



WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

November 15, 2016

5:00 p.m.

- *Pledge of Allegiance*
 - *Roll Call:*
1. Minutes
 - 1.1. Approval of the August 09, 2016, September 10, 2016, and the October 11, 2016 meeting minutes
 2. Consent Agenda
 - 2.1. DR2016-10 Consideration and action for a design review for Grant Trucking Maintenance Shop at approximately 910 West 24 South - Dave Grant, Applicant; Steven Peterson, Agent
 - 2.2. DR2016-12 Consideration and action for a design review amendment of original file #MSP2004-02 requested by WinCo Foods, located at 2423 Rulon White Blvd. - Brandon John, Agent
 - 2.3. LVG082416 Consideration and action on a request for final approval of Gallop Bend Subdivision, consisting of 20 lots, and located at approximately 3662 West 2550 South. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South – Dwight Pincock, Applicant
 - 2.4. LVS082616 Consideration and action on a request for preliminary approval of the Saddlebred Acres Subdivision, consisting of 24 lots, and located at approximately 4000 West 2200 South – Ivory Homes, Applicant; Chase Freebairn, Agent
 3. Administrative Items
 - 3.1. CUP2016-19 Consideration and action for a conditional use request for Terakee Farm, a 232 unit Planned Residential Unit Development, located at approximately 700 North 3600 West - Harold P. Eborn Family Protection Trust, Harold H. McFarland & Marva C. McFarland, Trustees, and Brad Blanch, Applicants; Brad Blanch, Agent
 4. Discussion Item Request to discuss options for a proposed subdivision, Taylor, Vista, that would be located approximately at the corner of 2550 S. 4700 W. in Taylor – Carson Jones
 5. Public Comment for Items not on the Agenda
 6. Remarks from Planning Commissioners
 7. Planning Director Report
 8. Remarks from Legal Counsel
 9. Adjourn

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

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

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

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

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

Minutes of the Western Weber Planning Commission meeting of August 09, 2016 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Roger Heslop
Jannette Borklund
Wayne Andreotti
Jennifer Willener
Blake Hancock

Member Excused: Chair Mark Whaley
John Parke

Staff Present: Rick Grover, Planning Director; Charles Ewert, Principal Planner; Ronda Kippen, Principal Planner; Chris Crockett, Legal Counsel; Sherri Sillitoe, Secretary

- Pledge of Allegiance
 - Roll Call

Vice Chair Heslop indicated that Chair Whaley and Commissioner Parke had asked to be excused. He also welcomed two new Planning Commission members; Jennifer Willener and Blake Hancock.

1. Approval of the Minutes

1.1. Approval of the June 14, 2016 meeting minutes

Vice Chair Heslop declared the minutes of the June 14, 2016 meeting approved as written hearing no comments in opposition.

2. Administrative Items

2.1. LV041116 Consideration and action on a request for preliminary approval of Vaquero Village Cluster Subdivision (13 lots) at approximately 900 South 7100 West – Dean Barrow, Agent

Ronda Kippen presented a report and stated that the developments in this zone really do not play a key factor due to the homes being mainly single family residences and they have the same standards as single family residences. The project area is 12.89 acres and it is in a split zone between A-1 and A-2 Zone. The cluster subdivision ordinance lists criteria for an applicant to request bonus density. In this case, the applicant is requesting a 16.3 percent bonus density. They have a base density of 11.18 lots after taking out their right of way and the open space. They are requesting to have an additional 10% bonus density for meeting the ordinance purpose and intent and an additional 15% for public access to the open space. The roads as well as the trails are being stubbed to the northern property that is not part of this development. The applicant is setting aside 32% of the development for open space which will be used for trails that will access future phases with certain amenities. The way the development is laid out, all of the lots meet the 60 ft. frontage requirement. The front yard setback is 20 ft. minimum as well as an 8 ft. side yard. They will be able to have an average building height of 40 ft. The overall development meets all of the design standards. The applicant is proposing street trees along both sides of the street as well as street lights.

The lake in a future phase will provide the water storage for the entire subdivision and they will have individual lot septic systems. The culinary water will be provided by Warren/West Warren Water District. All of the agency review items will need to be taken care of before final approval.

Staff recommends preliminary plat approval of Vaquero Village Cluster Subdivision. This recommendation for approval is subject to all review agency requirements and based on several conditions listed in the staff report which include the bonus density percentages granted as well as the landscaping plan, drinking water requirements, fencing requirements, a capacity assessment letter on the water system, secondary water provisions, feasibility from the Weber-Morgan Health Department approving septic system feasibility, etc.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. The proposed subdivision will not be detrimental to the public health, safety, or welfare.

3. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
4. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
5. The proposed cluster subdivision meets the purpose and intent of the cluster subdivision standards (10%), and that adequate open space with public access has been made part of the design (15%) to approve a bonus density of 25% to the development.

Ronda Kippen clarified for Commissioner Borklund that the applicant is just asking for 13 lots because they believe these are the size of lots that will sell. Commissioner Borklund asked if storm water is being addressed. Mrs. Kippen replied that that would be addressed at final approval with providing construction drawings that will provide the storm water detention/retention plans.

Commissioner Andreotti asked if the development would meet dark sky conditions, and Ronda Kippen replied that all lighting in this subdivision is proposed to be down facing and partially shielded where it would provide the safety protection needed while not polluting the night sky.

Dean Barrow, Agent, stated that they worked closely with John Reeve who explained to them what he felt was the best design of the storm water drainage system and secondary water.

Vice Chair Heslop stated that the septic system questions should be asked to the health department. Dean Barrow stated that their plans are to leave a long-lasting maintained community.

Neal Davis, 7212 W 900 S, stated that he has some questions. He knows that the irrigation water that will be supplied from Warren Irrigation, he questions if the home owner's association owns that water. Currently, they are bringing part of their water through their ditch on adjoining property. He understands that you cannot flood irrigate if you have the type of septic system. He doesn't think they will qualify for their system if they have to have their septic tanks 100 ft. from an open irrigation ditch. They haven't shown on the west side that there is not an irrigation ditch and on the north side they show a large irrigation ditch. On the drawings they show that the home owner's association will be responsible to put the pumps in and maintain the water. On the south side they sold part of that property to a neighbor for a width of 300 ft. so the open space will be shortened (by Lot 5 on the south side). He believes Jim Davis is planning on keeping his irrigation ditch because sometimes he uses some of his water.

Eldon Davis 7090 W 900 S, stated that back to the ditch on the north it says if it is over 5s feet it has to be fenced so is the irrigation ditch and fencing part of the open space area? Regarding animals, he would like to know the setback and other requirements. He is worried about the rights if that area is escrowed and this could be a concern until everything is sold. He is also concerned where that water is being stored external to the property that it is being delivered to; if they have to ever sell that piece; he would rather have a source on the property itself.

Phil East, 7109 W 900 S, asked why they need another riding arena when they have one at the park. There is also a walking path that the West Warren Park District put in but was never finished. Water is a tough commodity and he doesn't believe it will be easy to build a lake. Another concern is the septic tank, and he cannot see how it will work.

Justin Barrow stated they have the same concerns for their community. Is the irrigation closed and not left open? It is not their plan to cover the ditch and they have not heard the code requirements regarding whether they are required to cover it. Regarding who owns the water that comes from Warren irrigation into the system, their family owns 37 shares and rents 30+ shares. They will give it to the home owner's association until the lots are sold. There is a small amount owing on that parcel; it is a private deed with his family and they can ensure the amount of open space and they can deed it if need be. Regarding the second arena, it is a private entity and it doesn't matter what anyone else cares or wants. Their plans are to have an indoor arena for the winter months. It will be a higher-end equine facility and it is not part of this phase. Regarding septic system and that function; it is a public health issue and the Health Department will be addressing the water safety and septic systems.

Commissioner Borklund indicated that one of the conditions of approval is finding if there is any water in a canal over 5 s feet; if so, the canal will be required to be fenced. Justin Barrow stated that the ditch has very minimal water flow and they will comply if found it is over 5s feet.

Planning Director Grover indicated that one of the questions they came up with is that they pulled a portion of property next to Lot 5; so is what was represented to staff different from what is being requested right now? Justin Barrow indicated that this is their first development; they were new at this and when they approached the Weber County Planning Commission staff, it was their understanding that they could sell the open space to people outside the subdivision. They were approached by the neighbor Jim Davis who wanted to buy a small piece of property with the agreement that it remain in open space forever. Where the trail turns and goes back to the east, the small parcel that goes over to the back of lot 3 is what they sold to Jim Davis. If needed and if Jim's wish, they could reconfigure the trail and enter at a different point; they could address that before final approval. There are legal documents that he agreed to sign that they would leave it is open space. If they need to get more open space they will. Jim Davis has agreed to add that portion to their open space.

Commissioner Willener stated that in the rendering the trails splitting the property within Lot 3 and Lot 2, it looks like the trails are on the property itself. Dean Barrow stated that this is an error; it will be open public space. If at final, their engineer may need to help them tweak it a little bit.

Commissioner Andreotti asked the plan for parking and the public access to the trails system. There is heavy traffic on 12th Street as well. The West Warren Park District has a large tax base because of the industry to the west. Justin Barrow indicated that the park has a heavy tax base and it has been enhanced across the street over the years with nice amenities and a bowery. In his proposed masterplan, there is a beach on the lake and a small park at the north boundary. They want the entire public to access the Reese community center safely. It is their hope that they will come to the County sometime in the future to request a slow down on the busy road. They want to put fish in the lake and have the public benefit from that.

Commissioner Borklund asked if the walkway surface would be crushed gravel. Dean Barrow indicated that their hope is to have a 3 ft. solid surface for safe jogging and foot traffic and a 3 ft. hard rock surface for horse and bicycle travel for people to access the entire subdivision, park and arena. They come from an equine background and would like to incorporate that into the community.

Commissioner Borklund asked if they are approving the entire subdivision and Ronda Kippen replied yes and if they would like to make a condition to realign the trails, they could do that; they would be approving the preliminary plan with the bonus density they feel is warranted. Commissioner Borklund asked if they would need to approve the 3 ft. asphalt as well, and Ms. Kippen replied yes.

Commissioner Andreotti asked about the design for the secondary water system. Justin Barrow stated that Reeves and Company is designing the system and will be able to answer any further questions at the final approval stage. The system delivers at the southwest section of the reservoir. A pipe will deliver the water to each home which is shown in the master drawing.

Commissioner Andreotti asked if there is any irrigation ditches. Justin Barrow replied no, not to their knowledge.

Commissioner Borklund asked if the sale of the property affects where the trails could be; does the trail actually have to be on this property? Ronda Kippen replied that it does affect it and the sliver would need to be removed from the drawings. Jim Davis would either have to be part of this development or that portion of the property would have to be removed from this subdivision. You can only sell open space to people outside of a cluster subdivision if the property is larger than 10 acres. They could take that trail, do an easement in between Lot 5, do an easement in between Lots 2 and 3 and still make the connectivity there. However, it would change the open space calculations and they would need to recalculate them to make sure that they are meeting the required 30%. The trees would need to be removed, but they did not include them in the original calculations because there were not enough trees.

Chris Crockett asked if they have copies of the document or agreement they made on the sale of the property. Chris Crockett indicated that he would like to look at that agreement to make sure it is part of Lot 5.

Brent Davis, 7406 W 900 S, presented a letter dated August 09, 2016 from Elaine T Davis and Jim D Davis who asked that he deliver the letter. They are opposed to his ground being part of the subdivision.

Jannette Borklund stated that this is preliminary approval and after revisions, at final they will see the comments and concerns addressed. After final, it will be taken to the County Commission due to the escrow they would be holding. If some property has been sold, she would anticipate seeing that taken out; she would anticipate seeing the revisions to the trail, with that open space shown, and then how they would like to see the trail linked in elsewhere in a modified landscape plan. The final comes back for the Planning Commission to recommend approval and then it would go to the County Commission. Water and sewer is always a concern but that is up to the Health Department. It would not fall on the first owner of the property in the HOA. Most HOA's are set up to not transfer all of those things until it is at least 75% owned. The Engineers can look at the drainage ditch to determine the water flow so they can determine that it can be fenced. All of the open space would have to be irrigated by pressurized irrigation.

In answering some of the questions, in the A-2 Zone, you cannot have outdoor animals if you do not have more than two acres. That is where a private riding arena would be beneficial to the owners in that zone because they could have an agricultural parcel with a riding arena/equestrian center that could then house the animals. Where these are all smaller lots, there would not be the ability to have food production or horses kept on these lots.

MOTION: Commissioner Borklund moved to approve LY041116: Consideration on a request for preliminary approval of Vaquero Village Cluster Subdivision (13 lots) at approximately 900 South 7100 West Dean Barrow, Agent, based on the findings that the proposed subdivision conforms with the West Weber County General Plan; that the subdivision will not be detrimental to the public health, safety and welfare; that it will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses, with the recommended condition that the proposed subdivision complies with all applicable county codes; and the proposed cluster subdivision meet the purpose and intent of the cluster subdivision standards; and that adequate open space with being available for public access has been made. Part of the design to approve a bonus density for the development; the motion is made to allow a bonus density of 17%, with 10% for the open space plan, and 7% that it provides public access to public open space; that the home owner's association be created with specific community covenants and restrictions to include the maintenance and upkeep of common area and landscaping; and the CC&R's need to be provided to the County for review prior to final review. All previously built structures need to meet yard requirements for each lot or if they are to remain. More detailed final approved landscaping plan listing the size, type and quantity of all landscaping be submitted. All improvements need to be either installed or escrowed prior to the recording of the subdivision. If required by the volume of water in the canal, the applicant will have to install a non-climbable fence of not less than 5 ft. along the irrigation canal on the north portion of the subdivision. Prior to submitting the final subdivision documents, a project notification form will need to be provided to the Planning Division. Prior to final approval of the subdivision, a capacity assessment letter from the water system is required. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission. As part of the Improvement plans included at final subdivision review, a plan will need to be submitted for review showing how the secondary water will be supplied on each lot and the common area. An updated feasibility letter from the Weber-Morgan Health Department approving septic system feasibility for each lot will need to be provided to the Planning Division, and then added to that that they line up the 3 ft. of trail with the sidewalk with the trail is to be 3 ft. of pavement and 3 ft. of crushed gravel, and that the trail be realigned along the property line of Lot 5 to connect between Lots 2 and 3 to connect with the public sidewalk and that storm water be taken care of. Commissioner Andreotti seconded the motion. A vote was taken and Vice Chair Heslop stated that the motion carried by a unanimous vote of 5-0; with Commissioners Borklund, Andreotti, Willener, Hancock and Vice Chair Heslop voting aye.

3. Legislative Items

- 3.1. ZTA 2016-01** Consideration and recommendation on a proposal to amend the following sections of the Weber County Land Use Code: Definitions (§101-1-7), General Provisions (§102-1), Natural Hazards Overlay Districts (§104-27), Supplementary and Qualifying Regulations (§108-7) and Hillside Development Review Procedures and Standards (§108-14) to clarify that the Planning Commission is not the only land use authority over projects with natural hazards, and to provide clarity, remove redundancies, and include process steps and appeal provisions for natural hazards reviews

Charles Ewert stated that a lot of collaboration went into this ordinance amendment to provide for better clarity. The current Natural Hazards Code only addresses the Planning Commission as the Land Use Authority. They wanted to address some potential liability. They took a full view of Natural Hazards regulation in the Ogden Valley. In this review, they found some weakness in the ordinance. Weber County had an on-staff Geologist in the mid 90's. Some communities have taken a hands off approach and do not ask if there are geologic hazards. This ordinance is asking that the applicants do their own checks and balances. This ordinance requires that the State licensed Professional Geologist (PG) and the project's Civil Engineer provide a letter stating they have reviewed the report and have designed to that. The letter from the PG will state that they have reviewed the Civil Engineer's work and agree they have designed to our concerns. This is getting the private market to provide the checks and balances so that we do not have to contract with geologists to make those reviews. In the world of geology you get into steep academia; there can be a lot of personal conflict and interpretation which is why we went the direction we did. On Page 26 of 29 or page 31 and 64 of the entire report, there is a table that tells when a geologic hazards report is required. This list addresses every hazard that exists. There are a few lines that tell you what a natural hazard shall include. Under Section B, Part 2, the Engineer will still review the reports.

In the reviewing section: Commissioner Borklund asked a question that falls under the appeal section. There is an appeal process in the proposed ordinance amendment. In the case of geologic hazards, there are two appeal reasons; one that has technical aspects due to geology (Sec. 108-22-9.2).

There were a couple of people stand up in the Ogden Valley Planning Commission meeting that stated that the County should keep aware of how the ordinance is working. Charles Ewert stated that over time they are hopeful. They flew LIDAR in the Ogden Valley to help refine the hazard maps. They want to make sure the ordinance is working the way they want it to.

Commissioner Borklund stated that if an event happens; if a home has to be removed or becomes unsafe, does it protect the county from liability? Charles Ewert stated that if they follow the ordinance well, the intent is to put as much liability as possible on the geologist who has the expertise and knowledge. Technically, the work that the geologist does is under the contract of that developer. Sometimes it is still a risk.

Commissioner Borklund asked if the lot in Uintah Highlands they recently spoke about will be affected by this ordinance. Planning Director Grover stated that it will still have to go through the geologist review. They haven't submitted any application and they would have to go through this review process when it is submitted.

Commissioner Borklund clarified that when a subdivision comes in and it is in a geologist area, the planners will tell them that it complies with the ordinance. Charles Ewert replied yes, unless there is a question that it complies. The final decision is vested with the land use authority.

Chris Crockett stated that in his field, whenever he has to rely upon medical expert testimony, they submit all of the documents and those basically teach him all he needs to know to make a decision.

Planning Director Grover stated that they are working with UGS who are in the process of flying the Ogden Valley with LIDAR this fall and they will be able to have better mapping and that is what they need to rely on. This will make clear areas that previously were not clear.

Commissioner Andreotti stated that he believes the ordinance will be a good thing because they are not geologic experts and cannot answer various questions of liquefaction, etc.

The members thanked Charles Ewert for spearheading the ordinance amendment and the work he has done.

Annie Crawford asked the difference between a surveyor and a geologist. Doesn't the surveyor have to determine the hazards on the ground? She paid a surveyor years ago \$7,000 to determine and tell her that her property was sound. He drilled pot holes in his research to tell her what could be done on her land and whether it was stable. Director Grover stated that surveyors look at the property lines to determine the boundaries. Surveyors look at the subdivision boundary lines and a geologist looks at whether the land is stable by trenching. She may have had a surveyor that had some geologic training and may have done some trenching. Commissioner Borklund indicated that she learned in college that Geology was rocks and dirt; what is underneath.

Charles Ewert stated that the Ogden Valley did review the ordinance and recommended approval in its current form. Chris Crockett stated that he would feel fine with the WWPC proceeding.

MOTION: Commissioner Andreotti moved to make a recommendation to the County Commission approval of ZTA 2016-01 as outlined in the staff report including Exhibits B & C. Commissioner Borklund seconded the motion. A vote was taken and Vice Chair Heslop stated that the motion carried by a unanimous vote of 5-0; with Commissioners Borklund, Andreotti, Willener, Hancock and Vice Chair Heslop voting aye.

3.2. ZTA 2016-02 Public hearing to consider and take action on a request (ZTA 2016-02) to amend the Planned Residential Unit Development – PRUD Chapter (Title 108, Chapter 5) within the Weber County Land Use Code. Applicant Brad Blanch

Scott Mendoza presented a report and stated that the main focus here is bonus density. The overall proposal is that is that the added language provides for an open space plan approval process, individual ownership and preservation methods for open space parcels within a PRUD, financial guarantee standards and open space parcel maintenance. The applicant is requesting that they consider adding language that will allow a PRUD to gain bonus density exactly like the county's cluster subdivision provides today. The current PRUD code allows up to a 10; the request is to consider adding language to allow a bonus density up to 50%, which is like the current PRUD subdivision code.

In the Ogden Valley, the Ogden Valley Planning Commission, voted to take the bonus density offered out of the ordinance.

During the work session Commissioner Borklund expressed an interest in possibly allowing a bonus density for land that may be conveyed or put aside for something like a park district. Therefore, on Page 3 of 9 in Exhibit B, states if a PRUD donates and/or permanently preserves a site determined to be desirable to a local park district or other county approved entity for a public park or other recreational facility; up to a 20% bonus density may be granted.

During the work session, Rick Grover raised a question of shouldn't they already be meeting the purpose and intent of the code when they should already be meeting that and that it should not be a part of the bonus density offerings. Planning Director Grover stated that he raised the issue in a previous work session, and the members at that time felt that a bonus should not be given for meeting the intent of the ordinance, because someone should already be meeting the purpose and intent anyway. Scott Mendoza indicated that on Exhibit B Page 3 of 9 Line 92 (from the existing cluster code) relates to this issue.

Commissioner Borklund stated that she remembers talking about this issue but they wanted to give some incentive for someone to do a duplex rather than a regular subdivision. She doesn't know if she should agree with it completely, but it depends on how you want development to occur. Scott Mendoza agreed and stated that the reason it is there is to act as an incentive; not necessarily a give-me, but something to get a land developer considering a cluster subdivision in the first place. He agrees with Planning Director Grover; if you are following all of the design standards as today, you should be meeting the purpose and intent of the code anyway.

Commissioner Borklund indicated that she believes the bonus density offered should be consistent with both zones.

Scott Mendoza stated that their legal counsel for the Ogden Valley felt like he would like to work on the language a little bit; not to change it majorly, but maybe change the way the paragraph is structured.

Commissioner Borklund stated that her concern with a lot of open space is that it not be a weed patch.

Scott Mendoza stated that on Page 5 of 9 Line 214, has to do with plan approval and that they have to create an open space plan. All of these suggested changes acts as an incentive and allows a developer to create a different project and community.

Brad Blanch stated that he has some drawings that they reviewed last time that the Commissioners could look at. Mr. Blanche stated that they are looking at a parcel of property that is 160 acres. He showed the members his proposed project, which would include organic farming. Their design creates about 70 acres of open space. They are proposing to have 80 ft. swaths of open space around sections of clusters. He believes the PRUD is a great concept that people are not using. In Arizona, there is a development called Agri-topia, which they are trying simulate. They want to create an agricultural environment where they could have a useful organic farm around residential units. In answer to a comment by Vice Chair Heslop, Mr. Blanch stated that they are talking about the Harold McFarland property.

MOTION: Commissioner Borklund moved to recommend approval of ZTA 2016-02 to amend the Planned Residential Unit Development – PRUD Chapter (Title 108, Chapter 5) within the Weber County Land Use Code. Applicant Brad Blanch subject to the findings that the proposal conforms to the staff report and adopting the ordinance as proposed. The motion is subject to the proposed general plan. Commissioner Andreotti seconded the motion.

DISCUSSION:

Scott Mendoza asked the members if they prefer to leave the purpose and intent incentive in or leave it out.

Commissioner Andreotti clarified that they could only get a maximum amount of open space. With the scale of project Mr. Blanch has submitted, he believes there is probably more than enough to get the density. Scott Mendoza stated that typically, a developer will cover their bases. Commissioner Andreotti stated that the ordinance was passed to provide an option from the checkerboard development. He believes they could leave the Purpose and Intent bonus density in.

Commissioner Borklund indicated that her concern is that the percentage offered is not consistent in both zones. In one it is 5% and in another it is 10%. Scott Mendoza stated that that is not true necessarily, the zones are different. There is very little F-40 Zoning. Most likely the property will annex into North Ogden when it is developed.

Commissioner Willener stated that it looks like the 5% on line 92 combination can only accumulate to 10% whereas if you are comparing line 1 of 14, it can go up to 30%; so you are looking at 1/3 of the total versus one half. Scott Mendoza stated that Commissioner Willener is right; it is 10% as it remains today. The intent was not to over develop the forest zones on that side of the mountain.

Commissioner Andreotti stated that if people are coming with plans to do this, he believes they could leave the bonus density offering out of the ordinance.

DISCUSSION OF AMENDMENT TO MOTION: To eliminate the bonus density offered for meeting the ordinance purpose and intent; eliminate it from line 91 and line 113.

MOTION CLARIFICATION:

Commissioner Borklund indicated that her motion was to recommend approval of the proposed ordinance amendment, approval of ZTA 2016-02 to amend the Planned Residential Unit Development – PRUD Chapter (Title 108, Chapter 5) within the Weber County Land Use Code with the removal of lines 91, 92 and lines 113 and 113; meeting that the purpose and intent of intent of the chapter is a given as part of the PRUD regulations so that they do not need to give them any bonus density for that. Commissioner Andreotti seconded the motion. A vote was taken and Vice Chair Heslop stated that the motion carried by a unanimous vote of 5-0; with Commissioners Borklund, Andreotti, Willener, Hancock and Vice Chair Heslop voting aye.

4. Public Comment for items not on the agenda – None**5. Remarks from the Planning Commissioners**

Commissioner Andreotti wished that people would get more excited about zoning. He believes it would save a lot of time and effort. He will keep spreading the word. He wishes that they could get more participation on the front end of any ordinance amendment discussions.

6. Report from Planning Director

Planning Director Grover reminded the members that the Fall Utah APA Conference was scheduled for October 6th and 7th at the Farmington Station and asked that if anyone would like to attend, they need to get with Sherri for registration.

7. Legal Counsel Report

Chris Crockett, Legal Counsel, welcomed the two new commissioners. He thanked them for their service. Mr. Crockett agrees with the participation on the legislative side. He believes that to get the public participation on the legislative side is great; it becomes hard because people haven't looked at how something will affect them without seeing an actual application.

The Regular meeting was adjourned at 6:55 p.m. and a work session was convened.

Work Session.

The Chair indicated that they are moving Work Session Item 2 to item 1 and then move Item 1 to Item 2.

WS2. Concept plan of the Scott Martini Conditional Use Permit

Charles Ewert stated that Scott Martini would like to operate a trucking storage yard at the corner of 1800 S. and 4700 W., on the northwest corner of that property. The A-1 Zone does not allow that kind of use but does allow another use: "The use and storage of farm equipment and other related equipment such as back hoe, front-end loader or up to a ten-wheel truck to be used by a farm owner, farm employee and/or contracted farm operator of a bonafide farm operation consisting of five acres or more for off-farm non-agricultural construction work to supplement farm income." Mr. Martini read that use and indicated that he believed that this use applies more to him

Mr. Ewert stated that Scott Martini indicated to him that he uses his trucks for more than farm operations but he does use them in an agriculturally related purpose such as haul the things that the farm industry needs, including but not limited to, road base for farm access roads, as well as salt for the need to de-ice such roads, etc. Mr. Martini can speak to as how he directly relates to that.

The challenged staff faced in this application, and Mr. Martini was made aware of the challenges, was that it didn't appear on the front end that the use was the same thing as what Mr. Martini was requesting. In order to find that his use is indeed the farm storage yard use, there are a number of questions staff has included in the memorandum that they can ask Mr. Martini and get assurance. If each question is affirmative and they can find that this is indeed related to farm operation, then he believes Mr. Martini could apply for a Conditional Use Permit.

The memorandum includes four questions to ask Mr. Martini. He included a sample site plan of the site.

A few things to talk about is the vegetation, buffering, trying to make the site as aesthetically pleasing in that area, but also finding a way to try screen as much as possible without deteriorating the quality of the area. Some technical questions will have to be worked through with his designer such as where the storm water detention area will go. Mr. Martini's Engineer at Gardner Engineering has shown on the draft site plan submitted that they intend to comply with storm water controls. The plan shows that the long-term truck storage will be out on the lot and as repairs are needed, they would be located in the shop building.

Commissioner Borklund asked if the building is already there, and Mr. Ewert replied no; Mr. Martini will have a pre-fab building, but will use materials to make it attractive and also utilize landscaping. All those things will be proposed in a conditional use application if the issue goes further. Mr. Martini is here asking how to apply the ordinance given that it was designed to create an avenue for additional supplemental farm income for agricultural operators to use this kind of equipment off site in the way that he is using it. Staff wanted to verify that if the use came in as a full conditional use permit application, that the Planning Commission would review the ordinance the same way and if not, they need to find another way to do this.

Commissioner Borklund asked if staff feels that Mr. Martini's operation meets the ordinance and Charles Ewert stated that they need to have questions answered in order to determine that it does meet the ordinance. Mr. Ewert went over some of the concerns he had:

Is the applicant limiting the use to ten wheel trucks? With the memorandum he provided some images he took of the Scott Martini's present operation that has since been sold. Charles Ewert found after doing some research that a 10-wheel truck is modifying the wheels on the ordinance not the number of trucks. Mr. Ewert showed the members pictures of a 10-wheel truck. The question is; "what is significant about a 10-wheel truck?" Is it the weight of the load? In researching that; he found that the ordinance intent was good; it was intended to provide a way for farm operators to supplement their income. The property is 10 acres so it meets question 3.

Will the 10-wheel trucks be limited to use by a farm owner, farm employee and/or contracted farm operator of a bonafide farm operation consisting of five acres. The answer is yes; the operation that is going right now is 20 acres.

Are the ten-wheel trucks being used for non-agricultural construction work in a manner that supplements farm income?

A question for Mr. Martini is what his relationship is to the farm, at the site and local farms of the area.

Is the farm owner, farm employee and/or contracted farm operator involved in a bonafide farm operation consisting of five acres or more for off-farm non-agricultural construction work to supplement farm income?

If these questions can be answered, then Scott Martini should have the go ahead to get approval of a Conditional Use Permit.

In answer to a question by Commissioner Borklund, Vice Chair Heslop indicated that the farm is adjacent to this property. It was shown that the farm is a continuation to the west and a continuation to the property. It is adjacent to and part of the farm.

Scott Martini reported that he does a lot of hauling for construction companies with the trucks. He hauls sand for the dairy and to maintain the roads down at the river. The trucks go out in the morning and come back at night. It is not constant in and out. The traffic is just going and coming back to the shop. Nothing will be sold out of the shop. The shop is just a place to work on the trucks and a place to park them. He has 8 trucks so the other parking spaces are for his employees.

Commissioner Willener asked Scott Martini if he was the proprietor, and Mr. Martini replied that he is not proposing to service out the property to others. It is his personal property.

Commissioner Hancock asked if he does long hauling: Scott Martini replied that once in a while they will go to Boise. Mostly they pull belly dumps.

Commissioner Hancock asked how the business is tied to the farm, and Mr. Martini replied that he hauls sand for the dairy and bedding or hay for the cows and also for down at the river. Commissioner Hancock stated that legally the operation is a different entity than a farm, and Scott Martini replied yes.

Commissioner Andreotti asked Scott Martini if he hauls for other farmers, and he Mr. Martini replied that he hauls sand for Mr. Papageorge who owns the dairy. Commissioner Andreotti stated that the evolution of trucks is they come with one set of tandems and then years later they come with the pusher wheels; the wheels are there for a reason and the issue of the wheels does not bother him in the least. Commissioner Andreotti asked if he will keep any storage on the property. Scott Martini stated that it is not a storage yard; it is just parking for the trucks. He may keep a few yards of rotomill to put on the roads.

Commissioner Andreotti noticed that there will be landscaping planted as a buffer, and he asked Mr. Martini how far it was from 4700 W to his gate and if he planned on putting up a fence. Scott Martini stated that he hasn't thought of putting a fence up unless there is vandalism. He would like to use the trees as a buffer.

Commissioner Borklund asked if there will be trailers sitting there. Scott Martini replied most of the time people want the trailers, but occasionally people just want the trucks.

Commissioner Andreotti asked Mr. Martini if he hauls, and Scott Martini replied no, he runs the trucks.

Commissioner Borklund stated that she believes the use fits out there, but doesn't believe the ordinance fits. She believes they need to propose an ordinance amendment.

Chris Crockett indicated that he believes Mr. Martini would like some direction and guidance. Only so much can be predicted in the future. Until neighbors are noticed, they do not know how much response or what type they will get.

Commissioner Hancock indicated that he doesn't mind having that business out there, but he doesn't know how they can go from here. Commissioner Borklund stated that she believes they can amend the ordinance and set some parameters. It doesn't have to tie it to a farm.

Commissioner Andreotti stated that once they do this, there are other contractor storage yards out there and he does not want it to become a storage area for heavy equipment there. There are more trucks going out of the Wades' dairy than this business. He believes they need to look at ordinance language to allow this to happen with parameters.

Commissioner Andreotti stated that he is okay with one and two. He believes they need to look at the ordinance. What they did before was in the best of reasons to help farmers supplement their income. He believes they need to come up with some creative ideas on how best to do this.

Chris Crockett stated that in working on these ordinance modifications with the general time line, how quickly could an ordinance go through the system. Charles Ewert stated that they could get some proposed language on the ordinance by the next meeting. Do they require the applicant to submit an ordinance amendment application? Chris Crockett replied that he believes that is what they need to do.

Charles Ewert stated that they had this discussion in February and they were hopeful that this could be addressed under the present ordinance, but if they need to review an ordinance amendment, then they can. In answer to a question whether the individual neighbors around Mr. Martini's proposed site should be notified of an ordinance amendment. Charles Ewert stated that individual property owners would not be notified because a specific site is not proposed in an ordinance amendment. Chris Crockett indicated that they can notify the public. If they see an ordinance being proposed in a particular area, they can go above and beyond that requirement; they can be creative.

Vice Chair Heslop stated that he believes it is a viable operation. He is probably the most affected because it is adjacent to his property.

Commissioner Andreotti asked Mr. Martini if he is in a rush. Scott Martini stated that the property in Ogden went on the market and it was sold in six days. That site was not a good site for the trucks due to the busy traffic on Second Street.

WS1. Amendments to the site development standards for public utility stations and structures

Charles Ewert stated that they have a utility company that is locating the pump house on a site with an existing tank. It cannot meet the front setback requirements. The site itself is a flag lot or it may even be a lot that has a private access through another property. The front lot line of that lot is a good distance from a private right of way. They are asking for some considerations of modifying that front set back from 30 ft. to something less than 30 ft. to help them get their pump house there. In reviewing this issue, staff wondered what other utility companies are struggling with something similar.

Charles Ewert stated that the members are being asked if they are okay with seeing an un-manned public utility structure with less than a 30 ft. setback along the public right of way. The structure would not have people coming there on a regular basis. If not, to solve this particular case, they could say on a flag lot that is removed from the public right of way, those could have a reduced setback, but if it was up next to the right of way, the front setback would be kept at 30 ft. The Ogden Valley had a work session to discuss this issue and they wanted to keep on doing what they could to continue to honor that definition and to keep the site's appearance as you travel down a road.

Commissioner Borklund asked if a cell tower would fit under this ordinance. Charles Ewert stated that a cell tower has specific regulations and setbacks.

Vice Chair Heslop stated that he believes they need to maintain the 30 ft. setback. Thirty ft. will be gobbled up by UDOT as 4700 W. expands. He will not want to see any utility building out in front of any neighborhood houses.

Charles Ewert stated that staff will do some further research regarding further setbacks from highways and how that would be applicable in this case

Commissioner Borklund asked about fencing requirements. Charles Ewert stated that if they are in the front fenced area, the fence cannot be over a certain height. With Homeland Security they cannot have six foot fencing with razor wire. Commissioner Borklund stated that a see-through fence close to a right of way is less of a hazard than a solid fence.

The significant difference is in 2. Front yard setback. He will add in this section: for lots that are setback from a highway.

WS3 – Amendment to the PC Rules of Order

Chris Crockett stated that the changes are highlighted in red; the changes have been reviewed and approved by the Ogden Valley. Since these changes, their Legal Counsel, have approximately seven additional minor changes.

On Page 2, the biggest changes are with the conflict of interest, rewording to make it clearer. They included a couple of paragraphs under the exparte communications for explanatory purposes; they have included what are exparte communications and what are not.

Page 5, talks about what is appropriate to talk about in a pre-meeting and also in a work session.

Commissioner Borklund stated that sometimes they ask questions of the applicant in the pre meeting. Is it fair to ask questions in the pre meeting when the questions are not on the record? Chris Crockett indicated that they have been notified of the pre-meeting but he doesn't have a problem with the applicant being there, but if they have questions, how far into the project do they get? Commissioner Borklund indicated that she doesn't have a problem with the applicant being there but believes their direction should be getting direction from the staff. She believes that if an applicant has questions, they would need to ask those in the regular meeting. Chris Crockett agreed and stated that it is a conservative approach. He will get with Ogden Valley's Legal Counsel and do further research of the Open Meetings Act.

Chris Crockett stated that the biggest thing he would like them to consider is the procedure of how the meeting operates.

Regarding the Consent agenda – what is appropriate to be on the consent agenda? If a planning commissioner feels that it is not appropriate to be on the consent agenda, the rules give provisions on what to do.

Commissioner Borklund stated that they have talked a few times about having the applicant present their application and then staff. Chris Crockett stated that is covered under Order and Decorum end of Page 7 continuing on Page 8. Chris Crockett will look into this further and tighten up the details. Vice Chair Heslop stated that if the applicant wants something approved, he believes they need to present the details of their project to the Planning Commissioners and then staff can tell them how it fits within their code.

Chris Crockett indicated that the Rules of Procedure will not cover all cases. This might be an internal training that if staff feels like they need to give a more in depth presentation at the beginning, they should be able to have the flexibility to do that.

Commissioner Andreotti agreed with Mr. Crockett. There are some situations where applicants misunderstand the relationship that staff has with forwarding and presenting the project; they are not their advocates, they are just the presenters of information.

Chris Crockett stated that maybe that is something they could address as a bullet point in the Open Meeting Statement.

The next section is the procedure of motions: How to make a motion, how to withdraw a motion, what types of motions need to be made.

On the Last page, Page 12, it pertains to the process of amending a motion.

These Rules will come back to the Planning Commission for final review. If the members have additional concerns, please send them to Chris Crockett. He will present the final version to the Planning Commission at a future meeting.

There being no further business, the work session was adjourned at 7:51 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission

Minutes of the Western Weber Planning Commission meeting of September 13, 2016 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Mark Whaley, Chair
Roger Heslop
Wayne Andreotti
John Parker
Jennifer Willener
Blake Hancock

Member Excused: Jannette Borklund

Staff Present: Rick Grover, Planning Director; Chris Crockett, Legal Counsel; Sherri Sillitoe, Secretary

- Pledge of Allegiance
 - Roll Call

1. Administrative Items

- 1.1. LVF051916 Consideration and action on a request on preliminary approval of a redesign of the Favero's Legacy Subdivision Phases 1 and 2, a Cluster Subdivision, with a request for a 25% density bonus at approximately 3750 West 2200 South – Robert Favero, Applicant**

Rick Grover presented a staff report and stated that

The applicant received conceptual sketch plan approval from the Western Weber Planning Commission for the proposed cluster subdivision on May 10, 2016. After meeting with Planning and Engineering, an access issue arose with the previous design. In order to create safe public access into this subdivision, the Engineering Department has requested that 3750 West Street be in-line with the existing right of way to the north. To provide for a future road, a road dedication of 33' has been granted by the applicant to be used as a public right of way for the development of 3900 West. Additional improvements will be required to be installed including sidewalk, curb and gutter along 2200 South. Open space parcels A, B and C are one acre each, amounting to 37% of phase 1 being reserved for open space and 36% overall including Phase 2.

The property is zoned A-1 zone and is currently an 8.302 acre agricultural parcel. The applicant has asked for a bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision and a 15% bonus density based on providing 4,275 square feet of open space to be used as a community garden in phase 2.

Staff has asked that a condition of approval is for the applicant to provide a note describing the applicable ownership standards shall be placed on the final plat to be recorded outlining the qualifying standards in in the Land Use Code. Staff's recommendation is subject to all review agency requirements and based on the following conditions:

1. A final draft of the "Open Space Preservation Plan" that provides the details pertaining to the ownership, maintenance and preservation of the open space parcels will be submitted for review and approval.
2. A note will be included on the remnant parcel on Phase 1 Stating "Future phase not approved for development."

Staff recommends that the improvements on 2200 North be installed at this time. A deferral agreement is not being recommended at this time with this request.

Commissioner Heslop asked if they are cutting asphalt on 2200 N seven times in order to provide access to water for this property. Rick Grover indicated that they possibly could. We can ask the developer how they are planning on doing that.

Commissioner Borklund clarified that the open space has to be owned by someone within the subdivision. Rick Grover replied yes. Open Space A and B are to be open space owned by someone within the subdivision. The proposal includes 3 acres of open space that will be individually owned by residents within the cluster subdivision and approximately 4,275 square feet of open space to be used as a community garden. The community garden area will be located on Open Space C. The community garden area will need to have a conservation easement as well as a preservation/maintenance plan for this area approved prior to the final subdivision being forwarded for final approval.

Commissioner Parke asked the purpose, and Rick Grover replied that the purpose is for farming.

Robert Favero indicated that the fire hydrants are on the south side of the road and they will probably be able to hook onto that line on the south side of the lots. They will probably be making cuts for secondary water as well as the sewer line. This plan is a reduction to what they originally proposed. The lots are approximately 18,000 sq. ft. and the use of the common area will be agricultural. They will put in some grow boxes with secondary water in the garden open space area.

Commissioner Borklund asked if the parking would be within the boxed area for the community garden and Mr. Favero replied no, the parking will be to the south. The entire boxed area will be devoted to the garden.

MOTION: Commissioner Heslop moved to recommend approval of LVF051916, a redesign of the Favero's Legacy Subdivision Phases 1 and 2, a Cluster Subdivision, with a request for a 25% density bonus at approximately 3750 West 2200 South; Robert Favero, Applicant, subject to all county review agencies; and that they comply with all the applicable County ordinance; that all the health, safety, and welfare requirements be adhered to; that it adds to the general. Commissioner Borklund seconded the motion. A vote was taken and Chair Whaley stated that the motion carried by a unanimous vote (7-0), with Commissioners Andreotti, Borklund, Hancock, Heslop, Parke, Willener, and Chair Whaley voting aye.

1.2. LVD053116 Consideration and action on a request for preliminary approval of the Dixie Land Estates Subdivision, consisting of 6 lots. Each lot has access from 3600 N Street, located at approximately 4200 West 3600 N – Dale Satterthwaite, Applicant

Rick Grover presented a staff report and indicated that the applicant is requesting preliminary approval of the Dixie Land Estates Subdivision. The applicant has requested approval for the subdividing of 27.80 acres to create 6 lots. The lots within this subdivision vary in size from 1.60 acres to 8.14 acres. Each lot fronts on 3600 North Street that is currently does not have curb, gutter or sidewalk. There is a 10' ditch easement approximately 472 feet south of 3600 North Street that will remain for irrigation purposes, considering that the primary use for this subdivision will become residential the secondary use will remain agricultural.

Lots 1 and 2 have frontage on 3600 N. Technically, the lots are not flag lots. Lot 6 picks up the area in the rear. The lots meet the lot width and frontage in the existing zone. There is a small strip that will be dedicated as part of the public right of way. They are asking for a deferral agreement because there are no real improvements in this area, and if some were to be installed now, they may have to be removed at a later date. .

Staff has recommended preliminary approval of the Dixie Land Estates Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Final submittal including a capacity assessment letter and State Construction permit
2. Approval of the deferral of sidewalk, curb and gutter or financial guarantee of 110% of the cost for improvements
3. Water drainage to be addressed with improvement plans to mitigate sheet flooding to adjacent land owners.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Commissioner Borklund asked if someone builds a home on the back of Lot 5, what will happen to it. Planning Director Grover indicated that it depends on how the homes are placed on Lot 5. They may always choose to farm it or they may develop it in the future. They would have to obtain frontage through other land if the parcel is developed in the future.

Dale Satterthwaite, 1405 N 7425 E Huntsville, representing the owners, indicated that the marketing idea is to market to someone that much acreage for agricultural purposes and have small animals.

Commissioner Borklund asked if they are confident they will attract buyers for that large of parcels, and Mr. Satterthwaite replied yes.

Scott Christensen, 1397 W Fairway Circle, stated that Mr. Hunt has no objections to the subdivision, but needed to raise his objections at the earliest possible time. Mr. Hunt's property is just to the east. Mr. Hunt irrigates the ground from 4200 W. which flows down hill. His concern is that in the process of this development, it appears that the drain line is showing across all six lots. He has to irrigate his ground and the water has to go somewhere. He believes the water needs to be properly channelized and arrangements made as to how that is maintained.

Rick Grover indicated that they have shown the easements for the ditch in certain areas. Mr. Christensen indicated that there is a drain ditch. Mr. Christensen replied that it is a drain ditch not an irrigation ditch. It is after the wastewater passes over his property drains along the west edge of his property and then west up into the other properties.

Dale Satterthwaite stated that there are two drainage channels through this property. There is one channel by the other homes. His question is how does the water get to this channel rather than the channel further back? There is another channel further back into the property.

Commissioner Andreotti asked who maintains the drain today and it was stated that the property owner does.

Commissioner Heslop asked how deep the ditch was. Archie Hunt stated that

Archie Hunt, 2963 N. 4200 W. in Plain City, stated that the ditch has been there as long as he can remember. He showed on the map the location of the drainage ditch.

Chair Whaley stated to clarify Commissioner Andreotti's question; at the point where the water stops irrigating Mr. Hunt's property, where does it go down and out? Archie Hunt stated that his water goes across the applicant's property and to the bottom of his property. He is not against the subdivision, but wants to maintain the irrigation watering system.

Dale Satterthwaite indicated that the water floods east to west but he believes there is a slope that flows north to south. He believes it could be diverted into the second channel.

Commissioner Borklund clarified that Mr. Satterthwaite is stating that the possibility exists of flooding from the channel to the south. Dale Satterthwaite believes that there should be the possibility.

Commissioner Andreotti indicated that they need to do a better job of taking care of how future improvements and utilities flow from development to development.

Scott Christensen indicated that they look forward for the opportunity to work together and get things resolved.

Rick Grover indicated that a third condition as part of their motion could be added; "that irrigation water drainage be mitigated and addressed with improvement drainage with adjacent property owners in the area."

Jody Maw, 5204 S. 4950 W. in Hooper, indicated that he is a Trustee of the property in question. He has know Archie Hunt his entire life. They just want the concerns addressed. Archie Hunt had indicated that there is an underground drainage from the end of Archie's Hunt's lot where he waters from the east and west and that there is an underground drain that hooks onto that. Mr. Maw clarified that Archie Hunt is watering across the lots on 3600 W. and then there is an underground drainage.

Archie Hunts stated that years ago when they started to have cement ditches, they had to hook some tiles into some of the drains to let it go out into thee pastures. He does not know what drains were done this way. Jody Maw stated they will have to further clarify the drainage.

Commissioner Borklund asked for clarification that this is for Preliminary approval so the conditions will have to be met before it comes back. Rick Grover replied yes, they will be working with the Engineering Staff and also possibly contacting abutting property owners to see how the drainage can be addressed. Staff recommends that a third condition be listed to their recommendations to read: That the irrigation water drainage be mitigated and addressed within improvement plans for adjacent property owners.

MOTION: Commissioner Parke moved to recommend preliminary approval be given to Dixie Land Estates Subdivision, consisting of 6 Lots. Each lot has access from 3600 N Street, located at approximately 4200 West 3600 N; Dale Satterthwaite, Applicant, based on the findings of fact and subject to conditions 1 and 2 as listed in the staff report and adding condition 3., that the irrigation water drainage be mitigated and addressed within Improvements plans for adjacent property owners. Commissioner Borklund seconded the motion. A vote was taken and Chair Whaley stated that the motion carried by a unanimous vote (7-0), with Commissioners Andreatti, Borklund, Hancock, Heslop, Parke, Willener, and Chair Whaley voting aye.

3. Public Comment for Items not on the Agenda - None

4. Remarks from Planning Commissioners

Commissioner Heslop asked if they are registered for the Fall UT APA conference and Sherri replied yes. She will send out the information with they receive it back from Utah APA.

5. Planning Director Report

Rick Grover discussed the following items:

The Rules of Procedure will be on the agenda for their October meeting.

They spoke earlier about having the applicant present. He asked if the members are still okay with that. No comments were made against this procedure; therefore, they will start doing this at the next meeting and then if it doesn't work out, they will change it back.

6. Remarks from Legal Counsel – No Report

7. Adjourn

There Being No Further Business, the meeting was adjourned.

Respectfully Submitted,

Sherry Sillitoe, Secretary
Weber County Planning Division

Minutes of the Western Weber County Planning Commission held on October 11, 2016, in the Weber County Commission Chambers, 2380 Washington Blvd., Ogden UT, 6:00 p.m.

Members Present: Mark Whaley, Chair
Jannette Borklund
Roger Heslop
Blake Hancock
Jennifer Willener

Member Excused: Commissioner Andreotti, John Parke

Staff Present: Scott Mendoza, Assistant Planning Director; Felix Lleverino, Planner; Chris Crockett, Legal Counsel; Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

No Exparte Communication was expressed.

1. Consent Agenda

- 1.1. LVD053116 Consideration and action on a request for final approval of the Dixie Land Estates Subdivision, consisting of 6 lots, with each lot has access from 3600 N Street, located at 4200 W 3600 N, Dale Satterthwaite, Applicant**

Commissioner Heslop asked how the irrigation drainage from the neighboring lot has been addressed as was raised at the previous meeting. Chair Whaley indicated that staff has covered this under their item 1 in the staff report. Felix Lleverino indicated there are a couple of ways they are working on this and they have been working with Mr. Satterthwaite. Dale Satterthwaite, 1405 N 7500 E, stated that Archie Hunt and his son in law expressed the concern at the preliminary approval meeting. They have all met together on the property. They will slope the drainage. The drainage will now slope north to south and they will put a 12" culvert from the end of this ditch and into the drainage ditch that heads west. As far as he knows, Mr. Hunt is satisfied with that. The staff report calls out regarding of the ditch and the 12" culvert. Commissioner Borklund clarified that they are asking for a deferral of curb, gutter and sidewalk. Dale Satterthwaite indicated that 3600 N is a substandard road and they are asking for a deferral. Commissioner Borklund stated that they will need to include the deferral as part of their motion.

MOTION: Commissioner Heslop moved to approve the consent agenda Item 1.1 LVD053116 subject to agency staff and agency requirements, including the state capacity assessment letter and State construction permit; approval of the deferral of sidewalk, curb and gutter or financial guarantee of 110% of the cost for improvements; water drainage to be addressed with improvement plans to mitigate sheet flooding to adjacent land owners; that they follow the General Plan; that the subdivision will comply with the applicable ordinances; that the proposed subdivision will not be detrimental to the public health, safety and welfare; and that the subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses. Commissioner Borklund seconded the motion. The motion carried by a unanimous vote of all members present; with Commissioners Borklund, Heslop, Hancock, Willener, and Chair Whaley voting aye.

2. Administrative Items

- 2.1. LVG082416 Consideration and action on an administrative application, for preliminary approval of Gallop Bend Subdivision, consisting of 20 lots. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South. Subdivision is located at 3662 W 2550 S in the A-1 Zone.; Dwight Pincock, Applicant**

Brock Loomis, 2521 Woodland Drive in Uintah, stated that this is a standard subdivision and they are trying to keep it consistent with having one acre lots in the subdivision.

Felix Lleverino stated that the configuration has stayed consistent from the previous drawing to the current drawing. They put a knuckle in the road because there is a step increased slope. The lot does not line up well with the lot to the north.

They decided that it would be advantageous to eliminate the road at that point. They have maintained the minimum lot area for a standard subdivision.

Commissioner Borklund clarified that the knuckle does not have a connection to the north end and Felix Lleverino replied no, but they have been looking at having some connectivity by a walking path or something similar.

Judy Kent, 2463 S. 3600 W., stated she wanted to ensure that any runoff water would be retained on their site. Her lot floods easy and she wants to make sure they retain the water so it does not reach her property. Felix Lleverino stated that there is a detention pond shown on Lot 101 on the southeast corner. Ms. Kent stated that she is off 3500 W. and is three doors down on 2550 S. and she wants to know that if there is a detention pond, will the water drain into that? Felix Lleverino stated that it indicates they will be doing some grading regarding in the storm drains and gutters. Ms. Kent stated that she doesn't want any additional water draining onto her property.

MOTION: Commissioner Borklund moved to recommend preliminary approval for LVG082416 Consideration on a request for preliminary approval of Gallop Bend Subdivision, consisting of 20 lots. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South. The motion is subject to the staff and agency recommendations including the installation of curb, gutter and sidewalk and the findings that it comply with the West Central Weber County Plan; that the final submittal including a capacity assessment letter from the Taylor West Weber Water District and a State construct permit; that the subdivision is to comply with all applicable ordinances; that the subdivision will not be detrimental to the public health, safety and welfare; that it will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses; and they are to make sure that the storm water is addressed as a condition of approval.

Commissioner Heslop seconded the motion. A vote was taken and Chair Whaley stated that the motion carried by a unanimous vote of all members present; with Commissioners Borklund, Heslop, Hancock, Willener, and Chair Whaley voting aye.

2.2. CUP2016-15 Consideration and action on an administrative application, for a conditional use permit for Davis Meats Slaughterhouse, including the required design review for a new commercial building in West Warren-Reese, Utah. Property is located at approximately 2069 S 7500 W, in the A-3 Zone; Emerald Marketing, Applicant; Joann Balay. Agent

Felix Lleverino stated that Brent Davis would like to move his current operation to a location further west. He will be expanding his present operation to include a slaughterhouse. His current operation is meat cutting. The new facility will be located on the southern portion. There will be access from 7500 W. The drive is configured to allow for easy drop off and pick up in an efficient manner. In an effort to mitigate dust, Mr. Davis will use a dust retardant. The posted speed limit signs are 15 mph.

Brent Davis, 7406 W 900 S, stated that they want to stay the same size as they are at his present operation at 1402 S. 4700 W., but expand to include a slaughterhouse. They want the slaughterhouse so that if the current business that does his slaughtering goes out of business, he would still be able to operate.

Commissioner Borklund stated that it looks like there is a berm on the south side. Brent Davis stated that there is a dip to the east, but the property has never been leveled and it is flat. They are back some distance from other homes. The conditional use will look at if there are any new impacts to surrounding properties, they will need to mitigate those.

Commissioner Hancock asked Mr. Davis how he plans to dispose of the by-products. Brent Davis stated that they are taken away that day or he has a cooler inside just in case it isn't taken away. He only cuts 20 head a week now and they may slaughter about half of that.

Commissioner Heslop questioned the roadways. With the land to the north, during wet seasons, he has buried tractors on the property. He would like to know their plans to be able to operate during the wet season. They have to have a roadway surface to handle emergency vehicles. Brent Davis indicated that they have to have a road surface to handle a fully loaded fire truck. They have a grid that they are putting down to support that and then the road base on top of that.

Shelley Dailey, 3621 W. 2550 S., was just wondering where this is located. Chair Whaley asked if she was interested in Gallop Bend Subdivision, and Ms. Dailey replied yes, but she came to the meeting late. Ms. Dailey stated that she does not want that subdivision. Chair Whaley indicated that they have already heard this item. Ms. Dailey stated that she would speak with staff after this meeting or out in the hallway.

In response to a question by Commissioner Borklund, Ronda Kippen stated that road base has been found an acceptable manner and it comes down to compaction; you need to have a good pit run. Typically, they get a statement from a Civil Engineer stating that the road will maintain a 75,000 lb. surface. As it deteriorates, it creates potholes. Road base compacts well and keeps the dust down. If the dust does get extreme, there is a brine finish that they can spray over it. You also do not have as much hard surface run off.

MOTION: Commissioner Heslop moved to recommend approval of CUP 2016-15 subject to staff and agency review agency comments, which is basically making sure that there is an irrigation plan to take care of landscaping that is around the building. The motion is based on the finding that it does meet the West Central Weber County General Plan; the access and improvement will mitigate nuisances (which he wholeheartedly agrees with); that the proposal will not be detrimental to the public health, safety, and welfare; that any conditions will comply with the county ordinances; and that the proposed design and use will not deteriorate from the environment or the general area so as to negatively impact surrounding properties and uses. Commissioner Hancock seconded the motion. A vote was taken and the motion carried by a unanimous vote; with Commissioners Borklund, Heslop, Hancock, Willener, and Chair Whaley voting aye.

2.3. SPE2015-02 Consideration and action on a conceptual sketch plan endorsement request for the Development Cluster Subdivision located at approximately 3908 W 1800 S in the A-1 Zone; Jar Development, Applicant

Felix Lleverino stated that JAR Development is on the agenda for conceptual sketch plan endorsement.

Chair Whaley stated that the staff report indicates that the conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division staff.

Jay Rice, a managing member of JAR Real Estate Development, 4968 South Holiday Pines Court in Holliday UT, stated that this is their first development this far north. They have met with some of the other agencies and he believes they know what the Planning Commission's intent is of the Cluster Subdivision Ordinance.

Mr. Rice stated in the Salt Lake County area they have developed a lot of gated communities. Commissioner Borklund asked Jay Rice if he has any concept of what their open space plan would look like and Mr. Rice indicated that they want to get the full bonus density available, which is 50%, and they have concentrated on sewer capacity; they will have to put in their own lift station that will need to be sizeable to carry the additional load of the subdivisions around them. They have spoken with Ivory Subdivisions which is south and adjacent to this area and they want to develop the 40 acres across the street which they have under contract.

They have discussed the 20% roadway bonus, and will include a trail system which will include tree lighting along the roads. They will have 8 trees for every 100 ft. of roadway. They will also have agricultural horse pasture that could include community garden areas. They want to bring in topsoil and grow wildflowers in some areas

They have shares of irrigation to water the open space community garden areas. They have some park space where they want to put some playground equipment in the open area. They know they can sell the open space areas off to the land owners who have to maintain the area, but cannot build any structures. They want to have a development that is well taken care of and maintained for years to come.

Commissioner Borklund asked if there is a reason that the lots are pulled away from 1800 S. Is it to provide a buffer? Jay Rice replied yes, and stated that their lift station will be located in the northwest corner.

Commissioner Borklund asked a couple of questions regarding where the clusters of lots are located. Jerry Rice stated that they didn't want all of the open space located in one area; they wanted to have them spread out. Commissioner Borklund stated that the ones that are in a line along the street, she doesn't believe it constitutes a cluster. Mr. Rice stated that they specialize in the "empty nesters" so they have designed the size of lots (patio homes) based upon what size they believe the market demands. They are 10,000-11,000 sq. ft. lots.

Commissioner Hancock asked if they are middle or low income homes. Jay Rice stated that the lots will be approximately \$75,000 so with a home built; the properties will go for approximately \$300-\$350,000 minimum. Usually empty nesters are downsizing. Their development company has a good track record and they do not want their name on anything that will not be up to par.

Commissioner Willener stated that in terms of connecting this development to neighboring development what is the road connectivity? Jay Rice stated that the only road out is where Ivory Homes is building and their sewer is down that road. They actually want to purchase some of their lots for access for their development. The group that owns the dairy farm would also like to incorporate this plan into their plan in the future.

Commissioner Heslop asked what kind of right of way for a future road is being required along 1800 S. Scott Mendoza indicated that the right of way design and road widths will come at preliminary approval stage. It sounds like the County Engineer is requesting a 40 ft. half width. They will bring the cross sections at that time. Commissioner Heslop stated that there is no curb and gutter in the area at this time.

Chair Whaley asked if any of the Commissioners would like to make a motion that this concept appears to meet the proposed requirements or if that this concept is appropriate. Commissioner Borklund asked if they need to make a motion because this is on the agenda as a concept. Chris Crockett indicated that he would recommend that the Planning Commission make some type of motion because it requires some type of endorsement.

Commissioner Borklund stated that based upon what they are seeing here, they do not know if they will be able to give the full 50% bonus density. Jay Rice indicated that he understood.

MOTION: Commissioner Borklund indicated that the concept plan presented appears to meet the Cluster Subdivision ordinance and the intent of the West Central Weber County plan; therefore, they are granting approval of the sketch plan endorsement. Commissioner Hancock seconded the motion. A vote was taken and Chair Whaley stated that the motion carried by a unanimous vote of those members present; with Commissioners Borklund, Heslop, Hancock, Willener, and Chair Whaley voting aye.

3. Legislative Items

- 3.1. EV2016-05 A public hearing to consider and take action on a request to vacate a road easement for a future right-of-way in the Gibson Hill Subdivision. The 60 ft. public utility easement is located in the south west corner of Lot 1. Subdivision is located at approximately 2698 S 4550 W, in the A-1 Zone; Richard Gibson, Applicant**

Assistant Director Mendoza indicated that this item has been withdrawn and has been taken off the agenda.

4. Public Comment for Items not on the Agenda

Assistant Director Mendoza indicated that the lady who was previously concerned with Gallop Bend Subdivision was concerned about the direction the headlights were directed in that area. He gave her some information and suggested she contact the County Engineer.

5. Remarks from Planning Commissioners

Commissioner Borklund thanked the Planning Director and staff for allowing them to attend the Planning Conference. They heard a lot of information in this conference and she wonders if there is a time they can share the information they heard. She believes that the point of everyone going is to share what they learned and what they glean out of it would be helpful for all members and those that were unable to attend. Commissioner Borklund indicated that she thought knowing that the LUAU website is there for them to learn from. Assistant Director Mendoza stated that they will add this as an item to the

bottom of the next Planning Commission meeting agenda. Chris Crockett agreed and indicated that they can gauge if there are any topics the Planning Commission would like additional training on. Chair Whaley would like to have all members that attended the conference to outline the topic they would like to speak on. Chair Whaley stated that he would like the members to send their topics to Sherri two weeks before their next meeting. Sherri Sillitoe stated that she would send out a reminder.

6. Planning Director Report

Assistant Director Mendoza wanted to let them know that in the future that regarding storm water; when people come to the Planning Commissioners and dispute the handling of storm water issues, in between preliminary and final approval, the improvement plans are created and engineered and any storm water runoff that comes from the proposed property is sent somewhere else (retained) rather than draining onto the next property. Commissioner Borklund indicated that it is an Engineer requirement. Assistant Director Mendoza indicated that he wanted to let the Planning Commissioners know the sequence of review.

7. Remarks from Legal Counsel

8. Adjourn

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Sherril Sillitoe, Secretary
Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review for the Grant Trucking Maintenance Shop
Agenda Date: Tuesday, November 15, 2016
Type of Decision: Administrative
Applicant: Dave Grant
Authorized Representative: Steven Peterson
File Number: DR# 2016-10



Property Information

Approximate Address: 910 West 24th Street
Project Area: 28,012 square feet
Zoning: M-2
Existing Land Use: Vacant
Proposed Land Use: Maintenance Shop
Parcel ID: 14-030-0022
Township, Range, Section: Township 6 North, Range 1 West, Section 30

Adjacent Land Use

North: Industrial	South: Industrial
East: Industrial/Residential	West: Industrial/Residential

Staff Information

Report Presenter: Ronda Kippen
 rkippen@co.weber.ut.us
 801-399-8768
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 24 Manufacturing Zone (M-2)
- Title 104, Chapter 1 Design Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

Summary and Background

The Planning Division recommends approval of the design review application for the Grant Trucking Maintenance Shop located at 910 West 24th Street Ogden, UT 84401. The proposed site is located in the Manufacturing Zone (M-2) which has been established to provide suitable areas to accommodate heavy manufacturing uses. The proposed use of the proposed building is considered a permitted use in the M-2 Zone.

The proposed site has an existing maintenance building and an office building located on the 10.58 acre parcel. The project area for the proposed building is 28,012 square feet and will be located north of the existing buildings on the parcel (see Exhibit A & B). The project site is located in the annexation declaration area of Ogden City and qualifies for annexation based on the proposed site improvements; however, Ogden City has provided Weber County with a letter stating that Ogden City can potentially provide services to the new building and does not chose to require annexation of the property. The letter grants Weber County permission to review and permit the proposed building under the County regulations (see Exhibit C).

The application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and the proposal meets these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Western Weber General Plan has identified the need to maintain and reserve property zoned for manufacturing and direct any new industrial uses to an existing planned and zoned industrial area. The application conforms to the Western Weber General Plan by locating the proposed maintenance building in an area that currently allows for and encourages the proposed uses.

Zoning: The purpose and intent for the M-2 Zone in LUC §104-24-1 states:

“The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.”

The request for the Grant Trucking Maintenance Shop has been reviewed as a “Truck service station” in the M-1 Zone as a permitted use due to the M-2 Zone including “Any permitted use in the M-1 Zone” as permitted uses. The M-2 Zone has specific standards identified in the LUC §104-24-4 that shall be met as part of the site development process. Those standards are as follows:

- Minimum lot area: None if connected to a public sewer; 20,000 square feet, otherwise single-family dwellings shall require five acres.
- Minimum lot width: 100 feet
- Minimum yard setbacks:
 - Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
 - Side: None, except 20 feet where a building is adjacent to a residential zone boundary and side yard facing a street on a corner lot, and for single-family dwelling.
 - Rear: None, except 20 feet where building rear on a residential zone and 30 feet for single-family dwellings
- Building height:
 - Minimum: 1 story
 - Maximum: none
- Maximum lot coverage: Not over 80 percent of lot area by buildings.

The proposal consists of a new maintenance shop and site improvements (see Exhibit A) that meet the zoning standards of the M-2 Zone pertaining to lot area, lot width, setbacks, height and lot coverage. The applicant will need to work with Ogden City to receive culinary water and waste-water services prior to receiving a building permit from Weber County. A condition of approval has been added to staff’s recommendation to ensure that proof of culinary water and waste-water services will be provided for the new building by Ogden City.

Design Review: The manufacturing zone 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. Certain areas of the design review are only applicable to the current application for the truck maintenance shop. The matters for consideration are as follows:

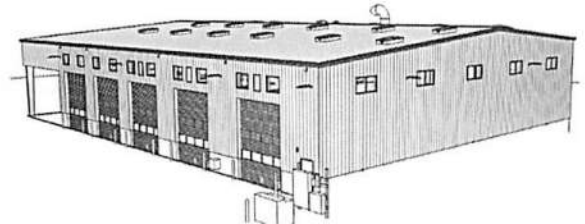
1) *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has located the maintenance shop away from the traffic along 24th Street. Two parking spaces for the employees working within the building will be located on the north side of the proposed building; the rest of the parking for the employees is located on a separate parcel by the main office building within Ogden City limits to ensure traffic safety and eliminate traffic congestion.



2) *Considerations relating to outdoor advertising.* The proposal does not include additional signage for the site with the exception of the necessary directional traffic signage surrounding the maintenance shop. If additional signage is desired, the applicant will need to provide the County architectural renderings for any signage prior to getting a building permit for the sign to ensure that the sign standards are met.

3) *Considerations relating to landscaping.* The proposed project site is 28,012 square feet and the proposal includes the required 10% landscaping around the maintenance shop. The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) (see Exhibit B).

4) *Considerations relating to buildings and site layout.* The maintenance building will be a steel building with tan siding and blue trim (see Exhibit A & B). The building and site layout has been reviewed against the design criteria of the M-2 Zone in LUC §104-24, the Design Review in LUC §108-1 and the parking standards in LUC §108-8 for Parking and Loading Space, Vehicle Traffic and access Regulations. The proposal meets the minimum requirements of the applicable areas of the LUC.



5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and utilities to and through the property.

6) *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.

Staff Recommendation

The Planning Division recommends approval of file# DR2016-10, for the Grant Trucking Maintenance Shop located at 910 West 24th Street Ogden, UT. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Proof of culinary water and waste-water services will be provided for the new building by Ogden City prior to receiving a building permit from Weber County.

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Development Plans
 1. Site Plan
 2. Floor Plan
 3. Building Elevations
- B. Landscaping Plans
- C. Ogden City Annexation Deferral Letter

Map 1



Map 2

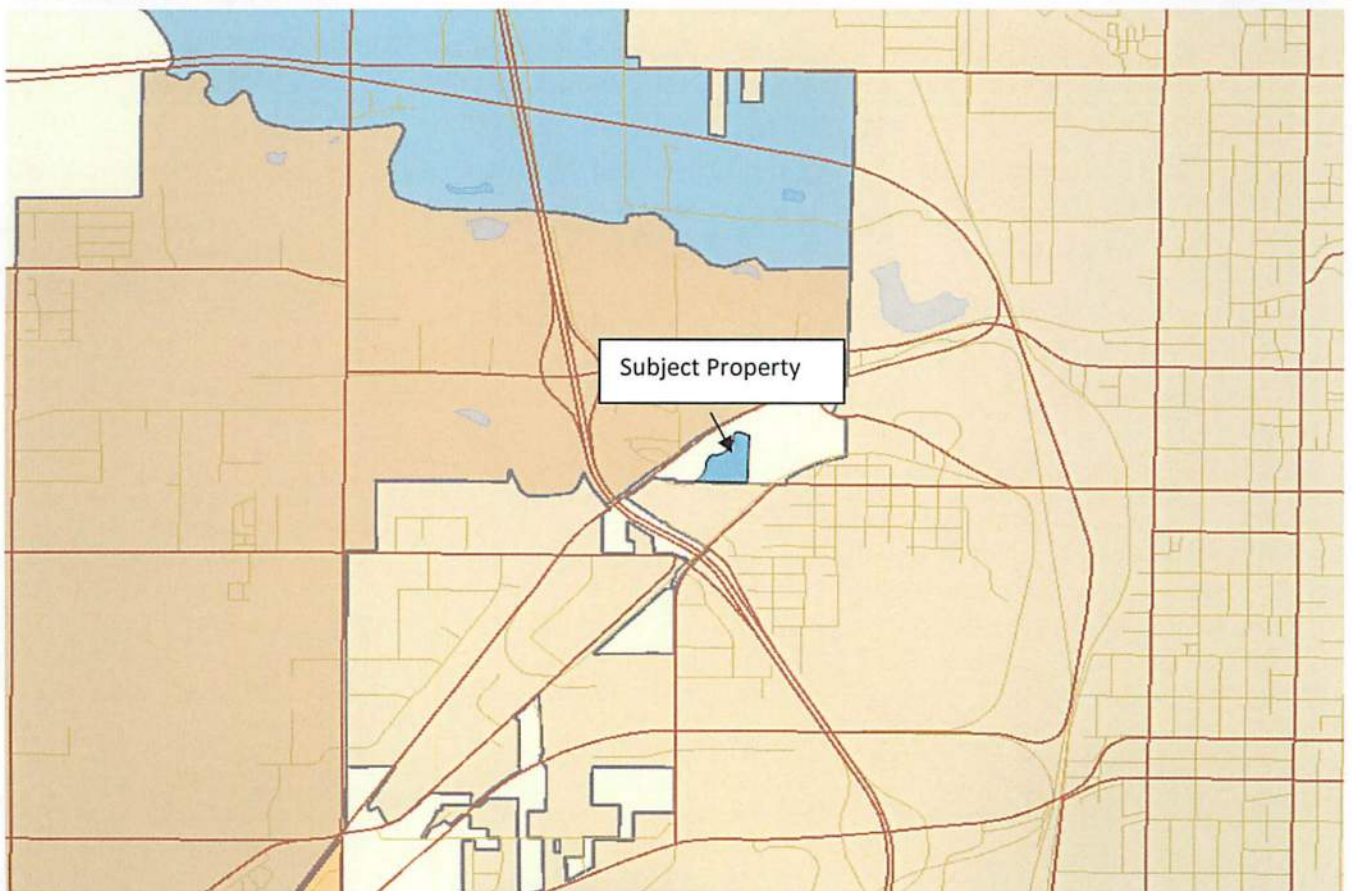
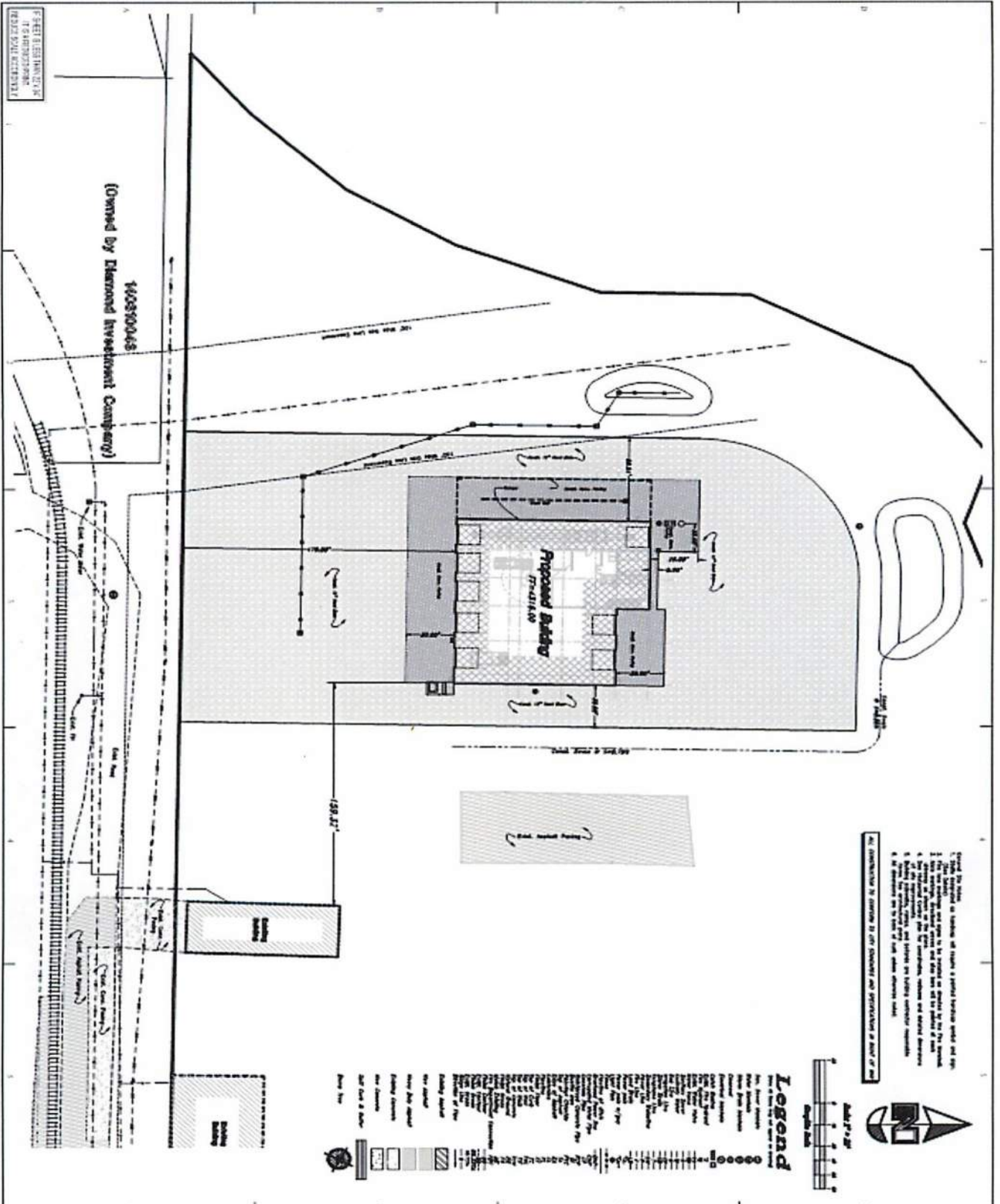
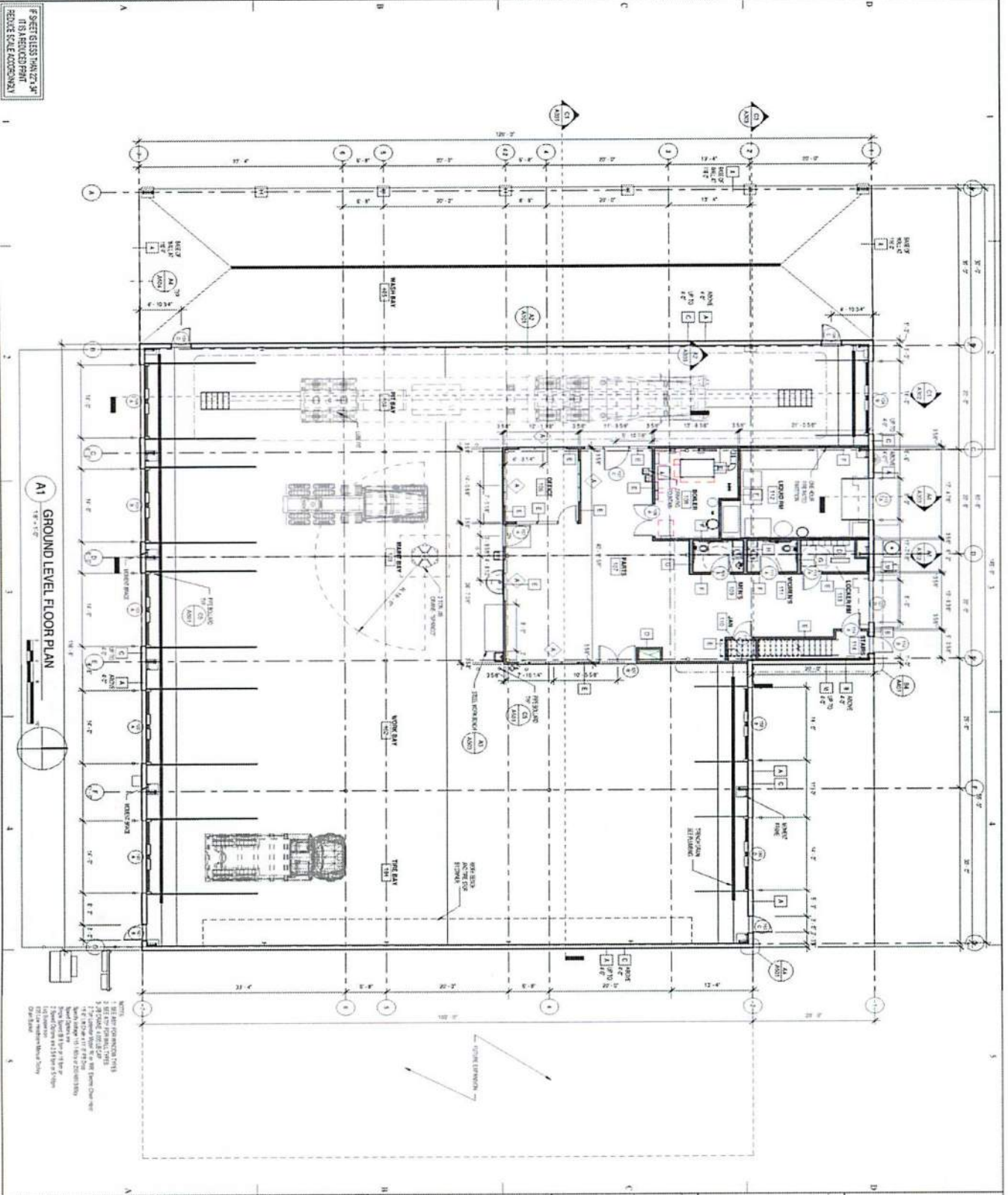


Exhibit A-1 Site Plan



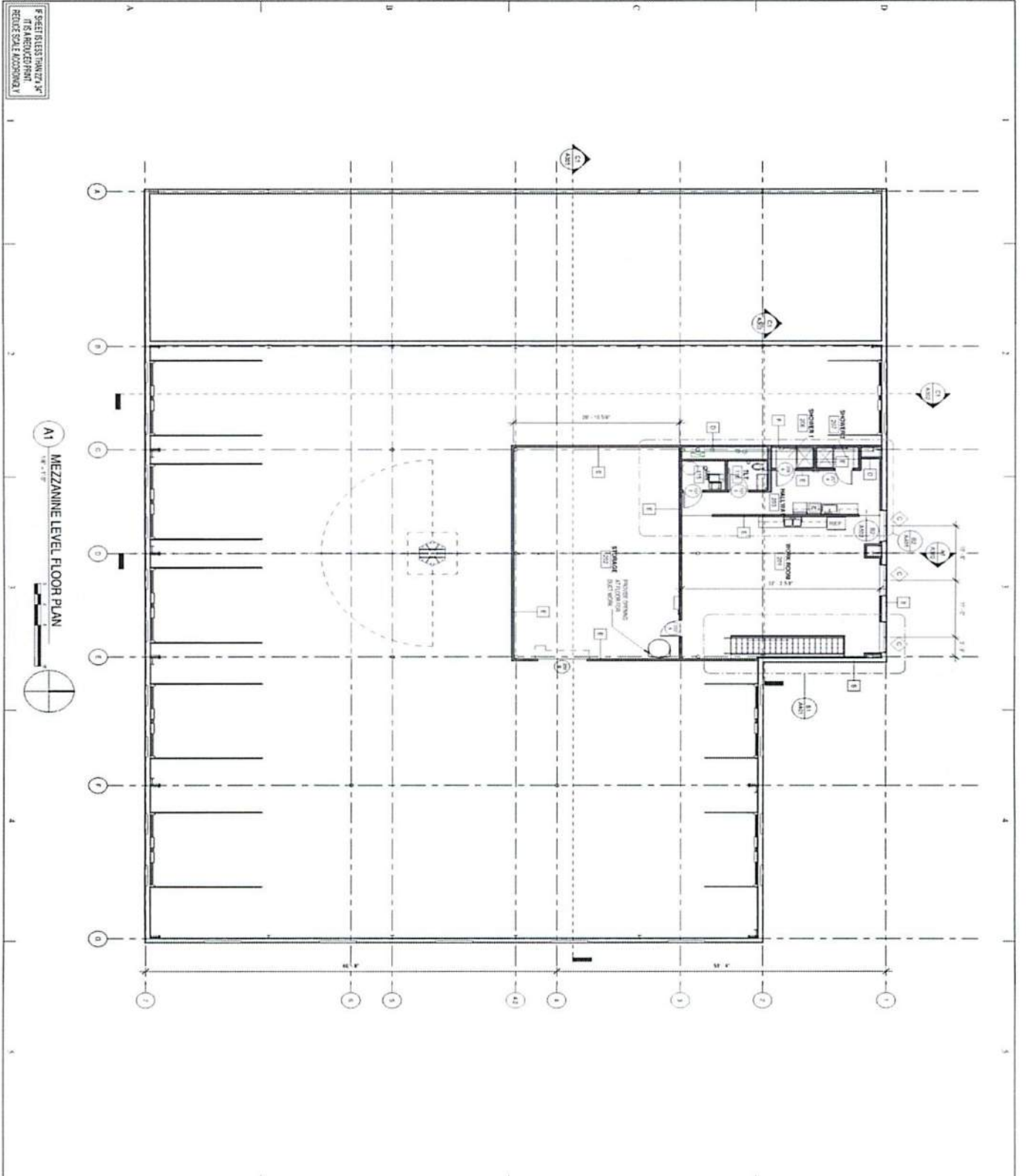
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Exhibit A-2 Main Floor Plan



<p>CLH ARCHITECTS ENGINEERS</p> <p>One Level Inc., 300 Redwood Blvd Suite 200 • Irvine, CA • 92618 949.451.2200 • Fax: 949.451.2200 • www.clh.com</p>	<p>CONDITIONS</p>	<p>DATE: 11/18/2010</p>	<p>PROJECT: GRANT TRUCKING TRUCK MAINTENANCE SHOP</p> <p>300 JEN STREET IRVINE, CA 92618</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: A103</p>

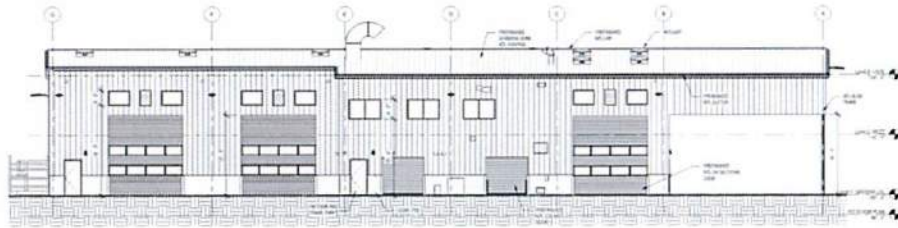
Exhibit A-2 Upper Level Floor Plan



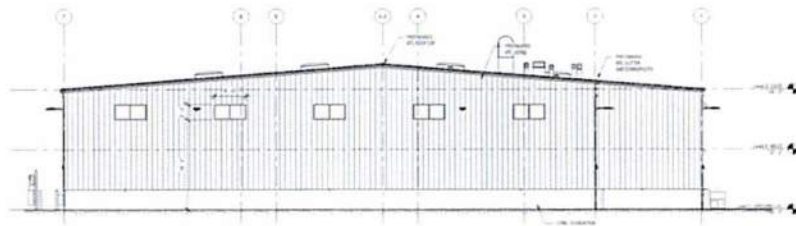
	One Lindbergh Ave. • Suite 500 • St. Louis, MO 63114 Phone: (314) 433-1111 Fax: (314) 433-1112 www.clh-engineers.com		 <p>GRANT TRUCKING TRUCK MAINTENANCE SHOP</p>	MARK DATE DESCRIPTION 5/19/2016 10:00 AM OPEN SHOP FLOOR	SHEET NO. QUANTITY 106 106 DRAWN BY DATE JSM 5/19/16 CHECKED BY DATE JSM 5/19/16	SHEET TITLE MEZZANINE LEVEL FLOOR PLAN	SHEET NO. A106
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Exhibit A-3 Building Elevations

EXTERIOR FINISH		
NO.	FINISH	DESCRIPTION
1	CONCRETE	CONCRETE
2	PAINT	PAINT
3	BRICK	BRICK
4	GLASS	GLASS
5	STEEL	STEEL
6	WOOD	WOOD
7	ROOFING	ROOFING
8	MECHANICAL	MECHANICAL
9	ELECTRICAL	ELECTRICAL
10	PLUMBING	PLUMBING
11	HEATING	HEATING
12	Cooling	Cooling
13	INSULATION	INSULATION
14	FOUNDATION	FOUNDATION
15	STRUCTURE	STRUCTURE
16	FINISH	FINISH
17	MECHANICAL	MECHANICAL
18	ELECTRICAL	ELECTRICAL
19	PLUMBING	PLUMBING
20	HEATING	HEATING
21	Cooling	Cooling
22	INSULATION	INSULATION
23	FOUNDATION	FOUNDATION
24	STRUCTURE	STRUCTURE
25	FINISH	FINISH



C1 NORTH EXTERIOR ELEVATION



A1 EAST EXTERIOR ELEVATION

IF SHEET IS LESS THAN 24" WIDE
IT IS A REDUCED PRINT
REDUCE SCALE ACCORDINGLY



CLH ARCHITECTS ENGINEERS
2000 S. 10th Street, Suite 100, Lincoln, NE 68502
402.441.1111 • www.clh.com

PROJECT NO. 15-001
DATE: 08/14/15



GRANT TRUCKING
TRUCK
MAINTENANCE SHOP
315 W. 24th Street
Omaha, NE 68104

REMARK: DATE: 1/20/2015

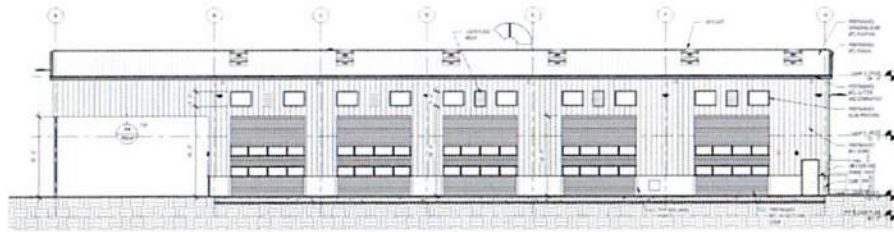
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DATE: 08/14/15

CONTRACT NO. 15-001
JOB NO. 15-001

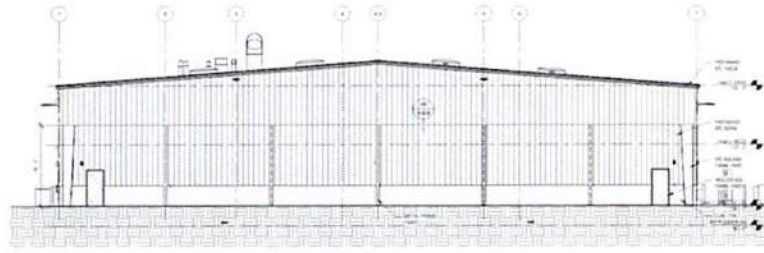
PERMIT SET
ISSUED BY: CLH

EXTERIOR ELEVATIONS

SHEET NO. A201



C1 SOUTH EXTERIOR ELEVATION



A1 WEST EXTERIOR ELEVATION

IF SHEET IS LESS THAN 24" WIDE
IT IS A REDUCED PRINT
REDUCE SCALE ACCORDINGLY



CLH ARCHITECTS ENGINEERS
2000 S. 10th Street, Suite 100, Lincoln, NE 68502
402.441.1111 • www.clh.com

PROJECT NO. 15-001
DATE: 08/14/15



GRANT TRUCKING
TRUCK
MAINTENANCE SHOP
315 W. 24th Street
Omaha, NE 68104

REMARK: DATE: 1/20/2015

PROJECT NO. 15-001
DATE: 08/14/15

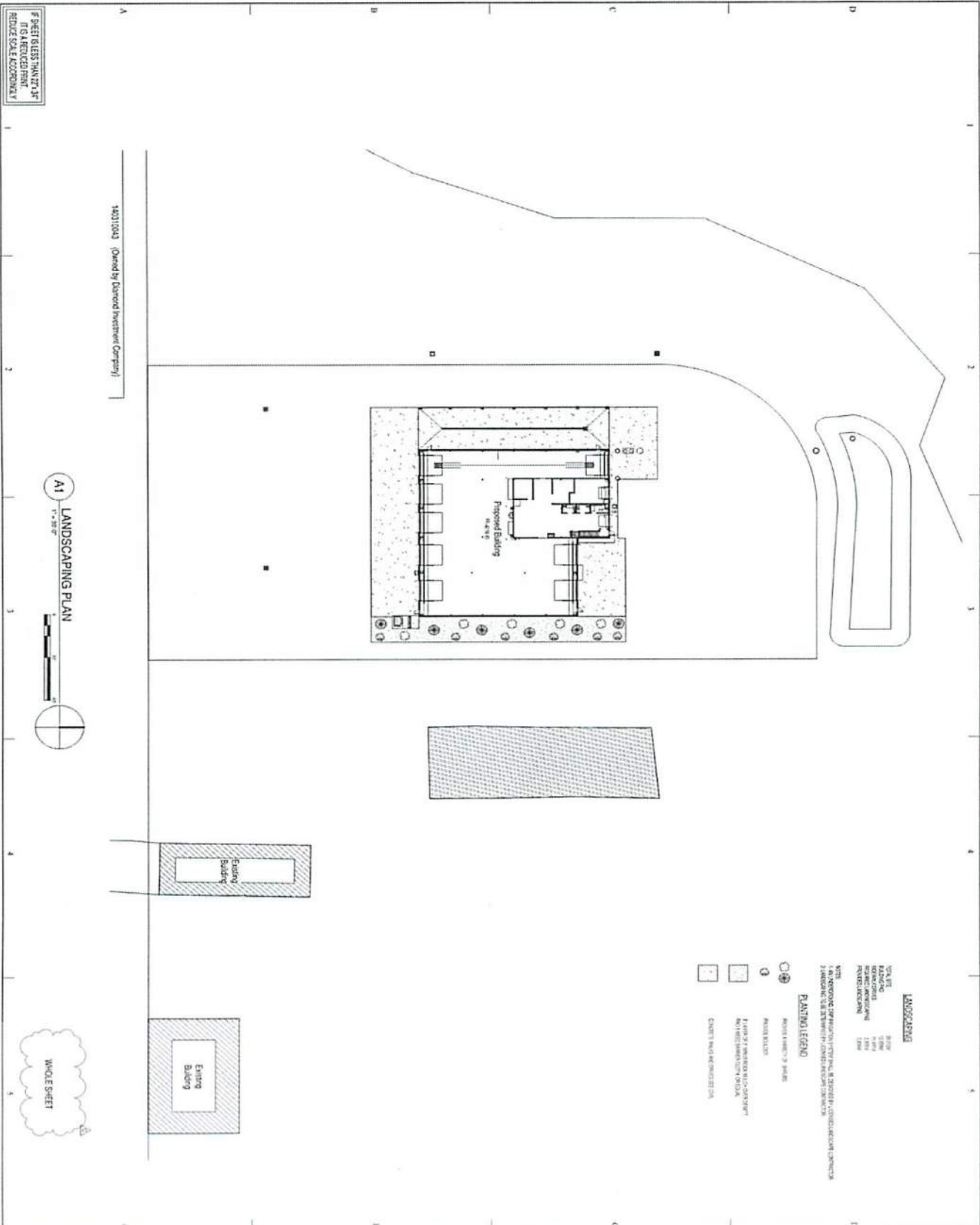
CONTRACT NO. 15-001
JOB NO. 15-001

PERMIT SET
ISSUED BY: CLH

EXTERIOR ELEVATIONS

SHEET NO. A202

Exhibit B-Landscaping Plans



LANDSCAPING

SCALE: 1" = 20'-0"

DATE: 11/11/2014

PROJECT NO: 14031004

PROJECT NAME: (Owned by Diamond Investment Company)

NOTES:

1. REMOVE EXISTING ASPHALT DRIVE AND DRIVEWAY, CONSIDER ALTERNATIVE MATERIALS FOR DRIVEWAY AND DRIVEWAY.
2. REMOVE EXISTING DRIVEWAY AND DRIVEWAY.

PLANTING LEGEND

- (with center dot) ASPEN (SMALL) PLANT
- (with center dot) PINE (SMALL)
- (with center dot) SPRUCE (SMALL)
- (with center dot) FIR (SMALL)
- (with center dot) CEDAR (SMALL)
- (with center dot) JUNIPER (SMALL)
- (with center dot) YEW (SMALL)
- (with center dot) TAXUS (SMALL)
- (with center dot) QUERCUS (SMALL)
- (with center dot) CORYLUS (SMALL)
- (with center dot) JUGLANS (SMALL)
- (with center dot) CASTANEA (SMALL)
- (with center dot) FAGUS (SMALL)
- (with center dot) BETULA (SMALL)
- (with center dot) SALIX (SMALL)
- (with center dot) POPLUS (SMALL)
- (with center dot) ALNUS (SMALL)
- (with center dot) ULMUS (SMALL)
- (with center dot) FRAXINUS (SMALL)
- (with center dot) LARIX (SMALL)
- (with center dot) PINUS (SMALL)
- (with center dot) PICEA (SMALL)
- (with center dot) TAXUS (SMALL)
- (with center dot) QUERCUS (SMALL)
- (with center dot) CORYLUS (SMALL)
- (with center dot) JUGLANS (SMALL)
- (with center dot) CASTANEA (SMALL)
- (with center dot) FAGUS (SMALL)
- (with center dot) BETULA (SMALL)
- (with center dot) SALIX (SMALL)
- (with center dot) POPLUS (SMALL)
- (with center dot) ALNUS (SMALL)
- (with center dot) ULMUS (SMALL)
- (with center dot) FRAXINUS (SMALL)
- (with center dot) LARIX (SMALL)
- (with center dot) PINUS (SMALL)
- (with center dot) PICEA (SMALL)

<p>CLHI ARCHITECTS ENGINEERS</p> <p>One East Main Ave., Salt Lake City, UT 84111 Salt Lake City, UT 84111 801.533.1111 • Fax: 801.533.1112 • www.clhi.com</p>	<p>STATE OF UTAH PROFESSIONAL ENGINEER No. 12345 EXPIRES 12/31/2015</p>	<p>GRANT TRUCKING TRUCK MAINTENANCE SHOP</p> <p>1000 MAIN STREET OGDEN, UT 84401</p>	<p>DATE: 11/11/2014</p> <p>PROJECT NO: 14031004</p> <p>PROJECT NAME: (Owned by Diamond Investment Company)</p> <p>CLIENT: DIAMOND INVESTMENT COMPANY</p> <p>DESIGNER: DAVID J. BISHOP</p> <p>PERMIT SET</p> <p>NOV 11 2014</p>
			<p>SHEET NO: L101</p> <p>LANDSCAPING PLAN</p>



OGDEN CITY PLANNING
2549 WASHINGTON BLVD SUITE 140
OGDEN, UT 84401
(801) 629-8930

September 23, 2016

Weber County Planning- Rick Grover
2380 Washington Blvd Ste 240
Ogden, Utah 84401

RE: Site Plan submittal for Grant Trucking at 910 W 24th Street

Dear Rick,

Thank you for forwarding the information regarding the site plan submittal you received on September 12, 2016 for the Grant Trucking Maintenance shop. The property where this facility is to be constructed is on parcel #140300022 and is located in unincorporated Weber County. The property is defined in Ogden City's annexation deceleration and the City can potentially provide services to the property.

At this time the City administration does not chose to require annexation of the property and you may review and permit the facility under the County regulations. Thank you for contacting us about the submitted site plan and we appreciate your noticing us of this plan submittal. There may be a time in the future, if additional development is proposed beyond this submitted site plan, that the City may choose to look at the annexation of this unincorporated island.

Sincerely,

A handwritten signature in blue ink that reads "Greg Montgomery".

Greg Montgomery, AICP
Ogden City Planning Manager



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a design review amendment of original file# MSP2004-02 requested by WinCo Foods

Agenda Date: Tuesday, November 15, 2016

Type of Decision: Administrative

Applicant: WinCo Foods, LLC

Authorized Representative: Brandon Johnson

File Number: DR# 2016-12

Property Information

Approximate Address: 2423 Rulon White Blvd

Project Area: 3.25 acres

Zoning: M-1

Existing Land Use: Warehouse

Proposed Land Use: Warehouse

Parcel ID: 19-182-0001

Township, Range, Section: Township 7 North, Range 2 West, Section 36



Adjacent Land Use

North: Industrial	South: Industrial
East: Industrial	West: Industrial

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 22 Manufacturing Zone (M-1)
- Title 104, Chapter 1 Design Review
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

Summary and Background

The Planning Division recommends approval of the design review amendment original file# MSP2004-02 requested by WinCo Foods located at 2423 Rulon White Blvd Ogden, UT 84404. The proposed site is located in the Manufacturing Zone (M-1) which has been established to provide suitable areas to accommodate light intensity manufacturing uses. The proposed use as a warehouse in the existing building is considered a permitted use in the M-1 Zone.

The subject property is approximately 5.04 acres and the proposed improvements will occupy approximately 3.25 acres. The 25,000 square foot warehouse and the existing parking, landscaping and signage received the initial design review approval in April 2004. The applicant desires to remodel the interior of the existing warehouse to include the addition of truck loading docks and additional parking along the north side of the building (see Exhibit A). Due to the proposed site improvements, an amendment to the design review is required prior to issuing any permits for the construction. Culinary water for the area is provided by Bona Vista Water Improvement District and sanitary sewer services are provided by Central Weber Sewer Improvement District. The applicant will need to work with the Weber Industrial Park to ensure that the proposal adheres to the Weber Industrial Park Protective Covenants.

The application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and the proposal meets these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Western Weber General Plan has identified the need to maintain and reserve property zoned for manufacturing and direct any new industrial uses to an existing planned and zoned industrial area. The application conforms to the Western Weber General Plan by locating the proposed maintenance building in an area that currently allows for and encourages the proposed uses.

Zoning: The purpose and intent for the M-1 Zone in LUC §104-22-1 states:

“The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.”

The request has been reviewed as a “Warehouse” in the M-1 Zone as a permitted use. The M-1 Zone has specific standards identified in the LUC §104-22-4 that shall be met as part of the site development process. Those standards are as follows:

- Minimum lot area: None if connected to a public sewer; 20,000 square feet, otherwise single-family dwellings shall require five acres.
- Minimum lot width: 100 feet
- Minimum yard setbacks:
 - Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
 - Side: None, except 20 feet where a building is adjacent to a residential zone boundary and side yard facing a street on a corner lot, and for single-family dwelling.
 - Rear: None, except 20 feet where building rear on a residential zone and 30 feet for single-family dwellings
- Building height:
 - Minimum: 1 story
 - Maximum: none
- Maximum lot coverage: Not over 80 percent of lot area by buildings.

The proposal consists of a new parking area, additional landscaping, signage and storm water site improvements (see Exhibit A-C). The proposal complies with the zoning standards of the M-1 Zone pertaining to lot area, lot width, setbacks, height and lot coverage. The applicant will need to work with Bona Vista Water Improvement District for the culinary water services and Central Weber Sewer Improvement District for waste-water services prior to receiving a building permit from Weber County. A condition of approval has been added to staff’s recommendation to ensure that proof of culinary water and waste-water services will be provided prior to receiving a building permit from Weber County.

Design Review: The manufacturing zone mandates 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. Certain areas of the design review are only applicable to the current application for the existing warehouse. The matters for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has added additional parking along the northern side of the building to accommodate the truck loading docks as well as another ingress/egress to the site (see Exhibit A). The required parking for the warehouse is two spaces per three employees per LUC §108-8-4. The site plan identifies 43 standard parking spaces and 14 semi-truck parking spaces. The site plan identifies adequate onsite parking to ensure traffic safety and eliminate traffic congestion. The applicant has been able to adequately address the site layout requirements of the Design Review as outlined in LUC §104-22-4.

2) *Considerations relating to outdoor advertising.* The proposal includes two wall signs which are permitted in the M-1 zone. The proposed signs overall combined area is approximately 225 square feet (see Exhibit B) and conform to the sign standards in LUC §110-1-7 for business signs in the M-1 zone. The applicant has been able to adequately address the Western Weber sign requirements of the Design Review.

3) *Considerations relating to landscaping.* The proposed project site is 141,742 square feet and the proposal includes 28,270.14 square feet of landscaping which exceeds the required 10% landscaping around the warehouse (see Exhibit C). The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3).

4) *Considerations relating to buildings and site layout.* The exterior materials of the building will not be modified with the proposed remodel with the exception of the additional truck loading dock doors along the north side of the building (see Exhibit A). The building and site layout has been reviewed against the design criteria of the M-1 Zone in LUC §104-22, the Design Review in LUC §108-1 and the parking standards in LUC §108-8 for Parking and Loading Space, Vehicle Traffic and access Regulations. The proposal meets the minimum requirements of the applicable areas of the LUC.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and utilities to and through the property.

6) *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 applicant will need to work with the Weber Industrial Park to ensure that the proposal adheres to the Weber Industrial Park Protective Covenants.

Staff Recommendation

The Planning Division recommends approval of file# DR2016-12, for the design review amendment for the WinCo Foods Warehouse located at 2423 Rulon White Blvd Ogden, UT 84404 previously approved as file# MSP2004-02. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Proof of culinary water and waste-water services will be provided prior to receiving a building permit from Weber County.
2. Proof of approval from the Weber Industrial Park representative for the proposed improvements.

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Site Plan
- B. Signage Plan
- C. Landscaping Plan

Map 1

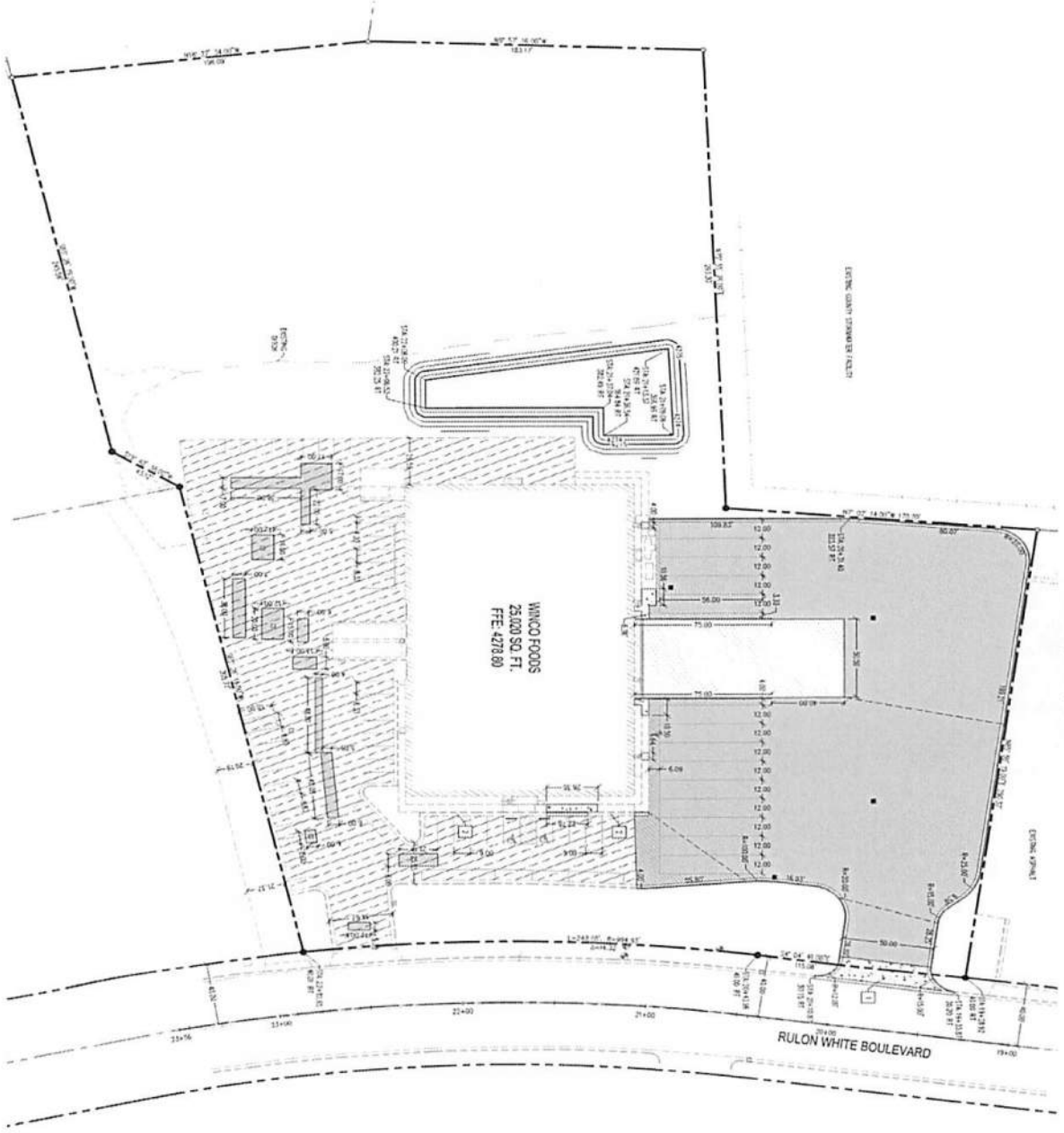


Map 2



Exhibit A Site Plan

DATE: 01/18/2016 7:08:23am User: gschmidt
 PROJECT: 20150001 - Commercial - Winco #80 Cross Dock - 2423 N. Rulon White Blvd - OGDEN, UT



SEC. 36, T. 7 N., R. 2 W.

RULON WHITE BOULEVARD

WINCO FOODS
 23,000 SQ. FT.
 FEE 4278.80



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- NEW 10' x 20' SPREAD FRAME
- NEW 12' x 22'
- CONCRETE DRIVE WITH REINFORCING ONE
- NEW EXISTING DRIVE
- CONCRETE DRIVE WITH REINFORCING ONE
- EDGE OF PAVEMENT
- PAVEMENT DRIVE AND UTILITY
- EXISTING DRIVE WITH UTILITY
- EXISTING DRIVE WITH UTILITY

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB.
3. CONSTRUCTION NOTES FOR THE 4' DRIVEWAY APPROXIMATE.
4. DRIVEWAY SHALL BE 4' WIDE AND 12' LONG.
5. DRIVEWAY SHALL BE 12' WIDE AND 12' LONG.
6. DRIVEWAY SHALL BE 12' WIDE AND 12' LONG.
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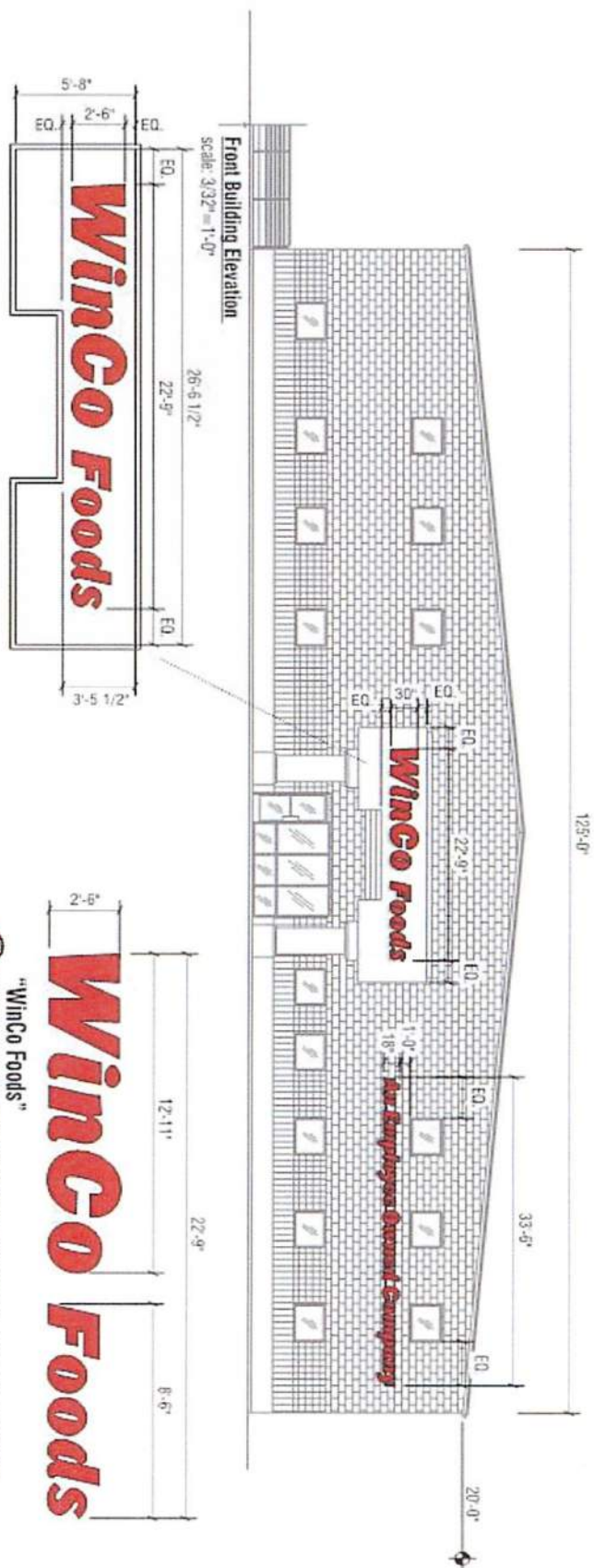
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	WINCO #80 CROSS DOCK 2423 N. RULON WHITE BLVD OGDEN, UTAH		SCJ ALLIANCE 4750 FRENCHMAN BLVD. SUITE 200, OGDEN, UTAH 84203 405-232-2242 • 405-232-2243 SCJALLIANCE.COM
HC-01	1/18/16	1/18/16	1/18/16

Exhibit B- Signage Plan



An Employee Owned Company
LED ILLUMINATED CHANNEL LETTERS - LINEAR/RACEWAY
Scale: 3/16" = 1'-0"

image national signs
...imaging your image to light

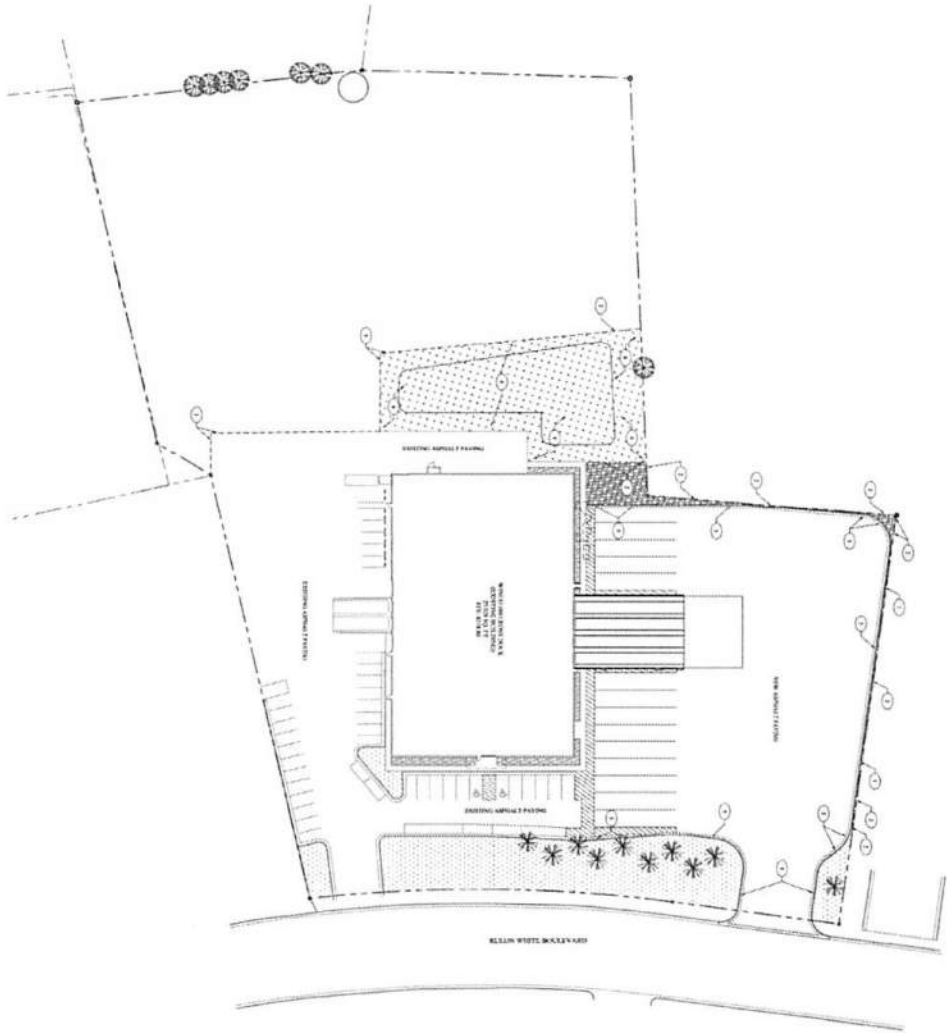
WinGo Foods store # 000

2423 North 1500 West Ogden, UT 84404

16285 Star Road Nampa, ID 83687 toll free: 800.592.6056 fax: 208.345.4020 fax: 208.376.9866 www.imagegenational.com

2 of 4

Exhibit C-Landscaping Plans



LANDSCAPE PLAN
 SHEET TITLE

- LANDSCAPE LEGEND**
- 1. 1" - 1" TREE
 - 2. 2" - 2" TREE
 - 3. 3" - 3" TREE
 - 4. 4" - 4" TREE
 - 5. 5" - 5" TREE
 - 6. 6" - 6" TREE
 - 7. 7" - 7" TREE
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 - 98. 98" - 98" TREE
 - 99. 99" - 99" TREE
 - 100. 100" - 100" TREE

<p>WinCo FOODS</p>	<p>WINCO #80 CROSS DOCK 2423 RULON WHITE BLVD, OGDEN UTAH 84404</p>	<p>callaway architecture</p> <p>637 HAMPSHIRE LANE RICHARDSON, TEXAS 75081-2523 TEL: 972.514.2523</p> <p>WWW.CALLAWAYARCHITECTURE.COM</p>	<p>DATE: 11/11/11</p>
			<p>PROJECT: WINCO #80 CROSS DOCK</p>
<p>SD2.1</p>	<p>LANDSCAPE PLAN</p>	<p>WINCO #80 CROSS DOCK</p>	<p>DATE: 11/11/11</p>



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 approval of Gallop Bend Subdivision, consisting of 20 lots. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South.
Type of Decision	Administrative
Agenda Date:	Tuesday, November 15, 2016
Applicant:	Dwight Pincock
File Number:	LVG082416

Property Information

Approximate Address:	3662 West 2550 S
Project Area:	22.46 acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential Subdivision
Parcel ID:	15-078-0017
Township, Range, Section:	T6N, R2W, Section 28

Adjacent Land Use

North:	Agriculture	South:	Agriculture
East:	Agriculture	West:	Residential

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 101-1-7 (Definitions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)

Background

The applicant is requesting final approval for a 20 lot subdivision called Gallop Bend. The proposed subdivision is located at approximately 3662 West 2550 South. The subdivision is approximately 22.46 acres and has been reviewed by County agencies to determine accordance with Uniform Land Use Code of Weber County (LUC). The lots within this subdivision are approximately 1 acre. Access to this subdivision will be created by newly dedicated roads.

In an effort to maintain neighborhood connectivity, a public road will be constructed to connect into 2475 South Street to the west. Due to an elevation step of roughly eight feet the proposed road going north will terminate at the end of the stub. During a preliminary subdivision meeting, it was agreed by the Planning and Engineering Divisions that a cul de sac will be ideal for the applicant and the property owner to the north. While in that meeting, the Planning Division has recommended that a pedestrian path be placed at the north end of the subdivision that will provide access to the Giovanni Cluster Subdivision to the north. The trail connection has been proposed to the developer of Giovanni's Legacy and he is in agreement. Neighborhood connectivity and circulation will fulfilled by this amenity. LUC section 106-1-5, 106-2-3

Analysis

General Plan: The Western Weber General plan is designed to preserve open space. One-acre lot sizes create open pasture land for the raising of farm animals while maintaining the country feel.

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."

Lot area, frontage/width and yard regulations: The A-1 Zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet. Minimum Yard set-backs for a single family dwelling are 30 feet on the front and rear, and a side yard of 10 feet with a total of two side yards not less than 24 feet. The proposed lot sizes within this subdivision will range from 40,000-46,000 sq ft. While the lot widths range from 160-180 feet in length.

Final plan plat requirements: This proposal has been granted preliminary approval from West Weber Planning Commission and is now being reviewed under the final plat requirements and approval procedure stated in the LUC 106-1-8.

Culinary Water: Taylor West Weber Water District has provided a letter stating that water is available for each of these lots. A State Construct Permit must be submitted prior to this project going before the County Commission.

Secondary Water: Hooper Irrigation has provided a letter stating that Gallop Bend Subdivision is located in the service area, and can be serviced with secondary water.

Sanitary System: Central Weber Sewer Improvement District stated the possibility of providing sewer services for this 20 lot subdivision.

Additional Standards: A cul de sac/knuckle is proposed to have diameter of 50 feet to accommodate for ingress/egress. "The maximum length of blocks generally shall be 1,300 feet and the minimum length of blocks shall be 500 feet. Blocks over 800 feet in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width." This pedestrian easement will provide neighborhood connectivity and circulation while fulfilling Weber County Code LUC section 106-1-5, 106-2-3.

Review Agencies: Weber Fire District has approved this project, the Weber County Engineering, and Surveying Departments have conditions that will need to be addressed prior to printing of final Mylar.

Tax Clearance: There is no outstanding tax payments currently related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

The Planning Division recommends final approval of the Gallop Bend Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. A subdivision Improvement agreement must be included
2. Monument Escrow paid to the County Surveyors office
3. A cost estimate submitted to the County Engineer with their approval
4. Subdivision improvement agreement with a financial guarantee
5. A State Construct Permit must be submitted prior to this project going before the County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Gallop Bend Final Subdivision Plat
- B. Capacity Assessment Letter
- C. Will Serve Letters

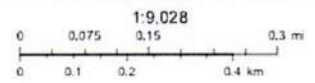
Area Map

Gallop Bend



October 3, 2016

Street Labels



Wash County

GALLOP BEND SUBDIVISION
 LOCATED IN SOUTHEAST QUARTER OF SECTION 28
 TOWNSHIP 6 NORTH RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN



1. THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, IS THE SUBJECT OF THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, IS THE SUBJECT OF THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH.

ADDITIONAL NOTES TO BE ADDED TO THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, SHALL BE AS FOLLOWS:

<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>
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STANDARD OF EVALUATION AND COMMENT TO BE ADDED:

THIS PLAN IS SUBJECT TO THE STANDARD OF EVALUATION AND COMMENT TO BE ADDED TO THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, SHALL BE AS FOLLOWS:

THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, IS THE SUBJECT OF THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH.

REMARKS TO BE ADDED:

THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH, IS THE SUBJECT OF THE SUBDIVISION PLAT AND THE SUBDIVISION COMBINED WITH THE 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE ATTACHED AERIAL PHOTOGRAPH.

<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>	<p>APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 20____.</p> <p>COMMISSIONER _____</p>
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HORROCKS ENGINEERS
 4405 SOUTH 1100 WEST, SUITE 100
 PLEASANTON, UT 84646
 801.725.1725
 WWW.HORROCKS.COM

WARNING

DATE OF ISSUE	02/22/24
DATE OF REVISION	02/22/24
DATE OF REVISION	02/22/24
DATE OF REVISION	02/22/24
DATE OF REVISION	02/22/24



GALLOP BEND SUBDIVISION
 FINAL PLAT
 BRADEN COUNTY, UTAH

1



GALLOP BEND SUBDIVISION
 LOCATED IN SOUTHEAST QUARTER OF SECTION 28
 TOWNSHIP 35N, RANGE 12E,
 SALT LAKE BASIN AND MERIDIAN

Curve Table

Curve #	Station	Radius	Chord	Chord Bearing	Central Angle
1	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
2	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
3	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
4	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
5	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
6	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
7	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
8	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
9	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"
10	1+00.00	100.00	100.00	S 00° 00' 00" W	90° 00' 00"

Lot Table

Lot #	Area (sq. ft.)	Area (ac.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23



GALLOP BEND SUBDIVISION

FINAL PLAT

WEBER COUNTY, UTAH



WARNING

THIS PLAN IS THE PROPERTY OF HORROCKS ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORROCKS ENGINEERS.

WARNING

IF THIS PLAN IS USED FOR ANY OTHER PURPOSE, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF SUCH USE.

HORROCKS ENGINEERS

1800 South 1300 West, Suite 100
 Riverton, UT 84065

www.horrocks.com



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Kenneth H. Bousfield, P.E.
Director

September 12, 2016

Val Surrage
Manager
Taylor-West Weber Water District
2815 West 3300 South
West Haven, Utah 84401

Dear Mr. Surrage:

Subject: **Feasibility**, Drinking Water Service from Taylor-West Weber Water District for the Gallop Bend Subdivision, System #29019, File# 10541

This is not Plan Approval.

The Division of Drinking Water (the Division) received your request concerning the capacity of the Taylor-West Weber Water District to provide drinking water service to the Gallop Bend Subdivision. Based on the information currently available in the Division's database, the Taylor-West Weber Water District presently is obligated to 2,405 residential connections, 7 commercial connections, and 12 agricultural connections. The Gallop Bend Subdivision will add 19 new residential connections. The number of connections that may be served is based on (1) source water capacity, (2) storage capacity, and (3) available water rights. The Drinking Water Rule, R-109-510 Minimum Sizing Requirements, requires a water system to be able to provide 800 gallons per day per equivalent residential connection (ERC) from its sources to meet peak day indoor demand, to be able to provide 400 gallons per ERC of storage for indoor use, and to be able to provide average yearly indoor demand which is 0.45 acre-feet per ERC based on water rights. Additional source capacity, storage, and water rights are required if the system provides water for outdoor use. The water system component with the least capacity determines the allowable number of connections.

SOURCE CAPACITY

The Taylor-West Weber Water District has the following approved drinking water sources and approved safe yields in gallons per minute (gpm):

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 903-3978
www.deq.utah.gov
Printed on 100% recycled paper

Val Surrage
Page 2 of 3
September 12, 2016

Source Number	Source Name	Safe Yield (gpm)
WS001	Big Well	900
WS002	Small Well	Inactive
WS003	Weber Basin WCD Consecutive Connection	2,000
WS004	900 South Well	Proposed
WS005	Shop Well	Proposed
	Total	2,900

In addition, the Taylor-West Weber Water District provides outside irrigation water for some of their connections. The attached capacity calculation worksheet estimates the required source capacity is 1,357.2 gpm for indoor used and 1,419.7 gpm for outdoor use. Therefore, the Taylor-West Weber Water District has 123.1 gpm excess source capacity, which is adequate to serve the proposed new connections in the Gallop Bend subdivision.

STORAGE CAPACITY

The District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume (gallons)
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	Proposed	0
	Total	3,250,000

The attached capacity calculation worksheet estimates the required storage capacity is 2,118,208 gallons. This is based on a reserve of 120,000 gallons of water storage for fire suppression, and the balance of the storage being used for indoor and outdoor use storage. Based on storage capacity, the Taylor-West Weber Water District has over 1,100,000 gallons of excess storage capacity which is adequate to serve the Gallop Bend subdivision.

WATER RIGHTS

The Taylor-West Weber Water District has the following water rights for their sources:

Water Right Number	Amount (acre-feet)
35-1613	788.45
35-11723	930.77
Weber Basin WCD	465.3
Total	2,184.52

Val Surrage
Page 3 of 3
September 12, 2016

The attached capacity calculation worksheet estimates the required water rights of 1,769.75 acre-feet for indoor and outdoor use. It appears that the Taylor-West Weber Water District has over 400 acre-feet of excess water rights, which may be adequate to serve the Jacquelyn Estates Subdivision. However, please **consult with Division of Water Rights** for detailed interpretation and verification **concerning water rights issues**.

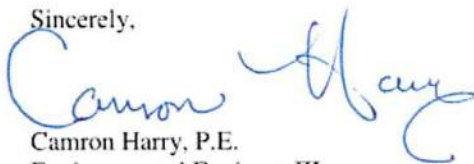
SUMMARY

There is no known limiting component at present, which would prevent the Taylor-West Weber Water District from providing adequate drinking water service to the Gallop Bend subdivision.

The Taylor-West Weber Water District submitted a project notification form on August 26, 2016 and received a plan review waiver from the Division on August 31, 2016, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

If you have any questions regarding this letter, you can contact me either by phone at (801) 536-0087 or e-mail caharry@utah.gov.

Sincerely,



Camron Harry, P.E.
Environmental Engineer III

Enclosure – Taylor-West Weber Water District Capacity Calculation – September 2016

cc: Louis Cooper, Env. Director, Weber-Morgan Health Department, lcooper@co.weber.ut.us
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, jandersen@co.weber.ut.us
Val Surrage, Taylor-West Weber Water District, taylorwestweberwater@msn.com
Dan White, Gardner Engineering, dan@gecivil.com
Camron Harry, P.E., Division of Drinking Water, caharry@utah.gov

DDW-2016-015979.docx

Division of Drinking Water – Water System Capacity Calculation Sheet (Last Update 2/12/2016)

"Enter the green cells only"

System Name **Taylor West Weber WID (September 2016)** System Number **29019**

1.1 Indoor Water Use

Convert "Number of other connections" (Cell E9) to ERCs here. [ERCs of other connections = peak day demand of other connections in gal per day / 800 gpd]

Number of residential connections ----- 2,405
 Number of other connections --- 19 ERCs of other connections 19.0
 Total Equivalent Residential Connections (ERCs) 2,443.0

Enter number of non-residential connections, e.g., 2 industrial connections.

(Example: water use of 2 factories equals to water use of 55 homes.)

MINIMUM REQUIREMENTS FOR INDOOR WATER USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
800	1,357.2	400	977,200	0.45	1099.35

1.2 Outdoor Water Use

Enter estimated irrigated acre

Is the drinking water used for outdoor irrigation? Yes No
 Residential ERCs using drinking water for irrigation ----- >> 470
 Percentage of Residential ERCs using DW for irrigation ----- >> 20%
 Average irrigated acreage per residential connection ----- >> 0.75
 Total irrigated acreage of other connections (park, school, etc.) ----- >> 6.00
 Irrigation zone 4

Enter notes here regarding whether and what % of irrigation water is supplied by PWS.

Enter total irrigated acres of other connections here.

Select Irrigated Zone # from the pick list. See "Irrigation Demands & Map" tab on the bottom of the screen.

MINIMUM REQUIREMENTS FOR IRRIGATION USE					
Source		Storage		Water Rights	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
4,277	1,419.7	2,136	1,021,008	1.40	670.40

1.3 Fire Flow Water Use

Enter fire flow in gpm.

Does the water system provide fire protection? Yes No
 Maximum fire flow demand (in gpm) for water system or pressure zone 1,000
 Maximum fire suppression duration (in hours) for water system or pressure zone 2
 Required Fire Suppression Storage (in gallons) ----- >> 120,000

(*Verify req'd fire flow and duration with local fire code officials.* Enter notes here, e.g. fire official contact info or comments.)

Enter duration in hours.

2. Summary of Water System Capacity Requirements

MINIMUM CAPACITY REQUIREMENTS FOR WATER SYSTEM					
Source (indoor + outdoor)		Storage (indoor + outdoor + fire)		Water Rights (indoor + outdoor)	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)	ac-ft/yr/ERC	Total (ac-ft/yr)
5,077	2,776.9	2,536	2,118,208	1.85	1,769.75

2.1 Does this system have adequate source capacity (per R309-510-7)?

This source capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Required Source Capacity 2,776.9 gpm
 Existing Source Capacity 2,900.0 gpm
 Source Capacity Deficit None gpm
 Existing % of Total Req'd 104.4%

Autolink to 2 "Total Source" cell above.
 Autolink to 4.2 "Total Existing Source Capacity" cell below.
 Source deficit indicates that: (1) additional source capacity is needed, and (2) source deficiency should be assessed.
 Less than 100% indicates: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

2.2 Does this system have adequate storage capacity (per R309-510-8)?
 This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Total Required Storage	2,118,208	gal	Autolink to 2 "Total Storage" cell above.
Existing Storage Capacity	3,250,000	gal	Autolink to 4.3 "Total Existing Storage Capacity" cell below.
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed, and (2) storage deficiency should be assessed.
Required Fire Storage	120,000	gal	
Is storage deficiency <u>solely</u> due to fire storage?	Not Applicable		If NO, answer one of question set 2.01 to 2.05 in ESS. If YES, answer one of question set 2.06 to 2.10 in ESS.
Existing % of Total Req'd	153.4%		Less than 100% indicates: (1) additional storage capacity is needed, and (2) storage deficiency should be assessed.

3. Transient PWS Indoor Water Use – ERC Calculation (See R309-510, Tables 510-1, 2, & 4 for other facility types.)

Facility Type	Source		Storage			Total # of sites/pads	ERCs	
	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad			
Modern Recreation Camp	60	0	30	0	0.00		0.0	
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0	
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0	
RV Park	N/A	100	N/A	50	0.13		0.0	
Number of people per camp site								If applicable, enter number of people per camp site here.
	Source (GPD/vehicle)	Storage (Gal./vehicle)	ERC/1000 vehicles served	Vehicles served/day	ERCs			If applicable, use this number in cell I8 or cell I9 on Page 1.
Roadway Rest Stop w/ flushometer valves	7	3.5	8.8		0.0			

4. Data Input for Calculating ERCs, Source and Storage
 Taylor West Weber WID (September 2016)

4.1 Projected ERCs Calculation (optional)

Total Projected ERCs	2,443
Existing Residential Connections	2,424
Obligated Future ERCs (enter below)	19
Gallop Bend Sub	19

Use this number in Cell I8 ("Number of residential connections") on Page 1 to calculate PROJECTED demand & req'ts (including both existing & future connections).

Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been granted.

4.2 Summary - Existing Sources (enter in green cells below)

Total Existing Source Capacity (in gpm)		2,900
WS001	Big Well	900
WS002	Small Well	0
WS003	Weber Basin WCD CC	2000
Maximum ERCs (assuming indoor use only)		5220

4.3 Summary - Existing Storage Tanks (enter below)

Total Existing Storage Cap. (in gallons)		3,250,000
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000

Per the August 25, 2016 PNF the District is obligated to serve 2,424 connections with only 2061 being currently physically connected. In addition there are 12 agricultural connections and 9 commercial connections.



Central Weber Sewer Improvement District

August 16, 2016

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

Reference: Proposed Taylor 22 Acres Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 20 Lot Taylor 22 Acres Subdivision at approximately 3662 West and 2550 South. Central Weber Sewer Improvement District [District] can accept the sanitary sewer discharge from this location if proper connection can be made to a District sewer line. We add the following conditions that must be met prior to any connections being made.

1. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision. **The District does not have a sanitary sewer line at the location shown for the connection to the existing sewer. This location should be verified and if gravity flow is possible to the existing District sewer line.**
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines (or pump stations, if required) being extended to serve this property.
3. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

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

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.
General Manager

cc: Kaila Johnson, JF Capital

Hooper Irrigation Company

P.O. Box 184

Hooper, UT 84315

Phone (801) 985-8429 Fax (801)985-3556

Email: HooperIrrigationCo @ msn.com

Board of Directors:

President Theo G Cox, Vice President Rex Hancock, Treasurer John Diamond, Dave Favero, Clint Naibitt, Stan Fowers, and Dale Fowers

08/17/16

Taylor 22 Acres
3662 W 2550 S
Ogden, Utah 84401

Re: Will Serve

To whom it may concern:

The above mentioned subdivision is located in the service area of Hooper Irrigation pressurized secondary. There is currently secondary service in this area and it can be provided to the subdivision. At the current time, the requirement for connecting to Secondary Water is a 1/2 share per lot of Hooper Irrigation or Wilson Irrigation stock, as well as a \$3,500 connection fee per lot. At this time, Hooper Irrigation could not verify that the developer has sufficient shares to accommodate this subdivision, but this is not required until final approval is given. Hooper Irrigation has reviewed the plat map and has noted that 10 shares would be required for this subdivision based on a total of 20 planned lots. Currently Hooper Irrigation Company will serve this subdivision with secondary water when all water is turned in, connection fees paid, and any applicable review or applications fees paid.

If you have any further questions please call the Company Office at (801)985-8429.

Sincerely,



Michelle Pinkston
Office Manager

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

August 17, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that preliminary approval has been given to provide culinary water only for a 20 lot subdivision to be located at the approximate address of 3662 West 2550 South in Taylor, Utah.

Requirements:

- *Water rights fee = 2¼ shares of Hooper or Wilson Irrigation (in District's name) or a Weber Basin contract (\$2,902 per lot or current cost when paid)
- *Secondary water = must hook up to Hooper Irrigation's pressurized system
- *Plan review fee = 20 lots x \$25 = \$500.00
- *Hookup/Impact fee – will be collected by each lot owner/contractor when building permit is needed (\$5,638 or current cost when paid)

Final approval will be subject to meeting all of the requirements of the District and all fees/shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 1/17/17



Staff Report to the Western Weber Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of the Saddlebred Acres Subdivision, consisting of 24 lots.
Type of Decision: Administrative
Agenda Date: Tuesday, November 15, 2016
Applicant: Ivory Homes
Authorized Representative: Chase Freebairn
File Number: LVS082616

Property Information

Approximate Address: 4000 West 2200 S
Project Area: 27.13 acres
Zoning: Agricultural (A-1)
Existing Land Use: Agriculture
Proposed Land Use: Residential Subdivision
Parcel ID: 15-078-0006
Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North: Agriculture	South: Agriculture/Residential
East: Agriculture	West: Agriculture

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)

Background

The applicant is requesting preliminary approval of Saddlebred Acres, a 24 lot subdivision located at approximately 4000 West 2200 South. The proposed subdivision is approximately 27.13 acres and the lots within this subdivision vary in size from .91 acres to 1.19 acres.

Public roads will be created with this proposal (see Exhibit A) to provide access to each lot, and the design will create connectivity to the surrounding area for future development. Between lots 13 and 14 there is a road stub that will be used to connect to JAR Development (Bertoldi property) which is in the early stages of subdivision review. In an effort to maintain fairness it has been requested of JAR Development to alter their design to better align the roads with Saddlebred Acres. This development will connect with Allen Estates to the south, and JAR Development to the North.

The improvements within Saddlebred Acres such as right of way, curb, gutter, sidewalk, and parking strip will be consistent with Allen Estates to the south. These complete streets will provide a safe right of way for motorists, bicyclists and pedestrians while fostering uniformity with the surroundings. A detention basin will be located to the rear of lot 20 to provide adequate storm detention for the proposed subdivision.

Analysis

General Plan: The Western Weber General plan is designed to preserve open space and pasture land for the raising of farm animals while maintaining flexibility for land owners to enjoy managed growth.

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.”

Lot area, frontage/width and yard regulations: The A-1 Zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet. All lots within this proposal meet the minimum width and area requirements.

Culinary Water: Taylor West Weber Water Improvement District has provided a letter stating that water is available for each of these lots. It has been made clear that secondary water is required for all irrigation purposes prior to issuing culinary water services.

Sanitary System: Central Weber Sewer Improvement District has provided a letter indicating that this 24 lot subdivision will be acceptable, but there are conditions that must be met (see Exhibit E).

Secondary water System: Hooper Irrigation has provided a letter stating that this subdivision is located in an area in which Hooper Irrigation provides pressurized secondary water. Hooper Irrigation has also included a review of Saddlebred Acres that states the need for the open canal that runs along the south of this development to be piped and buried (see Exhibit D).

Additional Standards: A Subdivision Improvement Agreement with a financial guarantee is required prior to presenting this project to the County Commission final approval.

A Capacity Assessment letter with a Utah State Construction Permit must be submitted as part of the final subdivision submittal and will be required prior to going forward for review to the Planning Commission and the County Commission for final approval.

Review Agencies: Planning, Surveying and Engineering have submitted reviews based on preliminary requirements. Each County agency has listed conditions that will need to be addressed prior to the applicant submitting the final subdivision plat for review and approval (see Exhibit F for agency reviews).

Tax Clearance: There is no outstanding tax payments currently related to this parcel.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Planning Division Recommendation

The Planning Division recommends preliminary approval of the Saddlebred Acres Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Prior to receiving final approval from the County Commission, the applicant shall submit a Subdivision Improvement Agreement with a cost estimate that has been approved by the County Engineers Division.
2. All easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided are to be shown on the plat.
3. A capacity assessment from Taylor West Weber Water Improvement District and a State Construct Permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision being forwarded for final approval from the Planning and County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Saddlebred Acres plat
- B. Taylor West Weber Water Will Serve Letter
- C. Capacity Assessment Letter
- D. Hooper Irrigation Letter
- E. Central Weber Sewer Improvement District Letter
- F. Review Agency Comments

Area map

Saddlebred acres



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

October 17, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that preliminary approval has been given to provide culinary water only for 24 lots of the Saddlebred Acres subdivision to be located at the approximate address of 3900 West 2200 South in Taylor, Utah.

Requirements:

- *Water rights fee = \$69,648.00 (\$2,902 per lot) or 3 shares of Hooper or Wilson Irrigation (in District's name)
- *Secondary water = must hookup to Hooper Irrigation pressurized secondary water system.
- *Plan review fee = \$600.00 (\$25 per lot)

Final approval will be subject to meeting all of the requirements of the District and all fees/shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 4/17/17



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Kenneth H. Bousfield, P.E.
Director

October 12, 2016

Val Surrage
Taylor West-Weber Water District
2815 West 3300 South
West Haven, Utah 84401

Dear Mr. Surrage:

Subject: **Plan Submittal Waiver**, Water Lines Serving Saddlebred Acres Subdivision, System #29019, File #10602

The Division of Drinking Water (the Division) received a Project Notification Form from your office for the Saddlebred Acres subdivision water line project with a request for a Plan Submittal Waiver in accordance with *R309-500-6(3)(b)* of the Utah Administrative Code on October 10, 2016. The Division also received a hydraulic modeling analysis certification and a certification stating that Plan Submittal Waiver conditions will be met prior to placing the new water lines in service for this project, both dated October 6, 2016 by Dan White, P.E.

Our understanding of the project is that 2,700 linear feet of 8-inch C900 DR14 PVC water lines, seven (7) fire hydrants, and associated valves will be constructed at the northwest corner of 400 South and 4300 West in western Weber County to connect the Saddlebred Acres subdivision to the Taylor-West Weber Water District. This project will add 24 new service connections to the water system.

Your water system has formally designated Dan White, P.E., as the Professional Engineer having direct responsibility for the entire water system in your letter to the Division dated August 23, 2012; and Dan White, P.E., as the Professional Engineer responsible for oversight of the hydraulic analysis for the entire water system in your letter to the Division dated August 23, 2012. The construction of the proposed water line project shall conform to the construction standards previously approved by the Division on September 10, 2012. The pipeline size is within the limits of Rule *R309-500-6(3)(b)(ii)* based on the population of 7,280 this water system currently serves. On this basis, a **Plan Submittal Waiver is hereby granted for the Saddlebred Acres subdivision water line project**. Please note that approvals or permits by the local authority or county may be necessary before beginning construction of this project.

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 536-4414
www.deq.utah.gov
Printed on 100% recycled paper

Val Surrage
Page 2 of 2
October 12, 2016

Upon receiving this Plan Submittal Waiver, you may proceed with construction of the Saddlebred Acres subdivision water line project. Upon completion of construction and the Plan Submittal Waiver conditions certified by Dan White, P.E., you may place the new water lines in service. You are not required to obtain an Operating Permit for this project.

If you have any questions regarding this letter, please contact Camron Harry, of this office, at (801) 536-0087, or Ying-Ying Macauley, Engineering Section Manager, of this office, at (801) 536-4188.

Sincerely,



Kenneth H. Bousfield, P.E.
Director

CH/ym/mdb/hb

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, lcooper@co.weber.ut.us
Dan White, Gardner Engineering, dan@gecivil.com
Camron Harry, Division of Drinking Water, caharry@utah.gov

DDW-2016-017922.docx



State of Utah

GARY R. HERBERT
GovernorSPENCER J. COX
Lieutenant GovernorDepartment of
Environmental QualityAlan Matheson
Executive DirectorDIVISION OF DRINKING WATER
Kenneth H. Bousfield, P.E.
Director

October 14, 2016

Val Surrage
Taylor West-Weber Water District
2815 West 3300 South
West Haven, Utah 84401

Dear Mr. Surrage:

Subject: **Feasibility**, Drinking Water Service from Taylor-West Weber Water District for the Saddlebred Acres Subdivision Water Line Project, System #29019, File #10602**This is not Plan Approval.**

The Division of Drinking Water (the Division) received your request concerning the capacity of the Taylor-West Weber Water District to provide drinking water service to the Saddlebred Acres Subdivision. Per the Division's database, the Taylor-West Weber Water District presently has 2,424 residential connections, 9 commercial connections, and 12 agricultural connections. The Saddlebred Acres Subdivision will add 24 new residential connections. The number of connections that may be served is based on (1) source water capacity, (2) storage capacity, and (3) available water rights. The Drinking Water Rule, *R-109-510* Minimum Sizing Requirements, requires a water system to be able to provide 800 gallons per day per equivalent residential connection (ERC) from its sources to meet peak day indoor demand, to be able to provide 400 gallons per ERC of storage for indoor use, and to be able to provide average yearly indoor demand which is 0.45 acre-feet per ERC based on water rights. Additional source capacity, storage, and water rights are required if the system provides water for outdoor use. The water system component with the least capacity determines the allowable number of connections.

SOURCE CAPACITY

The Taylor-West Weber Water District has the following approved drinking water sources and approved safe yields:

Source Number	Source Name	Safe Yield gpm
WS001	Big Well	900
WS002	Small Well	Inactive
WS003	Weber Basin WCD Consecutive Connection	2,000

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www.deq.utah.gov
Printed on 100% recycled paper

Val Surrage
 Page 2 of 3
 October 14, 2016

WS004	900 South Well	Proposed
WS005	Shop Well	Proposed
Total		2,900

In addition, the Taylor-West Weber Water District provides outside irrigation water for some of their connections. The attached capacity calculation worksheet estimates the required source capacity is 1,370.6 gpm for indoor used and 1,419.7 gpm for outdoor use. Based on source capacity, the Taylor-West Weber Water District has 109.8 gpm excess source capacity which is adequate to serve the Saddlebred Acres Subdivision.

STORAGE CAPACITY

The District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume gallons
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	Proposed	0
Total		3,250,000

The attached capacity calculation worksheet estimates the required storage capacity is 2,127,808 gallons. This is based on a reserve of 120,000 gallons of water storage for fire suppression, and the balance of the storage being used for indoor and outdoor use storage. Based on storage capacity, the Taylor-West Weber Water District has 1,122,192 gallons of excess storage capacity which is adequate to serve the Saddlebred Acres Subdivision.

WATER RIGHTS

The Taylor-West Weber Water District has the following water rights for their sources:

Water Right Number	Amount (acre-feet)
35-1616	788.45
35-11723	930.77
Weber Basin WCD	465.3
Total	2,184.52

The attached capacity calculation worksheet estimates the required water rights of 1,780.55 acre-feet for indoor and outdoor use. Based on water rights, it appears that the Taylor-West Weber Water District has over 403.98 acre-feet of excess water rights which are adequate to serve the Saddlebred Acres Subdivision. However, please consult with Division of Water Rights for detailed interpretation and verification concerning water rights issues.

Val Surrage
Page 3 of 3
October 14, 2016

SUMMARY

There is no limiting component at present, which would prevent the Taylor-West Weber Water District from providing adequate drinking water service to the Saddlebred Acres Subdivision.

The Taylor-West Weber Water District submitted a project notification form for the Saddlebred Acres Subdivision water line project on October 10, 2016, and was granted a plan review waiver by the Division on October 12, 2016, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

If you have any questions regarding this letter, you can contact me either by phone at (801) 536-0087 or e-mail caharry@utah.gov.

Sincerely,



Camron Harry, P.E.
Environmental Engineer III

Enclosure – Taylor-West Weber Water District Capacity Calculation – October 2016

CH/ym/Admin (processing)/Admin (mailing) [Initials]

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, lcooper@co.weber.ut.us
Dan White, Gardner Engineering, dan@gecivil.com
Camron Harry, Division of Drinking Water, caharry@utah.gov

DDW-2016-017924.docx

From: Dan White dan@gecivil.com
Sent: Wednesday, August 31, 2016 5:13 PM
To: Lleverino,Felix
Cc: HooperIrrigationCo@msn.com
Subject: Saddlebred Estates Subdivision comments from Hooper Irrigation Company
Hi, Felix.

Saddlebred Acres Subdivision

This review is preliminary only, based on the Preliminary Plans, June 23, 2016.

1. Engineered drawings must be submitted for review and receive approval before construction begins.

Preliminary comments from Hooper Irrigation Company:

1. Canal must be piped, capacity of no less than 25 CFS.
2. Include transition design on both ends, preserve all inlets and outlets.
3. Secondary water must be included in design of subdivision
4. Existing 12" stubbed to north line of Allen Horseplay – extend 12" to both north and west lines of Saddlebred, 8" into cul-de-sacs.
5. Include secondary in profile view.
6. Ensure capability for complete drainage of secondary system.
7. Install automatic combination air-vac valves at all dead ends.
8. Install gate valves (up to 10") or butterfly valves (12" or larger) on each side of new tees/crosses at the lot line extensions, except that valves on the same segment of pipe do not need to be any closer than 500'.
9. Current fee schedule is \$3,500 plus ½ share of irrigation stock per lot, up to 1 acre. Larger than 1 acre is \$3,500 plus 1.5 shares up to 1.5 acres. Review fee is \$500 plus \$55 per lot.

Dan White, PE | Gardner Engineering

office 801.476.0202 | cell 801.589.2840

Dan@gecivil.com 5150 South 375 East Ogden, Utah 84405 Office:



Central Weber Sewer Improvement District

July 13, 2016

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

Reference: Proposed Taylor Property Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 23 Lot Taylor Property Subdivision at approximately 3700 West and 2200 South. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

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

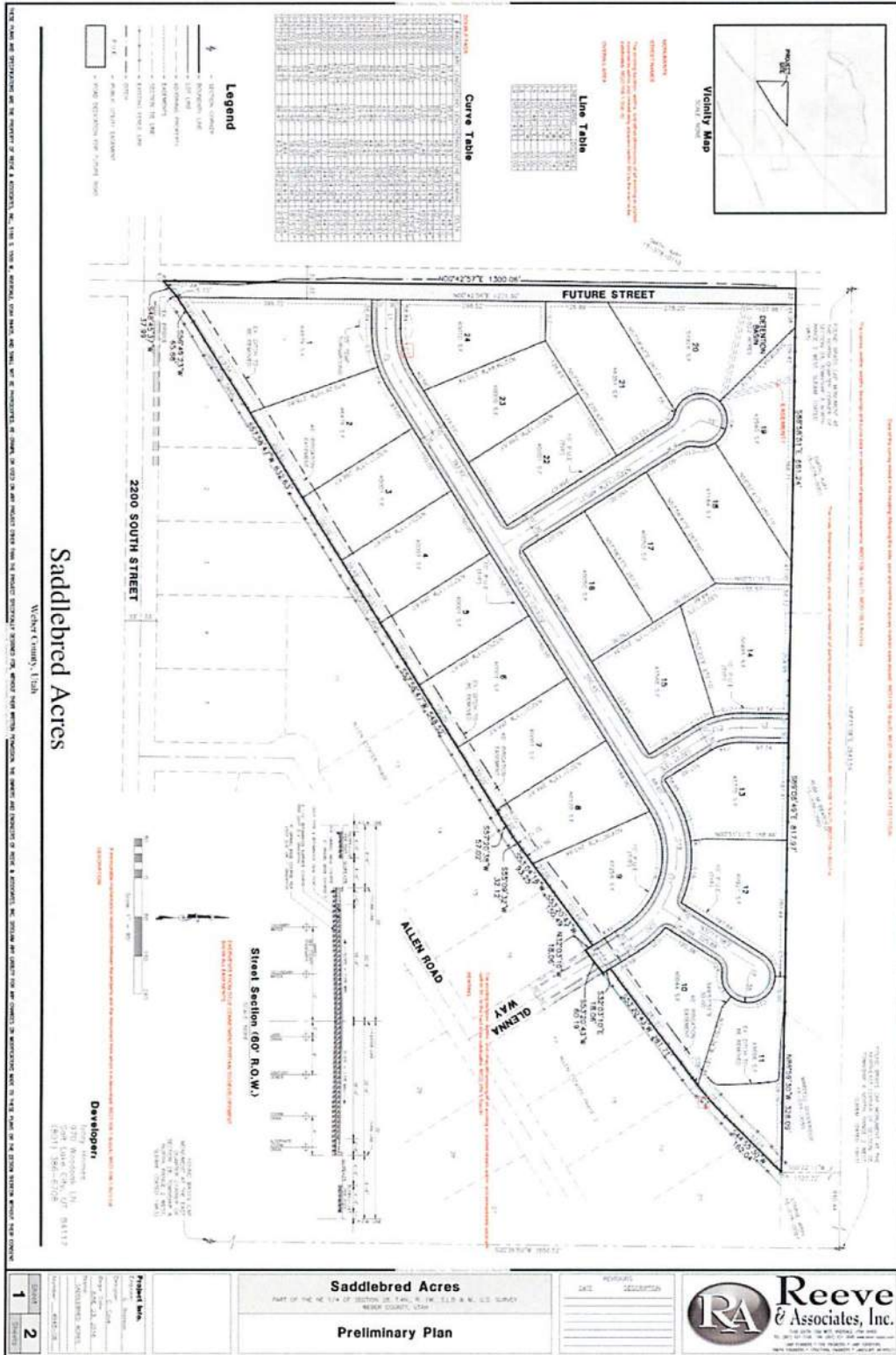
Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

A handwritten signature in blue ink that reads "Lance L. Wood".

Lance L. Wood, P. E.
General Manager

cc: Chase Freebairn, Ivory Development



Saddlebred Acres Storm Drain Review

As a preliminary storm drain concept your plan does not but look bad but in detail, I have the following concerns:

1. In reviewing the plans I would ask if any runoff from the adjoining subdivision is being considered either from the north portion of those lots adjoining the subdivision which front Allen Road. They appear to drain northerly. Also is there any drainage from Glenna Way that also would appear to drain northerly into the new subdivision?
2. You have shown the area for the detention basin but have not shown it in a drainage easement or as a separate lot but as portions of two private lots 19 and 20. To allow for its maintenance either it needs to stand alone as a common lot or under a drainage easement to allow for maintenance by a homeowners association as well as allowing for County entrance for Inspection.
3. As there is a high water table and a land drain being proposed leading to the potential of standing water in the basin, it is recommended that the basin be fenced from common or public access. 4. Access to the Basin is needed for maintenance so it is requested that both a driveway and drive gate be provided from the end of the long cul-de-sac and at least a man gate be provided to the future street to the west. Some equipment ramping into and out of the basin will be needed for basin weed control and desilting and other maintenance as may be needed for its perpetual operation.
4. A home owners association is needed to be formed as well as a maintenance agreement between the HOA and the County to assure the perpetual maintenance of the detention basin, storm drain system and Land Drain.
5. Please provide a detailed grading plan of the detention basin with Design calculations for the storm drain system and the detention basin hydraulics for review.
6. At the north end of the connector street a second catch basin should be added so that drainage on both the east side and west side of the street is intercepted before leaving the subdivision.
7. When finished engineering drawings are prepared in "plan and profile" format it is desired that the water and irrigation systems be shown on a separate drawing from the Storm Drain and Land Drain system for clarity. At the small scale of the preliminary plan it is very difficult to distinguish the pipelines from each other.
8. A combo box is shown at the north end of the collector street, can a detail be added for such?
9. In viewing the control box the pipes don't align with the pipes coming to and from it. Are the Land Drain and one 15 inch storm drain reversed? How is the sizing of the orifice and its elevations arrived at? What is the proposed discharge from the Control box to the street set at?
10. Please provide cross sections around the perimeter of the subdivision showing the match up grading.
11. The storm drain crossing lots 19 and 14 needs a wider easement for maintenance particularly where the paralleling sewer line will be constructed.
12. As the irrigation ditch will be pipe and filled-in please keep the County informed as to reviews and acceptance by the Irrigation company. As the County will neither operate nor possess either this ditch nor the proposed irrigation lines nor the waterlines and the fire hydrants we will limit our reviews for such to just coordination of such facilities with the other utilities under the normal purview of the County. We will need release communication from these sister agencies prior to approving the subdivision plat for recording.
13. Where the 18 inch line discharges to the existing ditch please detail the outlet and what grading will be needed on the receiving ditch to receive this concentrated discharge.
14. Due to the high water table we are concerned about the possibility of basement construction on these lots. The maintenance of the land drain if basements are to be constructed will not to be considered county responsibility and will need to be provided by the HOA. If we could however we would discourage basement construction from consideration altogether in this tract of ground do to the ground water and soil conditions represented in the geotechnical report.
15. Please have the storm drain and land drain and other utilities plans reviewed by the Soils Engineer for any special bedding, shoring and or dewatering that may be needed during construction.
16. Once the finished plans have been prepared an engineering take off and cost estimate will be needed for preparation of a subdivision agreement and escrow account to allow the map to be recorded prior to construction.

I have tried to address all of the issues and concerns regarding the Utility plans from an engineering stand point. I have made markup redlines that accompany these comments. As the plans we have received are still preliminary and subject to change additional issues or concerns may arrive as the plans progress or if issues are brought to our attention as the project progresses.

Blane W. Frandsen PE



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use request for Terakee Farm, a 232 unit Planned Residential Unit Development.

Type of Decision: Administrative

Agenda Date: Tuesday, November 15, 2016

Applicant: Harold P. Eborn Family Protection Trust, Harold H. McFarland & Marva C. McFarland, Trustees, and Brad Blanch

Authorized Representative: Brad Blanch

File Number: CUP2016-19



Property Information

Approximate Address: 700 North 3600 West

Project Area: 158.1 acres

Zoning: A-2

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-028-0001, 15-028-0005, 15-028-0006, 15-028-0019, 15-028-0039, 15-028-0046, 15-028-0047, 15-028-0049

Township, Range, Section: T6N, R2W, Section 9

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Agriculture

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
 801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The Planning Division recommends approval of the conditional use request for Terakee Farm, a Planned Residential Unit Development (PRUD) located at approximately 700 North 3600 West in West Weber. The proposal is a master planned project consisting of 232 units (see Exhibit A for the project narrative & Exhibit B for the conceptual plan). The proposed development is zoned A-2 Zone. The authorized representative is currently under contract to transfer the property into one ownership prior to moving forward with the actual development of the PRUD as required in the Uniform Land Use Code of Weber County (LUC) §108-5-6-(a).

The PRUD will be a two-phased development consisting of 206 single family lots ranging in size from 5,454 square feet to 74,847 square feet and 26 Accessory Dwelling Units (see Exhibit B for the conceptual PRUD layout). The proposed PRUD will offer a variety of housing options (see Exhibit C) and includes approximately 69.5 acres of open space. The open space accounts for approximately 43.95% of the total project boundary area. The open space will include an extensive pathway, a neighborhood park, a Community Center, a Farmer's Market, two large agricultural parcels, an equestrian barn and outdoor riding arena as well as multiple other agricultural outbuildings. The applicant is requesting a 50% bonus density based on

preserving 50 acres or more as an agricultural parcel. With the 50% bonus, the applicant will be able to add an additional 77 units to the 155 base units for an overall density of 232 units.

The proposed development is considered an “agro-community” which has been gaining popularity across the country and if approved, Terakee Farm will be the first agro-community in Weber County. The idea of the agro-community is to enable residents of Weber County the opportunity to be a part of a sustainable and health centered community. The residential lots will be surrounded by a park, river trails, an equestrian barn and two “in use” agricultural parcels that will provide fresh seasonal produce for the community. The development is modeled after the “Agritopia” development in Gilbert, Arizona.

The applicant would now like to move forward with the development process and has submitted the required information as outlined in LUC §108-5 for consideration and approval of the proposed PRUD which is listed as a “Conditional Use” in the A-2 Zone. Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

Analysis

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

Zoning: The subject property is located in the Agricultural A-2 Zone.

The purpose and intent of the A-2 zone is identified in the LUC §104-7-1 as:

“The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.”

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.” The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.12 acre lots to 1.71 acre lots and sized to accommodate single family homes. Twenty six “medium sized” lots will be designed to allow for up to one “Carriage House” or accessory dwelling unit per building lot. Any approved “Carriage House” must have a minimum livable area of 400 square feet.

The proposal includes the following minimum single family development standards (see Exhibit D):

- Typical Small Lots (60’ in width & 100’ in depth):
 - Front Yard: 20 feet
 - Side Yard: 5 feet
 - Rear Yard: 5 feet
- Typical Lots (80’ in width & 100’ in depth, lots 108-135):
 - Front Yard: 20 feet
 - Side Yard: 10 feet
 - Rear Yard: 5 feet
- Typical Medium Lots (80’ width & 120’ in depth):
 - Front Yard: 20 feet
 - Side Yard: 10 feet
 - Rear Yard: 5 feet
- Maximum Building Height:
 - Single Family: 35’
 - Mixed Use: 35’
 - Accessory Structures: 35’
 - Equestrian Barn: 45’

The proposal includes the allowance for the housing of agricultural animals and horses to be limited to Lots 175-206 as size permits.

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the final subdivision plats a setback for "Side, facing street corner lot". This setback should, at a minimum, match the proposed front yard setback of the applicable neighborhood. A condition of approval has been added to staff's recommendation to ensure the additional "Side, facing street corner lot" setback standard is added to the final subdivision plats for review and approval.

It is anticipated that during each individual phase, the County review agencies will be able to more thoroughly vet the preliminary and final development details to ensure adequate measures have been taken to mitigate any potential harmful impact to the surrounding areas.

Conditional Use Review: The proposed PRUD is conditionally allowed in the A-2 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a "Will-Serve Letter" from Taylor West Weber Water Improvement District and Central Weber Sewer District (see Exhibit E) for culinary and waste water services. The applicant during the subdivision phase will be required to provide proof of secondary water availability. The applicant has provided the required material to facilitate a thorough review of the proposed project including the project narrative, vicinity map, conceptual layout, and proposed landscaping and lighting for the development.

The general requirements for consideration by the planning commission for the proposed planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the proposed uses within the development and as a means of its integration into its surroundings; lighting and the size, location, design, and quality of signs if any; the residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density; and the demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review portion of staff's analysis of the proposal. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development. If the Planning Commission would like the developer to provide proof of financial feasibility for the development, a condition of approval will need to be added to request the additional information for review.

Design Review: The proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes access from the existing County road identified as 3600 West and will provide a future stubbed road to the adjacent property to the northwest of the development to provide for traffic circulation and facilitate connectivity for future development. Due to the natural habitat of the surrounding land, additional roads are not being required to be stubbed at this time. The applicant has received preliminary feasibility from the Weber Fire District for the proposed development. The applicant will need to adhere to the requirements of the Fire Marshal during the subdivision process. The applicant will also need to work with the Weber County Commission and Weber County Engineering Division regarding the access along 3600 West. A condition of approval has been included in staff's recommendations to ensure adequate access is created during the subdivision process.

Parking: Terakee Park is surrounded by residential building lots and is considered an open space amenity to the community within the Terakee Farm PRUD. The park is within walking distance of the majority of the development. Parking has not been provided for the park; however, according to LUC§108-8-5 "The Planning Commission may adjust parking standards if it is determined that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted." Parking for the park may not be necessary due to the park being more of a

“neighborhood park” instead of a community park; however, measures may need to be addressed to ensure that parking along the County roads for the use of these amenities is discouraged.

Accessory non residential uses are allowed for PRUD’s of 100 units or more to provide necessary services to the residents of the development. The mixed use lots have been identified as Lots 98, 109, 110, 111, 112, 113, 114, 124, 145, 158, 159 and 174. These lots will be used for commercial uses on the main floor with optional living space on the second floor. During the preliminary subdivision process, the applicant will identify what service oriented businesses should be allowed that will benefit the community. This will be an essential part of the preliminary design to ensure adequate lot size and adequate parking will be accounted for during the early development process. Additional parking details will be necessary as the commercial uses are developed and will be addressed during the design review process for each of these units. The Planning Division feels that a condition of approval that would restrict such uses as manufacturing, industrial and auto repair should be considered due to the close proximity of the adjacent property owners; therefore a condition of approval has been added to staff’s recommendations.

The applicant is proposing as part of the PRUD that all housing units within the development will be able to be used in whole or in part (such as lockout sleeping rooms) for nightly and/or monthly rentals. This is an option that is allowed in PRUD’s and if granted must be noted on the final subdivision plat. A condition of approval has been added to staff’s recommendation to ensure that a note is added to the final subdivision plat stating the development has been approved for nightly rentals.

As part of the PRUD proposal, the applicant has also requested to have the ability to locate 26 “Accessory Dwelling Units” (ADU’s) or Carriage Houses on the medium sized lots. The specific lots have not been identified yet, but will need to be identified during the preliminary subdivision process to ensure adequate lot area for the primary dwelling and for the ADU as well as the additional parking that will be required for the ADU.

Adequate parking will need to be shown on the preliminary subdivision plan for the Community Center and Farmer’s Market as well as any parking that may be necessary for the indoor and outdoor riding arena’s which will be necessary to accommodate the unloading and loading of the animals in these areas of the development. Due to the agricultural nature of the riding arenas and agricultural structures, hard surface parking is not required.

The Planning Commission may impose a condition that there be additional parking areas to ensure that on street parking does not create hazardous traffic conditions and congestion as a condition of approval if deemed necessary.

2) *Considerations relating to outdoor advertising.* The applicant has provided details for the ground entrance monument for Terakee Farm including the proposed planting material table (see Exhibit F). The building materials for the entry sign will be weather resistant steel and wood based products. The applicant has not proposed any additional signage or outdoor advertising as part of the application. Since we have not received sufficient information regarding the architectural style, business type, landscaping and parking for the lots that have been identified as having the potential for mixed use, these lots will be required to go through a separate design review application to review outdoor advertising, landscaping and parking for the structures. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

Lighting: The applicant is currently pursuing certification with the International Dark Sky Organization for lighting and environmental preservation; therefore, lighting within this development is being proposed to be night sky compliant.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has on a conceptual level addressed the areas in the development that will be landscaped. Staff feels that the landscaping, screening and buffering requirements of the Design Review as outlined in LUC §108-1-4(3) by surrounding the small and medium lots with large productive agricultural parcels that will act as a buffer

to the adjacent agricultural parcels. The larger lots will be similar in size to those building lots outside of the PRUD and should not require any buffering or screening from the adjacent properties. Additional landscaping plans will be included in the preliminary and final subdivision design for the Terakee Park area and will be further evaluated at that point in the process.

4) *Considerations relating to buildings and site layout.* The development will be done in two separate phases. Phase 1 will include Lots 1-174 and will include the agricultural farm area and the neighborhood park. Phase 2 will include Lots 175-206, the community center, the farmer's market and the equestrian barn, indoor/outdoor riding arena and additional agricultural facilities. The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-7 and the Design Review in the LUC §108-1. The lot sizes in the PRUD will vary from 0.12 acre lots to 1.71 acre lots. The development areas are broken down into three development areas as follows:

- Small Lots: 24.2 acres/128 lots
- Medium Lots: 14.6 acres/46 lots
- Large Lots: 33.5 acres/32 lots

The small lots will range in size from approximately 5,454 square feet to 11,317 square feet and will be located in the center of the development surrounding "Terakee Park". The medium lots will range in size from approximately 10,731 square feet to 21,174 square feet and will surround the smaller lots in the development. The large lots will range in size from approximately 21,819 square feet to 74,847 square feet. The larger lots will be located along the northwestern side of the proposed development.

As mentioned earlier, the applicant has based the design of Terakee Farm after a well known agro-community in Gilbert, Arizona known as "Agritopia". The applicant has provided pictures of the desired architectural design and standards for the homes, farm stand, and equestrian barn (see Exhibit G). The building materials for the single family houses will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The equestrian barn will be constructed as shown on below and the indoor riding arena will be a steel beam structure.



Common Area/Open Space: The general requirements for a PRUD identify the need to preserve common open space. The applicant is proposing to preserve approximately 69.5 acres of agricultural property for up to a 50% bonus density. The proposed layout identifies the agricultural parcels in a light green color and labeled as "Terakee Farm". A portion of this area will include the community center, farmers market, equestrian area and the remaining agricultural structures identified on the plan. The applicant will need to provide with the preliminary plan an agricultural preservation plan for approval by the planning commission and record an agricultural preservation easement on the parcels during the final subdivision phase.

The proposal also includes Terakee Park in the center of the development. This area will be required to be dedicated upon recording following:

Complying with the provisions of the Condominium Ownership Act, U.C.A. 1953, § 57-8-1 et seq., as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

Any CC&R's will need to comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. Prior to receiving final approval of the subdivisions, the applicant will need to provide to the County a copy of the proposed CC&R's for review as well as a cash escrow to be held by Weber County for the proposed improvements including the amenities in the common and open space areas. The dedication language on the final plat will need to include language to grant ownership of the common area to the applicable ownership.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* During the preliminary and final subdivision process, the applicant will be required to provide civil engineered drawings that identify the existing and proposed topography, contour lines, stream corridors, utilities, easements and drainages. The conceptual plans appear to provide adequate setbacks for the yard and stream corridor; however further evaluation will take place during the preliminary plan review. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *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: Due to the conceptual nature of the proposal, the Weber County Surveyor's Office and Engineering Division have not reviewed the proposal. The Weber Fire District has reviewed the proposal and has provided the applicant with a preliminary feasibility letter (see Exhibit H). A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Public Notice: Public notice is not required for conditional use applications; however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
 - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
 - *Lighting and the size, location, design, and quality of signs.*
 - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
 - *The demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request for a conditional use permit for Terakee Farm PRUD, a 232 unit Planned Residential Unit Development. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plats for review and approval.
2. A note is added to the preliminary subdivision plan stating the single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.

3. The applicant will need to work with the Weber County Commission and Weber County Engineering Division regarding the access along 3600 West during the preliminary subdivision process to ensure adequate access to the development.
4. The lots that have been identified as "mixed use" lots will be restricted from such uses as manufacturing, industrial and auto repair due to the close proximity of the adjacent property owners.
5. Additional landscaping plans will be included in the preliminary and final subdivision design for the Terakee Park area and will be further evaluated at that point in the process.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposal to preserve a parcel containing at least 50 acres or more may receive up to a 50% bonus density.
6. The proposal will not be detrimental to the public health, safety, or welfare.
7. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Project Narrative
- B. Terakee Farm PRUD Conceptual Plan
- C. Proposed Architectural Housing Renderings
- D. Proposed Lot Layout & Setbacks
- E. Feasibility Letters
- F. Entrance Monument and Planting Legend
- G. Architectural Photos of Proposed Development
- H. Fire Preliminary Feasibility

Location Map



Terakee Farm®
Planned Residential Unit Development (PRUD)
Conditional Use Permit Application
Date Submitted: September 6, 2016

Project Narrative –

1) Project Name:

Terakee Farm PRUD

2) Applicant Information:

Brad Blanch
1060 East 3400 North
North Ogden, Utah 84414
(801) 668-8565
bradblanch@gmail.com

3) Project Engineer:

Great Basin Engineering
Andy Hubbard
5746 South 1475 East
Ogden, Utah 84403

- 4) Project Narrative: Terakee Farm is a PRUD located in West Weber, Utah at approximately 700 North and 3600 West. Terakee Farm is designed around the concept of "Get to Know Your Neighbor" and is intended to create a family friendly, multi-generational environment. The project area consists of approximately 158 acres that are currently in the Agricultural Zone (A2) of Western Weber County. None of the proposed residential area sits in the FEMA flood plain. The net developable area is approximately 142 acres, after excluding acreage for roads. Terakee Farm includes approximately 70 acres of open space, including a residential park, a privately owned and operated organic farm, and equestrian space with facilities. There are 206 planned residential building

lots ranging in size from approximately 5,000 square feet to 75,000 square feet, covering approximately 74 acres. There will be 26 cottage units within Terakee Farm that will be built on medium sized building lots for a total of 232 unit-dwellings. Terakee Farm will have an Agricultural Based Open Space Preservation Plan and a recorded easement consistent with Section 108-5-5 (2) (h) of the County's Planned Residential Unit Development Ordinance: "For a parcel containing at least 50 acres or more, up to a 50 percent bonus density may be granted."

Detailed Vicinity Map –

- ✓ A Detailed Vicinity Map is attached to this application showing the project name, a north arrow, significant natural and man-made features, and the project site. There are no existing man-made structures currently on this property.

Overall Development Plan (Site Plan Proposal) –

- ✓ A detailed Overall Development Plan is attached to this application, showing the project name, a north arrow and scale, existing zoning (A2), total acreage, the location of existing and proposed roads and driveways, the location of proposed building lots, parks, the privately owned organic farm, the equestrian area and buildings and trails, topographical details of the project area with flood-plain boundaries.
- ✓ **Project Phases:** Phase I will include building lots 1 – 174, inclusive of the agricultural farm area surrounding those lots, and the central residential park. Phase II will include building lots 175 – 206, the community center, the farmer's market, and the equestrian area and facilities.

Feasibility Letters –

- ✓ Central Weber Sanitary Sewer (attached)
- ✓ Taylor West Weber Water (attached)
- ✓ Weber Fire District (attached)

Basis for Issuance of Conditional Use Permit –

- To maintain an agriculturally based, multi-generational family friendly environment, Terakee Farm was designed utilizing Weber County's newly revised PRUD ordinance.
- The use of Weber County's current Cluster Subdivision Ordinance would have required the developer to have housing clusters of approximately 20 units with a minimum of 70-foot wide open space strips of land around each housing cluster. This would have made the development unsuitable for agricultural use and would detract from the community environment.
- Terakee Farm is a thoughtfully planned residential community that maintains an agricultural environment with desirable amenities and residential lots for community members.
- Terakee Farm will be compatible with, and complimentary to, the surrounding agricultural nature of the area.
- Terakee Farm has a superior design that will benefit the community and residents, with the farm and equestrian areas as well as desirable amenities and recreational activities.

- Terakee Farm will comply with all regulations and requirements outlined in Weber County's PRUD ordinance for such use, and is fully consistent with the General Plan for Weber County.
- The proposed PRUD development will maintain the current ecology and general use of the property, and will allow Western Weber County to maintain significant open space for the benefit of community members.
- Building materials used within Terakee Farm for building structures will be in accordance to Weber County building standards. Structures, including houses, will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The Indoor Riding Arena will be a steel beam structure.
- All roads and utilities will be designed and built according to Utah Department of Transportation (UDOT) and Weber County standards.
- Terakee Farm is pursuing certification with the International Dark Sky Organization for lighting and environmental preservation.
- Entry signage will be made out of weather resistant steel and wood based products.
- A detailed landscaping plan will be included with preliminary and final engineering designs by a Certified Landscape Architect.
- Terakee Farm will have a secondary water system, designed to sprinkle irrigate all homes, parks, and farming areas (no flood irrigation).

- The residential area is modeled after Agritopia in Gilbert, Arizona, but will be modified to meet building codes, standards, and preferences to the Northern Utah environment.
- Detailed Conditions, Covenants and Restrictions (CCRs) will be recorded with the final approval of the Terakee Farm PRUD.
- The equestrian area will be available to residents as a first priority. There will be 36 stalls available in the barn for lease. The indoor and outdoor arenas are available to residents who are leasing barn space on a first priority basis, general community residents second, and broader non-community residents third.
- Housing of horses and other agricultural animals will be restricted to lots 175 through 206, as size permits. Numbers of animals on these lots will also be restricted.
- The Community Center will be available to the residents of Terakee Farm on a first priority basis and to non-residents second.
- The Farmer's Market will be available for residents and non-residents alike. Residents of Terakee Farm will have access to Community Supported Agriculture (CSA) produce on a priority basis.
- The agricultural area of Terakee Farm will be organized and operated as a not-for-profit entity within the State of Utah. Produce will be organic and marketed beyond the community.
- All housing units within Terakee Farm, in whole or in part, can be used as sleeping rooms (including lockout sleeping rooms) for nightly and/or monthly rentals.

- Accessory non-residential uses will be included in to provide necessary services to the residents of Terakee Farm. Additional documentation will be provided within Terakee Farm's Covenants, Controls and Restrictions recorded with plat final approval documentation.

Agricultural Based Open Space Preservation Plan –

- Terakee Park, identified on the Overall Development Plan submitted with this application, will be owned and operated by lot owners and a Home Owner's Association, consisting of residents of the development. Terakee Park will be landscaped with grass, meandering sidewalks, shrubs and trees approved by the Architectural Committee. It will be maintained through contracts with the owner(s) of Terakee Farm (privately owned organic farm and equestrian area). It is anticipated that there will be no Home Owner's Association fees or dues for maintenance of Terakee Park. Terakee Park will be built by the developer during phase I of the development project.
- Terakee Farm's organic farm, equestrian area, community center, and farmer's market will all be privately owned and operated for the benefit of the community. Structures identified on the Overall Development Plan will be designed and constructed by the developer during phase II.
- Common and privately owned open space will be permanently preserved in a manner that is consistent with Weber County standards and requirements.
- The applicant, after receiving an approval for the PRUD and prior to recording or as part of recording the final subdivision plat, shall grant and convey to the County, to each lot owner, and to the Home Owner's Association, an open space

easement over all areas dedicated as common area or individually owned preservation parcels.

- All individually owned preservation parcels will be identified and labeled on the final plat as an agricultural, equestrian, community center, or farmer's market preservation parcel.

Water and Waste Water Plans –

- All building lots and organic farm and equestrian areas will be irrigated with a pressurized system, which will be submitted along with preliminary and final engineering drawings. The Overall Development Plan submitted with this application shows a retention basin that will be used to pump and draw water. There are significant Weber River water rights held by the developer that will cover this entire project. The developer is working closely with the State of Utah on the design of the privately owned water district that will manage secondary water systems.
- The Central Weber Sanitary Sewer District will provide sewer services throughout Terakee Farm. The attached feasibility letter is attached to this application. The sanitary sewer line will be ran down 3600 West, a public road in Weber County, to the development site. Great Basin Engineering will provide detailed sewer line depths and any potential lift stations that may be required with preliminary and final engineering drawings and designs. The position of the sewer line in 3600 West, and within public roads within Terakee Farm, are shown on the Road and Utility Design submitted with this application.

- Culinary water services will be provided by Taylor West Weber Water. The feasibility letter is attached with this application. The position of the culinary water line in 3600 West, and within public roads within Terakee Farm, are shown on the Road and Utility Design submitted with this application.

Architectural, Landscaping and Lighting Standards –

- Terakee Farm will maintain Master, Architectural and Community Committees to ensure consistency and compliance to design standards and rules to the benefit of residents and owners. Rules and membership details will be provided and recorded within Terakee Farm's Covenants, Conditions and Restrictions at final approval.
- All Lots shall be used, improved, and devoted to residential use and as otherwise permitted. Each Dwelling Unit construction on the Real Property may be occupied only by a single family.
- The architectural design of all dwelling units and other improvements constructed within the Project shall not be of such a sharply contrasting nature so as to make the dwelling unit and other improvements look unusual or incompatible with the other existing or contemplated dwelling units or other improvements.
- Any Principal Dwelling Unit erected, permitted, or maintained on any lot shall have a minimum livable square footage, excluding garages, porches, guest houses, and patios of fourteen hundred square feet. Any Cottage Dwelling Unity erected, permitted or maintained on any lot that is not attached to or part of a garage shall have a minimum livable square footage of 400 square feet.

- All roofing material used on pitched or sloping roofs shall be the same as that used in the original construction of the dwelling units within the project, unless otherwise authorized and approved in writing by the Architectural Committee. Rolled roofing material may be used on non-air-conditioned patio covers attached to the home when approved in writing by the Architectural Committee.
- All perimeter fences or boundary fences, gates, and garden walls shall be constructed of the same materials as used in the original construction of the perimeter fences, boundary fences, gates, garden walls and dwelling units within the Project. Accent panels or decorative trim may be used with prior written approval and authorization from the Architectural Committee.
- With the exception of planting and landscaping installed by the Declarant, planting and landscaping in an area maintained by the Association, and planting and landscaping that is not visible from the street, no planting or landscaping shall be done and no fence, hedges, or walls shall be erected or maintained on any lot without the prior written approval of the Architectural Committee.
- Within 120 days of occupancy each lot owner shall install plants and other landscaping improvements with a sprinkle or drip system that is sufficient to adequately water the plants and other landscaping in the front and side yards. All shrubs, trees, and other plants of any kind in the front yard and side yard of the lot must be selected from a list approved by the Architectural Committee. All landscaping on a lot and in common areas shall be maintained in accordance with the approved landscaping plans for the project and good landscaping maintenance practices.

- No spotlights, floodlights, or other high-intensity lighting shall be placed or utilized upon any lot, which in any manner will allow light to be directed or reflected on any other lot, except as may be expressly permitted by the Association Rules or the Architectural Rules.
- Terakee Farm will work with the International Dark Sky Organization to maintain the wildlife and ecological environment for the benefit of the community.

3600 West Street –

- The Weber County Surveyor, Attorney, and Engineering Offices have taken the position that 3600 West is a public right-of-way.
- Right-of-way is centered on the existing traveled roadway.
- Weber County Surveyor Office put together a detailed map showing Dedicated Right-of-Way, Presumed Right-of-Use Right-of-Way, and proposed Right-of-Way Width and location.
- Weber County will defend the legitimacy of this right-of-way.
- Weber County Parcel 15-044-0008 does exist as a parcel of land and is two rods (33 feet) wide and extends 1,011.4 feet along the west side of Lot 1 of Section 16, Township 6 North, Range 2 West.
- Parcel 15-044-0008 is owned by Weber County and has senior rights to all other parcels in Lot 1 of Section 16.
- Parcel 15-044-0008 lies partially within and partially without the Right-of-Use Right-of-Way thus increasing 3600 West Right-of-Way.
- Weber County will defend the legitimacy of this parcel.



Terakee Farm®

In the early nineteenth century, Chief Terakee and the Shoshones lived along the Weber River near modern day West Weber, Utah. Prior to being settled by pioneers from the eastern part of the United States, this land is where these people hunted, gathered and farmed for survival. In the 1850s, members of the Blanch family traveled from Europe to help settle the western frontier in Utah. The family obtained property in West Weber and along the lower Weber River through the first federal land grants. Terakee Farm recognizes the spirit of Chief Terakee, the Shoshones and settlers who lived on and preserved this property.

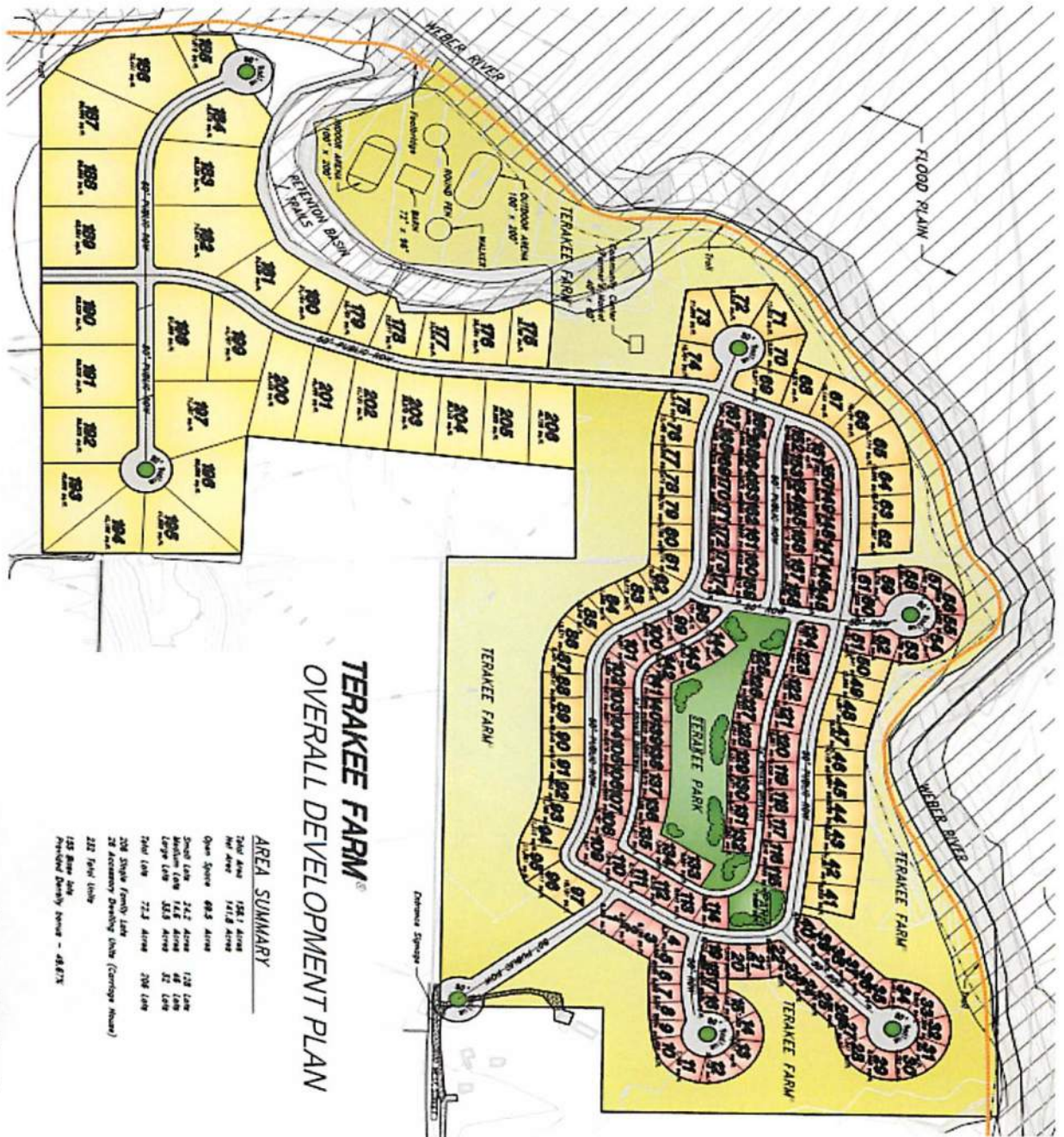
Building upon modern agricultural technology, Terakee Farm will offer a beautiful residential community with views of the Wasatch Mountains and a refreshing pastoral environment. Local, fresh, and organic food will be grown onsite and made available to residents and members of the outlying community.

This agro-community, made up of more than 200 acres, is located conveniently near Ogden, Utah, in a fringe area, where the rural and suburban communities meet. The idea of the agro-community has been gaining traction all over the country, and Terakee Farm will be one of several similar communities within the United States. By building an agro-community right here in Northern Utah, we can be involved in offering residents a sustainable and healthy living option, while also utilizing and adding to an area of Weber County that has been underutilized for decades. Terakee would essentially bridge the gap between a comfortable modern lifestyle and the pastoral community of Weber County's past.

The residential housing development at Terakee Farm will be surrounded by sprawling areas of "in use" agricultural parcels. Fresh and seasonal produce and a thriving community with a park, river trails, and an equestrian center will be available to the residents. Visitors can also come to the farm for educational tours and to buy local produce.

At Terakee Farm, residents and visitors alike can go for a walk through the parcels of outdoor crops, pick fruit from the orchard, or browse one of the greenhouses to see sweet vine-ripened tomatoes being grown and sold right there. Onsite staff will be available to answer questions about the crops and farm, keeping visitors informed about the entire process.

Comfort, style, and all of the aspects of modern living will be available at Terakee Farm with an added emphasis on personally connecting residents and visitors with the fresh produce that is grown onsite. Customers are exposed to the amenities and indulgences of traditional urban living with an added connection to their food source and knowledge that they are supporting responsible and sustainable agricultural practices.



TERAKEE FARM®
OVERALL DEVELOPMENT PLAN

AREA SUMMARY

Total Area	183.1 Acres	
Net Area	141.8 Acres	
Open Space	69.5 Acres	
Small Lots	242 Acres	128 Lots
Medium Lots	14.6 Acres	48 Lots
Large Lots	33.5 Acres	22 Lots
Total Lots	222 Acres	208 Lots
208 Single Family Lots		
22 accessory Dwelling Units (Garage Homes)		
222 Total Units		
128 Bear Lake		
Paved/Density Bonus - 48.67%		



01
19 Aug 2019

Overall Development Plan
Terakee Farm® PRUD Subdivision

Address: 200 North 2400 West
Weber County, Utah
A part of Section 8, T4N, R21W, S44AB, U.S. Survey

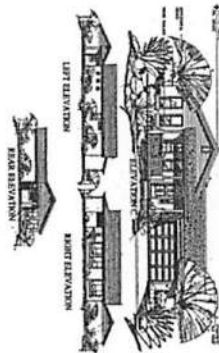
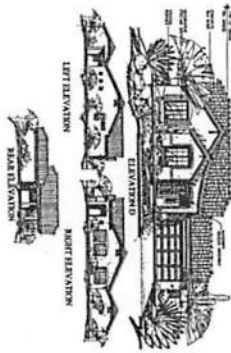


GREAT BASIN
ENGINEERING INC

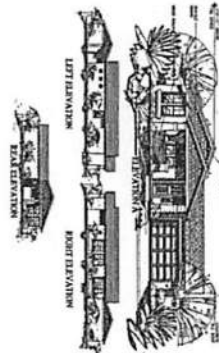
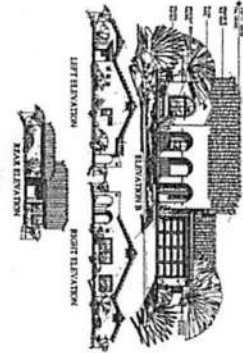
5744 SOUTH 1475 EAST OGDEN, UTAH 84403
PHONE: 435.474.1111 FAX: 435.474.1112
WWW.GREATBASINENGINEERING.COM

Exhibit C-Housing Options

PLAN A



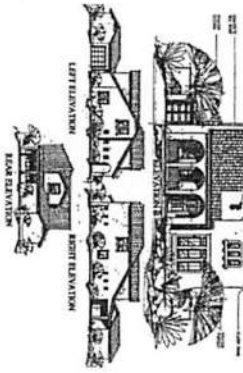
PLAN A



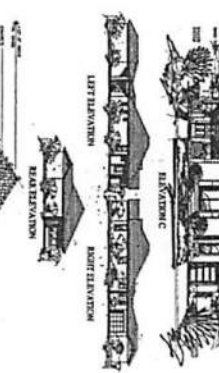
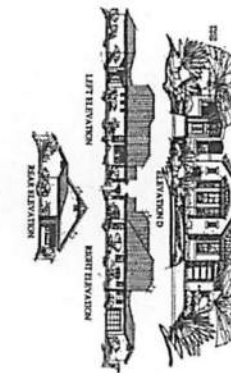
PLAN B



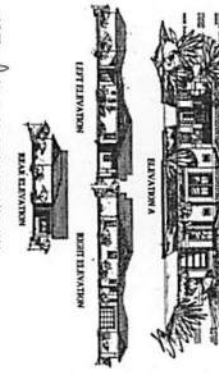
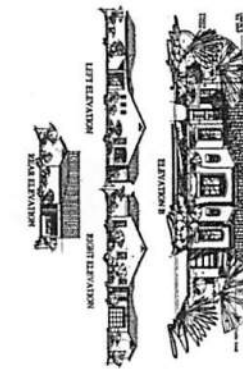
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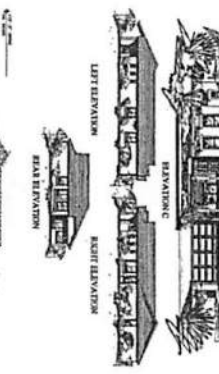
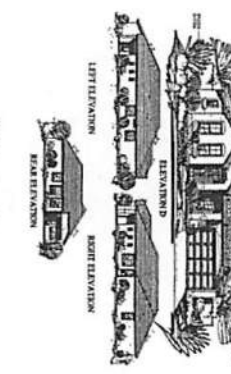
PLAN C



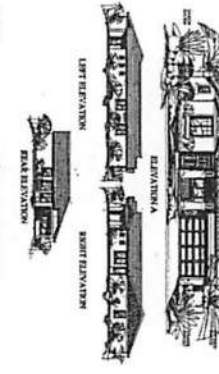
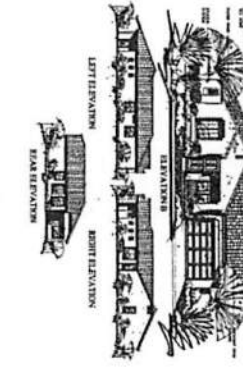
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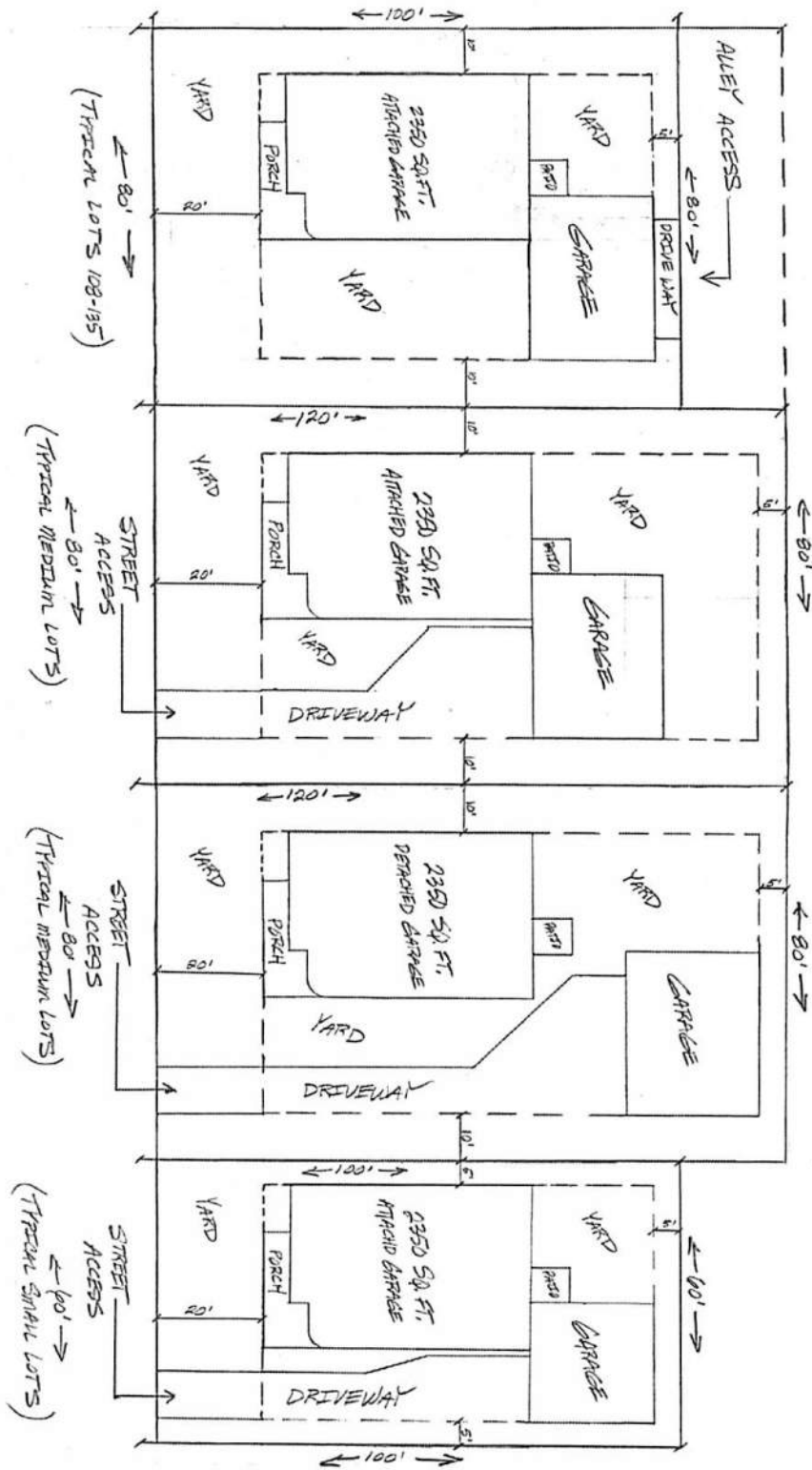


PLAN D



PLAN D





TERAPEE FARM[®]
 SCALE 1/4" = 10'
 SETBACK DRAWINGS



Central Weber Sewer Improvement District

September 2, 2016

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

Reference: Proposed Terakee Farm Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 218 Lot Terakee Farm Subdivision at approximately 3600 West and 700 North. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

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

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Handwritten signature of Lance J. Wood in cursive.

Lance J. Wood, P.E.
General Manager

cc: Brad Bianchi

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

September 12, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that Taylor West Weber Water can provide culinary water only for approximately 218 lots for the Terakee Farm Subdivision to be located in West Weber, Utah but District water lines will need to be expanded to serve this.

Requirements:

- *Water rights fee = Cost will be determined at time of approval and must be paid before starting any construction.
- *Secondary water = Must provide a pressurized secondary water system
- *Plan review fee of \$25 per lot will need to be paid when plans are submitted.

Sincerely,

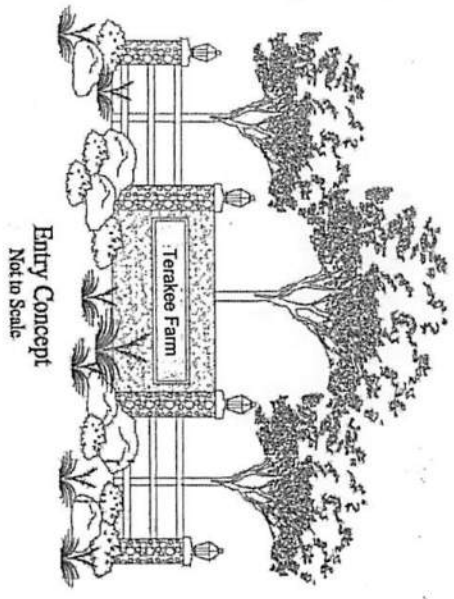
TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Exhibit F-Entrance Monument & Landscaping Details



Entry Concept
Not to Scale

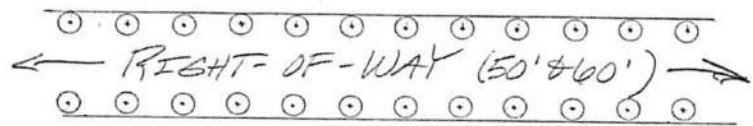
Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
84	①	Kete fernwood 'Laffreyard'	Autumn Blaze Maple	2' cal.
42	②	Canadian iris, var. 'Shadesetter'	Shadesetter Woodpecker	2' cal.
28	③	Prunus serotina 'Thundercloud'	Thundercloud Plum	2' cal.
27	④	Prunus serotina 'Waxen'	Kanran Cherry	2' cal.
25	⑤	Prunus celtica 'Royal'	Royal Flowering Pear	2' cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	⑥	Prunus nigra 'Stardust'	Black Night Tree	5 gnl.
6	⑦	Spirea japonica 'Nigra Compacta'	Black Compact Spirea	5 gnl.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
2	⑧	Calliandra vitifolia 'Forsyter'	Black Forsyther Grass	1 gnl.
4	⑨	Hypericum sp.	Hardy	1 gnl.
2	⑩	Lavandula	Lavender	1 gnl.

Decorative bollards at Entry
 Existing Trees - keep as many existing trees as possible
 Note: Irrigation to be designed by owner's selected landscape contractor.



The International Dark Sky Places conservation program recognizes and promotes excellent stewardship of the night sky.

The award-winning Dark Sky Places Program was started by IDA in 2001 to encourage communities around the world to preserve and protect dark sites through responsible lighting policies and public education.

The program offers five types of designations:

- 1 International Dark Sky Community
- 2 Communities are locally organized cities and towns that adopt quality outdoor lighting ordinances and undertake efforts to educate residents about the importance of dark skies.
- 3 International Dark Sky Parks
- 4 Parks are publicly- or privately-owned spaces protected for natural conservation that implement good outdoor lighting and provide dark sky programs for visitors.
- 5 International Dark Sky Reserves
- 6 Reserves consist of a dark 'Core' Zone surrounded by a populated periphery where policy controls are enacted to protect the darkness of the core.
- 7 International Dark Sky Sanctuaries
- 8 Sanctuaries are the most remote (and often darkest) places in the world whose conservation status is most fragile.
- 9 Dark Sky Development of Distinction
- 10 Developments of Distinction recognize subdivisions, master planned communities, and unincorporated neighborhoods and townships whose planning actively promotes a more natural night sky but does not qualify them for the International Dark Sky Community designation.

How are Dark Sky Places designated?

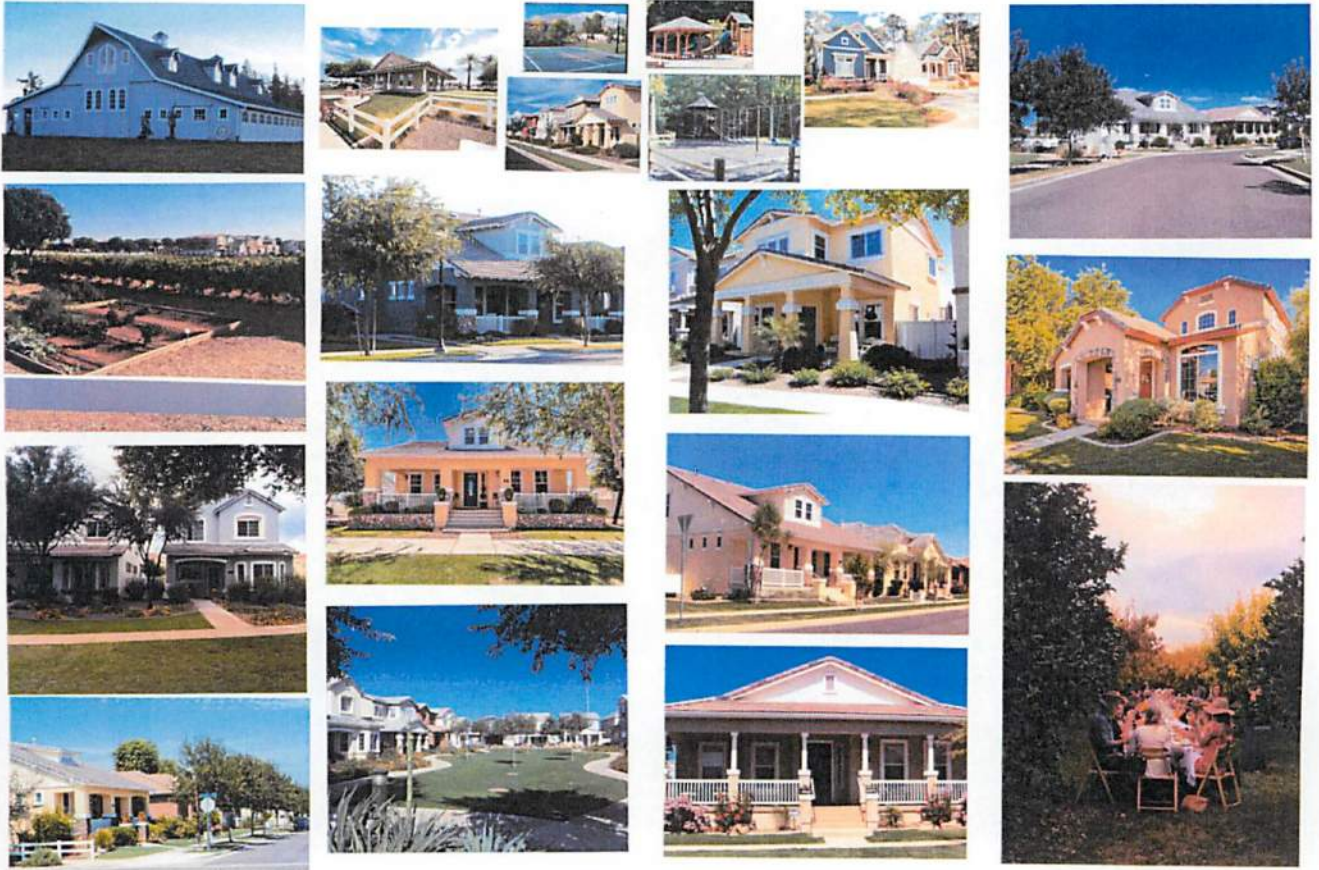
IDA designates Dark Sky Places following a rigorous application process requiring applicants to demonstrate robust community support for dark sky protection and document designation-specific program requirements. Applications are reviewed annually by an IDA standing committee consisting of representatives from the International Dark Sky Association and other experts in the field.

Regular status updates ensure that designated places continue their commitment to dark sky preservation.

Upon certification, IDA works with certified places to promote their work through media relations, member communications, and social media. A Dark Sky Places designation helps enhance the visibility of designated locations and foster increased tourism and local economic activity.

TERAKEE FARM® - ENTRY & RIGHT-OF-WAY (50' & 60')
 LANDSCAPE PLAN. LIGHTING TO CONFORM TO WEBER
 COUNTY STANDARDS W/ INTERNATIONAL DARK SKY
 DESIGNATION.

Exhibit G-Architectural Pictures





Weber Fire District

Preliminary Plan Review

Date: September 28, 2016

Project Name: Terakee Farm Cluster Subdivision

Project Address: ~700 N 3600 W, Weber County

Contractor/Contact: Brad Blanch 801-668-8565

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

PRELIMINARY REVIEW STATUS: FEASIBLE

SPECIFIC COMMENTS:

1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
 - a. Building Construction Type
 - b. Available Water for fire-fighting purposes
 - i. Static Flow Rates
 - ii. Residual Flow Rates
 - iii. Flowing GPM
 - iv. Duration of flowing GPM available.
 - c. Statement of conformance/non-conformance to 2012 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).
 - d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
2. Fire Hydrant(s): The maximum spacing between hydrants in a residential area is 500 ft.
3. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
4. Access: The concept plan indicates a single access road. Per the 2015 International Fire Code, appendix D, two approved fire access roads are required if there are more than 30 one or two family dwellings (see section D107). There is an exception to this requirement which allows a single access road IF all the dwellings are equipped with a fire suppression system.

It has been indicated in discussions with Mr. Blanch that a second emergency access may be possible but that the roadway would be desired to be gated. This may be possible but the secondary access must meet the requirements for load bearing and an all-weather surface. The roadway must also be a minimum of 20 feet in width. Any gates shall either have a Knox padlock or a Knox key switch if



Weber Fire District

Preliminary Plan Review

- an electric gate is used.
5. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
 6. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
 7. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
 8. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
 9. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
 10. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
 11. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

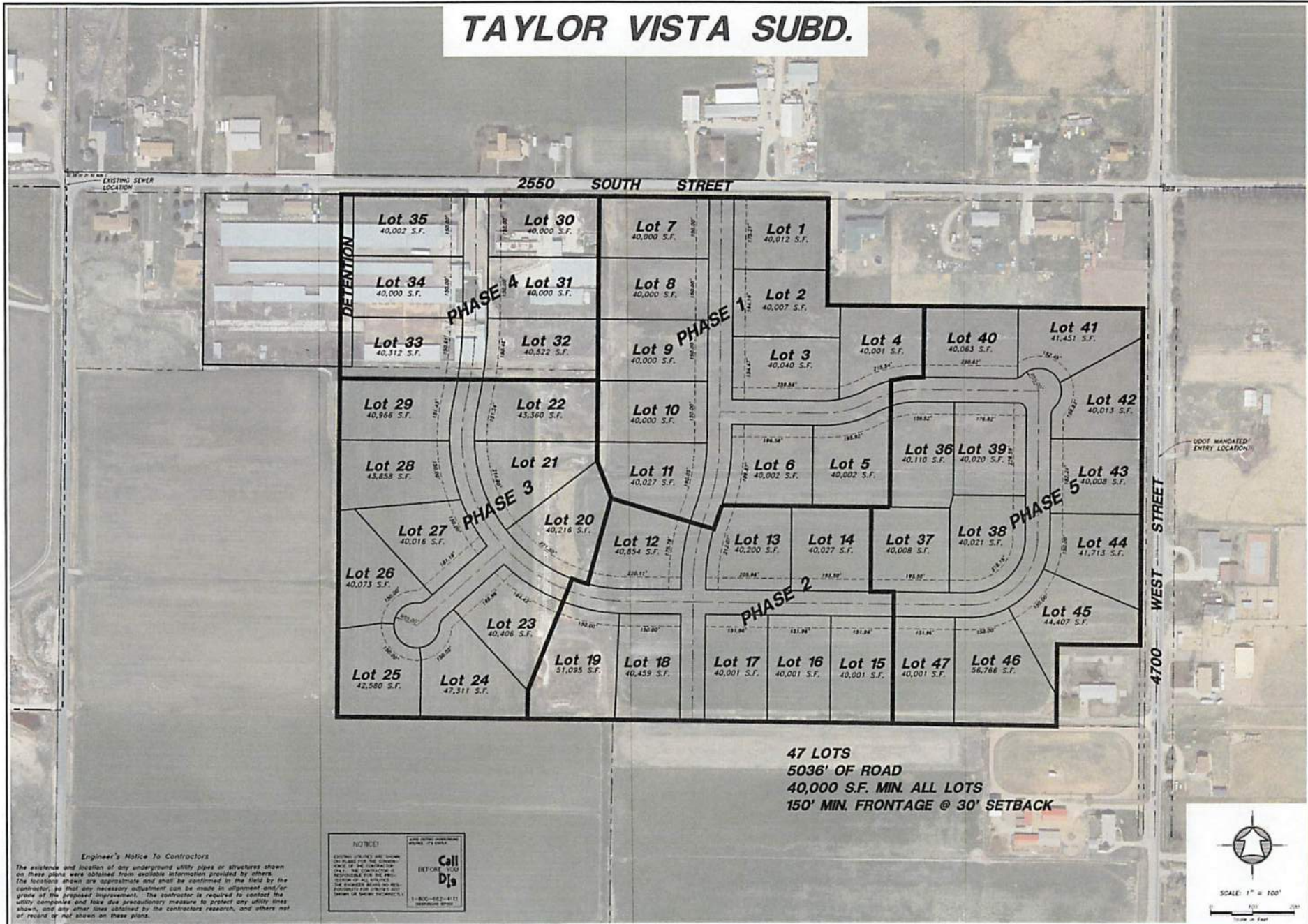
Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson
Fire Marshal

cc: File

November 4, 2016
I Carson Jones with Blackburn Jones Real Estate
would like to be on the Nov. 15
Western Weber Planning Commission for a
Discussion Item only so we can
discuss some of the options that
would be available on the Proposed
subdivision that sits on the corner
of 2550 s. 4700 w. in Taylor.

TAYLOR VISTA SUBD.

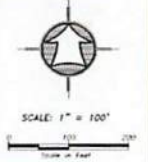


Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed by the field by the contractor. No field survey or necessary adjustment can be made in approval and/or progress of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

NOTICE: CALL BEFORE YOU DIG

1-800-852-4333



<p>HANSEN & ASSOCIATES, INC. Registered Professional Engineer 533 North Main Street, Suite 200 St. Louis, MO 63101 Visit us at www.hansen.net (417) 721-5400 (fax) (314) 388-9400 (417) 721-0072</p>	
<p>Drawn By: MB Date: 12/21/2018</p>	<p>Checked By: [Blank] Date: [Blank]</p>
<p>Approved By: [Blank] Date: [Blank]</p>	<p>Scale: 1" = 100' Drawing File: 18-159_DPT_12.DWG JOB NUMBER: 18-159</p>
<p>TAYLOR VISTA SUBD. OPTION #10 A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S.1.B.M.</p>	
<p>Sheet</p>	<p>No. 1</p>
<p>of</p>	<p>1</p>
<p>Sheets</p>	<p>1</p>



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt Number **27604**

Receipt Date
11/04/16

Received From:
BLACKBURN JONES

Time: 14:59
Clerk: amartin

Description	Comment	Amount
ZONING FEES	WORK SESSION FEE	\$50.00

Payment Type	Quantity	Ref	Amount
CHECK		1715	

AMT TENDERED: \$50.00
 AMT APPLIED: \$50.00
 CHANGE: \$0.00