



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for preliminary approval of Ali Farms Cluster Subdivision, a proposal consisting of 30 lots and open space parcels totaling 25.15 acres.		
Type of Decision:	Administrative		
Agenda Date:	Tuesday, October 12, 2021		
Applicant:	Chris Cave, Authorized Rep		
File Number:	LVA07272021		
Approximate Address:	750 South 4700 West, Taylor, UT, 84404		
Project Area:	25.15 acres		
Zoning:	Agricultural (A-1 and A-2)		
Existing Land Use:	Vacant/Agricultural		
Proposed Land Use:	Residential/ Open Space		
Parcel ID:	15-050-0032		
Township, Range, Section:	T6N, R2W, Section 15 SW		

Adjacent Land Use

North:	Residential/Agricultural	South:	Agricultural
East:	4700 West St.	West:	Agricultural

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 2 Agricultural Zones (A-1 and A-2)
- Title 108, Chapter 3 Cluster Subdivisions

Background and Summary

9/14/2021 – Sketch Plan Endorsement received from the Planning Commission.

This is a request for preliminary approval of Ali Farms Cluster Subdivision, consisting of 30 lots, and public roadways throughout this proposed subdivision. 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 50.6 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. The following is a brief synopsis of the review and criteria and conformance with LUC. The developer shall install

Each of the proposed lots exceeds the minimum area and width for a cluster subdivision. Lot sizes range from 13,505-18,595 square feet. Lot widths range from 70-95 feet. The applicant is proposing 66' wide publicly dedicated right-of-ways throughout this development.

Sidewalks on both sides of the roadways are proposed. Sidewalks shall be stubbed to all lot boundaries where the proposed roadways shall be stubbed.

An open space plan has been submitted with this application. The developer has indicated that the open space will continue to be used for agricultural purposes, and owned and maintained by an HOA.

Analysis

General Plan: The request is in conformance with the Western Central Weber County General Plan, as the property is being platted under the existing cluster subdivision ordinance.

Zoning: The subject property is located in the A-1 and A-2 Zones. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: Cluster subdivisions in the A-1 and A-2 zone require a minimum lot area of 9,000 square feet for a single family dwelling and a minimum lot width of 60 feet. All lots in this proposed cluster subdivision meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the cluster subdivision standards in LUC § 108-3.

As a requirement of the cluster subdivision ordinance, the applicant is required to dedicate a minimum of 30% open space in the A-1 and A-2 zones. In order to qualify for bonus density, a minimum of 50% open space is required (LUC § 106-3). The applicant is dedicating 50.6% of net developable area as open space(11.26 acres). The applicant will also provide one street tree, every 50 feet, on both sides of each street, to qualify for 25% bonus density. The bonus density shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. The gross acreage of this development is 25.15 acres. Per LUC § 108-3-5(f), a perpetual open space easement shall be dedicated to Weber County over all areas shown as dedicated open space to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.

The applicant is proposing curb, gutter, and sidewalk along both sides of the streets within this proposed subdivision

Culinary water and sanitary sewage disposal: Taylor West Weber Water has issued preliminary approval for this subdivision. A final will-serve letter will be required prior to appearing for a recommendation of final approval. The applicant has 23 shares of Hooper Irrigation water that currently service the entire parcel for agricultural use. Central Weber Sewer has issued feasibility for this subdivision. A will serve letter will be required from Hooper Irrigation prior to appearing before the planning commission for a recommendation of final approval.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The County Surveyor will review once a final version of the plat has been submitted for review. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2021 property taxes are not considered due at this time, but will become due in full on November 30, 2021.

Staff Recommendation

Staff recommends preliminary approval of Ali Farms Subdivision, consisting of 30 lots located at approximately 750 S 4700 West, Ogden, UT, 84401. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A will serve letter from Hooper Irrigation is required prior to a recommendation of final approval.
2. A final will serve letter from Taylor West Weber is required prior to a recommendation of final approval.
3. A street tree plan is required prior to a recommendation of final approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

Area Map



Exhibit A - Application

Ali Farms Subdivisions

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

Address:	750 South 4700 West, Taylor, UT, 84404	Active	On Hold	Complete
Maps:	Google Maps			
Project Type:	Subdivisions			
Sub Type:	Subdivisions			
Created By:	chris cave			
Created On:	7/22/2021			
Project Status:	Accepted			
Status Date:	9/8/2021			
File Number:	LVA07272021			
Project Manager	Tammy Aydelotte			

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[Documents 10](#)
[Comments 7](#)
[Reviews 3](#)
[Followers 13](#)
[Status](#)
[Notifications](#)
[Payments 2](#)

Application

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

Project Description The development consists of the creation of a 31 Lot Cluster Subdivision on a 25.15 acre parcel

Property Address 750 South 4700 West
Taylor, UT, 84404

Property Owner Jan Farrell
801-891-4060
bobjanfarrell@gmail.com

Representative Phil Holland
801-668-1565
psholland@me.com

Accessory Dwelling Unit False
Current Zoning A-1
Subdivision Name Ali Farms
Number of Lots
Lot Number
Lot Size
Frontage
Culinary Water Authority Taylor-West Weber Water District
Secondary Water Provider Warren Irrigation Company
Sanitary Sewer Authority Central Weber Sewer
Nearest Hydrant Address 300 feet north of parcel on 4700 West Street
Signed By Representative, Phil Holland

Parcel Number

[✖ Remove](#)
[150500032 - County Map](#)



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/27/2021

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 Ali Farms a 31-lot subdivision at the approximate address of 850 S. 4700 W. By the means of a 12" water main on 900 S. A 14-inch line will need to be installed on 4700 W. along the frontage of the subdivision and extend to 900 S. connecting to an existing 12" culinary water line. It is required that the developer bring the water line up to state standards of 8" Taylor West Weber Water will pay the difference between 8" and 14". Taylor West Weber Water specifications and details must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per unit. (Total \$3,100.00) Plans must be reviewed and okayed by the district engineer for final approval.
- Water rights fee =Must be paid before the subdivision is recorded and service is provided. \$4,363.00 per lot. (Total \$135,253.00) Based on current impact fee.
- Secondary Water =Must connect to either Hooper Irrigation or Western Basin Water for pressurized secondary. No outdoor water use for irrigation from Taylor West Weber Water will be allowed. This letter is pending on an agreement between either Hooper Irrigation or Western Basin Water. Proof of a secondary provider by means of a will serve letter or receipt must be submitted to the district for final approval. A developmental agreement will need to be in place as to ensure that culinary water will only be used for indoor use.
- Impact/ Hookup Fees = \$5,703.00.00 per unit. Paid at building permitting. Based on current 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. All fees must be paid and pressurized secondary water connected before final approval is given. A **signature block** must be on the final recorded mylar with Taylor West Weber Water on it, either a member of the board or the manager may sign the mylar. Water Rights Fees must be paid and a secondary water agreement must be in place before recording can take place. This letter expires six months from the date it is issued.

Expires 1/27/2022

Sincerely, 

Ryan Rogers – Manager

Taylor West Weber Water District

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH



NO. 7486

93 Shares

HOOPER IRRIGATION COMPANY

Capital Stock 10,000 Shares

THIS CERTIFICATE

Five Blank Topography LLC

is the owner of

HOOPER IRRIGATION COMPANY

Twenty Five "Class A" Shares of the Capital Stock of

transferable only in the books of the Corporation by the holder hereof in person or by attorney upon surrender of this Certificate properly endorsed.

Michelle Fursten

SECRETARY

Wesley J. Coy

PRESIDENT



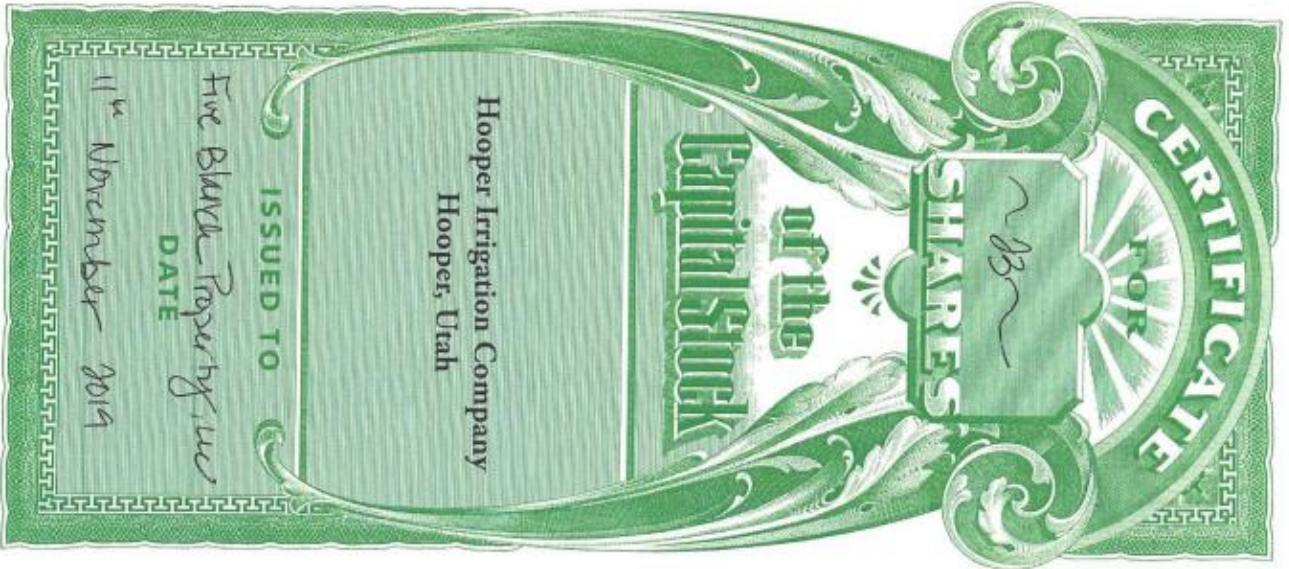
SHARES

Par Value \$10.00

PAID

NOTICE: THE SIGNATURE OF THE ASSIGNEE
MUST CORRESPOND WITH THE NAME AS PRINTED ON THE
FACE OF THE CERTIFICATE, IN EVERY PARTICULAR, WITHOUT
AUTHORIZATION OR ENDORSEMENT OF ANY OTHER PARTY.

For Value Received — *hereby sell, assign, and transfer*
into
Shares
of the Capital Stock represented by the within
certificate, and do hereby irrevocably constitute and appoint
Attorney
to transfer the said Stock on the books of the within named
Corporation with full power of substitution in the premises.
Dated _____ *20*
in presence of





Central Weber Sewer Improvement District

April 6, 2021

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

SUBJECT: Ali Farms Development
Sanitary Sewer Service
Will Serve Letter

Steve:

At the request of Phil Holland, we have reviewed a subdivision plan for Ali Farms Development with 31 residential lots located at approximate address 4700 W 747 S. West Weber County. We 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. The development must be annexed into Central Weber Sewer District prior to connection to sewer.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

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

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



Central Weber Sewer Improvement District

the subdivision.

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

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

Sincerely,

Clay Marriott

Digitally signed by Clay Marriott
DN: C=US,
E=Claym@centralweber.com,
O="Central Weber Sewer",
CN="Clay Marriott"
Reason: I am the author of this
document
Date: 2021.07.19
14:55:38 -06'00'

Clay Marriott

Construction Manager

CC:

Kevin Hall, Central Weber Sewer
Phil Holland Psholland@mac.com
Chad Meyerhoffer

Attachments

Ali Farms Prelim

Annexation Petition checklist

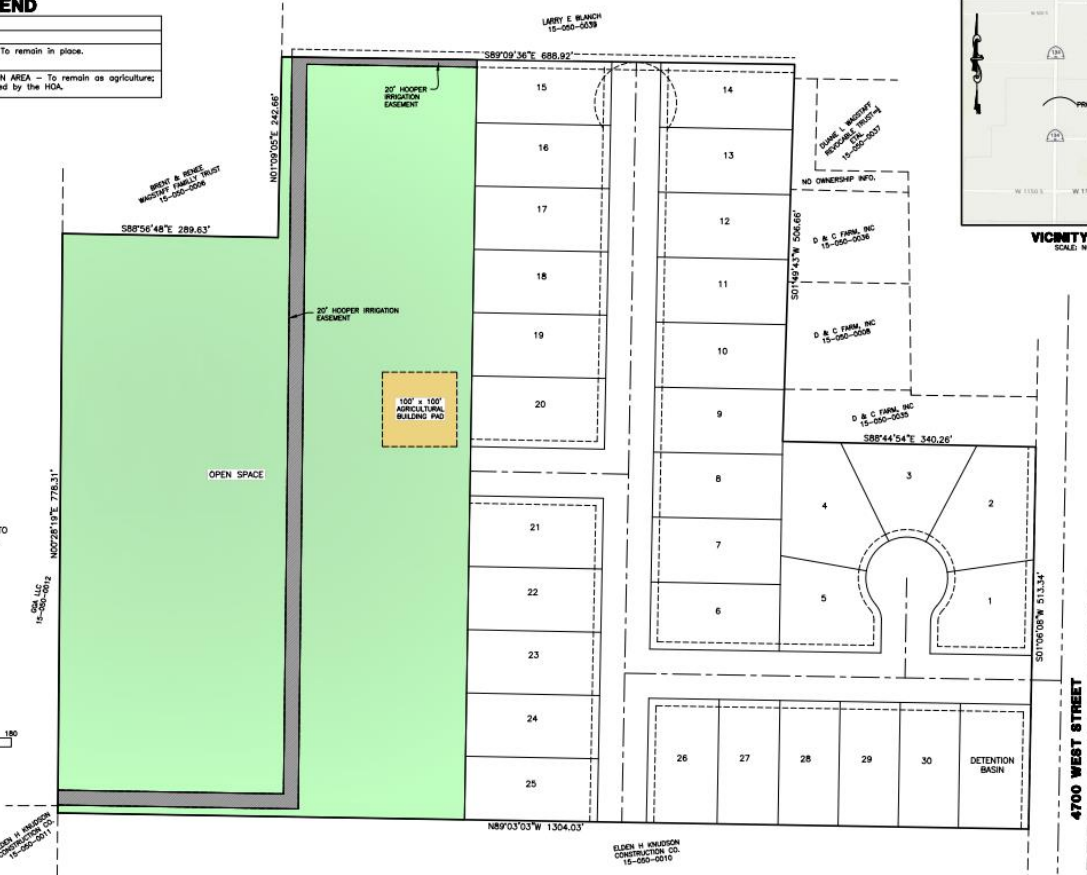
Exhibit C-Open Space Preservation Plan

LEGEND

OTHER	Description
	IRRIGATION DITCH - To remain in place.
	OPEN SPACE COMMON AREA - To remain as agriculture; owned and maintained by the HOA.

NARRATIVE:

NOTE
 OPENSACE WILL REMAIN AGRICULTURAL/ONION PRODUCTION TO BE RETAINED BY THE DEVELOPER



4700 WEST STREET

