

## WESTERN WEBER PLANNING COMMISSION MEETING

### MEETING AGENDA

June 14, 2022

Pre-Meeting 4:30/ Regular meeting 5:00 p.m.

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

1. **Minutes:** April 12, 2022, May 10, 2022

#### **Petitions, Applications, and Public Hearings:**

2. **Administrative items:**

**2.1 LVJ022222:** Consideration and action on a request for final plat approval of Jacquelyn Estates Phase 1 Amended Subdivision.  
Presenter Steve Burton

**2.2 LVM042221:** Request for recommendation of final approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots. Presenter Tammy Aydelotte

3. **Public Comment for Items not on the Agenda:**

4. **Remarks from Planning Commissioners:**

5. **Planning Director Report:**

6. **Remarks from Legal Counsel**

7. **Work Session**

**Adjourn to Work Session**

**Draft Western Weber General Plan Review**

**Adjourn**

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

*Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8374 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.

***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***

## 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.

**April 12-2022 Minutes**

Minutes for Western Weber Planning Commission meeting of April 12, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

**Members Present:** Andrew Favero—Chair

Wayne Andreotti

Jed McCormick

Sarah Wichern

**Excused:** Chad Call, Cami Clontz, Bren Edwards

**Pledge of Allegiance**

**Staff Present:** Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Scott Perkes, Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; June Nelson, Secretary

**1. Minutes: No minutes were available.**

**2. Administrative Items**

- 2.1 DR 2021-15:** Request for approval of a design review for a new high school, located at approximately 4400 West 2200 South, Taylor, UT, 84405. Proposal outlines additional site improvements that include hard-surface parking, sports fields, landscaping in addition to the main school building(s). **Presenter Tammy Aydelotte**

12/16/2021 – Design Review Application accepted.

The applicant is requesting approval of a design review for a new high school located in the A-1 zone at 2200 South 4300 West, Ogden, UT, 84401. This 52-acre site includes the main building, sports fields and associated accessory structures, and parking for 1501 vehicles.

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of each structure, field, and parking stall, as well as the plan to access the school from 2200 South Street and 4300 West Street. Planning is requesting a pathway access from the west, per Weber County Land Use Code 108-1-4(a)(2). The applicant does not agree with this requirement and has stated a potential refusal to comply with this requirement, per previous conversations.

The following section of Utah State Code applies to this application (Utah State Code 17-27a-305(3) "A county may not: (b): "...except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;"

Access to the proposed school site will be from the south (2200 South Street – 2 points of ingress/egress) and from the east (4300 West Street – 5 points of ingress/egress).

Considerations relating to landscaping, buildings and site layout. Per Utah State Code 17-27a-305 (3) " county may not:

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(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, county building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;"

The application proposal includes four structures, five sports courts/field areas, a driving range, and 1501 parking stalls. This proposal also includes landscaping, and sidewalk along 2200 South Street, and 4300 West Street.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There is a drainage easement along the northern lot boundary. An easement located along the east boundary has been vacated for the purposes of combining parcels into a single lot

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. Planning has issued conditional approval. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Tammy Aydelotte stated that at a minimum the County would like to see an east-west pathway through the property. The commissioners were asking how many students were expected at the school. Commissioner Andreotti asked if there will be street parking. The streets are kind of narrow. Tammy Aydelotte stated that will be up to Engineering. Commissioner Favero stated that he was concerned about not having a road that goes through. His concern is about safety.

**Commissioner Favero called for a motion. Sarah Wichern motioned to follow staff recommendation and findings with the addition of item 2 in the recommendations:**

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. A pedestrian pathway access as shown in exhibit C, shall be shown and legally granted to the county as a public pathway prior to written approval of this design review application is issued.
2. Thirty three foot road dedication to be added on the western boundry.

This recommendation is based on the following findings:

1. Warehouse storage is permitted as a primary use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

**Commissioner Jed McCormick seconded the motion. All commissioners voted in favor 4-0. Motion passed.**

**2.2 LVT010622:** A request for final approval of Taylor Landing Phase 3 Cluster Subdivision consisting of 34 lots (this was clarified to be 35 lots, not 34) located near 4075 W 2200 S.; **Staff Presenter: Scott Perkes**

**Scott Perkes states that there will be 35 lots not 34.**

The applicant presented the overall cluster subdivision sketch plan on February 11, 2020. The applicant then submitted for preliminary approval based on the sketch plan design. The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.97 acres of agricultural open space (see **Exhibit A**). Preliminary approval was denied by the Western Weber Planning Commission during their May 12, 2020 meeting based on findings that the proposed design did not prioritize the most prime agricultural land within the subdivision boundary for preservation. The Planning Commission's denial of preliminary approval was then appealed by the applicant to the County Commission. This appeal was heard by the County Commission during their June 16, 2020 meeting and resulted in the overturning of the Planning Commissions denial of preliminary approval by a County Commission vote of 2 to 1.

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Following preliminary approval, the applicant was granted final approval of Phases 1A and 2 by the WWPC during their November 10, 2020 meeting. The applicant is now requesting final approval of Phase 3 (see **Exhibit B**).

The proposed Phase 3 is consistent with the approved preliminary plan and consists of 34 lots (this was clarified to be 35 lots, not 34) totaling 12.85 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (58.25%, per the preliminary/open space plan) consisting of 13.16 acres.

The Commissioners stated some concern about existing buildings on the property. When will they be taken down?

Applicant Representative Marshae Stokes, 2650 Washington Blvd. Suite 203, Ogden. She stated that they have begun work to take down the buildings. They have engaged a demo company. Work should be completed by mid to end of May.

The Commissioners were satisfied with that information.

**Chair Favero called for a motion: Sarah Wichern motioned to follow all staff recommendations and findings with the inclusion of item 4 in the recommendations.**

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 3 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
4. Open space parcel must be cleared of buildings before the first building permit is issued.

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.

**Wayne Andreotti seconded the motion. All voted in favor 4-0. Motion passed.**

**3. Public Comment for Items not on the Agenda:** Chad Buck, 2205 S 2200 E Clearfield. He owns some land near the new school. He is concerned about a road behind the school. The school has told him that they won't do a road. He is also concerned that a pathway through the school property will bring lots of parking in the subdivision.

**4. Remarks from Planning Commissioners:** Commissioner Wichern commented on an article on KSL. Is California to blame for Utah's problem? We have a home grown problem, not a California problem. We can't keep all the land. We need to create places for Utahns to live in Utah.

**5. Planning Director Report:** We will be revising the General Plan schedule. It will more than likely go to the County Commission in July. To Mr. Buck, if there are parking issues, we can put in parking restrictions in the area to curb that problem.

**6. Remarks from Legal Counsel:** Liam Keogh said that he would like to commend and congratulate all the planners, but especially Tammy Aydelotte for her work on the Design Review.

**Wayne Andreotti motions to adjourn to Work Session. All voted in favor 4-0**

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**7. Adjourn to Work Session**

**7.1 Western Weber General Plan Work Session**

Next meeting for the General Plan will be April 27, 4:00. There will be no Western Weber Planning Commission meeting on May 3.

There will be some changes in the timeline for the General Plan. Timeline has been extended. More information will follow.

Charlie Ewert had updates on the General Plan.

**Adjourn**

Respectfully Submitted,

*June Nelson*

Lead Office Specialist

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

*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.*

***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***

**May 10-2022 Minutes**

Minutes for Western Weber Planning Commission meeting of May 10, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

**Members Present:** Andrew Favero—Chair  
 Wayne Andreotti  
 Jed McCormick  
 Bren Edwards  
 Sarah Wichern

**Excused:** Cami Clontz

**Staff Present:** Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Scott Perkes, Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; June Nelson, Secretary

**A Pre-Meeting was held to review agenda items.**

**Pledge of Allegiance**

1. **Minutes were approved for April 6, 2022 5-0**  
**Minutes for April 12 the secretary was asked to review the motion on item 2.1. High School Design Review. This item will go back on the next agenda.**
  
2. **Consent Items:**  
**2.1 DR2022-02:** Consideration and action on a design review amendment for machinery and warehouse additions (approximately 110,000 square feet) to the Kimberly Clark site located at 2010 N Rulon White Blvd, Ogden. **Presenter Steve Burton**  
  
**Bren Edwards motions to pass this item. Wayne Andreotti seconded the motion. This item was passed unanimously. 5-0**
  
3. **Administrative items:**  
**3.1 LVJ022222:** Consideration and action on a request for final plat approval of Jacquelyn Estates Phase 1 Amended Subdivision. **Presenter Steve Burton**

The applicant is requesting final approval of Jacquelyn Estates Phase 1 Amended Subdivision. The purpose of this plat is to allow the lot owners to take over the previously platted open space. The lot owners do not like the existing open space plan that includes a park and trails. The original developer has not installed those improvements, and the land is currently being farmed.

The lot owners in the subdivision approached the county in 2021, requesting to amend the plat so that each owner could own a portion of the open space. If the county allows the proposal, the subdivision will no longer be considered a cluster subdivision. In order for each lot owner to add the previously dedicated common area to their individual lots, the County Commission will need to relinquish the open space easement that was granted as part of the original subdivision approval. All lot owners will need to sign the subdivision plat as well. The following language on the original plat granted the county the open space easement:

*We hereby grant and convey to Jacquelyn Estates HOA Inc Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant **and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.***

If the Planning Commission makes a positive recommendation for final approval, the open space easement will need to be vacated

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by ordinance by the County Commission at the same time the subdivision plat is approved by the County Commission.

Where the owners are requesting to become a “standard subdivision” instead of a cluster subdivision, the county will need to ensure that the subdivision lots meet the A-1 zoning requirements, as well as the other subdivision requirements. The proposal is a lot averaged-subdivision.

The Commissioners were concerned that some of the lots did not meet the 150 foot width requirement for the frontage. Commissioner Edwards asked about the secondary water. With the increased lot size, is there enough water?

Dallas Buck 4855 Jacquelyn Park Lane. I am the President of the HOA. We needed to do this option because the developer was not meeting the requirements. Commissioner Wichern asked if they have collected dues for the HOA. Dallas answered that they had collected dues for maintenance. The HOA now has ownership of the land that was to be open space.

**Chair Favero calls for a motion. Bren Edwards motions to table this item for more information and to make sure that these lots meet the County code requirements. Sarah Wichern seconds the motion. Motion passed 5-0.**

**3.2 LVC042022 - Consideration and action on a request for preliminary approval of Cameron Pointe Subdivision (6 lots). Presenter Felix Lleverino**

The applicant is requesting preliminary approval for Cameron Pointe Subdivision (6 lots). This proposal would divide a vacant 6.94-acre parcel and create six new building lots. The 6.94-acre parcel will be subdivided into 6 building lots that will conform to the minimum A-1 zoning standard. The Planning Division has reviewed Cameron Pointe for right-of-way connections and has found that a connection south is the only viable option for the continuation of future neighborhoods. At the time when a connection south is made the road will need to be built over an existing Wilson Irrigation Canal. Curb, gutter, and sidewalk is required within the Cameron Pointe Development and on 4000 West Street and 2375 South Street.

Commissioner Edwards said that lot 5 is a little small and not conforming to the correct size. That should be adjusted.

**Commissioner Favero calls for a motion. Commissioner Bren Edwards makes the motion to follow the recommendations and findings in the staff report with the addition of item 3. Wayne Andreotti seconds the motion.**

Staff recommends preliminary approval of Cameron Pointe Subdivision consisting of 6 lots. This recommendation is based on the review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter before final recommendation from the Planning Commission.
2. Hooper Irrigation shall provide a capacity assessment letter before final recommendation from the Planning Commission.
3. The square footage on lot 5 be brought to minimum of 40,000 square feet before going to County Commission.

The following findings are the basis for the staff recommendation:

1. Cameron Pointe conforms to the West Central Weber County General Plan.
2. The lot area, width, yard, height, and coverage regulations proposed are acceptable as shown on the submitted plat.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

**Motion Passed 5-0.**

**4. Legislative Items:**

**4.1 ZTA 2022-01:** Discussion and action on a county-initiated zoning text amendment to regulations in the manufacturing zones (MV-1, M-1, M-2, & M-3) regarding garbage dumps, landfills, incinerators, transfer stations, automobile wrecking or junk yards, and similar uses. **Staff Presenter: Scott Perkes**



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This County-driven text amendment (see **Exhibit A**) has been undertaken primarily due to concern regarding the solid waste dump, automobile wrecking or junkyard, incinerator, or waste transfer station land uses currently listed in the land use tables of the manufacturing zoning ordinance. The majority of the previously listed uses are listed as conditionally permitted uses in the M-3 zone. These uses do not fit in with the long-range goals of the “Mega Site” (manufacturing zoned area of far west Weber County) as the County continues to work on long-range planning and marketing efforts of the area.

In brief summary, the proposed text amendments changes these uses from ‘conditionally permitted’ in the M-3 zone, to ‘not permitted’ in any zone. As detailed below in the General Plan analysis sections, these uses do not fit in well with the community vision as detailed in the current 2003 general plan or the upcoming 2022 general plan regarding land uses in the manufacturing areas of far western Weber County.

Draft language in Chapter 3, Land Use, addresses the *“far western part of the Western Weber County Planning Area (west of 8300 West) indicating that the area has long been planned as a large industrial site. At this time, the Weber County Commissioners are pursuing certification of the area as an industrial mega site by the Economic Development Corporation of Utah... Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that provides jobs for current and future residents of Weber County, especially the growing population of the Western Weber Planning Area. In order to attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kempt... The area should have a layout... that provides opportunities for employees to walk to local feed establishments or enjoy the outdoors during breaks.”*

**Chair Favero calls for a motion to open the Public Hearing. Bren Edwards motions to open public hearing. Sarah Wichern seconds the motion. Motion passed 5-0**

John Sanders 200 S. There are rumors about the transfer stations. Other companies may want to open another transfer station. The one that the County uses is functioning just fine.

**Bren Edwards motions to close public hearing. Jed McCormick seconds the motion. Motion passes 5-0.**

There is no further discussion from the Planning Commission.

**Chair Favero calls for a motion. Sarah Wichern motions to follow the recommendations and findings in the Staff Report. Bren Edwards seconds the motion.**

Staff recommends that the Western Weber Planning Commission pass a positive recommendation regarding the propose text amendments to the County Commission. Should the County Commission be comfortable with the proposal, it could be approved based on the following findings:

1. The changes are supported by the 2003 West Central Weber General Plan.
2. The changes are supported by the current draft of the soon-to-be adopted 2022 Western Weber Futures General Plan.
3. The changes are necessary to address the growing needs of manufacturing and adjacent residential uses looking to locate in the western portions of Weber County.
4. The changes will enhance the general health and welfare of County residents.

**Motion passes 5-0.**

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**5. Public Comment for Items not on the Agenda:** Brad Blanche 4700 W West Weber. I have an observation. Secondary water and the authority of the water district. Secondary does not have the capacity to fill all the needs of Western Weber area. I am creating my own water district. There might be conflict over using my water rights. There will be 80 acres of open space to maintain. I have worked with Planners and Engineers to use what I have for development.

**6. Remarks from Planning Commissioners: None**

**7. Planning Director Report: None**

**8. Remarks from Legal Counsel: None**

**Bren Edwards motions to adjourn to work session. Sarah Wichern seconded the motion. All voted in favor 5-0**

Respectfully Submitted,  
*June Nelson*  
Lead Office Specialist



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final plat approval of Jacquelyn Estates Phase 1 Amended Subdivision.

**Type of Decision:** Administrative

**Agenda Date:** June 14, 2022

**Applicant:** Craig Standing

**File Number:** LVJ022222

### Property Information

**Approximate Address:** 4900 W 2200 S, Ogden

**Project Area:** 6.778 acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Township, Range, Section:** T6N, R2W, Section 29

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
 801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural (A-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- 

## Previous actions

On May 10, 2022, the Western Weber Planning Commission tabled a decision on this item because it was unclear if the lot widths met the minimum zoning requirements. The applicant has since submitted a new plat, with lot 11 gaining additional width, to bring the average lot width to 150'.

## Background and Summary

The applicant is requesting final approval of Jacquelyn Estates Phase 1 Amended Subdivision. The purpose of this plat is to allow the lot owners to take over the previously platted open space. The lot owners do not like the existing open space plan that includes a park and trails. The original developer has not installed those improvements, and the land is currently being farmed.

The lot owners in the subdivision approached the county in 2021, requesting to amend the plat so that each owner could own a portion of the open space. If the county allows the proposal, the subdivision will no longer be considered a cluster subdivision. In order for each lot owner to add the previously dedicated common area to their individual lots, the County Commission will need to relinquish the open space easement that was granted as part of the original subdivision approval. All lot owners will need to sign the subdivision plat as well. The following language on the original plat granted the county the open space easement:

*We hereby grant and convey to Jacquelyn Estates HOA Inc Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of*

*each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant **and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.***

If the Planning Commission makes a positive recommendation for final approval, the open space easement will need to be vacated by ordinance by the County Commission at the same time the subdivision plat is approved by the County Commission.

Where the owners are requesting to become a “standard subdivision” instead of a cluster subdivision, the county will need to ensure that the subdivision lots meet the A-1 zoning requirements, as well as the other subdivision requirements. The proposal is a lot averaged-subdivision. The following analysis explains how the proposal meets the applicable ordinances.

## **Analysis**

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-5-7 the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150’. All lots within the proposed subdivision meet the zoning requirements for area and width.

Section 106-2-4.20 allows lot average subdivisions in the A-1 zone, as long as the averaged lot width and area of all lots within the subdivision is no less than 150 feet wide and 40,000 square feet of area. There are 6 lots in the proposed subdivision. The average lot area in this subdivision is 40,000. The average lot width is 153 feet wide.

Culinary water and sanitary sewage disposal: All six lots have homes on them that are served by Taylor West Weber Water, Central Weber Sewer, and Hooper Irrigation. No new lots are being proposed and no new improvements are being proposed.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

## **Staff Recommendation**

Staff recommends that the Planning Commission recommend final approval of Jacquelyn Estates Phase 1 Amended Subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The open space easement will need to be vacated by the County Commission by ordinance. The ordinance will be recorded with the amended plat.

The recommendation for approval is based on the following findings:

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

## Exhibits

- A. Original Recorded Cluster Subdivision Plat
- B. Proposed Amended Subdivision Plat

## Location Map 1





# JACQUELYN ESTATES CLUSTER SUBDIVISION 1ST AMENDMENT

## A LOT-AVERAGED SUBDIVISION

### PART OF THE NW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

#### UNINCORPORATED WEBER COUNTY, UTAH - APRIL 2022

#### OWNER'S DEDICATION

The undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots, Common Area(s), and streets and Private Streets as shown hereon and name said tract **JACQUELYN ESTATES CLUSTER SUBDIVISION 1ST AMENDMENT A LOT-AVERAGED SUBDIVISION**. (As used herein the term Local Entity is the same as defined in UCA 67-1-6.5.) We hereby dedicate to public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the local entity. We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open space(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by **Jacquelyn Estates HOA Inc.** Owners Association whose membership consists of said owners, their grantees, successors, or assigns. We hereby grant and convey to **Jacquelyn Estates HOA Inc.** Owners Association, all those parts or portions of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of **Jacquelyn Estates HOA Inc.** in common with all others in the subdivision. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable and as may be authorized by the local authority, with no buildings or structures being erected within such easements. We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Jacquelyn Park Lane street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the local entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the local entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

#### Association Acknowledgement

IN WITNESS WHEREOF, the named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JACQUELYN ESTATES HOA INC.

By: \_\_\_\_\_ State of Utah )  
 COUNTY OF WEBER ) SS

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that **he/she/they is/are** the authorized officer(s) of said association, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.

Witness my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_ Residing in: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

#### Trust Acknowledgement

IN WITNESS WHEREOF, said MILTON TODD MITCHELL FAMILY TRUST dated August 24, 2018 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MILTON TODD MITCHELL  
 STATE OF UTAH ) SS  
 COUNTY OF WEBER )

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that **[he/she/they is/are]** the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that **[he/she/they]** as trustee(s), executed the same in the name of the trust.

As a Notary Public commissioned in Utah, having commission number \_\_\_\_\_, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 (print name below signature)

#### Corporate Acknowledgement

IN WITNESS WHEREOF, the above named signer(s) has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

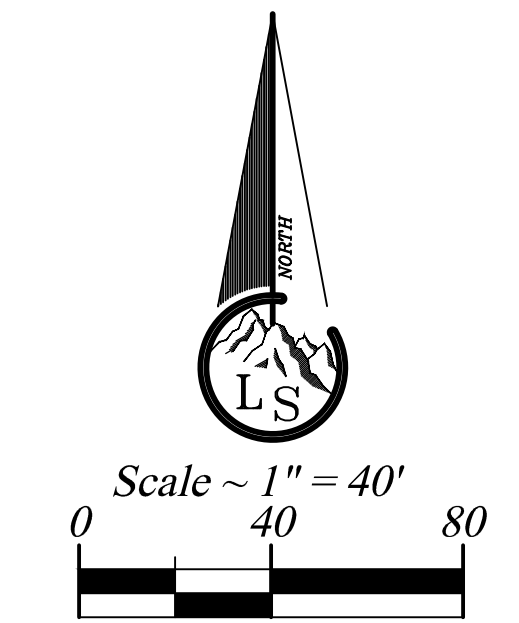
CJ HOMES DEVELOPMENT INC.

CRAIN STANDING: PRESIDENT JULIE STANDING: VICE PRESIDENT  
 STATE OF UTAH ) SS  
 COUNTY OF WEBER )

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that **he/she/they is/are** the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.

As a Notary Public commissioned in Utah, having commission number \_\_\_\_\_, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 (print name below signature)



- Legend**
- EXISTING FENCE
  - - - EASEMENTS (as labeled or granted)
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - ▲ FND STREET MONUMENT (EASEMENT ENTRY #2785499)
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - R RECORD DATA
  - HD MEASURED DATA
  - ▨ COMMON AREA

NOTE: NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

NOTE:  
 1. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.  
 2. For each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4.2 of the Weber County Code.

LOT	WIDTH	AREA
7	132.46'	20,794 s.f.
8	146.34'	54,019 s.f.
9	91.61'	54,129 s.f.
10	96.16'	53,840 s.f.
11	258.06'	32,750 s.f.
12	175.45'	27,436 s.f.
Avg.	150.01'	40,495 s.f.

**WEBER 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 executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Weber County Surveyor Record of Survey

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Signature

**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 \_\_\_\_\_, 20\_\_\_\_.

Attest:  
 \_\_\_\_\_  
 Chairman, Weber County Commission Title: Weber County Clerk

**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 on site wastewater disposal systems. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Director, Weber-Morgan Health Department

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

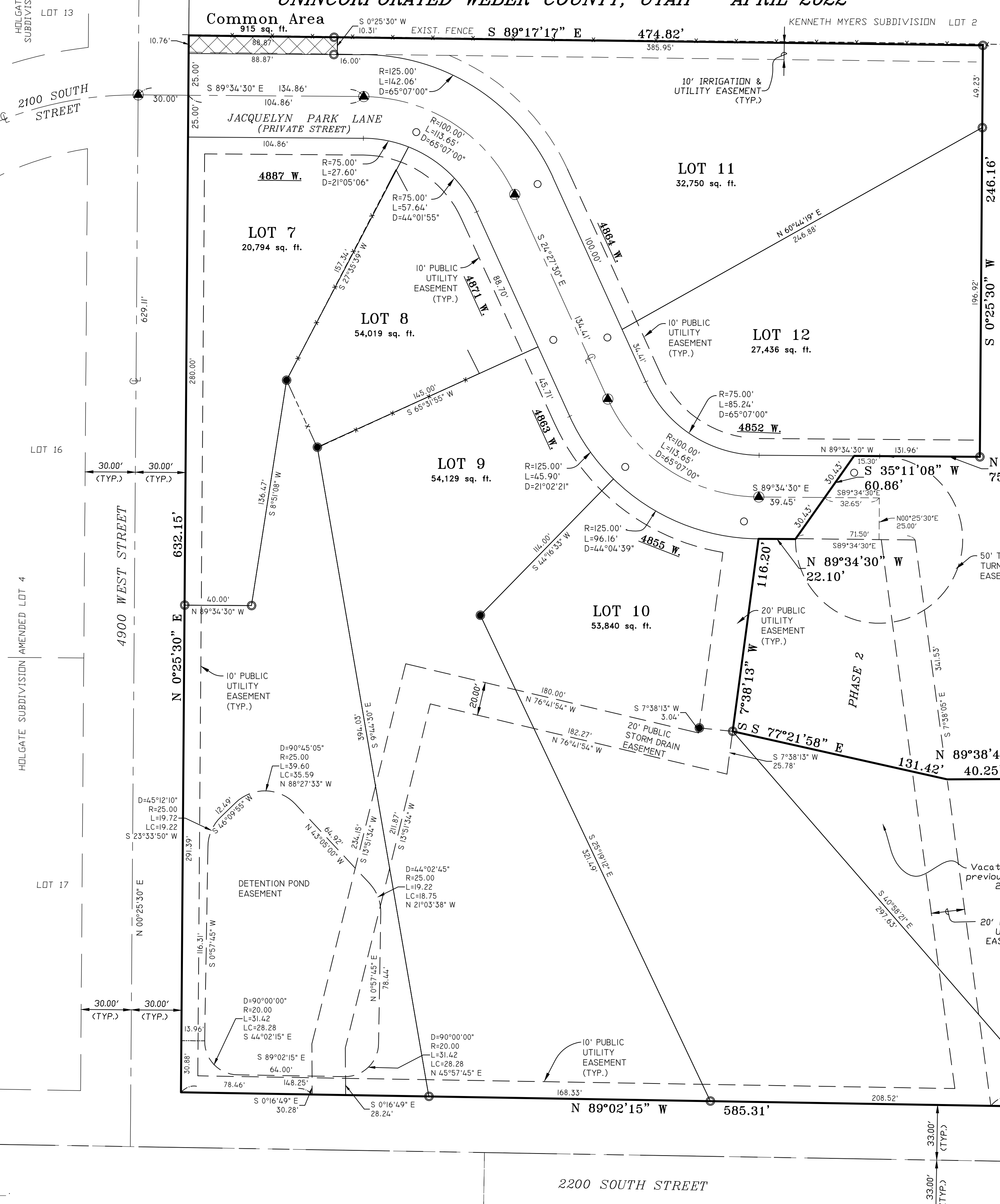
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Chairman, Weber County Planning Commission

**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 effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Signature



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2200 SOUTH STREET, BEING NORTH 89°02'15" WEST 742.78 FEET ALONG THE QUARTER SECTION LINE, AND NORTH 00°57'45" EAST 35.00 FEET FROM THE CENTER OF SAID SECTION 29; AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 89°02'15" WEST 585.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4900 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°25'30" EAST 632.15 FEET TO THE SOUTH LINE OF KENNETH MYERS SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°17'17" EAST 474.82 FEET; THENCE SOUTH 00°25'30" WEST 216.16 FEET TO THE NORTH RIGHT-OF-WAY OF JACQUELYN PARK LANE EXTENDED; THENCE NORTH 89°34'30" WEST 75.16 FEET; THENCE SOUTH 35°11'08" WEST 60.86 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID LANE; THENCE NORTH 89°34'30" WEST 22.10 FEET; THENCE SOUTH 07°38'13" WEST 116.20 FEET; THENCE SOUTH 77°21'58" EAST 131.42 FEET; THENCE SOUTH 43°05'00" EAST 89.40 FEET; THENCE SOUTH 41°37'05" EAST 41.40 FEET; THENCE SOUTH 00°57'45" WEST 101.00 FEET TO THE POINT OF BEGINNING. CONTAINS 295,255 SqFt = 6,778 ACRES.

**NARRATIVE**

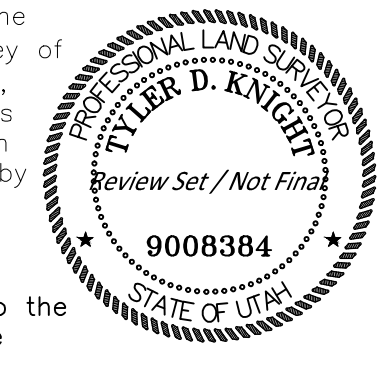
THE PURPOSE OF THIS SURVEY WAS TO AMEND A SIX (6) LOT CLUSTER SUBDIVISION BY ADJUSTING THE OVERALL SUBDIVISION BOUNDARY AND DISTRIBUTING THE EXISTING COMMON AREA INTO THE INDIVIDUAL LOTS AS SHOWN.

SURVEY'S USED TO AID IN THIS PLAT: JACQUELYN ESTATES CLUSTER SUBDIVISION, STEVE WEST SUBDIVISION, HOLTGATE SUBDIVISION AND HOLTGATE SUBDIVISION - AMENDED LOT 4 AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.

BASE OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

**SURVEYOR'S CERTIFICATE**

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.



 A Complete Land Surveying Service www.LandmarkSurveyingUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
Developer: <b>Jacquelyn Estates HOA</b> Address: _____		Weber County Recorder Entry no. _____ Filed for record and recorded ____ day of _____, 20____ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid _____	
NW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision DRAWN BY: TK CHECKED BY: TK DATE: 12-15-2021 PROJ: 3010-PHI-AMD-2021	



**Synopsis**

**Application Information**

**Application Request:** Request for recommendation of final approval of Mountain Views Land and Livestock Subdivision, consisting of 21 lots.  
**Type of Decision:** Administrative  
**Agenda Date:** Tuesday, June 14, 2022  
**Applicant:** John Price, Owner  
**File Number:** LVM042221

**Property Information**

**Approximate Address:** 1900 S 7500 West, Ogden, UT, 84401  
**Project Area:** 33.19 acres  
**Zoning:** Agricultural (A-2) Zone  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 10-048-0011, 10-048-0030  
**Township, Range, Section:** T6N, R3W, Section 27 NE

**Adjacent Land Use**

<b>North:</b> Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> 7500 West St.	<b>West:</b> Agricultural

**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-2) Zones

**Background and Summary**

8/10/2021 – Preliminary approval was conditionally granted by the Planning Commission.

**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-2 Zone, and is a lot averaged subdivision (LUC 106-2-4). Single-family dwellings are a permitted use in both zones.

Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-2 zone require a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. However, in a lot-averaged subdivision, the minimum requirements are as follows: Lot area in the A-2 zone – 20,000 square feet. Lot width in the A-2 zone: 80 feet. The average area and width of lots within the subdivision shall equal or exceed the minimum requirements for the zone.

1. *The averaged area and width of all lots to comply with zone standards.* The averaged lot area and averaged lot width of all lots located within a lot-averaged subdivision shall be no less than the minimum lot area and minimum lot width found in the applicable zone or zones.
2. *Lot standards.* The lot area and lot width of an individual lot located within a lot-averaged subdivision shall be no less than shown in the following table, provided that the averaged area and width of all lots in the subdivision maintains compliance with (5)(a) of this subsection (b).



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 A-2 zone standards in LUC § 104-2. The proposed subdivision will create/continue two public streets. Curb, gutter, and sidewalk are proposed as part of this subdivision.

Review Agencies: Weber Fire District, and Engineering have approved this proposed subdivision. Surveying has reviewed, but not yet approved this proposed subdivision. Planning has recommended approval conditioned upon meeting all review agency requirements and conditions outlined in this staff report.

Culinary water, secondary water, and sanitary sewage disposal: West Warren-Warren Water has provided a will-serve letter that indicates approval of the proposed secondary water system, as well. An unconditional final approval letter, for culinary and secondary water, will be required prior to appearing before the County Commission for final approval. Weber-Morgan Health Department has issued feasibility for septic systems for this subdivision and will need to sign the subdivision plat before it can be recorded.

## Conditions for Preliminary Approval

1. Prior to scheduling for final approval with the Planning Commission, West Warren-Warren Water must issue a will-serve letter. – See Exhibit B
2. That prior to final approval with the Planning Commission, a secondary egress, that we can see the right of way line and that it is secured and that the applicant as mutually agreed by the applicant and the County, on that line. The development agreement can come prior to recording. – Planning is working with the County Attorney's office to make final adjustments to this agreement and submit to the County Commission for final approval.
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. – See Exhibit A
4. Updated letter from Health Department for sewer system. – See exhibit B

## Staff Recommendation

Staff recommends final approval of Mountain Views Subdivision, a lot-averaged subdivision, consisting of 21 lots, located at approximately 1900 S 7500 W, Ogden, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. That prior to final plat recordation, a secondary egress is secured from the applicant as mutually agreed by the applicant and the County in an executed development agreement.
2. Prior to plat recordation, all required improvements shall either be installed or escrowed for, or a combination of both.
3. Prior to receiving final approval from the County Commission, the culinary water provider and secondary water provider approve of the project unconditionally, or sign the subdivision 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 applicable county ordinances

## Exhibits

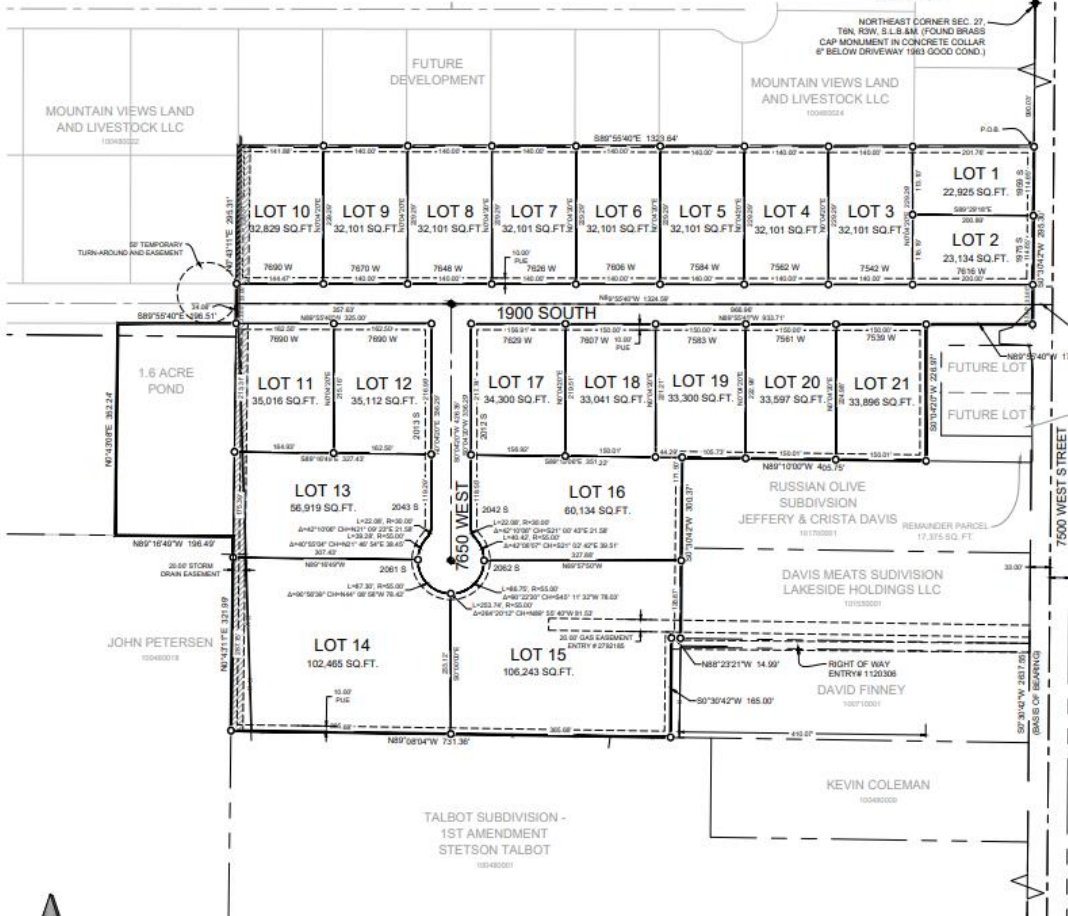
- A. Proposed Final Plat
- B. Culinary Water Will-Serve & Updated Septic Feasibility

Area Map



**Exhibit A - Proposed Final Plat**

**MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION**  
 LOT AVERAGED SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,  
 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH  
 MAY 2021



WILLSON FAMILY TRUST  
 100470014

HARRIS, GEORGE A.  
 (LIFE ESTATE)  
 100480027

NATURAL RESOURCES  
 DIVISION OF WILDLIFE  
 RESOURCES  
 100470003

Phase	Lot	SQ.FT.	Frontage
MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION	Lot 1	22925	314.65
	Lot 2	23134	314.65
	Lot 3	32101	140
	Lot 4	32101	140
	Lot 5	32101	140
	Lot 6	32101	140
	Lot 7	32101	140
	Lot 8	32101	140
	Lot 9	32101	140
	Lot 10	32829	144.47
	Lot 11	35016	162.5
	Lot 12	35112	379.49
	Lot 13	56919	380.65
	Lot 14	102465	87.3
	Lot 15	106243	86.75
	Lot 16	60134	181.05
	Lot 17	34300	374.65
	Lot 18	33941	150
	Lot 19	33300	150
	Lot 20	33597	150
	Lot 21	33896	150
	867618	3606.16	TOTAL
		171.72	AVE. FRONTAGE
		4315.14	AVE. LOT AREA

## MOUNTAIN VIEWS LAND AND LIVESTOCK SUBDIVISION

Phase 1	SQ FT	Frontage
Lot 1	22925	114.65
Lot 2	23134	314.65
Lot 3	32101	140
Lot 4	32101	140
Lot 5	32101	140
Lot 6	32101	140
Lot 7	32101	140
Lot 8	32101	140
Lot 9	32101	140
Lot 10	32829	144.47
Lot 11	35016	162.5
Lot 12	35112	379.49
Lot 13	56919	180.65
Lot 14	102465	87.3
Lot 15	106243	86.75
Lot 16	60134	181.05
Lot 17	34300	374.65
Lot 18	33041	150
Lot 19	33300	150
Lot 20	33597	150
Lot 21	33896	150
	867618	3606.16 TOTAL
		<b>171.72 AVE. FRONTAGE</b>
		<b>41315.14 AVE. LOT AREA</b>

## Exhibit B – Culinary Will Serve & Updated Septic Feasibility

West Warren-Warren Water Improvement District  
1561 S. 7500 W.  
Ogden, UT 84404  
801-259-7614  
westwarrenwtr@gmail.com

October 21, 2021

To Whom It May Concern:

RE: CULINARY WATER WILL-SERVE LETTER FOR Mountain Views Land and Livestock Subdivision; John Price

This proposed development is located at 1900 S. 7500 W. and consists of 21 lots for future residential use. The West Warren-Warren Water Improvement District (hereafter the District) will supply culinary water to this proposed development. This letter is a will-serve for the development only and each lot will be issued individual will-serve letters upon request during the building permit process.

John Price has presented the board with a plat for the property. He has provided proof of secondary water as well as a system plan for delivery of secondary water. The board has voted and approved CULINARY WATER WILL-SERVE LETTER for the future use on said property, contingent upon the following conditions:

- The Weber Basin Water Rights Impact Fee must be paid for each unit of service prior to issuance of this will-serve letter and prior to commencement of construction, to enable the purchase of sufficient water to service the district. Failure to pay said fee will result in measures halting construction. PAID.
- The Capital Facilities Impact Fee and Connection fee Without Existing Service Lateral or Connection Fee With Existing Service Lateral, must be paid prior to installation of a meter and water connection lines and materials. Per the water district's contract with Weber Basin, no water can be delivered until all fees have been paid.
- The installation of a functioning, pressurized, secondary water delivery system for any subdivision over 2 lots, inspected and approved by the WWWID board chairman, prior to final inspection of the home. Pressure requirements are a minimum of 50 to a maximum of 80 lbsp.
- Any amendments to the original plat or the plan for the secondary water system will need a new approval by the water board at a monthly meeting.
- All water lines, materials and installations must be done to the specification of the WWWID board, and must be inspected by the board chairman, or his designee, along with any necessary bacterial testing required by the state.
- A deposit of \$100.00 for metered water to be used during construction, must be paid prior to the commencement of construction.

Should you have clerical questions or comments, please contact the district clerk. Please direct questions regarding water systems, materials, etc., to (801-791-7368) Randy Giordano, Chairman of the WWWID Board. This letter expires 1 year from the day it is issued.

Sincerely,

  
\_\_\_\_\_  
Melissa Murray, Clerk  
West Warren-Warren Water Improvement District

**\*\*UPDATED SEPTIC FEASIBILITY TO BE PRESENTED IN PC MTG**