

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**April 6, 2022
4:00 to 5:00 p.m.**

1. Minutes: March 9, 2022

2. Administrative Items

2.1 LVP030722 - Consideration and action on a request for administrative approval of Peacock Hollow Subdivision, consisting of 2 lots. **Presenter Felix Lleverino**

2.2 LVT021722: Consideration and action on a request for final approval of Taylor Landing Phase 1A 1st Amendment, to create an additional open space parcel to be conveyed to the Western Weber Parks District. **Presenter: Scott Perkes.**

Adjourn

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

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

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Link for Packet: http://www.webercountyutah.gov/planning/meeting.php?meeting_id=828

Minutes of March 9, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

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

1. Minutes approved from: February 16, 2022

2. Administrative Items

2.1 LVD012722 - Consideration and action on a request for final approval of Doug Harbertson Subdivision, consisting of one lot. **Presenter Felix Lleverino.**

The applicant is requesting approval of a subdivision that proposes to divide off one 40,095 square foot lot from a 46.87-acre parcel. The Doug Harbertson Subdivision fronts on an existing public right-of-way and fully built road called 6700 West Street. The Weber County Transportation Plan indicates that the 6700 West ROW will be widened to 100 feet. A 50' ROW dedication is required, and the County Commission shall sign the plat.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Staff recommends the final approval of Doug Harbertson Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. West Warren Water District conditions are fulfilled before the home construction begins.
2. The owner shall enter into an irrigation water covenant that requires the appropriate shares remain with the subdivided building lot.
3. The subdivision plat displays the appropriate area to be dedicated to 6700 West Street. This requirement is under the direction of the Weber County Engineering Department
4. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.
5. The County Commission shall sign the dedication plat accepting the area dedicated to 6700 West

Street. 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.

Administrative final approval of the Doug Harbertson Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover

Weber County Planning Director

2.2 LVS010522: Consideration and action on a request for final approval of Shadow Oaks Subdivision No. 3, First Amendment, located at approximately 6508 S 2800 E, Ogden. **Presenter Steve Burton.**

The applicant has submitted a request for final approval of Shadow Oaks Subdivision No. 3, 1st Amendment. The purpose of the amendment is to adjust a boundary between two lots (originally lots 18 and 19). The proposal does not create any more lots than currently exist.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Approved based on the following:

Staff recommends final approval of Shadow Oaks Subdivision No. 3, First Amendment. This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the General Plan.
- 2. The proposed subdivision complies with applicable County ordinances.

Staff Recommendation

- 1. All service providers comments shall be addressed.

Shadow Oaks Subdivision No. 3, First Amendment was approved on March 9, 2022

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover
Weber County Planning Director

2.3 File No: LVH02072022 – Request for final Approval of Henry Flats Cluster Subdivision 1st Amendment, located at 325 S4350 W, Ogden, UT, 84404. **Presenter Tammy Aydelotte.**

The Planning Division recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope on lot 6. The applicant would like additional space to for an outbuilding on the northeast side of the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Staff recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope. This recommendation for approval is subject to all applicable review agency requirements and is based on the following condition:

- 1. Engineering will need to review and approve prior to printing of the final plat.

This recommendation is based on the following findings:

- 2. The proposed subdivision amendment conforms to the Western Weber General Plan.
- 3. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative final approval of Henry Flats Cluster Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover
Weber County Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of Peacock Hollow Subdivision, consisting of 2 lots.

Agenda Date: Wednesday, April 06, 2022

Applicant: Gregg Allen, Representative

File Number: LVP030722

Property Information

Approximate Address: 4700 W 950 N

Project Area: 23.04 Acres

Zoning: Agricultural (A-2)

Existing Land Use: Agricultural

Proposed Land Use: Agricultural/Residential

Parcel ID: 15-027-0118

Township, Range, Section: T6N, R2W, Section 8

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2-acres for residential lots. The remainder agricultural parcel contains 21.04 acres. The appropriate right of way dedication to 950 North Street is complete. Access to both lots will be from 950 North Street, which is built to a rural county standard.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in 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: Lots created in the A-2 Zone are required to comply with site development standards for the A-2 Zone. Each lot within this proposal exceeds these minimum standards.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”.

Public Right-of-Way Connectivity: There is no requirement at this time to require ROW dedication on an existing ROW or a future ROW. Access to the remainder 21-acre parcel is available via 4700 West and 950 North.

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 final will serve letter for two lots within Peacock Hollow and requires that the owner enters into a “deed restriction on the remainder property to prevent development on the remainder property until the pressurized secondary water system is in service. Once the system is available and in service, the deed restriction will be lifted.” See Exhibit B for the complete list of conditions.

Septic Feasibility: Each lot contains a test pit for percolation rates. The Weber-Morgan Health Department has found that each test pit is within range of acceptability for the placement of septic systems.

Irrigation Water: Mr. Benjamin Allen owns seven Class A Hooper Irrigation Water Shares. A half share per lot will need to be transferred into the Taylor West Weber Water Districts name. This share will be held until a pressurized secondary water system is available. Once a pressurized secondary becomes available, the half share per lot will be used to connect to the pressurized secondary water.

Review Agencies: The Weber County Fire District has approved this proposal with a notification to the owner that a fire hydrant may be required at the time of building permit. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and the owner entering into a deferral agreement.

Staff Recommendation

Staff recommends final approval of the Peacock Hollow Subdivision. Administrative approval from the Planning Division is based on the following conditions:

1. The owner shall enter into a Deferral Agreement for the curb, gutter, and sidewalk.
2. The Taylor West Weber Water District shall give final approval before recording the plat.

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.

Administrative Approval

Administrative final approval of the Peacock Hollow Subdivision, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

- A. Peacock Hollow Subdivision plat
- B. Culinary Final Will-Serve Letter
- C. Septic Feasibility Letter
- D. Proof of water shares

Area Map

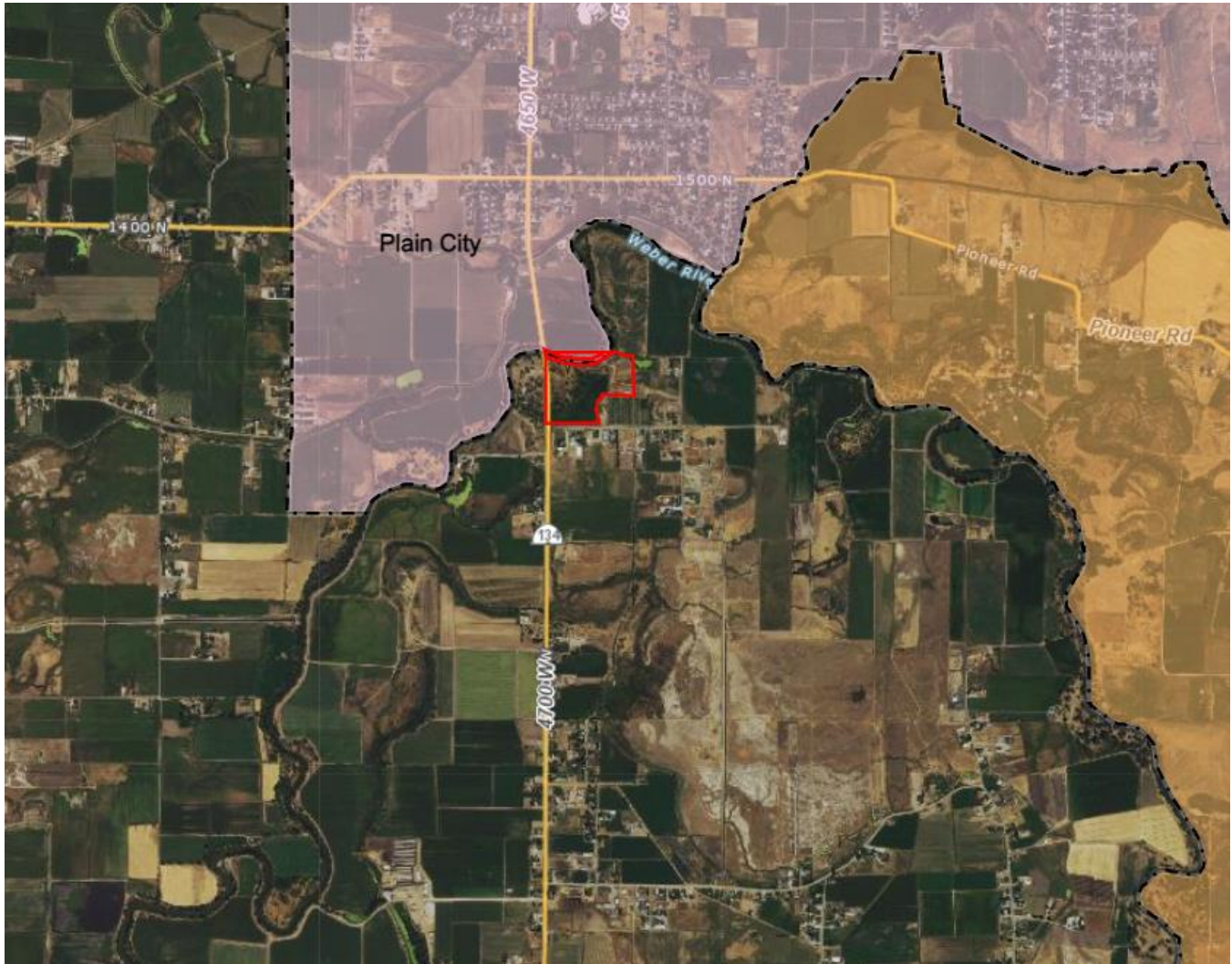


Exhibit A

PEACOCK HOLLOW SUBDIVISION
WEST WEBER, WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JANUARY 2022

6 5
7 8

Northwest Corner of Section 8,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. WCS Monument as per tie sht.

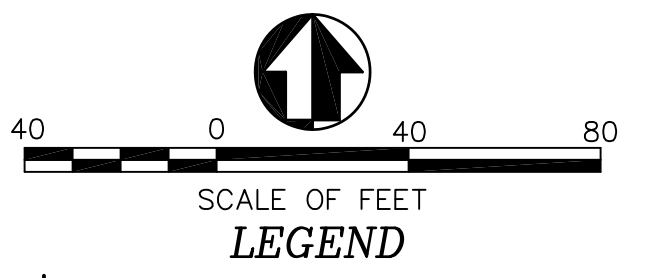
N89°54'03"W 5597.31'

5 4
8 9

Northeast Corner of Section 8,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. WCS Monument as per tie sht.

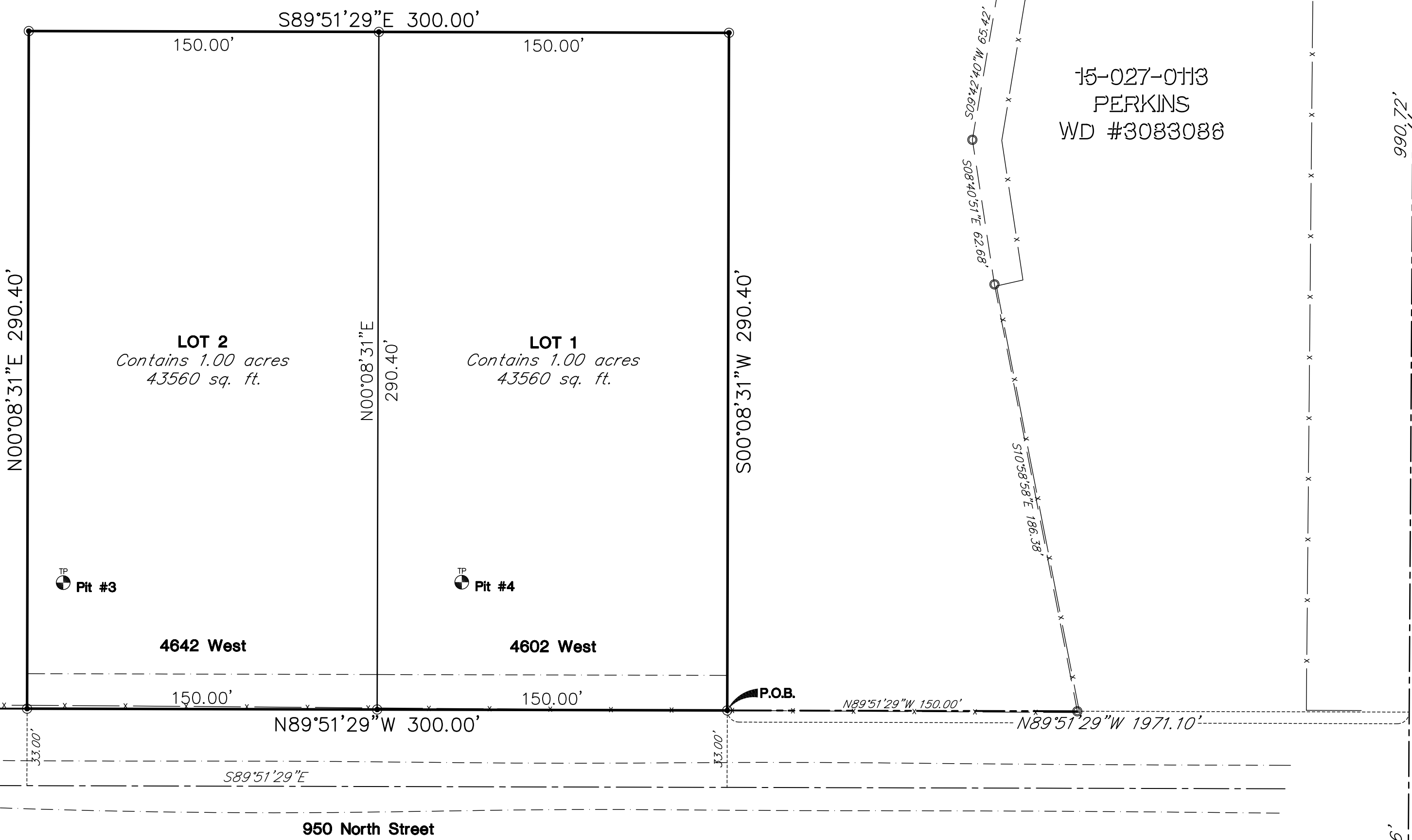
REMAINDER PARCEL
15-027-018
ALLEN
WD #3105602

15-027-018
PERKINS
WD #3083086



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"
 - = EXTANT RIGHT OF WAY LINES
 - = 15.00 FOOT PUBLIC UTILITY EASEMENT
 - = DITCH BANK
 - = DITCH FLOW LINE
 - = FLOOD PLAN BOUNDARY
 - = DIMENSION LINES

ROS # = RECORD OF SURVEY #FILE NUMBER
BLA = BOUNDARY LINE AGREEMENT
POB = POINT OF BEGINNING
WCS = WEBER COUNTY SURVEYOR
MEAS. = MEASURED
CALC. = CALCULATED
PIT = TEST PIT - PERK TEST



PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz
FOR:
Benjamin Allen
3606 West Center Street
Provo, Utah 84601

PLAT NOTE:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision."
WCO 106-1-8(c)(5).

EXPLORATION PIT #3:
UTM Zone 12 Nad 83 0408620 E 4569902 N:
Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System 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 0.4 gal/ft²/day as required for the clay loam, blocky structure soil horizon.

EXPLORATION PIT #4:
UTM Zone 12 Nad 83 0408676 E 4569902 N:
Anticipated ground water tables not to exceed 24 inches and soils with a documented percolation rate of 80 minutes per inch, fall within the range of acceptability for the utilization of a Packed Bed Media Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/ft²/day as required for the clay loam, blocky structure soil horizon.

East Quarter Corner of Section 8,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. WCS Monument as per tie sht.

SURVEYORS CERTIFICATE

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

NARRATIVE

See Record of Survey #XXXX, filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 2.00 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 3105602 of the Weber County Records. Basis of bearing for subject parcel being NORTH as determined by GPS or South 00°21'17" West 2650.58 feet, measured, between the Weber County brass cap monuments monumenting the east line of said Northeast Quarter Section. Subject Parcel being more particularly as follows:

Commencing at the Northeast Corner of Said Section 8, thence South 00°21'17" West 990.72 feet coincident with the east line of said Section 8; Thence North 89°51'29" West 1971.10 feet coincident with the north right of way of 950 North Street and the prolongation thereof to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning. Thence North 89°51'29" West 300.00 feet coincident with said north right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 00°08'31" East 290.40 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°51'29" East 300.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°08'31" West 290.40 feet to the point of beginning.

Contains 2 Lots, 2.00 acres, 87,120 sq. ft.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Peacock Hollow Subdivision, and hereby grant and dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2022.

Benjamin Allen

ACKNOWLEDGMENT

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

On the _____ day of _____, 2022, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates and site conditions for this subdivision have been investigated by this office and are approved for an on-site waste water system.
This _____ day of _____, 2022.

Director, Weber Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____, 2022, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signed this _____ day of _____, 2022.

Signature

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2022.

Signature

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2022.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2022.

Chairman, Weber County Planning Commission

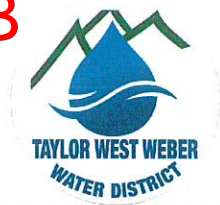
WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2022.

Chairman, Weber County Commission

Attest: _____ Title: _____

Exhibit B



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

3/24/2022

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 Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 2 lots, for Peacock Hallow Subdivision. The approximate address is 4700 W. 900 N. The District has a 6" water line currently on 900 N. The District has enough capacity to serve these proposed lots. A deed restriction will be placed on the remainder of the property prevent development of the remainder of the property until a pressurized secondary water system is in service. Once a pressurized secondary water system is available and in service, the deed restriction will be lifted, and the property will be developable if pressurized secondary water is in service. The fire marshal must review the plans and determine where fire hydrants are needed. The District standards and specifications must be used in all installation procedures.

Requirements met:

- Plan review fee and recording fee= \$200 Paid
- Water rights impact fee= \$1,078.00 Per lot. Paid.

Requirement in process:

Secondary Water= 1 share of Hooper Irrigation water (1/2 share for each lot) will need to be transferred into the Districts name this share will be held by the District clerk until there is a pressurized secondary system available. Once a pressurized secondary water system becomes available the 1/2 share for each lot will be used to connect to the pressurized secondary water. An agreement will need to be signed and recorded for the i.e. purposes.

Requirements for service:

- Impact fee=\$8,585.00 Indoor/Outdoor per lot. This fee includes the cost of the meter.
- Connection fee=\$1,078.00 per lot for the installation of the service, this includes the cost for the parts
- If desired a licensed contractor approved by the district may install the connections with parts specified in the district standards.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Building permits shall not be issued until approval is given by the district. This letter expires six months from the date it is issued.

Expires 9/24/2022

Sincerely, 
Ryan Rogers

Taylor West Weber Water District - Manager

Exhibit C

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



December 14, 2021

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

RE: Greg Allen
4650 W 950 N
Parcel #15-027-0061
Soil log #15091

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 water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Within 50 feet of Exploration Pit #3 [UTM Zone 12 Nad 83 0408620 E 4569902 N]: Anticipated ground water tables not to exceed 24 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System 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 0.4 gal/ft²/day as required for the clay loam, blocky structure soil horizon.

Within 50 feet of Exploration Pit #4 [UTM Zone 12 Nad 83 0408676 E 4569905 N]: Anticipated ground water tables not to exceed 24 inches and soils with a documented percolation rate of 80 minutes per inch, fall within the range of acceptability for the utilization of a Packed Bed Media Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.4 gal/ft²/day as required for the clay loam, blocky structure soil horizon.

ENGINEERING REQUIREMENTS

- Onsite wastewater treatment system drainfields must be placed within 50 feet of their respective exploration pits. Exploration pit locations and identifying labels must be shown on the onsite wastewater treatment system plans that are submitted to this office.
- Multiple locations on this property (Exploration Pits #1 and #2) had failing percolation test results (> 120 minutes per inch). The feasibility of onsite wastewater treatment system placement outside of the above two areas has not been evaluated and is not guaranteed. Additional site and soil evaluations will be required if drainfields are not planned to be placed within 50 feet of either of the above two exploration pit locations.

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.

EDUCATE | ENGAGE | EMPOWER

Exhibit C

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,

A handwritten signature in blue ink, appearing to read "Ryan Klinge", written over a horizontal line.

Ryan Klinge
Environmental Health Division
801-399-7160

Exhibit D



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

March 16, 2022

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

Re: Hooper Irrigation Water Shares

To whom it may concern:

There are seven "Class A" Hooper Irrigation Water Shares owned by Benjamin Allen. The shares are utilized as flood irrigation in the West Weber Area. The shares are in good standing with all assessments paid on time and in full. If any further verification is needed, please contact our office and we can be of assistance.

Sincerely,
Michelle Pinkston
Hooper Irrigation Company
Board Secretary



Staff Report of the Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment consisting of a minor modification of the existing open space preservation parcel.

Agenda Date: Wednesday, April 6, 2022

Applicant: Marshae Stokes

File Number: LVT021722

Property Information

Approximate Address: 4000 W 2200 S

Project Area: 12.8 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-750-0029

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

Taylor Landing Phase 1A was originally recorded on May 18, 2021. Phase 1A consisted of 28 clustered residential lots along with the dedication of 12.81 acres of open space. Since this time, the applicant has worked with local residents and the Western Weber Parks District to identify 9.5 acres of land within the previously dedicated 12.81 acre open space parcel that could be donated to the Western Weber Parks District.

This proposed minor amendment to Phase 1A (see **Exhibit A**) serves as an instrument to create the 9.5 acre park parcel. It will also serve as an amendment to the original Open Space Preservation Plan and Preliminary Plan for the 5-phase, 156-lot Taylor Landing Cluster Subdivision as a whole.

Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

Zoning: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1.

“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.”

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision amendment is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Open Space: The proposal keeps the originally dedicated 12.81 acres of open space needed for all of Phase 1A and Phase 1B. However, the proposed amendment splits the 12.81 acres into an Open Space Parcel A (9.5 ac.) and an Open Space Parcel B (3.07 ac.). Parcel A will be donated to the Parks District to serve as a regional park. LUC Sec. 108-3-5(6)b. allows for open space parcels within cluster subdivisions to be conveyed to a local park district. Parcel B will continue to be utilized as an agricultural parcel.

LUC Sec. 108-3-5(a) calls for the following to occur in regards to the modification of an existing open space preservation parcel:

“If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan.”

Culinary water and sanitary sewage disposal: Taylor West Weber Water and Hooper Irrigation Company will continue to provide the culinary water and secondary water connections. Wastewater disposal systems (sewer) for the subdivision will continue to be served by the Central Weber Sewer Improvement District.

Review Agencies: This proposal has been reviewed by all County reviewing agencies. Any remaining comments and conditions will need to be addressed prior to recording the final plat.

Planning Division Recommendation

Planning staff recommends final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed amendment adheres to the open space requirements the Cluster Subdivision Ordinance
3. The proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Phase 1A 1st Amendment Final Plat

TAYLOR LANDING PHASE 1A, 1st AMENDMENT A CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH

FINAL PLAT MARCH 2022

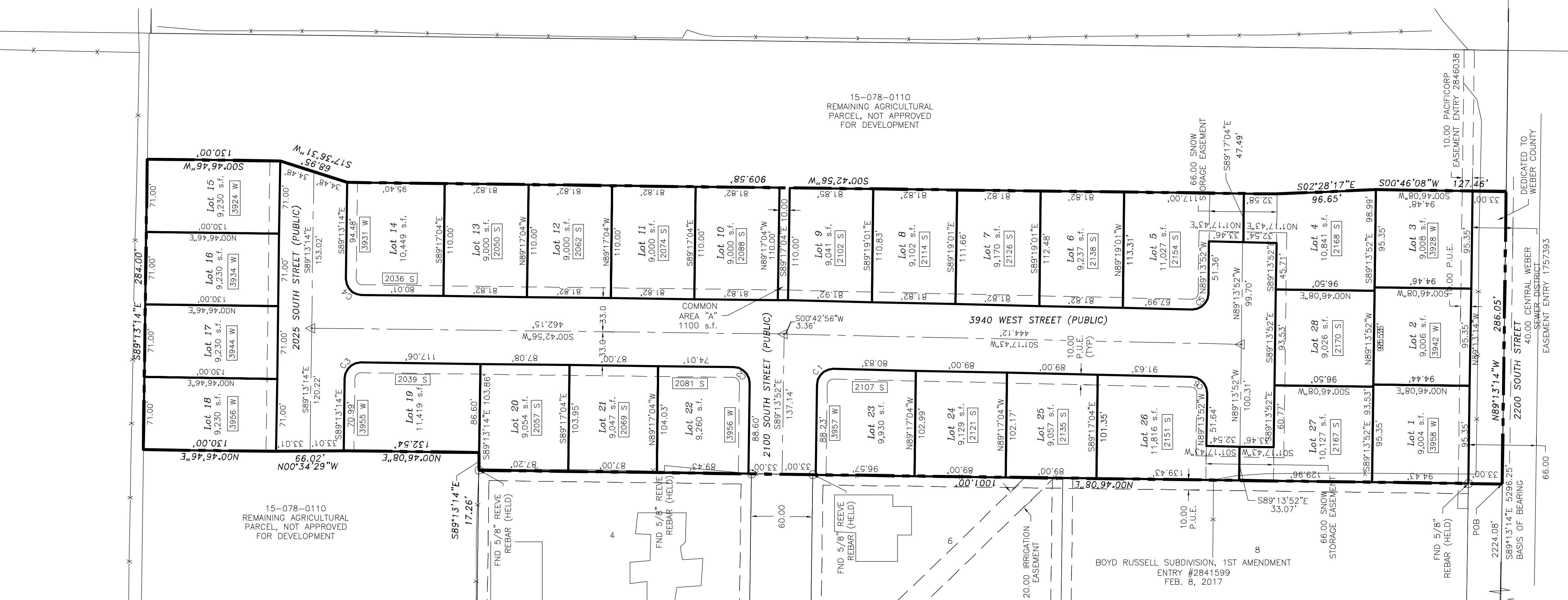
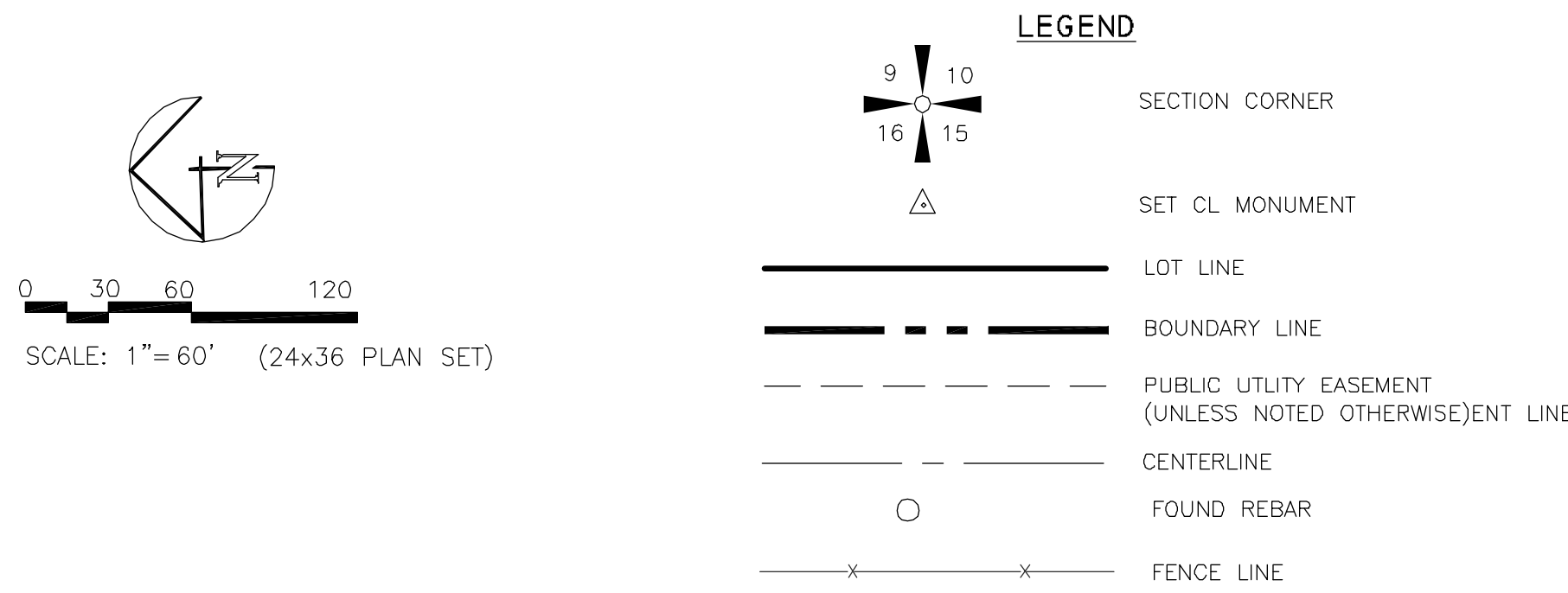


Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve data for C1 through C6.

WEBER COUNTY ATTORNEY section with signature lines and date.

WEBER COUNTY SURVEYOR section with signature and record information.

WEBER COUNTY PLANNING COMMISSION APPROVAL section with signature and title.

SURVEYOR'S NOTES NARRATIVE section with numbered notes 1 through 5.

GENERAL NOTES section with numbered notes 1 through 5.

AGRICULTURAL NOTE section regarding farm operations and restrictions.

WEBER COUNTY ENGINEER section with signature and title.

WEBER COUNTY COMMISSION ACCEPTANCE section with signature and title.

Additional notes and signature lines for the surveyor.

SURVEYOR'S CERTIFICATE section with professional seal and text.

BOUNDARY DESCRIPTION section detailing the tract boundaries.

OWNER'S DEDICATION section regarding public use of streets and common areas.

LIMITED LIABILITY ACKNOWLEDGEMENT section with signature and date.

SECOND LIMITED LIABILITY ACKNOWLEDGEMENT section with signature and date.

COUNTY RECORDER section with recording information.

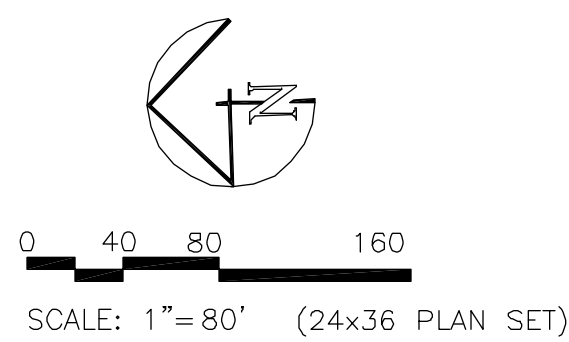
ALLIANCE CONSULTING ENGINEERS logo and contact information.

Developer: Heritage Land Development, Tremonton, Utah 84337

Table with columns: No., REVISIONS/SUBMISSIONS, DATE, DRAWN, PROJECT NO., REVIEWED, CAD FILE.

TAYLOR LANDING PHASE 1A 1st AMENDMENT A CLUSTER SUBDIVISION PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH

DATE: FEB. 2022 DRAWING No. 1 of 2



**TAYLOR LANDING PHASE 1A,
1st AMENDMENT
A CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
**FINAL PLAT
MARCH 2022**

OPEN SPACE PHASE I BOUNDARY DESCRIPTION
Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N0°46'08" E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14" W 362.04 feet to the POINT OF BEGINNING and running thence N 89°13'14" W 594.10 feet; thence N 00°48'18" E 100.00 feet; thence N 11°33'40" E 213.77 feet; thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3; thence N 00°46'11" E 664.28 feet to the north line of the Northwest Quarter of said Section 28; thence S 89°07'58" E 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 acres, more or less.

NOTES:
TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.63 ACRES
PUBLIC R-O-W: 13.39 ACRES
NET DEVELOPABLE GROUND: 96.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)
PHASE 1 (INCLUDES PH1A AND FUTURE PH1B)
TOTAL AREA: 12.80 ACRES
PUBLIC R-O-W: 3.84 ACRES
NET DEVELOPABLE GROUND: 8.96 ACRES
NET OPEN SPACE: 12.81 ACRES (58.25%)

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

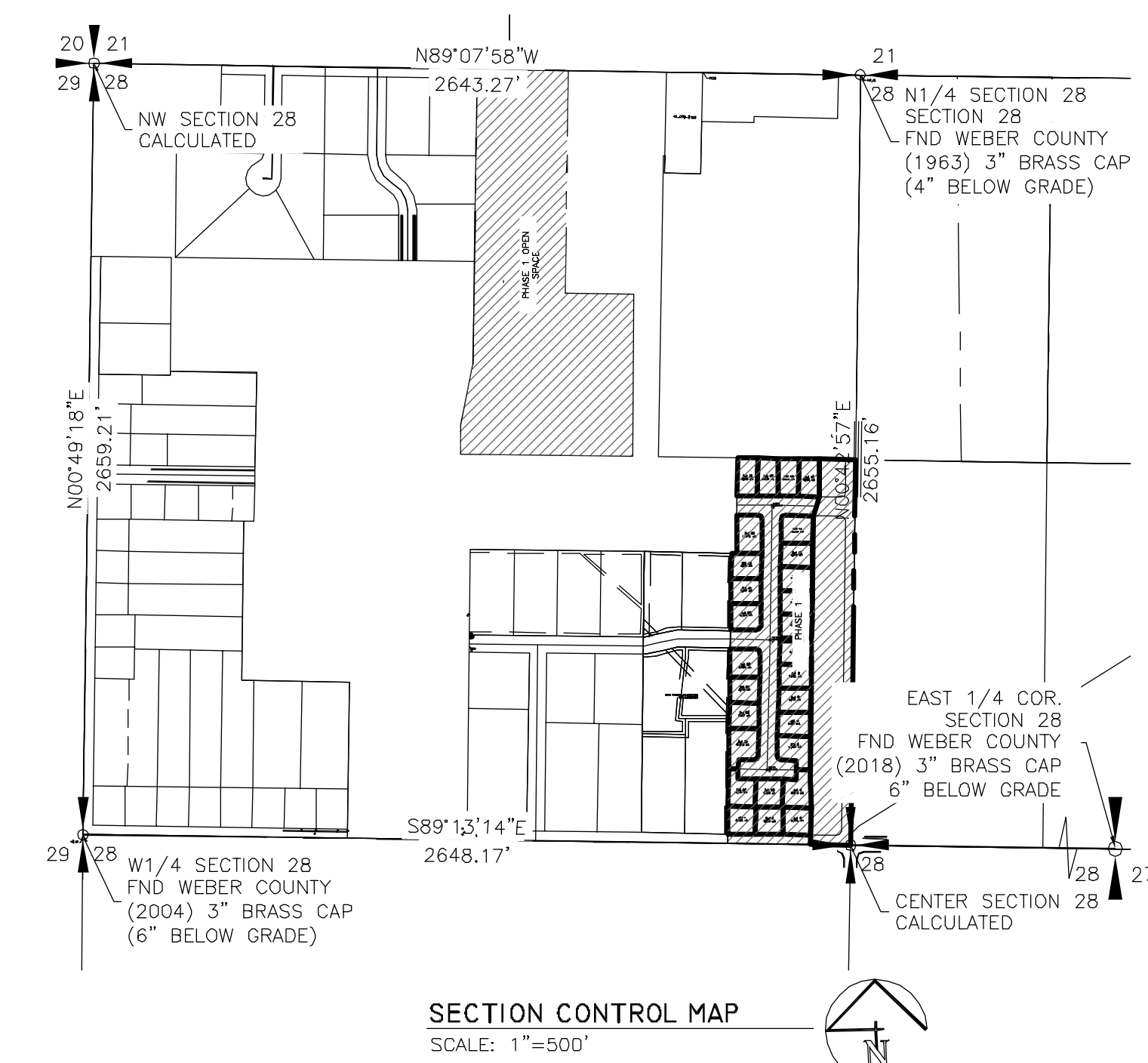
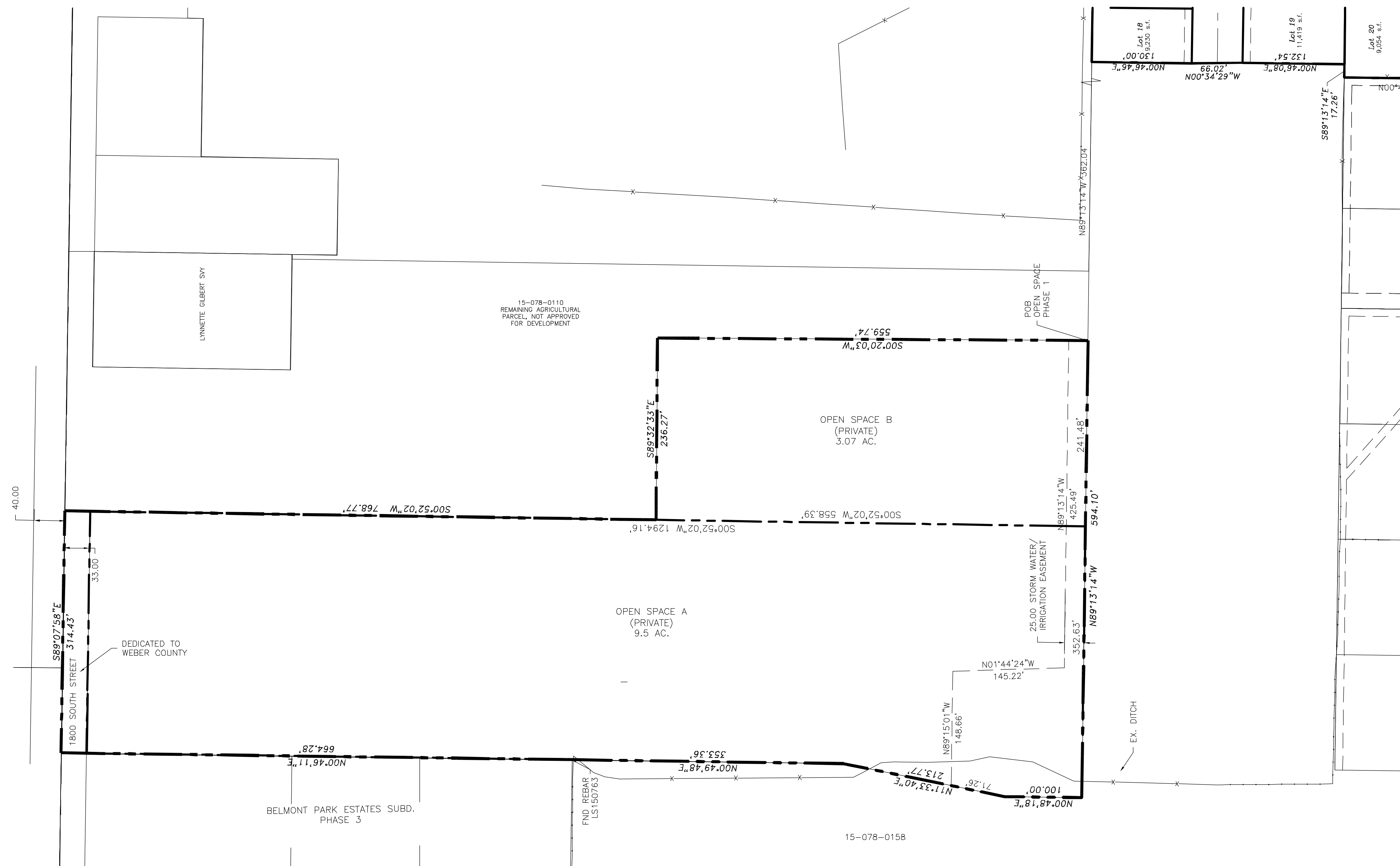
Developer: Heritage Land Development
Tremonton, Utah 84337

NO.	REVISIONS/SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____ PROJECT NO.: _____
CAD FILE: _____

**TAYLOR LANDING PHASE 1A
1st AMENDMENT
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

DATE: MARCH, 2022
DRAWING No. **2**
2 of 2



COUNTY RECORDER
State of Utah, County of Weber, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
Filed in: File of plats _____ County Recorder _____