions:

1. The developer will obtain a final will-serve letter from Taylor West Weber Water District.
2. Wilson Irrigation and County Agencies design requirements must be followed when designing and installing the TC Gailey Subdivision pressurized irrigation system.
3. The developer submits a Geotechnical Report to provide a specification for roadway improvements.
4. The subdivision plat depicts the 66’ Future Public Right of Way and the Pathway Easement.

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.

Exhibits

- A. TC Gailey Subdivision preliminary plat
- B. Will serve culinary
- C. Secondary Water Plan and Proof of Shares
- D. Septic Feasibility from the Health Department
- E. Planning Staff Sketch of road connectivity, potential multiuse trail, and Western Weber Trails Plan

Area Map



Exhibit A

Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP
SCALE: NONE

Farm Property		Landmark Irrigation Calculations	
Monthly Water Allowance (gallons) - 870 x 2.6 x 0.82 x Area		Monthly Water Allowance (gallons) - 870 x 2.6 x 0.82 x Area	
Month	Area	Allowance	Area
Jan	10,000	187,200	10,000
Feb	10,000	187,200	10,000
Mar	10,000	187,200	10,000
Apr	10,000	187,200	10,000
May	10,000	187,200	10,000
Jun	10,000	187,200	10,000
Jul	10,000	187,200	10,000
Aug	10,000	187,200	10,000
Sep	10,000	187,200	10,000
Oct	10,000	187,200	10,000
Nov	10,000	187,200	10,000
Dec	10,000	187,200	10,000
Total	120,000	2,246,400	120,000

Days Between Receiving Water	
Days	7 Days
Required Storage Volume	48,445 ft ³

Alignment Basin Sizing	
Height	175
Width	100
Depth	3
Total Area	17,300
Bottom Area	12,874
Average Area	15,187
Volume	48,891 ft ³

CENTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT MARKED "1965" IN CONCRETE.

BOUNDARY DESCRIPTION

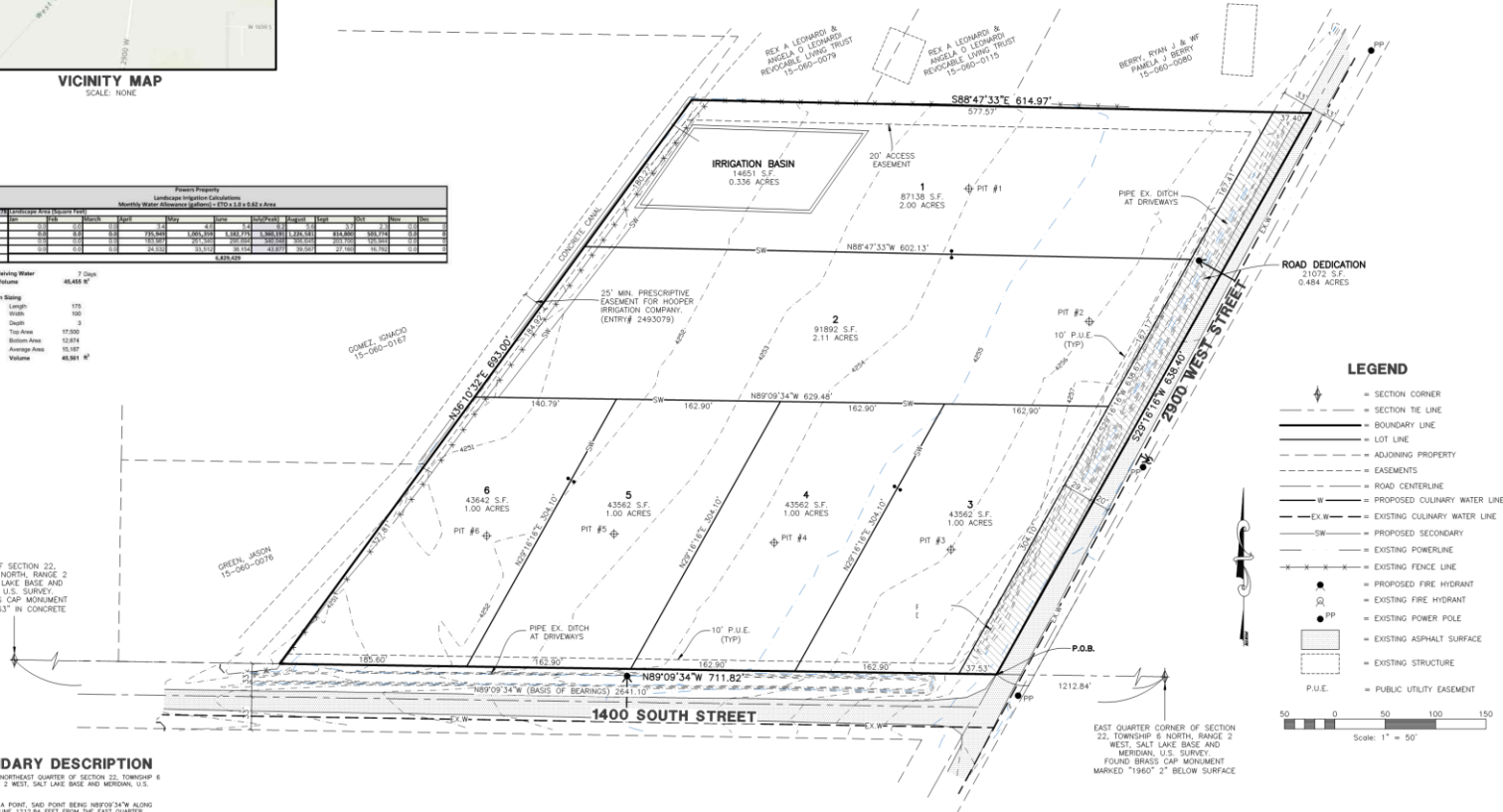
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
 BEGINNING AT A POINT 340 FEET BEING 189°09'34"W ALONG THE SECTION LINE 1212.84 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE 189°09'34"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 1400 SOUTH STREET, 711.82 FEET, THENCE 82°16'14"W 638.40 FEET, THENCE 88°47'32"E 614.97 FEET, THENCE 52°16'14"W 638.40 FEET TO THE POINT OF BEGINNING.
 CONTAINING 374430 SQUARE FEET OR 8.566 ACRES MORE OR LESS.

SOILS EVALUATION INFO

- EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 412087 E 4566202 N)
 - 0-17" LOAM, GRANULAR/BLOCKY STRUCTURE
 - 17-43" CLAY LOAM, MASSIVE STRUCTURE
 - GROUNDWATER ENCOUNTERED AT 43"
- EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 412123 E 4566211 N)
 - 0-13" LOAM, GRANULAR STRUCTURE
 - 13-32" FINE SANDY LOAM, BLOCKY STRUCTURE
 - 32-48" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 412080 E 4566142 N)
 - 0-21" LOAM, GRANULAR STRUCTURE
 - 21-35" FINE SANDY LOAM, BLOCKY STRUCTURE
 - 35-52" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 412026 E 4566145 N)
 - 0-20" LOAM, GRANULAR/BLOCKY STRUCTURE
 - 20-32" SANDY LOAM, BLOCKY STRUCTURE
 - 32-45" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 411977 E 4566148 N)
 - 0-24" LOAM, GRANULAR STRUCTURE
 - 24-45" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES
- EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 411938 E 4566148 N)
 - 0-26" LOAM, GRANULAR/BLOCKY STRUCTURE
 - 26-44" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES

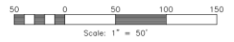
NOTES

- CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
- PROJECT IS IN ZONE 2 FOR FIRM FLOOD PANEL #905704086, EFFECTIVE 10/15/2008.
- LOTS WILL HAVE SEPTIC TANKS.
- LOTS WILL DRAIN INTO EXISTING DRAINAGE DITCH.
- IRRIGATION BASIN WILL BE FILLED FROM EX. CANAL ONCE A WEEK.



LEGEND

- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- ROAD CENTERLINE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED SECONDARY
- EXISTING POWERLINE
- EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING ASPHALT SURFACE
- EXISTING STRUCTURE
- P.U.E. = PUBLIC UTILITY EASEMENT



subdivision name in bold letters at the top of the sheet. The township, range, and quarter section shall also be shown on the top of the plat. 106-1-5.10

TCGailey Subdivision

Weber County, Utah



REVISION #	DESCRIPTION

TCGailey Subdivision
 PART OF THE NE 1/4 OF SECTION 22, T4N, R2W, S1B & 2N, U.S. SURVEY
 WEBER COUNTY, UTAH
Preliminary Plan

Project Info.
 Engineer: J. Schenck
 Planner: J. Cave
 Designer: F. Roche
 Date: 7-19-21
 Name: TCGAILEY SUBDIVISION
 Number: 7713-01

Sheet **1** of **1** Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 S. 1500 W., 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 THEREIN WITHOUT THEIR CONSENT.



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/20/2021

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 only culinary water for TC Gailey subdivision by the means of a 14" water main on 3500 W. and a 6" water line on 1400 S. Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot. \$600.00
- Plans must show the pressurized secondary water system and be reviewed and signed off on by Taylor West Weber Waters engineer.
- Water rights fee =Must be paid before the subdivision is recorded. \$4,363.00 per lot. (Total \$26,178.00) Based on current impact fee.
- Secondary Water = The developer will install a pond for secondary purposes. The pressurized secondary water system must be operatable and functioning before Taylor West Weber Water will give final approval for any building permit. The developer is responsible for implementing the secondary water system. A **final approval** letter from Taylor West Weber Water stating the system is operating must be provided for final approval.
- A developmental agreement concerning secondary water must be implemented and approved before the subdivision is recorded.
- A letter from Wilson Irrigation providing documentation that the proper amount of water has been affixed to this development for the residential landscaped area of this project and that the secondary will be supplied by Wilson Irrigation company.
- Waterline sizes and adjustments must be made and compliant with Taylor West Weber Waters engineers' recommendations.
- The developer will upgrade the culinary water line along the frontage to meet current State standards of 8". Taylor West Weber Water District will participate in the upgrade and enlarge the pipe size to 12". The developer will get quotes for 8" and 12" and Taylor West Weber Water will pay the difference in the upgrade.
- Impact/ Hookup Fees = Paid by each lot owner or builder before a building permit is issued. Amounts are subject to change based on impact fees.
- 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.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Any escrow funds shall not be released relating to culinary or secondary water without approval from Taylor West Weber Water. Final Subdivision approval is subject to meeting all of the requirements of the district and all fees being paid and received. A **signature block** must be added to the recorded plat and signed by either a board member or the manager of Taylor West Weber Water. Water rights fees must be paid before recording occurs. This letter expires six months from the date it is issued.

Expires 1/20/2022

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District



Weber County Planning Division
Felix Lleverino

RE: TC Gailey Subdivision Secondary Water Narrative

Felix,

The irrigation system will provide pressurized secondary water to the lot owners. The system will include a storage basin on the rear of Lot 1, the basin will be filled by a diversion pipe that will be installed in the Hooper Irrigation ditch that runs along the westerly boundary line. The basin will be filled on the scheduled water share time. A pump will be installed that will deliver pressurized secondary water each of the 6 lots within the subdivision. The developer is in the process of setting up a private irrigation company that will be owned and maintained by the lot owners. The system will be designed during the final design of the development.

Please let us know if you have any questions or concerns on the proposed design.

Sincerely,
REEVE & ASSOCIATES, INC.



Chris J. Cave
Planning Director
chris@reeve.co

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

BILL OF SALE FOR WATER STOCK CERTIFICATE

To: Wilson Irrigation Company
1742 West 1900 North
Farr West, Utah 84404

Thomas Powers and Nancy Powers, hereinafter referred to as Grantor, for and in consideration of Ten dollars, (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby assign, transfer, and convey, to Amber Mountain Developing, LLC, a Utah Limited Liability Company, as joint tenants, as Grantee, all right, title and interest of the Grantor in and to the following:

Four, (4), shares of Wilson Irrigation Company Water Stock

"Wilson Irrigation Company" is instructed and authorized to issue a Water Stock Certificate, in the name of the Grantee, which conveys the amount of water stock shares stipulated to herein. The prior certificate issued, applicable to said shares, is to be terminated.

Grantor warrants the following:

1. Grantors are the owners of said water stock, that they have total authority to transfer said water stock shares.
2. Water associated with the shares being conveyed has historically been used to benefit real property located in Weber County, State of Utah, more particularly described on Exhibit "A".
3. Grantor has paid all dues, assessments, or charges, for water year 2020.
4. Water Stock has been held by Zions Agricultural Finance as collateral. Grantor has paid sufficient funds to Zions Agricultural Finance to have the water stock released as collateral. The certificate, when obtained from Zions Agricultural Finance, will be endorsed by the Grantor, in favor of the Grantee.

Grantee accepts said personal property under the following terms and conditions.

1. Grantee will abide by the by laws established by the Irrigation company as to the use of water, associated with the Stock Certificate to be issued as stipulated herein.
2. Grantee will pay all assessments respective to the water shares for water year 2021 and thereafter.
3. Grantee will pay any transfer fees required to have a stock certificate issued.

The water stock certificate should be mailed to the Grantee.

Grantees Address: 1243 East 6600 South
Uintah, Utah 84405

Grantees Telephone Number: _____

Grantees Email: _____

Grantor and Grantee, have read, reviewed, and accept the terms and the conditions of this Bill of Sale. This document may be signed in counterparts.

Thomas Powers 5-7-2021
Thomas Powers Date

Nancy Powers 5-7-2021
Nancy Powers Date
"Grantor"

Amber Mountain Developing, LLC, a Utah Limited Liability Company

By: _____
Trevor Drew Galley—Member/Manager Date

Jed Arthur Schenck—Member/Manager Date
"Grantee"

The water stock certificate should be mailed to the Grantee.

Grantees Address: 1243 East 6600 South
Uintah, Utah 84405

Grantees Telephone Number: 801-309-5968

Grantees Email: tdgailey21@gmail.com

Grantor and Grantee, have read, reviewed, and accept the terms and the conditions of this Bill of Sale. This document may be signed in counterparts.

Thomas Powers Date

Nancy Powers Date
"Grantor"

Amber Mountain Developing, LLC, a Utah Limited Liability Company

By:  5/7/21
Trevor Drew Gailey—Member/Manager Date

 5-7-2021
Jed Arthur Schenck—Member/Manager Date
"Grantee"

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

June 8, 2021



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Trevor Gailey
1351 S 2900 W
Parcel #15-060-0145
Soil log #15121

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on June 1, 2021. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #2 (UTM Zone 12 Nad 83 412123 E 4566211 N)
0-13" Loam, Granular Structure
13-32" Fine Sandy Loam, Blocky Structure
32-48" Fine Sandy Loam, Massive Structure

Exploration Pit #3 (UTM Zone 12 Nad 83 412080 E 4566142 N)
0-21" Loam, Granular Structure
21-35" Fine Sandy Loam, Blocky Structure
35-52" Fine Sandy Loam, Massive Structure

Exploration Pit #4 (UTM Zone 12 Nad 83 412026 E 4566145 N)
0-20" Loam, Granular Structure
20-32" Sandy Loam, Blocky Structure
32-45" Fine Sandy Loam, Massive Structure

Exploration Pit #5 (UTM Zone 12 Nad 83 411977 E 4566148 N)
0-24" Loam, Granular Structure
24-45" Loam, Massive Structure, Common Red Mottles

Exploration Pit #6 (UTM Zone 12 Nad 83 411938 E 4566148 N)
0-26" Loam, Granular/Blocky Structure
26-46" Loam, Massive Structure, Common Red Mottles

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Lots 1-6: Culinary water will be provided by Taylor-West Weber Water Improvement District, an approved public water system. **A letter from the water supplier is required prior to issuance of a permit.**

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media System followed by an At-Grade absorption area, as a means of wastewater disposal. Maximum absorption area depth is limited to 0 inches. The absorption area is to be designed using a maximum loading rate of 0.22 gal/ft²/day for a Wisconsin Mound absorption area, or 0.45 gal/ft²/day for the At-Grade absorption area as required for the fine sandy loam, massive structure soil horizon.

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phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.com

ENGINEERING CONSIDERATIONS

Many ditches are located adjacent to the current property lines of this parcel. Wisconsin Mound absorption areas are required to maintain a 100-foot setback to any open ditches or other surface water features. This setback is reduced to 50 feet for Packed Bed Media systems.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,



Ryan Klinge
Environmental Health Division
801-399-7160

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



April 28, 2021

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Trevor Gailey
1351 S 2900 W
Parcel #15-060-0145
Soil log #15121

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Taylor-West Weber Water Improvement District, an approved public water system. A **letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or Packed Bed Media Treatment System with an At-Grade absorption area as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.22 gal/ft²/day for a Wisconsin Mound absorption area, or 0.45 gal/ft²/day for an At-Grade absorption area as required for the clay loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Ryan Klinge
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



April 19, 2021

Gailey Trevor
1243 E 6600 S
Ogden, Utah 84405

RE: Wastewater Site and Soils Evaluation #15121
1351 S 2900 W Ogden, UT
Parcel # 15-060-0145

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on April 19, 2021. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 412087 E 4566252 N)
0-17" Loam, Granular/Blocky Structure
17-43" Clay Loam, Massive Structure
Groundwater Encountered At 43"

Conduct the required percolation test so that the bottom of the percolation test hole is at 29 inches deep from the original grade.

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

Due to the soil types existing on this property, the final readings of the percolation tests will need to be witnessed by a representative from the Health Department. Please make the percolation tester aware of the requirement so that arrangements can be made. Test results will not be accepted if this requirement is not met.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

If you have any further questions, contact this office at your convenience.

Sincerely,

Ryan Klinge
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

Exhibit E

Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP
SCALE: NONE

SOILS EVALUATION INFO

- EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 412087 E 4566202 N)
 0-17" LOAM, GRANULAR/BLOCKY STRUCTURE
 17-43" CLAY LOAM, MASSIVE STRUCTURE
 GROUNDWATER ENCOUNTERED AT 43"
- EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 412123 E 4566211 N)
 0-13" LOAM, GRANULAR STRUCTURE
 13-32" FINE SANDY LOAM, BLOCKY STRUCTURE
 32-48" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 412080 E 4566142 N)
 0-21" LOAM, GRANULAR STRUCTURE
 21-35" FINE SANDY LOAM, BLOCKY STRUCTURE
 35-52" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 412026 E 4566145 N)
 0-20" LOAM, GRANULAR/BLOCKY STRUCTURE
 20-32" SANDY LOAM, BLOCKY STRUCTURE
 32-45" FINE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 411977 E 4566148 N)
 0-24" LOAM, GRANULAR STRUCTURE
 24-45" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES
- EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 411938 E 4566148 N)
 0-26" LOAM, GRANULAR/BLOCKY STRUCTURE
 26-40" LOAM, MASSIVE STRUCTURE, COMMON RED MOTTLES

NOTES

- CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
- PROJECT IS IN ZONE 7 FOR FLOOD FLOOD PANEL #W07C0408E, EFFECTIVE
- LOTS WILL HAVE SEPTIC TANKS
- LOTS WILL DRAIN INTO EXISTING DRAINAGE DITCH
- IRRIGATION BASIN WILL BE FILLED FROM EX. CANAL ONCE A WEEK

Farm Property		Landmark Irrigation Evaluations	
Monthly Water Allowance (gallons) - 870 x 2.6 x 0.82 x Area		Monthly Water Allowance (gallons) - 870 x 2.6 x 0.82 x Area	
Month	Area	Water	Area
Jan	10.0	10,000	10.0
Feb	10.0	10,000	10.0
Mar	10.0	10,000	10.0
Apr	10.0	10,000	10.0
May	10.0	10,000	10.0
Jun	10.0	10,000	10.0
Jul	10.0	10,000	10.0
Aug	10.0	10,000	10.0
Sep	10.0	10,000	10.0
Oct	10.0	10,000	10.0
Nov	10.0	10,000	10.0
Dec	10.0	10,000	10.0
Total	100.0	1,000,000	100.0

Days Between Recharging Water: 7 Days
 Required Storage Volume: 41,445 ft³

Abandonment Basin Sizing:
 Height: 175
 Width: 100
 Depth: 9
 Top Area: 17,300
 Bottom Area: 12,874
 Average Area: 15,187
 Volume: 48,981 ft³

CENTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 FOUND BRASS CAP MONUMENT MARKED "1965" IN CONCRETE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 BEGINNING AT A POINT 340 FEET BEING N89°09'34"W ALONG THE SECTION LINE 1212.84 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE N89°09'34"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 1400 SOUTH STREET, 711.82 FEET, THENCE N43°07'07"E 893.00 FEET, THENCE S88°47'37"E 614.97 FEET, THENCE S27°16'14"W 838.40 FEET TO THE POINT OF BEGINNING.
 CONTAINING 37443.0 SQUARE FEET OR 8.566 ACRES MORE OR LESS.

TCGailey Subdivision

Weber County, Utah

LEGEND

- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- ROAD CENTERLINE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED SECONDARY
- EXISTING POWERLINE
- EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING ASPHALT SURFACE
- EXISTING STRUCTURE
- P.U.E. = PUBLIC UTILITY EASEMENT

Scale: 1" = 50'



REVISION #	DESCRIPTION

TCGailey Subdivision
 PART OF THE NE 1/4 OF SECTION 22, T4N, R2W, S1B & M, U.S. SURVEY
 WEBER COUNTY, UTAH

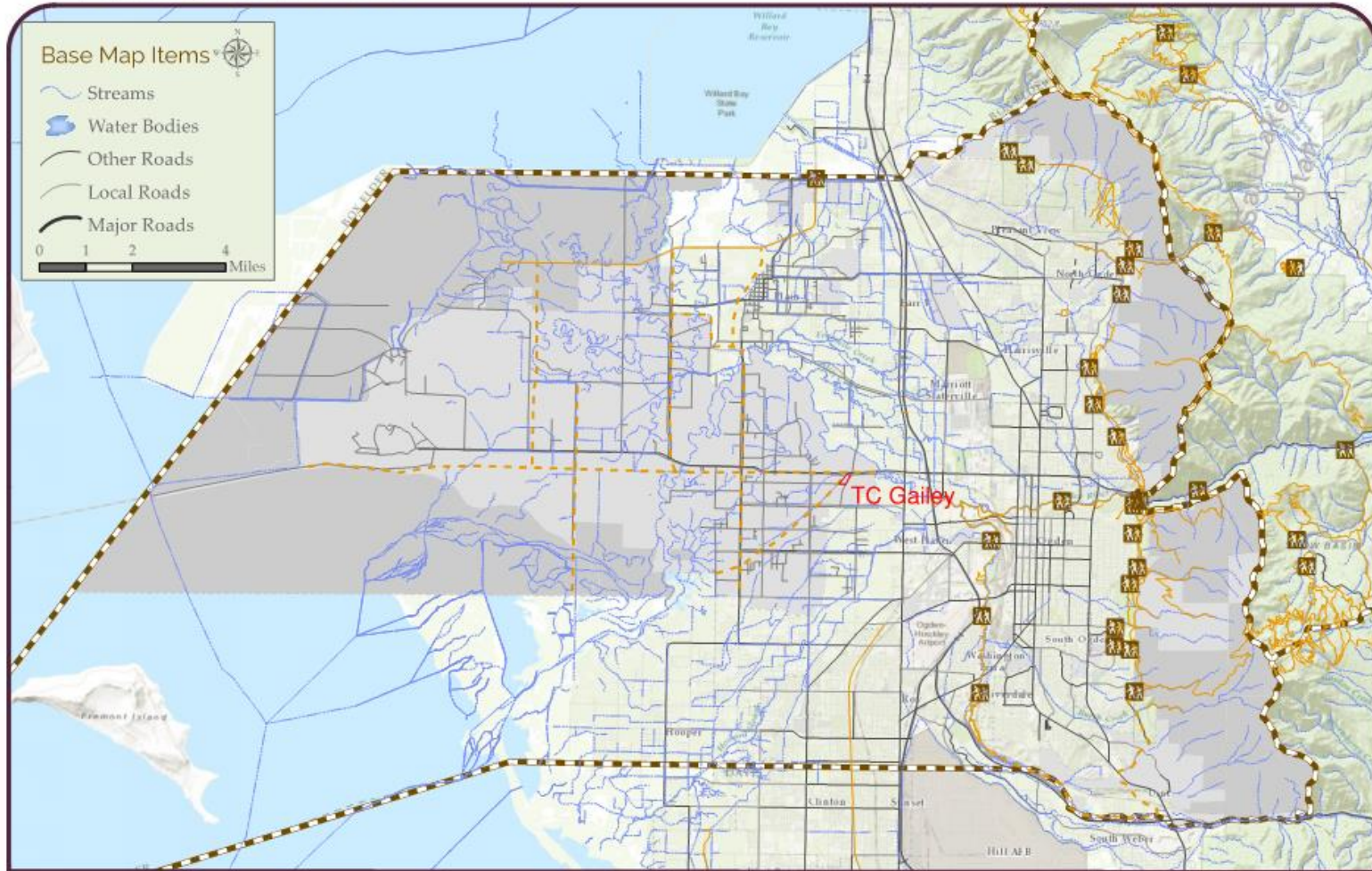
Preliminary Plan

Project Info.
 Engineer: S. Beate
 Planner: C. Cave
 Designer: F. Roche
 Date: 7-19-21
 Name: TCGAILEY SUBDIVISION
 Number: 7713-01

Sheet **1** of **1** Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 S. 1500 W., 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 THEREIN WITHOUT THEIR CONSENT.

MAP 5: TRAILS AND TRAILHEADS



Unincorporated Western Weber County

- State or Federal Land
- Private
- Trailheads
- Trails
- Potential Multiuse Trails

Trails and Trailheads

Date: 5/1/2017



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of the Riverbend Cluster Subdivision Phase 1 (47 lots) located at 4300 W 1400 S.

Agenda Date: Tuesday, September 21, 2021

Applicant: Ed Grampp

File Number: LVR051321

Property Information

Approximate Address: 800 South 3600 West

Project Area: 72.2 acres

Zoning: A-1 and A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150430061, 150430062, 150430034, 150430033, 150450006, 150450070, 150450061, 150450042, 150450015

Township, Range, Section: 6N 2W Sec 15 and 16

Adjacent Land use

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

Staff Information

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

Report Reviewer: SB

Development History

On Tuesday, June 15, 2021, the Planning Commission granted final approval with the following conditions:

- A. Taylor Wester Weber Water District will need to approve the plat, and issue a final approval letter before the subdivision can be forwarded to the Planning Commission for final approval.
 - The final approval letter will be supplied to the Planning Commission before the Planning Commission meeting on September 21st, 2021.
- B. The applicant will be required, as part of the final subdivision submittal, to submit a street tree landscaping plan so that a financial guarantee can be provided for those improvements.
 - The landscape plan is included with the report as Exhibit C. Escrow funds for the street trees and common area landscaping will be collected before going to the County Commission.
- C. A covenant explaining the ownership and use of the agricultural land with appropriate water shares and common area is required to be reviewed by the Planning Commission as part of the final subdivision review. The covenant shall be recorded with the subdivision plat.
 - The Open Space Covenant is included with the report as Exhibit D
- D. The applicant must demonstrate that the agricultural open space parcels are viable agricultural land.
 - The developer possesses soil test results to confirm that the areas selected as the agricultural ground are viable arable land.
- E. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
 - The CCR's are under final review by the planning staff
- F. The following language is required to be included on the final subdivision plat before review by the Planning Commission for final approval: ... *and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the*

public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan; ...

- This above-quoted language is added to the dedication plat.
- G. Engineering shall approval the secondary water storage plan.
- The Secondary Water Model is uploaded to Frontier and is under review by the County Engineering Department.
- H. The plat must show a road stub between lots 144 and 145.
- The plat shows the required road stub.
- I. The Fire District will conduct a review specific for ingress and egress
- The Fire District has approved this proposal, including the ingress and egress provisions.
- J. The Health Department and County Engineer inspect the ditch for possible sewage contamination
- “We did however found that two to three homes, constructed before 1960 have unknown septic system construction. At this time, our office is intending to reach out to the homeowners of these older septic systems and discuss possible funding options for the installation of new onsite wastewater system. If the homeowners are found to meet the requirement to be considered for the state sponsored funding source. Then our office would work through the process of helping complete the funding paperwork, designing new septic systems, and complete all required inspection of these septic systems.”

Ed Gramp, the developer, has provided a written response in Exhibit F detailing how the preliminary conditions have been satisfied.

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 Agricultural Zones
- Title 106, Subdivisions

Summary

The applicant is requesting final approval of Riverbend Cluster Subdivision Phase 1 (47 lots) including Open space parcels A, B, C, E, and G. Open space parcels A and G are preserved for continued crop production. Open space parcels B, C, and E are preserved as common areas with turf grass and plantings. Street trees will be placed every 50 feet and all the street lighting and residential home lighting will be dark sky compliant, under LUC 108-3-8.

Analysis

General Plan: This proposal conforms to page 5.1 of the Western Weber General Plan by utilizing cluster development to preserve agricultural land and open space.

Zoning: The property is located within the A-1 and A-2 Zones. The purpose of these zones is stated in the LUC §104-2.

1. *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
 1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 3. *Direct orderly low-density residential development in a continuing rural environment.*
2. *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.*

Site Development Standards: The minimum lot size for lots within a cluster subdivision in the A-1 and A-2 Zones is 60 wide and 9000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Bonus Density: The following table provides area calculations for phase 1:

Gross Acreage	Area deducted for roads	Net developable Area	Open Space

36.664	1.48	35.184	19.408
--------	------	--------	--------

Weber County Code requires that each phase preserves the appropriate amount of open space. Phase 1 is preserving 55% of the total area within Phase 1. Since this development was granted a 50% bonus density, the following criteria must be met:

1. Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
2. Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
3. Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Open Space Covenant: The open space covenant attached in Exhibit D describes the intended ownership and uses for each open space parcel: Open space parcels A, and G will be owned by a farmer who will own continue to use them for crop production. All other open space parcels that cannot be farmed, due to their size, will be common area owned and maintained by the Home Owner's Association.

Flood Zone: This parcel is within the 500-year floodplain area of the Weber River according to the April 12, 2021 Flood Insurance Rate Map FIRM.

Culinary Water: The final will-serve letter from Taylor West Weber Water District will be provided to the Planning Commission on Monday, September 20th, or the night of the meeting on the 21st. The developer is confident that the District will provide the final will-serve letter after the water board has completed its review.

Irrigation Water: In an agreement between the developer and the Farmer, Mr. Ron Gibson, will obtain ownership of 21 shares of Hooper irrigation water. Mr. Gibson will then use his Weber River water rights to serve the irrigation needs where needed. The Secondary Water Model indicated that "Secondary water will be supplied by diverting from an existing irrigation ditch and be stored in a new off-site irrigation pond. Water rights are available or will be purchased for this use. This water will be supplemented by any storm water which falls on the site. The water will be stored in the aforementioned reservoir until used. Pumps will be provided which will deliver water from the new pond through new secondary water piping to each residential lot of this subdivision, as well as common areas for use with landscaping in these lots and common areas."

Storm Water Management: Several unique factors exist within this property that requires special attention to avoid the flood potential that exists in the area. The Herrick family, who are local long-time residents, have reported that springtime flooding has occurred as a result of inadequate drainage facilities and improper land grading. The Herricks contracted with CES Engineering, an independent engineering agency, to report on the extent of the flood plain boundary. The CES report indicates that the flood plain boundary extends westward from the Weber River into the area designated for lot development. To mitigate the risk from flooding, the Great Basin Engineering Firm completed and submitted a Storm Water Management Plan. The Improvement drawings, geotechnical study, stormwater, and secondary water studies are currently under review by the Weber County Engineering Department. Any requirements or revisions to those plans will be made before County Commission approval.

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District can serve this development. The District will need to approve the connection plans and inspect the connection. The entire parcel of property to be served needs to be annexed into the District.

Disputed Land: To avoid postponing the final approval of Phase 1 from the Planning Commission, the developer decided to exclude the 1.2-acre disputed land on the eastern side of open space parcel B (see Exhibit G).

Review Agencies: The Weber County Planning, and Engineering have submitted comments that will be addressed by a revised subdivision plat and revised civil drawings. The County Surveyor's office will submit comments regarding final subdivision plat revisions. The Weber Fire District has posted their approval, with a requirement to install a fire hydrant near lots 53 and 54 if a home within the development will exceed 3600 sq. ft.

Staff Recommendations

Staff recommends final approval of Riverbend Cluster Subdivision. This recommendation is based on all review agency requirements and upon the following conditions:

1. Final subdivision plat approval from the Weber County Surveyor
2. Cost Estimate for all subdivision improvements, including landscaping in the common area and street trees.
3. Subdivision improvement agreement
4. Monument improvements agreement
5. A final will-serve letter from Taylor West Weber Water District

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Riverbend Cluster Subdivision Phase 1
- B. Civil Drawings (select pages)
- C. Landscape plan
- D. Open Space Covenant
- E. Final Culinary Will serve (to be included on September 20th or 21st)
- F. Written response to preliminary conditions of approval
- G. Disputed boundary area

Area Map

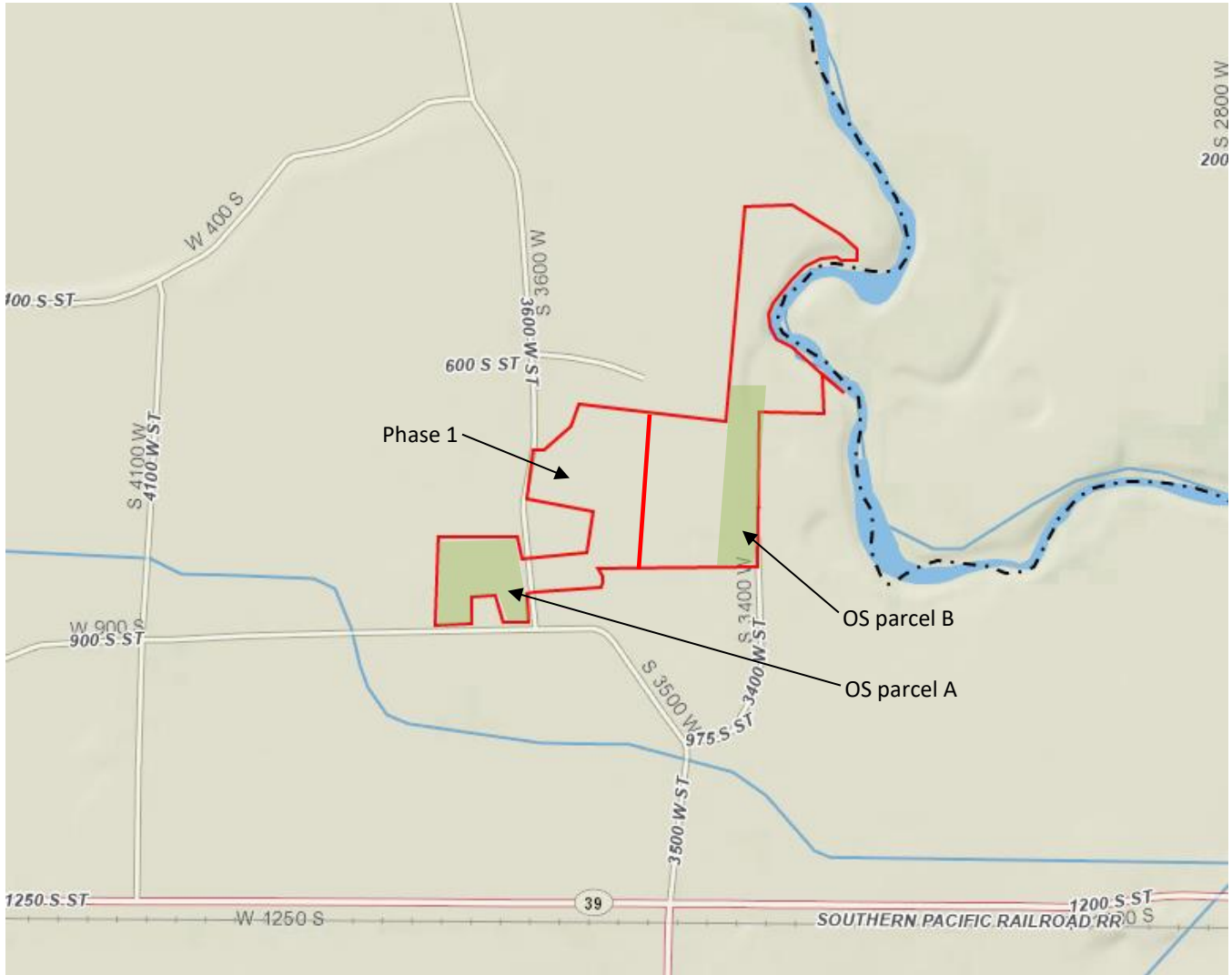


Exhibit A



VICINITY MAP Not to Scale

OWNERS DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Riverbend Phase 1...

Signed this ___ Day of _____, 2021.

- Blue Highland Group, LLC -
Ed Gramp - Owner
1182 South Duluth
P.O. Box 8411
80173-8411

ACKNOWLEDGMENT
State of Utah
County of Weber | ss
I, Ed Gramp, do hereby certify that I am the owner of the above described property and that I have executed this instrument as my free and voluntary act and deed.

Residing At:
Commission Number:
Commission Expires:

A Notary Public commissioned in Utah
Print Name
Notary Public

PROFESSIONAL SEAL & SIGNATURE
Notary Public

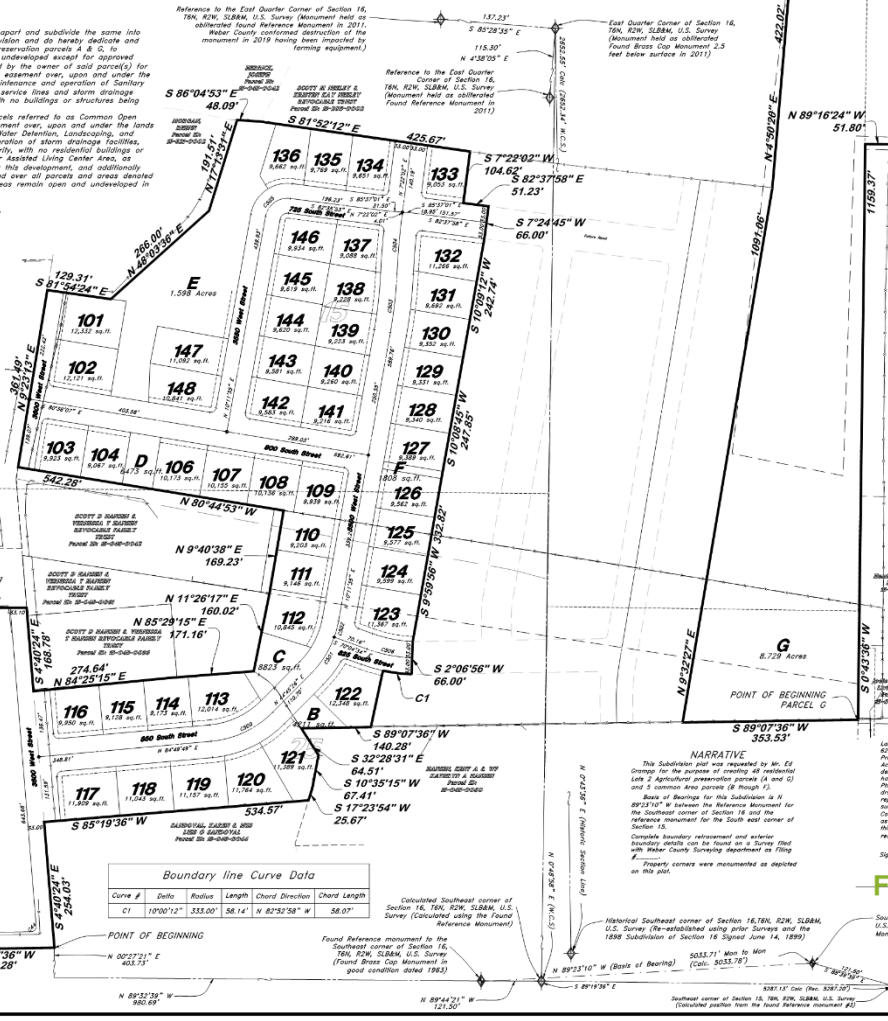
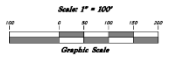
PROFESSIONAL SEAL & SIGNATURE
Notary Public

PROFESSIONAL SEAL & SIGNATURE
Notary Public

PROFESSIONAL SEAL & SIGNATURE
Notary Public

Riverbend Phase 1

A Cluster Subdivision
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
July 2021



BOUNDARY DESCRIPTION
A part of the Southeast corner of Section 16 and the Southeast Quarter of Section 15, Township 6 North Range 2 West, Salt Lake Base and Meridian.

AGRICULTURAL NOTE
Agriculture is the preferred use in the Agriculture South East Quarter Corner of Section 16, U.S. Survey.

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of parcels and other matters specified herein, are in compliance with the provisions of the Utah Subdivision Control Act.

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement easements and easements for the amount of the financial guarantees and easements specified herein are in compliance with the provisions of the Utah Subdivision Control Act.

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I said Certificate No. 842820 in accordance with Title 56, Chapter 22, of the Utah Code.

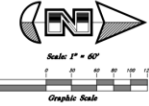
NOTES
1. 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-G.

FOR REVIEW
08/27/2021 4:47:39 PM
GREAT BASIN U ENGINEERING

WEBER COUNTY RECORDER
ENTRY NO. FILED REC. RECORD NO. BOOK PAGE OFFICIAL RECORDS PAGE RECORDED BY. WEBER COUNTY RECORDER

Riverbend Phase 1

A part of Section 15 and Section 16, T8N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
July 2021



Legend

- Set Nail & Washer
- Set Rebar & Cap
- Set Stake & Flag
- Monument to be set
- (R/L) Radial Line
- (N/R) Non-Radial Line
- =— Fence
- P.U.E. Public Utility Easement

Lot Line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	89°30'00"	10.50'	16.40'	N 40°04'46" E	14.78'
C101	5°51'46"	233.00'	233.00'	N 81°53'56" E	233.83'
C102	18°51'58"	233.00'	76.70'	N 89°32'16" E	76.35'
C103	10°21'00"	233.00'	82.42'	N 52°25'59" E	82.24'
C104	14°22'33"	233.00'	59.14'	N 37°29'09" E	58.98'
C105	78°42'33"	10.50'	14.61'	N 70°04'09" E	13.46'
C106	7°48'17"	551.00'	45.36'	S 72°26'42" E	45.11'
C107	17°48'50"	267.00'	82.89'	S 78°58'48" E	82.65'
C108	77°50'05"	10.50'	14.26'	S 31°11'14" E	13.19'
C109	37°42'26"	946.36'	53.53'	S 83°24'22" W	53.52'
C110	47°16'35"	946.36'	70.63'	S 47°48'51" W	70.62'
C111	07°17'37"	1431.84'	7.54'	S 27°49'22" W	7.54'
C112	27°30'42"	1431.84'	71.10'	S 47°23'32" W	71.09'
C113	91°53'09"	10.50'	16.78'	S 51°35'27" W	15.05'
C114	90°00'00"	10.50'	16.49'	S 37°37'58" E	14.85'
C115	90°00'00"	10.50'	16.50'	N 80°23'04" E	14.85'
C116	38°57'15"	75.00'	50.99'	N 77°25'20" E	50.91'
C117	48°15'17"	75.00'	63.17'	N 34°19'12" E	61.52'
C118	89°10'18"	10.50'	16.34'	N 84°46'44" E	14.74'
C119	90°01'41"	10.50'	15.71'	S 35°37'27" E	14.14'
C120	89°58'19"	10.50'	15.70'	S 34°22'33" W	14.14'
C121	90°49'42"	10.50'	16.65'	N 35°13'16" W	14.96'
C122	21°57'53"	167.00'	64.02'	N 21°10'31" E	63.63'
C123	12°35'58"	167.00'	36.72'	N 38°27'27" E	36.65'
C124	40°04'24"	167.00'	116.80'	N 64°47'57" E	114.44'
C125	90°29'53"	10.50'	16.56'	S 48°55'14" E	14.91'
C126	89°10'18"	10.50'	16.34'	S 48°46'24" E	14.74'
C127	27°24'33"	880.26'	31.86'	N 97°09'12" E	31.86'
C128	52°26'36"	880.26'	83.64'	N 57°23'52" E	83.61'
C129	52°26'18"	1412.59'	84.77'	N 47°17'51" E	84.76'
C130	88°31'00"	10.50'	16.22'	N 38°20'23" W	14.66'
C131	87°12'53"	15.00'	22.83'	S 53°47'51" E	20.89'
C132	90°49'42"	10.50'	16.65'	S 35°13'16" E	14.96'

Center Line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C500	40°04'24"	200.00'	139.88'	N 64°47'57" E	137.05'
C501	24°50'00"	200.00'	86.68'	N 52°20'26" E	86.01'
C502	8°43'51"	200.00'	35.97'	N 13°03'50" E	35.93'
C503	7°31'01"	913.36'	119.83'	N 8°26'04" E	119.74'
C504	47°12'58"	1484.84'	119.83'	N 57°01'16" E	119.80'
C505	87°12'53"	45.00'	68.49'	N 53°47'51" E	62.07'
C506	17°48'50"	300.00'	83.24'	S 78°58'48" E	82.87'

Sheet 3 of 3

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____

IN BOOK _____ OF OFFICIAL _____

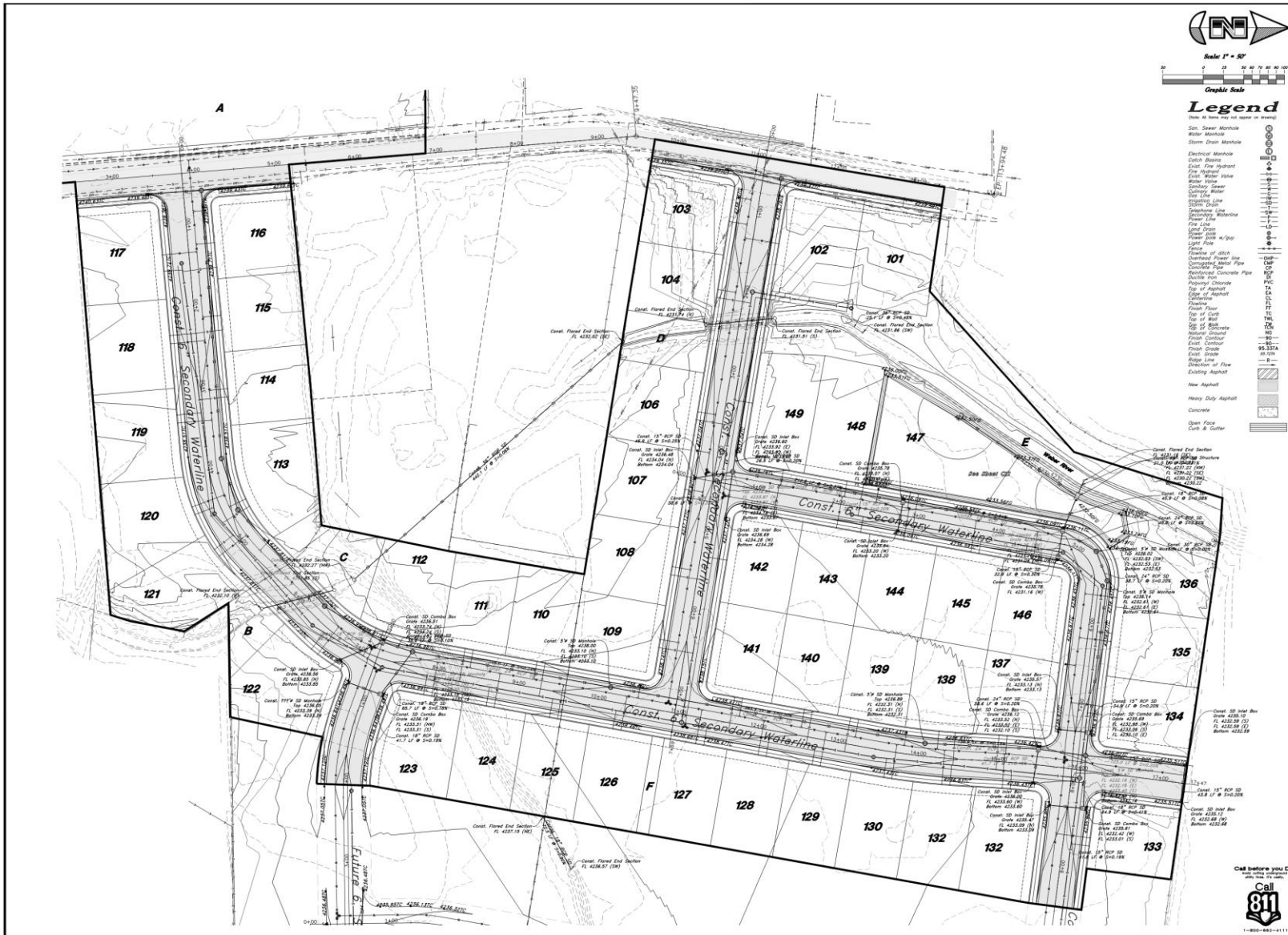
RECORD PAGE _____

WEBER COUNTY RECORDER

BY: _____

DEPUTY





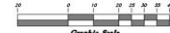
GREAT BASIN ENGINEERING
 8446 SOUTH 1475 EAST, OGDEN, UTAH 84403
 WWW.GRETBASINENGINEERING.COM

Overall Storm Drain Plan
Riverbend
 A part of the Southeast Corner of Section 16, and the West Half of Section 15, T6N, R2W, SE88M, Weber County, Utah

29 July, 2021
 SHEET NO. **C12**
 1-800-841-8111



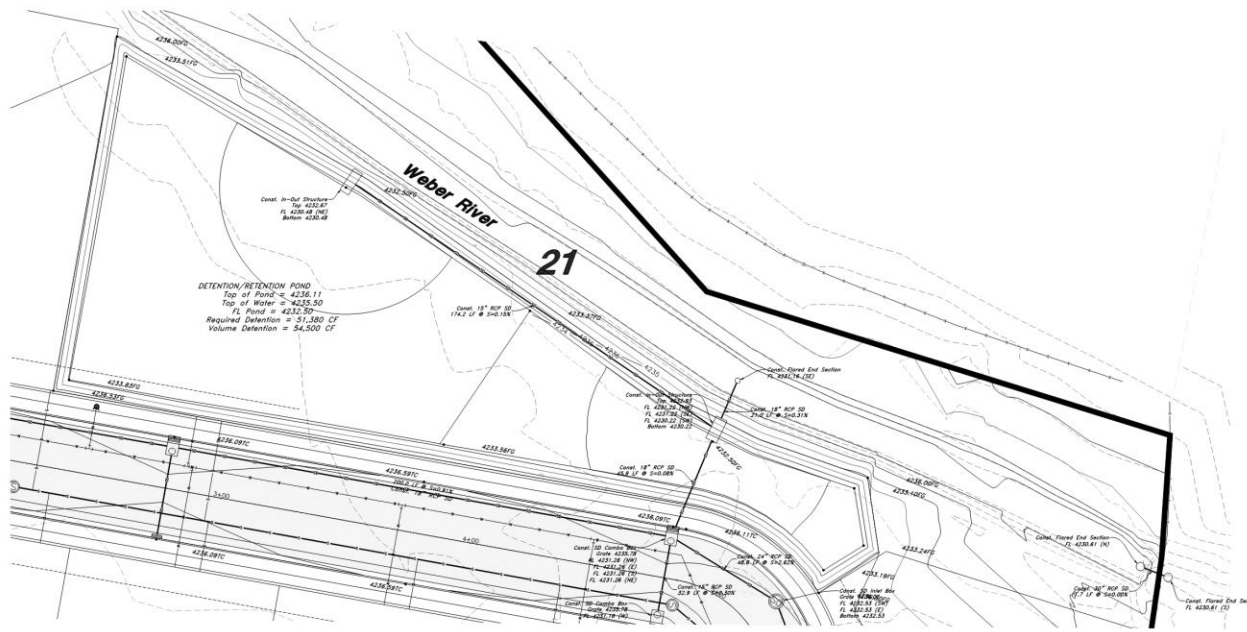
Scale 1" = 20'



Graphic Scale

Legend

- Soil Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Exit Fire Hydrant
- Fire Hydrant
- Exit Water Valve
- Water Valve
- Sanitary Sewer
- Storm Drain
- Soil Line
- Utility Line
- Telephone Line
- Power Line
- Fire Line
- Water Line
- Power Pole w/ Spig
- Light Pole
- Fence
- Change of Slope
- Change of Slope
- Compacted Motor Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Plastic Pipe
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Finish Floor
- Finish Floor
- Top of Curb
- Top of Road
- Top of Slope
- Proposed Gravel
- Finish Contour
- Exact Contour
- Exact Contour
- Exact Grade
- Exact Grade
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



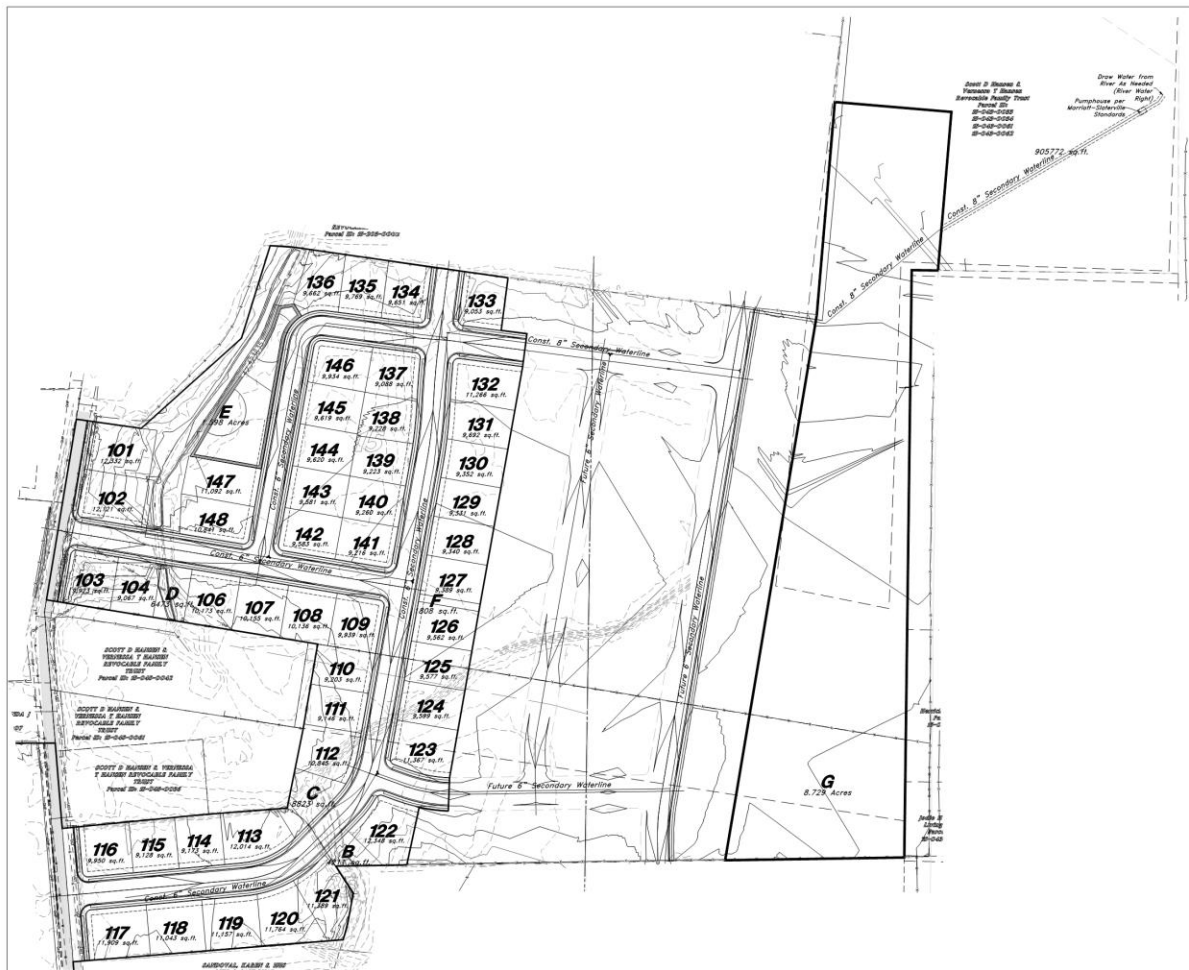
Detention Pond

GREAT BASIN ENGINEERING
 5748 SOUTH 1475 EAST, DORRIN, UTAH 84028
 WWW.GREATBASINENGINEERING.COM

Overall Storm Drain Plan
Riverbend
 A part of the Subarea Quarter 16 and
 The West Half of Section 15, T6N, R2W, S2884N,
 Weber County, Utah



29 July, 2021
 SHEET NO.
C13
 21724

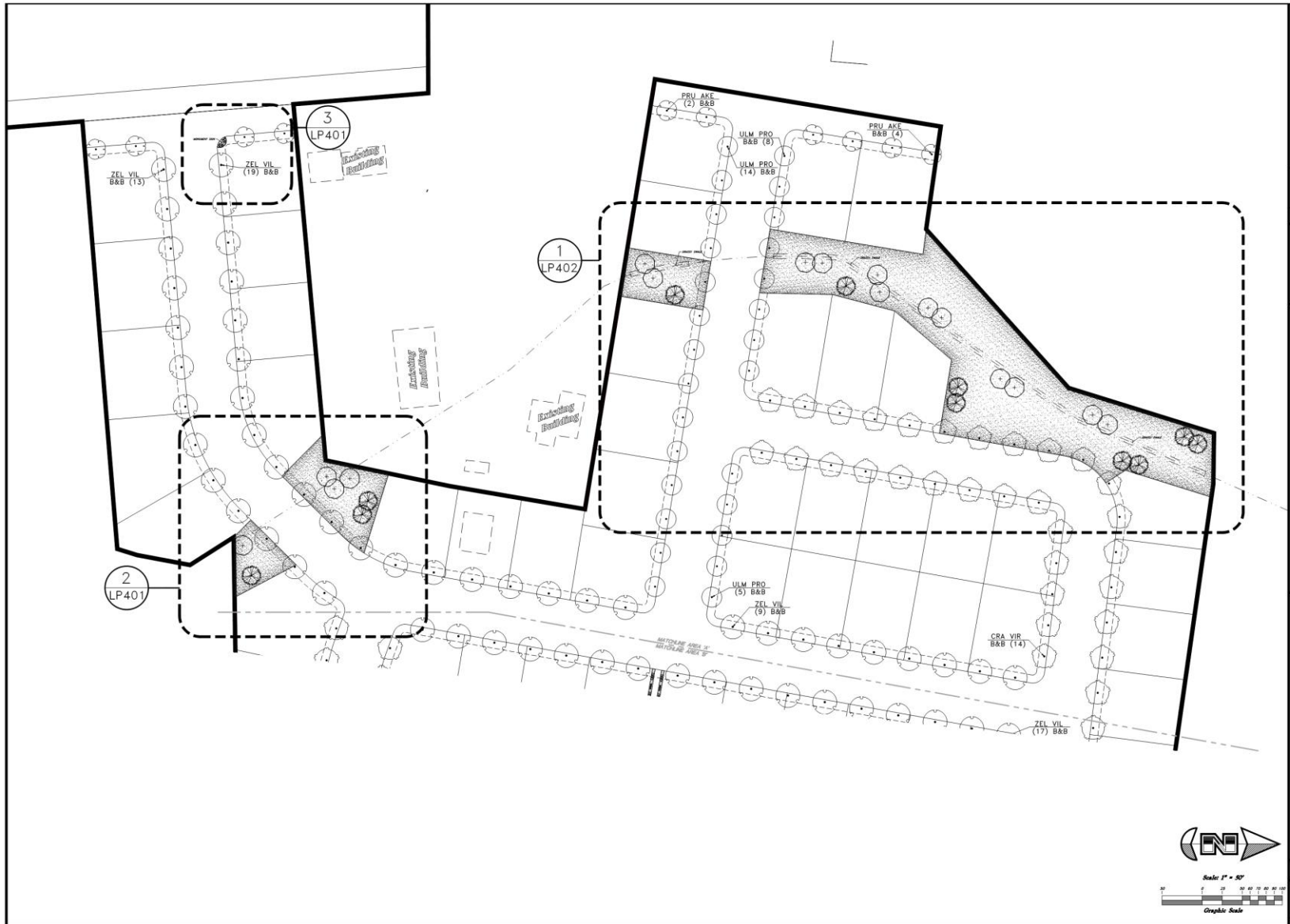



GREAT BASIN ENGINEERING
 9746 SOUTH 1475 EAST DODD, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Secondary Water System
Riverbend
 A part of the Subsection Quarter 4, Section 16 and
 The West Half of Section 15, T6N, R2W, S28EM,
 Weber County, Utah

29 July, 2021
 SHEET NO.
C14

210724



SOUTH 1475 EAST, OGDEN, UTAH 84403 4000 SOUTH 1475 EAST, OGDEN, UTAH 84403 WWW.GREATABASINENGINEERING.COM	
Overall Landscape Plan Riverbend A part of Section Southwest Quarter of 16 and the West Half of Section 15, T8N, R27W, S88M, U.S. Survey	
June, 2021	SHEET NO. LP101
210724	

RIVERBEND CLUSTER SUBDIVISION OPEN SPACE COVENANT

The Riverbend Cluster Subdivision ("Riverbend") Phase 1 shall be subject to the following covenants:

- 1. There are three categories of Open Space in Riverbend:
a. Common Area Open Space
b. Agricultural Preservation Open Space
c. Sensitive Lands Open Space
2. Common Area Open Space
a. Parcels B, C, D, E, F are to be designated as Common Area Open Space.
b. Common Area Open Space is to be owned and maintained as by the Homeowners Association.
3. Agricultural Preservation Open Space
a. Parcels A, and G are to be dedicated as Agricultural Preservation Open Space.
b. Agricultural Open Space is to be owned by a private entity (or entities) and is to be used for agricultural and/or agritourism purposes.
c. Agricultural Open Space may include agricultural, agritourism and utility buildings.
d. Agricultural Open Space shall have secondary water available in sufficient quantities as required for its agricultural use in accordance with generally accepted agricultural practices for the specific agricultural or agritourism uses.
e. Secondary water for the Agricultural Open Space may be supplied from:
i. Weber River water rights
ii. Shares of irrigation company water using existing irrigation canals or ditches
iii. A private irrigation system for the subdivision
iv. A connection to an existing or future secondary water irrigation system
v. A combination of one or more of the foregoing sources, or
vi. Another source to be determined.
4. Sensitive Lands Open Space
a. The Weber River is to be dedicated as Sensitive Lands Open Space.
b. Sensitive Lands Open Space is to be owned by a private entity (entities), with a blanket public access easement.
5. This covenant shall be recorded with the Riverbend Phase 1 plat.

By: _____
Its: _____

Date: _____

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this _____ day of _____, 20___, personally appeared before me _____, the signer of the above instrument, who duly acknowledge to me that he is the _____ of _____, named above, and the ___ he executed the above instrument on behalf of the _____ as such _____.

Notary Public

Exhibit E

Final Culinary Will serve (to be included on September 20th or 21st)



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Western Weber Planning Commission
NOTICE OF DECISION

June 15, 2021

Ed Grampp
800 S 3600 W
Ogden, UT 84401

You are hereby notified that preliminary approval of Riverbend Cluster Subdivision (98 lots) was heard on June 15, 2021, by the Western Weber Planning Commission, and was approved subject to the following conditions:

1. Taylor Wester Weber Water District will need to approve the plat, and issue a final approval letter before the subdivision can be forwarded to the Planning Commission for final approval. **Working with Taylor West to approve the plat and get approval.**
2. The applicant will be required, as part of the final subdivision submittal, to submit a street tree landscaping plan so that a financial guarantee can be provided for those improvements. **Landscaping Plan has been submitted.**
3. A covenant explaining the ownership and use of the agricultural land with appropriate water shares and common area is required to be reviewed by the Planning Commission as part of the final subdivision review. The covenant shall be recorded with the subdivision plat. **The agricultural open space will be deeded to a farmer who will bring water from the Weber River and irrigation ditches to provide sufficient water for agricultural use. If you can provide a sample covenant for an agricultural subdivision (or even a regular subdivision) that has been acceptable to the County, that would be great. If not, I'll draft one for your review.**
4. The applicant must demonstrate that the agricultural open space parcels are viable agricultural land. **We have analyzed the soils using various methods and have determined that we are saving the best land for agricultural purposes. The proposed farmer has stated he will farm the proposed agricultural open space.**
5. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained. **HOA documents in final review and will be submitted shortly.**
6. The following language is required to be included on the final subdivision plat before review by the Planning Commission for final approval: ... *and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan; ...* **Our engineers are putting that language on the plat.**
7. Engineering shall approval the secondary water storage plan. **Engineers are finalizing plans to be submitted soon.**
8. The plat must show a road stub between lots 144 and 145. **Change was submitted to County.**
9. The Fire District will conduct a review specific for ingress and egress. **The Fire District has approved the plans and has determined the ingress and egress is sufficient.**
10. The Health Department and County Engineer inspect the ditch for possible sewage contamination. **The Health Department indicated that a few older homes adjacent to Riverbend have unknown septic system construction and has stated that it intended to reach out to the homeowners of the older septic systems and discuss possible funding options. The Weber County Engineering department has indicated that any stormwater concerns will be taken into consideration when engineered drawings are reviewed.**

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 the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,
Felix Lleverino, Planner II

