



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	ZMA 2023-07. A public hearing to consider a proposal to rezone 7.44 acres from the A-2 zone to the R-3, C-1, and MPD Overlay Zone, property located 3300 S 3500 W, Ogden.
Application Type:	Legislative
Agenda Date:	Tuesday, September 19, 2023
Applicant:	Rick Scadden
File Number:	ZMA 2023-07

Property Information

Approximate Address:	3300 S 3500 W, Ogden
Zoning:	A-2
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel Number:	08-029-0092

Adjacent Land Use

North:	Commercial/Residential (West Haven)	South:	Residential
East:	Agricultural (West Haven)	West:	Agricultural

Adjacent Land Use

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	CE

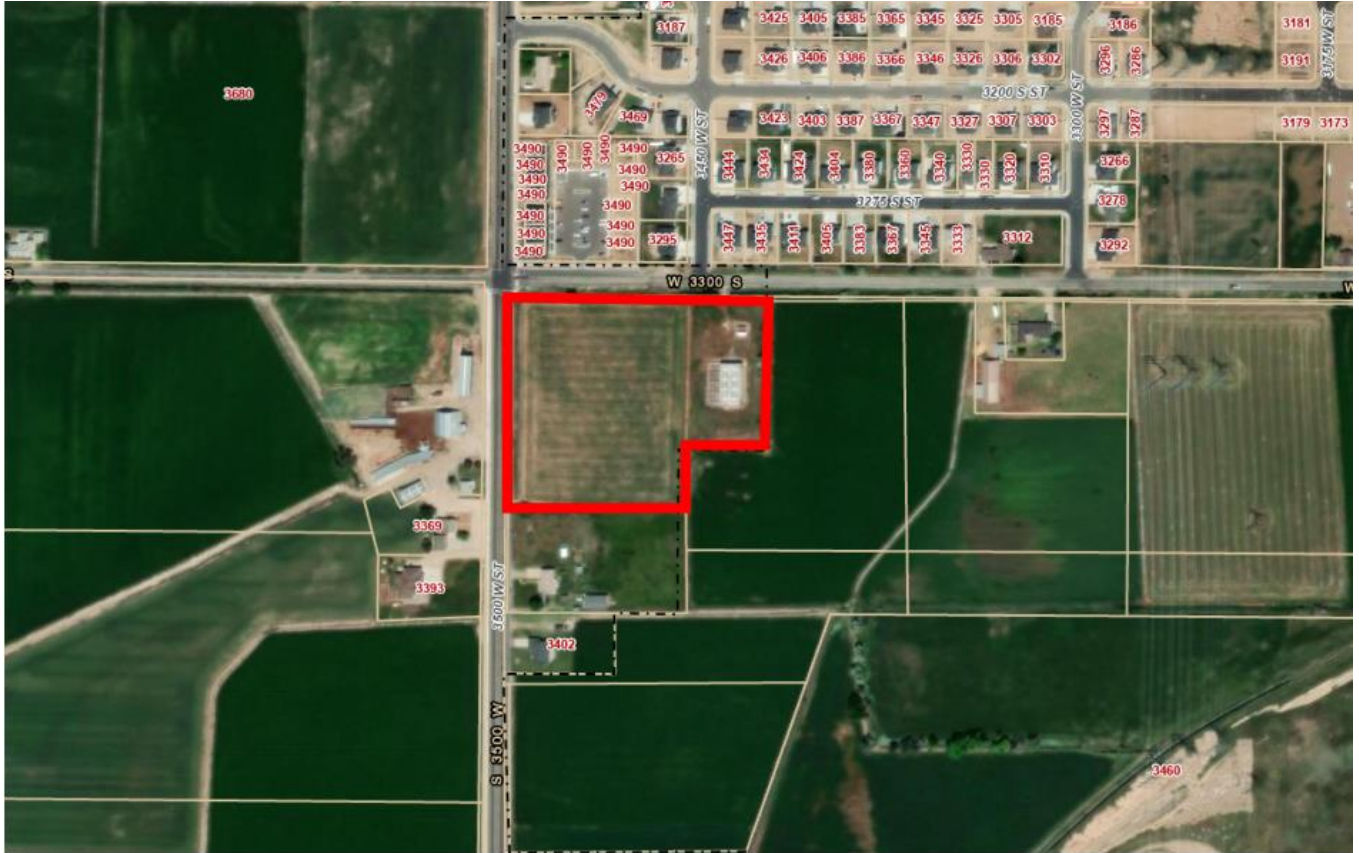
Summary

On January 10, 2023, the Western Weber Planning Commission held a work session and the proposal was presented to the Planning Commission by the applicant.

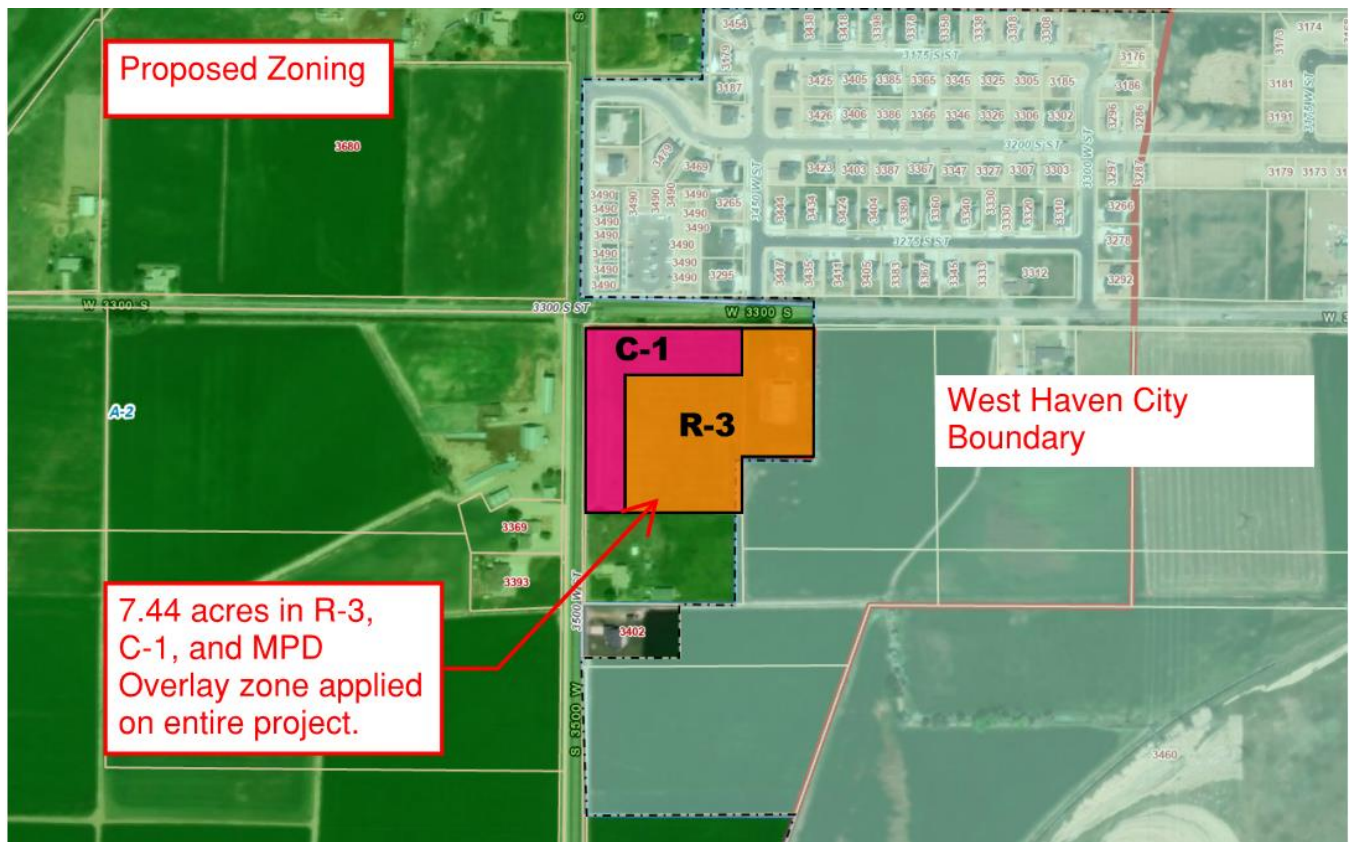
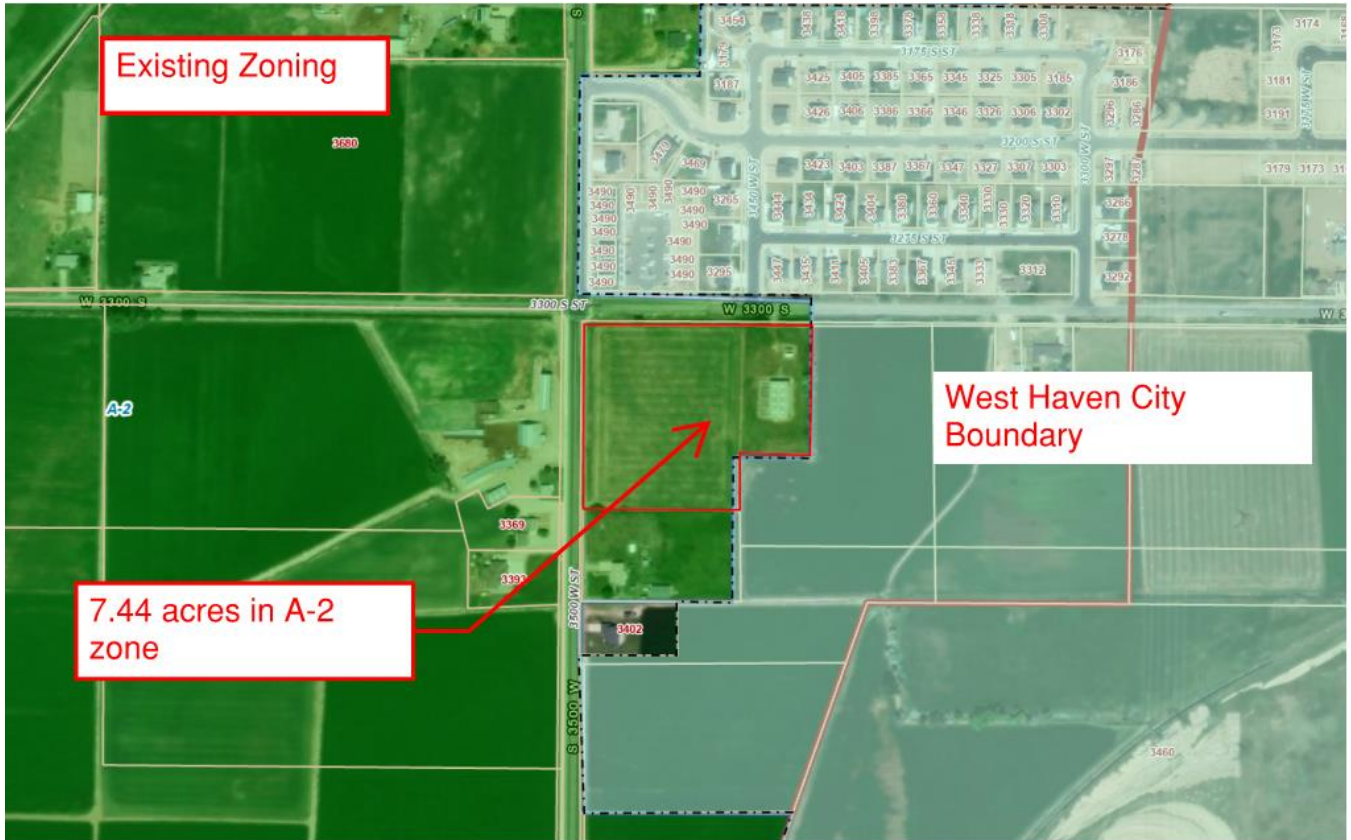
On February 28, 2023, the application for a rezone was accepted for review. The proposal is for the property to be rezoned to R-3 to allow for townhomes, with C-1 along 3500 W and 3300 S. When the application was initially submitted to the County, planning staff requested that the applicant work with West Haven City to discuss incorporation. The applicant has had several conversations with West Haven City about annexation, as the property is located within the West Haven City annexation area.

The applicant has chosen to move forward with the request to the county without seeking annexation. The applicant has provided letters of acknowledgement from the secondary water provider, culinary water provider, sewer provider, and a letter of support from the local park district. The following is an analysis of the project as it relates to the Land Use Code and General Plan.

Area Map



The following images show the subject properties on the existing zoning map and on the proposed zoning map.



Policy Analysis

Section 104-27-1 describes the purpose and intent of the MPD Overlay zone:

A master planned development overlay (MPDOZ) zone is intended to allow a legislatively adopted overlay zone that provides an avenue for the creation of a master planned development. The zone is intended to promote the diversification in the relationship of various uses and structures to their sites, to permit more flexible applicability of traditional zoning standards to those sites, and to encourage new and innovative concepts in the design of neighborhood and housing projects. To this end, the development should be planned and entitled as one complete land development plan, otherwise known as a master planned development. Phasing of the complete land development plan may occur over time if approved by the county commission and if in compliance with the entitlements of the complete land development plan.

The applicant is requesting an MPD overlay zoning, though it isn't necessarily needed in order to establish a mixed-use proposal in this location. Staff recommends applying the MPD overlay zone to tie the proposed commercial development and the proposed residential site together, and to ensure the commercial and multifamily buildings complement each other and look appropriate for the area, through a development agreement. The applicant is not proposing bonus density through the MPD overlay, nor are they proposing short term rentals at this time.

Section 102-5-6 of the Land Use Code provides direction regarding the duties of the Planning Commission when taking action on legislative items such as rezones:

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the Planning Commission and County Commission are encouraged to consider the following factors, among other factors they deem relevant:

Each of the following sections is the staff's analysis of relevant factors when considering a rezone request. The following sections provide information to help the Planning Commission evaluate the request. Each subsequent section will be titled, County Rezoning Procedure (with its relevant factor).

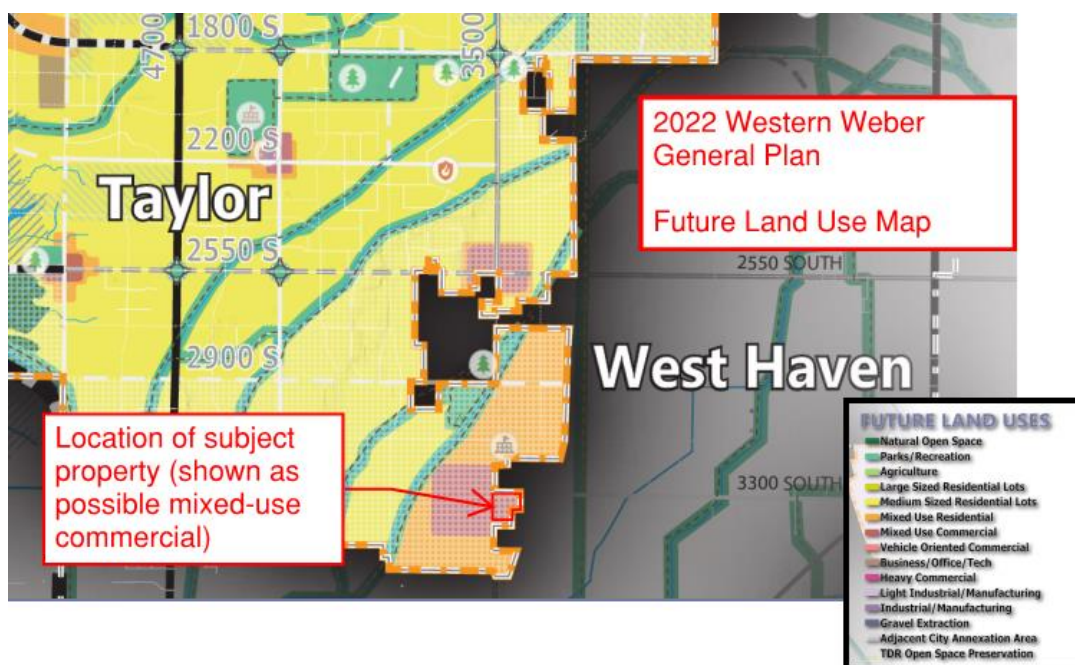
County Rezoning Procedure (a)

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*

Western Weber General Plan: Below is an image of the property shown on the Future Land Use Map of the Western Weber General Plan. This map indicates that the property has a possibility of being rezoned to mixed-use commercial. The Land Use section of the general plan states the following regarding mixed-use commercial (pg 41).

The areas of the future land use map designated as mixed-use commercial are intended to provide a village center in which a variety of land uses can occur nearby. There are currently (2022) no mixed-use commercial uses in the planning area. The closest adjacent mixed-use commercial area comparable to that anticipated herein can be found in the Junction development or 25th street in Downtown Ogden City. However, it is unlikely that the mixed-use areas displayed on the future land use map will be on the same scale as Ogden's Downtown area. In each mixed-use area there should be at least one community "main street." The main street should provide retail sales, services, eateries, and related activities that make the street interesting to use. These uses should be located behind building facades that are at the level of the street and directly adjacent to the street's sidewalk, with plenty of window and door openings facing the street to capture the attention and interests of pedestrians as they engage their public spaces, browse, shop, eat, and play.

The proposal is for a mixed-use master planned area that will include street front commercial along 3300 S and 3500 W, with townhomes located behind the commercial. The applicant proposes C-1 as the allowable zoning along the street front which, if the design of the street and buildings are properly done, can provide for a small scale "main street" anticipated by the general plan. Currently, the commercial design standards of the C-1 zone require a ten foot wide pedestrian access with street trees and pedestrian lighting.



The streets and transportation map of the general plan shows 3300 S as an existing minor collector street (80 ft width) and 3500 W as a future major collector street (100 ft width). When the properties develop the developer will be required to dedicate property to ensure that each street is wide enough according to the transportation plan.

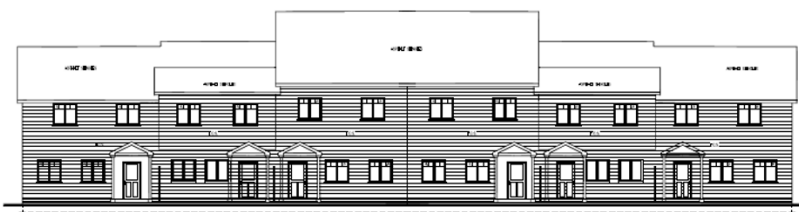
The applicant has proposed that the commercial street front buildings follow the concept shown below, which includes gable roofs and wood or faux wood facades to resemble the features of agricultural buildings that are prominent in the Western Weber planning area. Under the commercial architectural requirements, the proposed buildings will need to have rooflines broken up every 50 ft and white can not be used as a predominant color.



The following image represents the concept of the townhomes, proposed by the applicant, which include wood or faux wood facades, asphalt shingled roofs, and stone or brick wainscoting.



FRONT ELEVATION
 SCALE 1/8" = 1'-0" 24x36
 1/16" = 1'-0" 11x17



REAR ELEVATION
 SCALE 1/8" = 1'-0" 24x36
 1/16" = 1'-0" 11x17

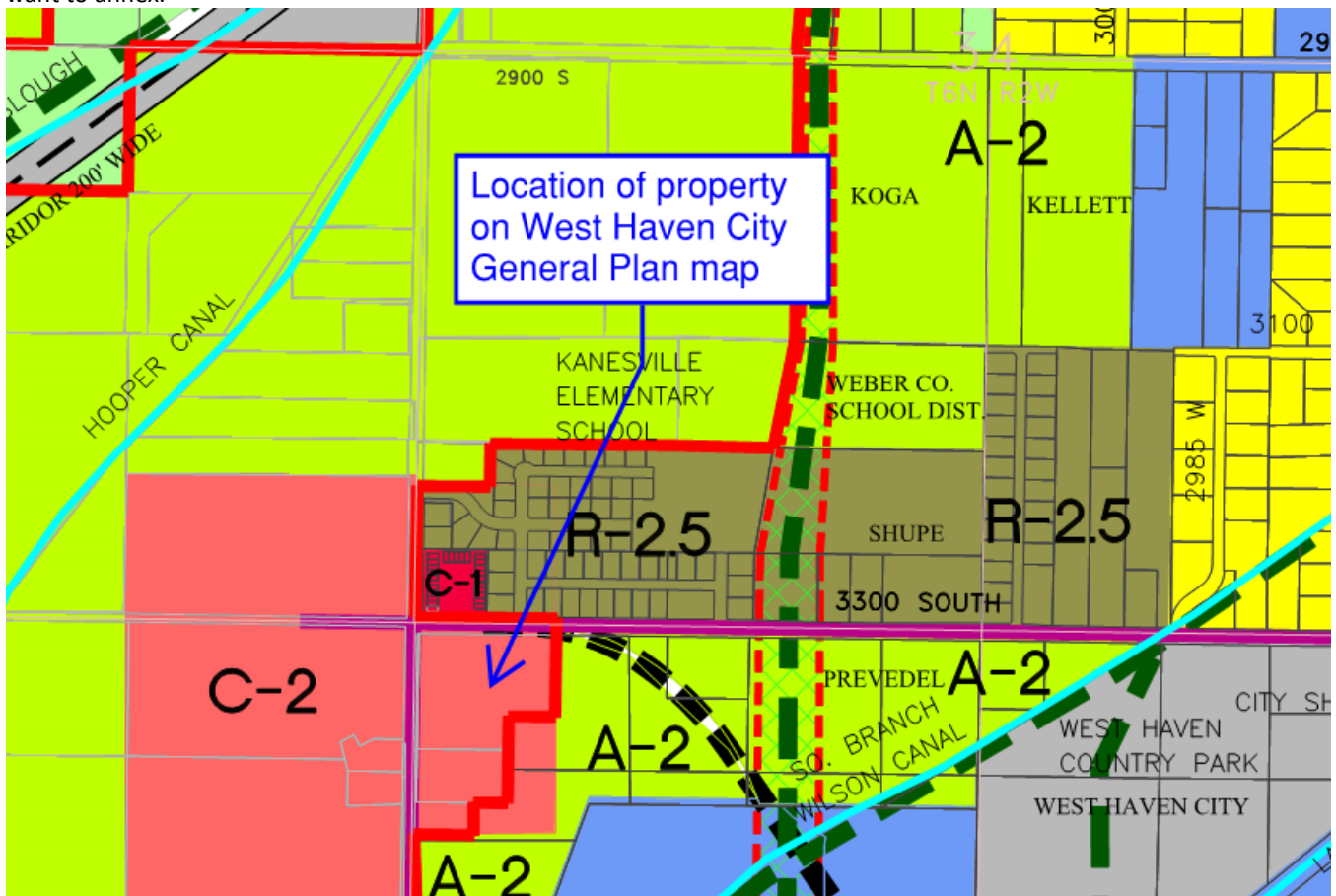
County Rezoning Procedure (b)

- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*

The surrounding area consists mainly of agriculture, except the area to the north is zoned C-1 (West Haven City) and R-2.5 (West Haven City) which includes a mixed-use development called Hylands Ranch Subdivision with a commercial lot and single family lots at approximately 10,000 square feet per lot.

The Western Weber General Plan anticipated a small scale mixed-use development similar to Hylands Ranch Subdivision in West Haven. The proposal to rezone to C- 1 with townhomes behind the buildings should not be too incompatible with existing development in the area.

When the application for rezoning was initially submitted, planning staff met with West Haven City who expressed that the property is in their annexation area and intended to be commercial (C-2) as shown on the City’s general plan map. Planning staff recommended that the owner work with the city to have the property annexed. It is the understanding of the county staff that the developer went to work session with the city, but did not receive enough positive feedback on the project to want to annex.



County Rezoning Procedure (c)

- c. The extent to which the proposed amendment may adversely affect adjacent property.*

The permitted and conditional uses listed in the C-1 zone are the least intense of the allowed commercial uses in the Western Weber planning area. Through the county's subdivision and commercial development process, certain codes like landscaping, screening, buffering, and upgraded improvements will be applied to the property to lessen adverse impacts to adjacent properties.

County Rezoning Procedure (d)

- d. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*

The subject properties are not located within any mapped sensitive lands, as defined by county code. There are no wetlands, geologic hazards, or floodplain mapped on the property.

County Rezoning Procedure (e)

- e. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Staff has not requested traffic mitigation plans at this point. The property that is proposed to be rezoned to R-3 includes approximately 5.4 acres (235,224 square feet). The area requirement for a 6-plex in the R-3 zone is 16,000 square feet per building. This would mean there is a potential for 14 6-plex buildings, for a total of 84 dwelling units in the development. The addition of 84 dwelling units will have an impact on existing county roads, as such, a traffic mitigation plan or study will likely be requested when the owner submits a subdivision application.

County Rezoning Procedure (f)

- e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.*

During the subdivision review process, the developer may be required to upgrade certain roadway infrastructure as a result of the increased impact to public streets in the area. Planning staff have not requested a traffic mitigation plan or traffic study. The Planning Commission and County Commission may request that information before making a decision on the proposed rezone.

Staff has not reached out to police, schools, and refuse collection to determine if adequate services exist for this rezone, however, the Planning Commission and County Commission may wish to consult these service providers if they feel it is warranted.

The applicant has provided a letter of support from the Taylor West Weber Park District for their proposed open space contribution. The letter from the Park District is included in this staff report as exhibit B.

Staff Recommendation

Staff recommends that the Planning Commission approve the proposed rezone to R-3, C-1, and the MPD overlay zone, based on the following findings:

1. The applicant and the county will enter into a mutually agreeable development agreement, specifying the design of the commercial and multi-family buildings, and that the proposed donation to the parks district will be made before each subdivision plat records.
2. The proposal helps implement the mixed-use commercial element of the Western Weber General Plan.
3. The proposal includes a meaningful contribution to open space and parks improvements in the area.

Model Motion

The model motions herein are only intended to help the planning commission provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is:**

I move that we approve File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden. **I do so with the following findings:**

Example findings:

- The zone change is supported by the General Plan.
- [_____ add any other desired findings here _____].

Motion to **table:**

I move that we **table** action on File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden, **to [___ state a date certain ___], so that:**

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on [_____ specify what is needed from staff _____].
- The applicant can get us more information on [_____ specify what is needed from the applicant _____].
- More public noticing or outreach has occurred.
- [_____ add any other desired reason here _____].

Motion to recommend **denial:**

I move that we deny File # ZMA 2023-07, an applicant driven rezone application to amend the zoning map on 7.44 acres from A-2 to the C-1, R-3, and MPD overlay zone, property located at 3300 S and 3500 W, Ogden. **I do so with the following findings:**

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.
- [_____ add any other desired findings here _____].

Exhibits

Exhibit A –Proposed concept plan.

Exhibit B- Park District letter of support

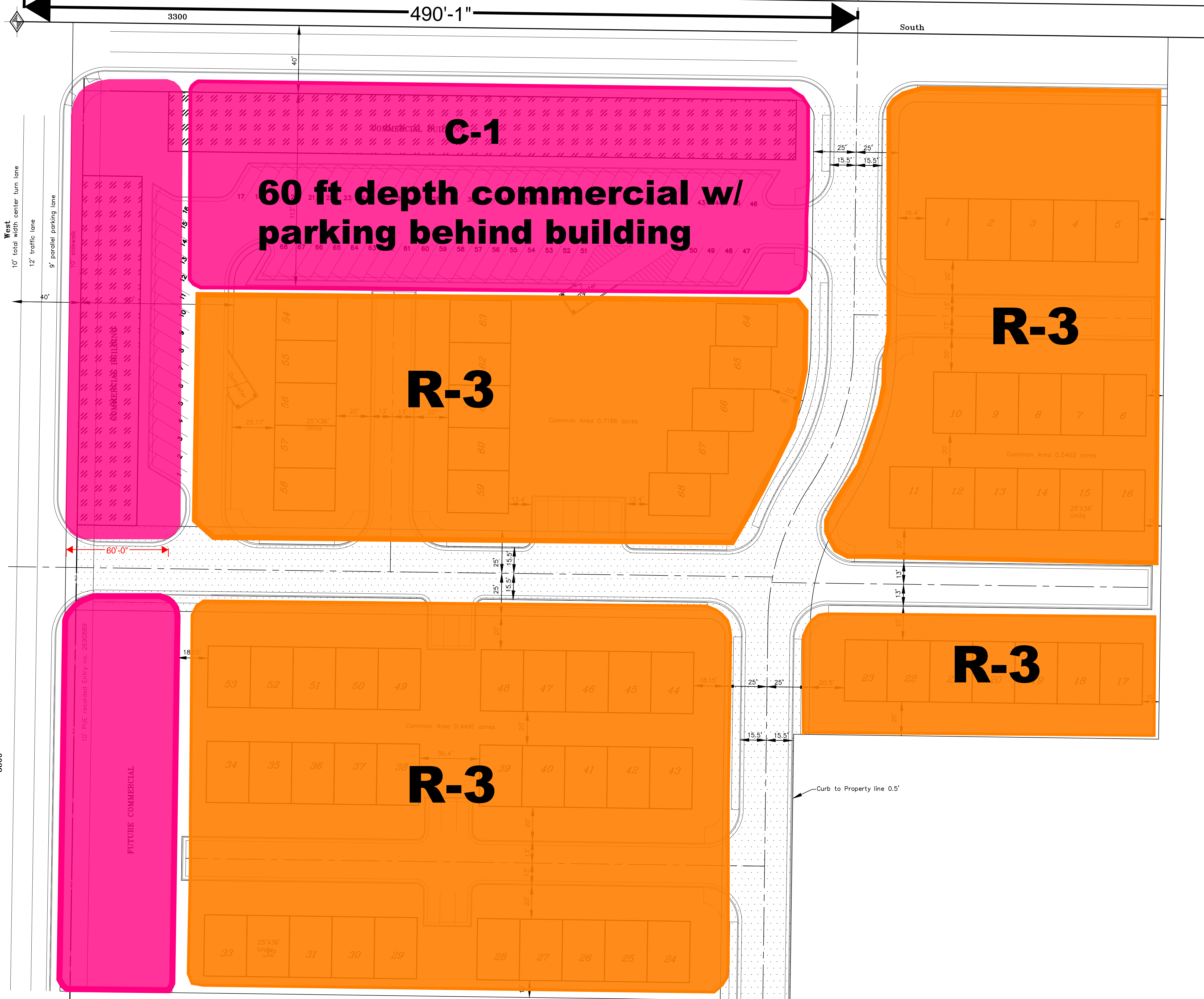
Project Name: 4393 Scadden-Koresville Crossing_Option_4.dwg Save Date: July 20, 2023 3:04 PM Sheet: Sub-Armed Plat Print Date: 7/25/2023
 This plot and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid signature and date across the Professional Engineer's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary drawing and not intended for construction.

Exhibit A
Concept Plan

Concept Plan

A Part Of The NW 1/4 Of Section 3
 Unincorporated Weber County, Utah

Lake Base And Meridian
 22-R 21-R



Owners Dedication & Deed of Subdivision
 We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots [Unit(s), Parcel(s), Common Area(s), Limited Common Area(s)] and [Public Streets, Private Streets, Private Rights-of-Way] as shown or noted hereon and name said tract Preliminary Plat. (As used herein the term Local Entity is the same as defined in UCA 67-1-5-5.)
Public Street Dedication
 We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said public street(s) or and/or public road(s) as public utility corridors as may be authorized by the Local Entity.
Public Utility, Storm Water Easements (PUE's)
 We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public Utility Easement(s) (noted hereon as PUE) and/or Storm Water Drainage Easement(s) (noted hereon as SWDE), to the Local Entity, the same to be used for the installation maintenance and operation of public utility service line(s) and storm water management facilities. Said PUE and SWDE shall have no buildings or structures erected within such easements without written authorization of the Local Entity.
Natural Drainage Easement
 We hereby grant and dedicate perpetual Drainage Easement as designated hereon in accordance with State law(s) or local ordinance(s) for the preservation of water channels in their natural state to the Local Entity, designee(s), successor(s), or assign(s) as may be modified and/or authorized by recorded document by the Local Entity.
Parcel A storm water ponds
 We here by Grant and Convey in fee to the Local Entity, designee(s), successor(s), or assign(s), Parcel A designated hereon as a storm water detention/retention pond to be used for storm water control purposes, recreational uses or other uses authorized by the Local Entity. All other uses by the Unit owner(s) or the public are expressly prohibited which are not specifically authorized in writing by the Local Entity.
Private or Future Streets/roads
 We hereby reserve unto ourselves, our heirs, our grantee(s), designee(s), successor(s), or assign(s), an easement(s), and/or right(s)-of-way designated as [Future Road etc] as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owner(s), designee(s), successor(s), or assign(s) and have connecting access on, over and across all those portions or parts of said tract of land as designated and shown as access to the individual unit(s), lot(s), common area(s), open space(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s), to be maintained by [name of HOA] Owners Association.
Common Area dedication
 We hereby grant and convey to [name of HOA] Owners Association (HOA), designee(s), successor(s), or assign(s), all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes in accordance with the Covenants, Conditions and/or Restrictions (CC&R's) as conveyed, granted or as may be amended in an appropriate recorded document, for the benefit of each member of said HOA. We also grant and convey to the Local Entity, designee(s), successor(s), or assign(s), a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the Local Entity that the Common Areas remain open and undeveloped except for recreational, parking, utility and open space purposes or modified as may be approved by the Local Entity in accordance with the terms and conditions of the CC&R's or current amendment.
Walking/biking trails
 We hereby grant an easement to the Local Entity, designee(s), successor(s), or assign(s), for the purpose of public use all those parts or portions of said tract of land designated as public walking/biking trail (Trail) the same to be used as a public thoroughfare, said Trail is restricted in use to non-motorized uses. This dedication authorizes the Local Entity to operate, police, maintain, and other operations upon, over, or under the trail as needed for the safety, health, and welfare of the public.
Parks dedications
 We hereby dedicate, grant and convey in fee to the Local Entity, its designee(s), successor(s), or assign(s) all those parts or portions of said tract of land designated as parks or open spaces the same to be used as public open space for recreational purposes or other purposes as authorized by the Local Entity.
Temporary Turn-around
 We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as [name] street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further written or recorded documentation. Furthermore, the easement may be terminated at any time by the Local Entity, designee(s), successor(s), or assign(s), without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the Local Entities needs, requirements, or restrictions and for the use of owner(s) within this subdivision. No use, incidental or continual, by the general public shall constitute a statutory dedication defined in UCA 72-5-104 to the public of the Temporary Turnaround Easement.
Private Land Drains
 We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which private land drains (PLDE) are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the public street dedication as shown and noted hereon.

SURVEYOR'S CERTIFICATE
 To INSERT CLIENT (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22, known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein. In accordance with Weber County Ordinance, I further certify that to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.

 A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Recorder Entry no. _____ Filed for record and recorded _____ day of _____ 20____ at _____ in book _____ of official records, on page _____
	CLIENT: Name Address: _____	I of x
NW 1/4 Of Section 3, Township 5 North, Range 2 West, Salt Lake Base And Meridian	Subdivision	Revisions Drawn/Checked BY: EDR Field Survey Date: ... Date: July 20, 2023 LMS Project Number: 4393



Taylor West Weber Park District

September 6, 2023

To Whom it May Concern,

Rick Scaddon, Dave Rich and Leslie Clifton (the "Developer"), appeared before the Board of Trustees of the Taylor West Weber Park District (the "District") in an open and public meeting and proposed a donation to the District as part of its development of the **Kanesville Crossing** located within the District boundaries as a "multi-family development").

The District will accept from the Developer a donation of \$5,000 per unit in the multi-family development . This donation will help the District provide parks and recreational services to the multi-family housing development and surrounding communities.

In exchange for the donation, the District hereby declares its support of the multi-family development and the proposed rezone for the multi-family development. This declaration is only valid to the extent that it satisfies Weber County's conditions for the rezone and the County's associated development agreement. If the Developer does not provide the donation to the District, then the District withdraws its support of the proposed rezone for the multi-family development.

This letter does not contractually bind the Developer to provide the Donation to the District. Rather, it is a commitment from the District that, if the Developer provides the donation to the District, the District will support the Developer's proposed multi-family development and associated rezone.

Sincerely,

A handwritten signature in blue ink that reads "Roger Heslop".

Roger Heslop, Chair
Taylor West Weber Park District



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH • PHONE (801)771-1677 • SLC (801) 359-4494 • FAX (801) 544-0103

Exhibit B
Parks District letter of support and availability letters

February 27, 2023

Scott W. Paxman, PE
General Manager/CEO

Board of Trustees:

Marlin K. Jensen
President
Weber County

Jared A. Andersen
Morgan County

Mark D. Anderson
Davis County

Kym O. Buttschardt
Weber County

Randy B. Elliott
Davis County

Scott K. Jenkins
Weber County

Angie Osguthorpe
Weber County

Christopher F. Robinson
Summit County

Paul C. Summers
Davis County

Rick Scadden
2637 North 400 East #127
North Ogden, UT 84414

RE: Will Serve Letter, THIS IS NOT A FORMAL REVIEW OR APPROVAL LETTER – ADDITIONAL SUBMITTALS REQUIRED.

Dear Mr. Scadden:

The District has reviewed the proposed subdivided property located on the southeast corner of 3300 South 3500 West in West Haven. The District currently has secondary water lines in 3300 South and 3500 West. The District will serve secondary water to a new portion of the subdivided property provided the following requirements are met:

1. The construction plans are submitted to the District with an application for secondary water and review fee paid.
2. The water development, annual assessment, bonding, and inspection fees are paid once an official review has been completed.
3. Required petitions and water shares are received by the District.
4. All District water efficiency standards are met for the proposed development.
5. The new secondary system for these subdivisions will be installed to the District's standards and specifications.

If you have any questions, please contact Casey Potter of our office.

Sincerely,

Brad D. Nelson, P.E.
Assistant General Manager/CTO

BDN/CP/dh
Enclosures
E-16



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

2/14/2023

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for a mixed use with a portion of the area being commercial. The property is located near 3300 S. 3500 W. Taylor UT. Parcel #080290075 The District has the capacity to serve this lot for culinary purposes only. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has been issued a concept design only and further assessments and fees will be determined throughout the design process.

This lot will need to connect to Weber Basin Water for outdoor uses. No outdoor watering with Taylor West Weber Water.

Requirements before subdivision approval:

- Plan review fee paid. = (an assessment of the plan review fee will be determined once plans are submitted)
- Plan approval
- Water rights impact fee= (an assessment for water rights fees will be determined once plans have been reviewed)
- District board member approval

Requirements after subdivision approval:

- Secondary Water= Connect to Weber Basin Irrigation Water
- Impact fee= (will be assessed based on the eru's and will be determined at plan review these fees will be required to be paid at the time building permits are issued)
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE IT IS ISSUED. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given.

Expires 8/14/23

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



Central Weber Sewer Improvement District

February 15, 2023

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

SUBJECT: Kanesville Crossing
Sanitary Sewer Service
Will Serve Letter

Steve:

At the request of Rick Scadden, for Kanesville Crossing development, 192 multi-Family residential and 20,000 commercial lots located at the approximate address of 3300 S 3500 W. This property needs to annex into the district before service will be provided. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

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



Central Weber Sewer Improvement District

5. **The entire parcel of property to be served will need to be annexed into the district prior to any connection to the District's line.** This annexation must be complete before the sale of any lots in the subdivision.
6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

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

Sincerely,

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer Central Weber Sewer
Rick Scadden
Doug Rich