

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

---

**March 6th, 2024  
4:00 p.m.**

**1. Minutes: February 28, 2024**

**2. Administrative Items**

**2.1 LVE011624** Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road called 3675 West Street.

**Staff Presenter: Felix Lleverino**

**2.2 LVR051321** Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

**Staff Presenter: Felix Lleverino**

**2.3 LVT102323** Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Ranch Parkway, located at approximately 2850 W 2600 N, Plain City.

**Staff Presenter: Tammy Aydelotte**

**Adjourn**

---

*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401*

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

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

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

---

**Minutes of February 28, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

Staff Present: Rick Grover, Planning Director; Bill Cobabe, Planner 3; June Nelson, Secretary

**1. Minutes: February 14, 2024 APPROVED**

**2. Administrative Items**

**2.1 UVA101323:** Consideration and action on preliminary plat approval of the Arrow Leaf Subdivision (9 lots) located at approximately 4731 N. 2900 E. in Liberty. **Planner: Bill Cobabe**

The applicant is requesting approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the preliminary plat.

The Arrow Leaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

**Staff recommends preliminary plat approval of Arrow Leaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:**

1. **Before submitting for final plat and prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.**
2. **Proof of all applicable water rights shall be submitted.**
3. **A "Natural Hazard Disclosure" shall be recorded with the final plat.**
4. **That a buildable area be created on each lot in the conjunction with the County's buildable area requirements and the recommendations of the geologist.**
5. **That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.**
6. **That the well protection area be completely within the property**

**boundary. The following findings are the basis for the staff's recommendation:**

1. **The proposed subdivision preliminary plat conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision preliminary plat complies with the applicable County codes.**

**Administrative preliminary plat of Arrow Leaf Subdivision, consisting of 9 lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report and the map that was viewed on the screen in Administrative Review.**

**Date of Administrative Approval: 02/28/2024**

---

Rick Grover  
Weber County Planning Director

**Adjourned 4:12 p.m.**

*Respectfully Submitted  
June Nelson*

*Lead Office Specialist*



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** LVE011624, Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street.

**Agenda Date:** Wednesday, March 06, 2024

**Applicant:** Eric Godfrey (Authorized Rep.)

### Property Information

**Approximate Address:** 3688 West 1800 South

**Project Area:** 9.60 acres

**Zoning:** A-1

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0004

**Township, Range, Section:** 6N 2W Section 21

### Adjacent Land use

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

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

## Summary

The East Estates subdivision would separate three one-acre lots from a 9.6-acre farm parcel. To provide the appropriate amount of frontage for each lot, this development plan includes the creation of a new street called 3675 West that will likely continue northward to the adjacent vacant land to the north and to the adjacent planned development to the west called Stage Coach Estates.

The area of the remaining vacant parcel amounts to 6.6 acres. The remaining vacant parcel will be labeled as a Remainder Parcel. Considering that the remainder parcel is not an agricultural parcel, a notice mentioned in the state code 17-27a-605 will not apply.

The following section is the staff's analysis of the proposal.

## Analysis

General Plan: This proposal conforms to the community character vision to promote a diversity of lot sizes and property uses. See page 21 of the Western Weber General Plan. Staff has also referenced the Future Streets and Transit map to verify conformity.

Zoning: The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

*"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."*

### Site Development Standards:

#### **A-1 Zone:**

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code.

Road Dedication: The land use authority will sign the dedication plat accepting the road dedication. Before the land use authority signs the subdivision plat, the roadway improvements shall be constructed and a 10% fund is deposited with the County Engineering Department that will be held for one year to ensure that the subdivision improvements are without defects, or the funds to cover the cost of all incomplete improvements plus a 10% contingency fund is deposited with the County Engineering Department.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter containing final requirements. The connection fees have been paid in full. See Exhibit C.

Secondary Water: Hooper Irrigation Company has provided a preliminary will-serve letter stating that the owner has sufficient shares to connect the property to the pressurized system. Any ditches within the subdivision will need to be piped. A final will-serve letter will be provided by the District once the final plans are approved, fees have been paid, and the water shares have been transferred.

Sewer Connection: The Central Weber Sewer District will serve the sanitary need of this development. Annexation into the District is required before the subdivision may record.

Review Agencies: The Weber County Planning Division has posted final review comments notifying the owner that annexation into the sewer district must be complete before the plat records. The Engineering Department has posted final review comments allowing a deferral agreement for curb, gutter, and sidewalk; however, a cost estimate for the roadway improvements will be required. The County Surveyor has posted their final subdivision plat review comments that will be addressed by the revised plat. The Weber Fire Department requires that the subdivision plat show the turn-around easement where the road stubs to the south.

## Staff Recommendations

Staff recommends approval of the East Estates Subdivision (two lots) and the dedication of land to 1800 South Street and 3675 West Street. This recommendation is based on the following conditions:

1. The subdivision improvements are complete or guaranteed financially before the plat is recorded.
2. If applicable, the developer enters into a Monument Improvement Agreement with the County Surveyor's Office.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

## Exhibits

- A. East Estates plat
- B. Street profile
- C. Culinary will-serve
- D. Secondary will-serve
- E. Central Weber Sewer Letter

## Area Map

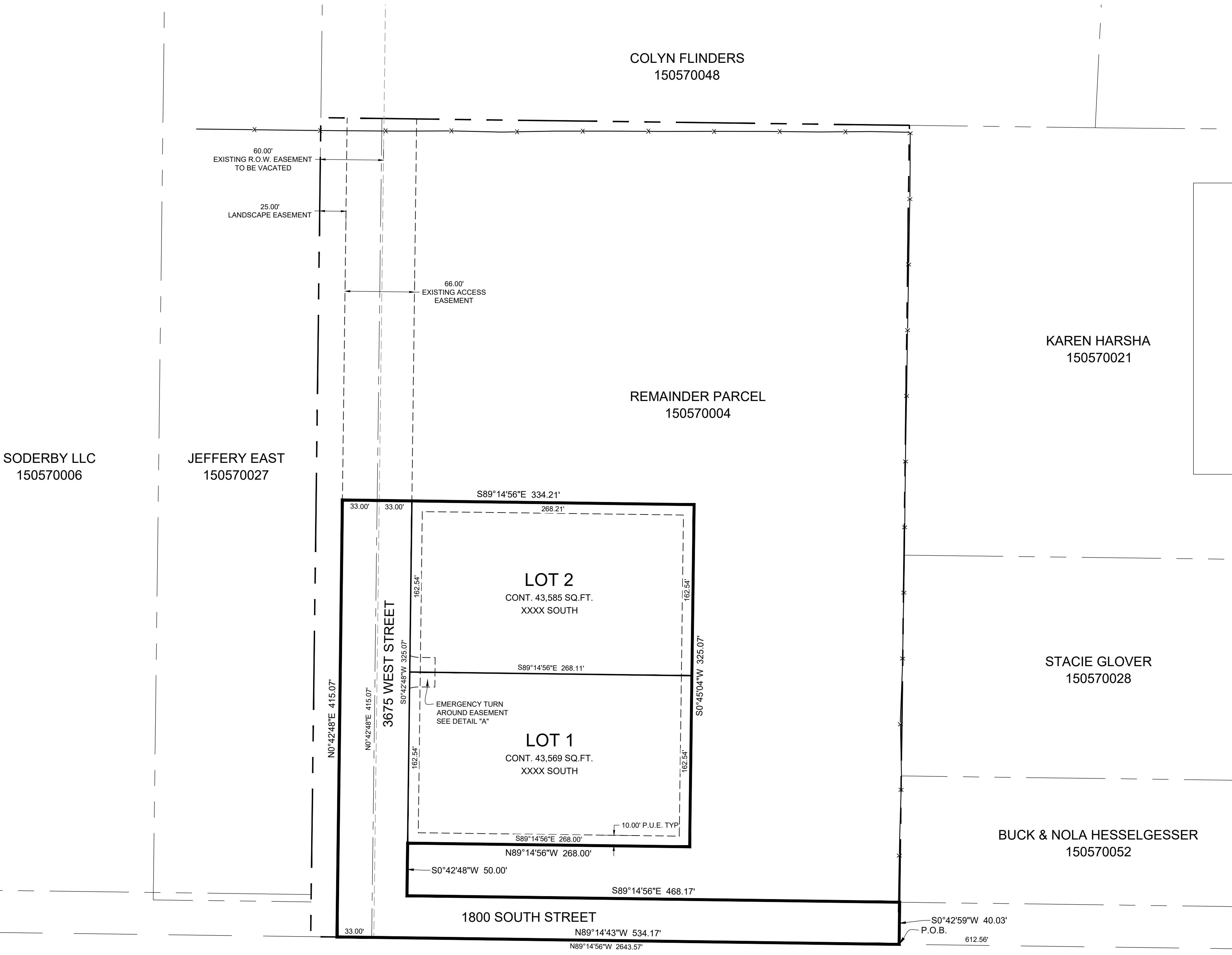


# Exhibit A

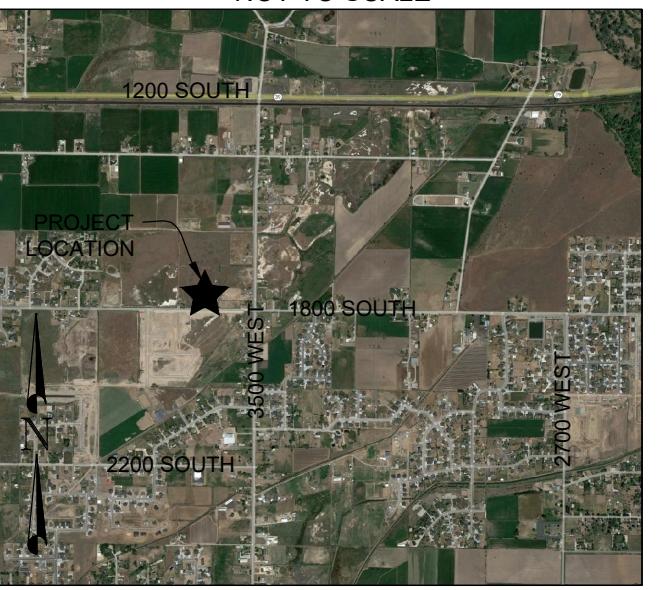
## EAST ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
NOVEMBER 2023

COLYN FLINDERS  
150570048



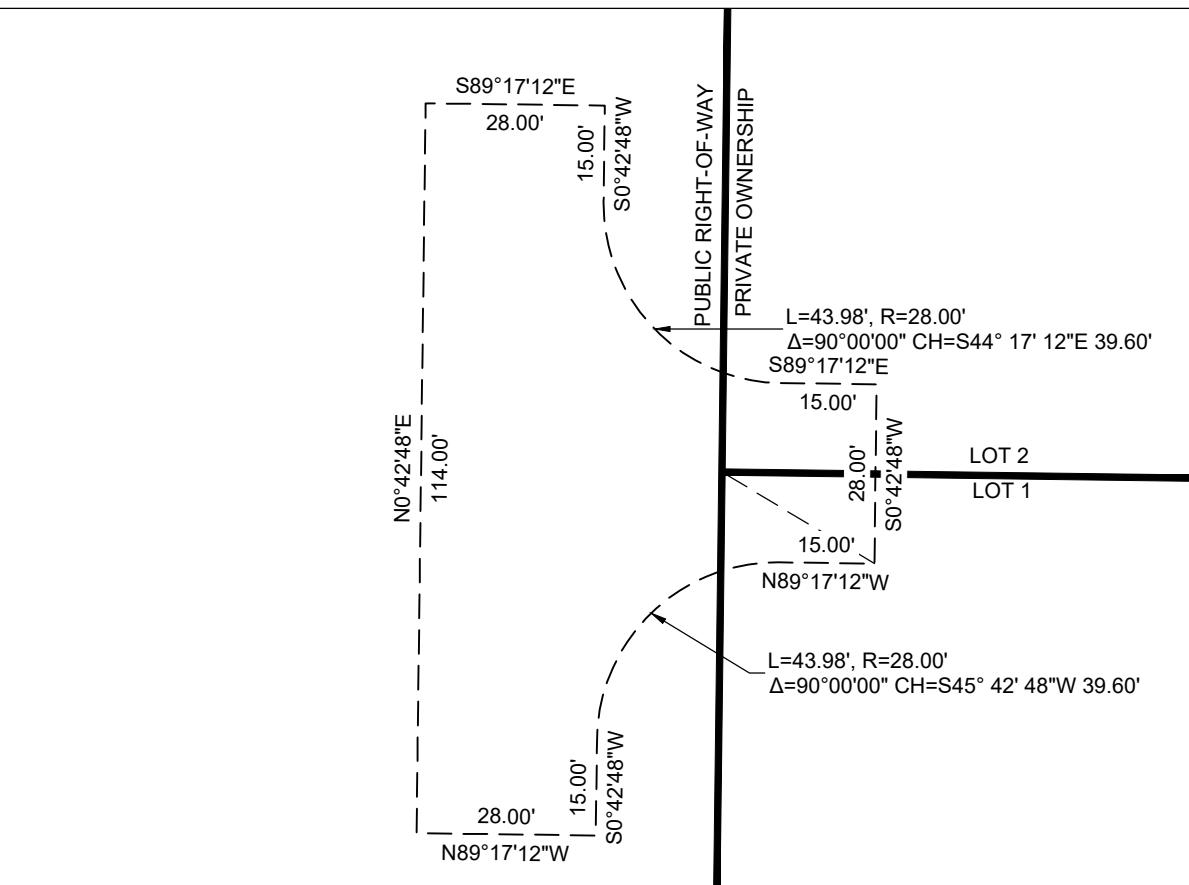
### VICINITY MAP



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 89°14'56" WEST 612.56 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°14'43" WEST 534.17 FEET; THENCE NORTH 00°42'48" EAST 415.07 FEET; THENCE SOUTH 89°14'56" EAST 334.21 FEET; THENCE SOUTH 00°42'48" WEST 325.07 FEET; THENCE NORTH 89°14'56" WEST 268.00 FEET; THENCE SOUTH 00°42'48" WEST 50.00 FEET; THENCE SOUTH 89°14'56" EAST 468.17 FEET; THENCE SOUTH 00°42'59" WEST 40.03 FEET TO THE POINT OF BEGINNING. CONTAINING 3.059 ACRES.

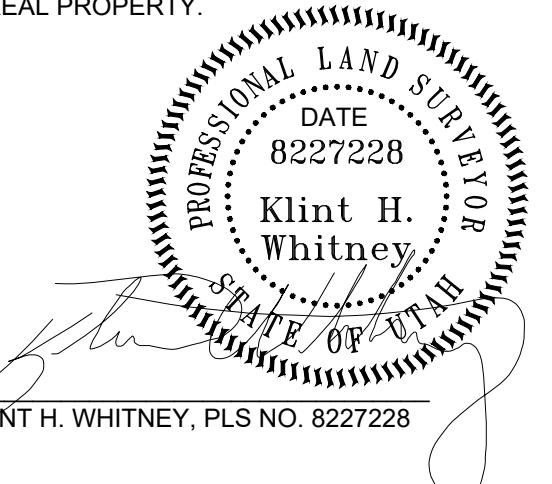
### DETAIL "A" TEMPORARY TURN AROUND



### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAST ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.



### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### EAST ESTATES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

BY: JEFFREY F. EAST

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_ day of \_\_\_\_\_. before me  
Public, personally appeared \_\_\_\_\_ (SIGNER), Proved on the basis of satisfactory evidence to be the  
person(s) whose name(s) is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.  
Witness my hand and official seal.

STAMP

NOTARY PUBLIC

#### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS PREVIOUSLY FILED IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2023.

#### CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC GODFREY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'56" WEST 612.56 FEET, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2648104 AND THE DEDICATED PLAT OF FLINDERS SUBDIVISION WERE USED TO DETERMINE BOUNDARY LOCATION ALONG WITH DEEDS OF ADJOINING PROPERTY OWNERS AND RECORDS OF SURVEY NUMBERS 7253, AND 75.

#### NARRATIVE

DEVELOPER:	S1	COUNTY RECORDER
ERIC GODFREY DEVELOPER ADDRESS DEVELOPER CITY AND STATE DEVELOPER TEL NUMBER	1	ENTRY NO. _____ FEE PAID _____
<b>GARDNER ENGINEERING</b>		FILED FOR AND RECORDED _____ AT _____. IN BOOK _____. OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____. COUNTY RECORDER BY: _____
CIVIL ■ LAND PLANNING MUNICIPAL ■ LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		

# Exhibit B

## UTILITY CONTACTS:

CULINARY WATER  
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT  
2815 W 3300 S, WEST HAVEN, UT, 84401  
801-731-1668

SECONDARY WATER  
HOOPER IRRIGATION COMPANY  
5375 S 5500 W, HOOPER, UT, 84315  
801-985-8429

SANITARY SEWER  
WEBER COUNTY-CHAD MEYERHOFFER  
2380 WASHINGTON BLVD, OGDEN, UT, 84401  
801-399-8004

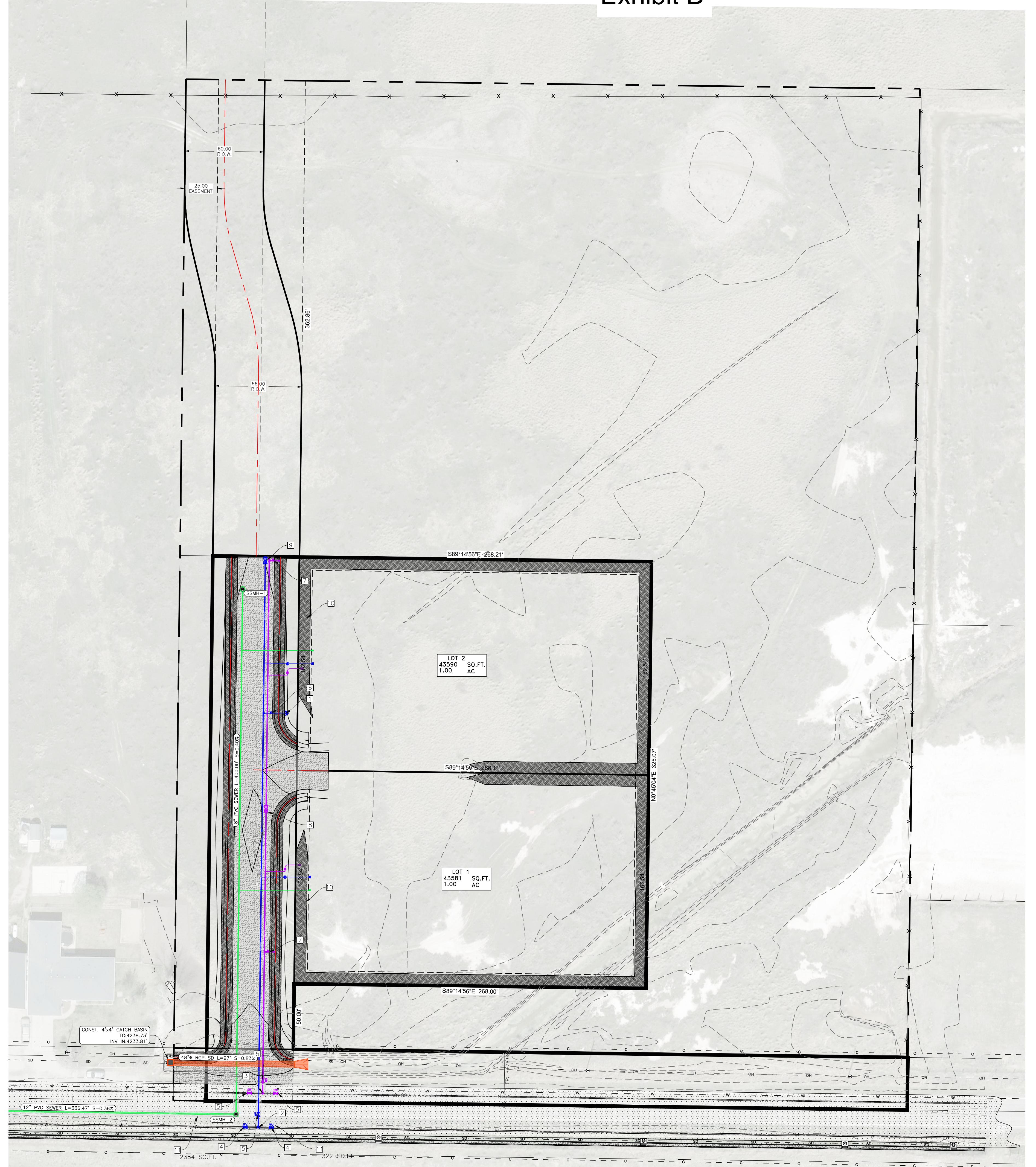
STORM SEWER  
WEBER COUNTY-CHAD MEYERHOFFER  
2380 WASHINGTON BLVD, OGDEN, UT, 84401  
801-399-8004

ELECTRIC  
ROCKY MOUNTAIN POWER  
635 1100 W, LAYTON, UT, 84041  
801-886-7007

GAS  
DOMINION ENERGY  
333 S STATE ST, SALT LAKE CITY, UT, 84145  
800-323-5517

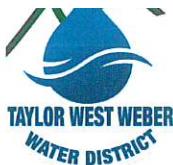
TELEPHONE  
LUMEN/CENTURY LINK  
385-479-7345

FIRE:  
WEBER FIRE DISTRICT  
DEPUTY CHIEF-DAVID REED  
801-782-3580 EXT. 205  
DREED@WEBERFD.COM



KEYNOTES:	
1	PROPOSED FIRE HYDRANT
2	8"x4" TEE
3	8" TEE
4	12" GATE VALVE
5	8" GATE VALVE
6	6" GATE VALVE
7	PROPOSED GRAVITY DRAIN PER HOOPER IRRIGATION STANDARDS
8	PROPOSED 8" COMBINATION AIR VALVE
9	PROPOSED BLOW-OFF VALVE
10	PROPOSED STORMWATER RETENTION BERM
11	PROPOSED ASPHALT PATCHING

<b>GARDNER</b> <b>ENGINEERING</b> <b>CIVIL • LAND PLANNING</b> <b>MUNICIPAL • LAND SURVEYING</b> 1580 W 2100 S, WEST HAVEN, UT 84401 P 801-476-0202 F 801-476-0066	<b>LEGEND</b> <ul style="list-style-type: none"> <li>SUBDIVISION BOUNDARY</li> <li>LOT LINE</li> <li>EXISTING FENCE</li> <li>PUBLIC UTILITY EASEMENT</li> <li>w - EXISTING WATER LINE</li> <li>sd - EXISTING STORM DRAIN</li> <li>ss - EXISTING SANITARY SEWER</li> <li>IRR - EXISTING SECONDARY WATER</li> <li>PROPOSED STORM DRAIN</li> <li>PROPOSED WATER LINE</li> <li>PROPOSED SANITARY LINE</li> <li>EXISTING WATER METER</li> <li>EXISTING FIRE HYDRANT</li> <li>EXISTING WATER VALVE</li> <li>EXISTING CATCH BASIN</li> <li>EXISTING SANITARY MANHOLE</li> <li>EXISTING STORM DRAIN MANHOLE</li> <li>EXISTING LAND DRAIN MANHOLE</li> <li>NEW WATER METER</li> <li>NEW SANITARY SEWER MANHOLE</li> <li>NEW STORM DRAIN MANHOLE</li> <li>NEW CATCH BASIN</li> <li>NEW LAND DRAIN MANHOLE</li> <li>NEW STREET LIGHT</li> <li>NEW FIRE HYDRANT</li> <li>EXISTING PAVING</li> <li>PROPOSED ASPHALT PAVING</li> </ul>	OVERALL UTILITY PLAN
		EAST ESTATES 3600 W 1800 S OGDEN, WEBER, UTAH
CE1-01		<p>Scale in Feet 1" = 40'</p>



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

10/30/2023

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve Approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for Tyler Farr for a **2 lot subdivision**. The property is located at 3688 W. 1800 S. Taylor UT. The District has the capacity to serve this property for culinary purposes only. The lot will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has recently undergone an impact fee study so the fees will be subject to change based on the study. As of now the fees are as follows:

**Requirements:**

- Plan review fee \$100 per lot = \$100
- Plan approval
- Water rights impact fee=\$1,078.00 per lot. \$2,156.00 (Total) **Paid 9/8/2023**
- Secondary Water= Connect to Hooper Irrigation Water
- Impact fee= \$6,375.00 Per lot This includes the cost of the meters. Based on current impact study fee will change January 14, 2024.(new fee \$6,856.00 per lot)
- 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.
- An approved contractor must install the service connections.

**FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY.** Plan review fees must be paid before approval for construction of the water infrastructure is given. Impact fees must be paid before the homes are built.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit D



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

December 7, 2023

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

RE: PRELIMINARY WILL SERVE LETTER – East Estates Subdivision

The East Estates Subdivision is located at approximately 1800 South and 3675 West and consists of 2 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

Any private ditches within the subdivision which will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary



## Central Weber Sewer Improvement District

November 7, 2023

Felix Lleverino

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

SUBJECT: East Estates

Sewer Service  
Will Serve Letter

Felix:

At the request of Tyler East, for 2 Lots at East Estates located at approximate address of 1800 S 3680 W. This property will need to be annexed into Central Weber Sewer District prior to service. We require annexation into the district before building and 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: Chad Meyerhoffer, Weber County  
Kevin Hall, Central Weber Sewer  
Tyler East



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

**Agenda Date:** Wednesday, March 06, 2024

**Applicant:** Ed Grampp

**File Number:** LVR051321

### Property Information

**Approximate Address:** 800 South 3600 West

**Project Area:** 34.3 acres

**Zoning:** A-1 and A-2

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 150430034,

**Township, Range, Section:** 6N 2W Sec 15 and 16

### Adjacent Land use

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

### Staff Information

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

**Report Reviewer:** RG

## Development History

On Tuesday, June 15, 2021, the Planning Commission granted preliminary approval to Phases 1 and 2.

On September 21, 2021 the Planning Commission granted final approval to Phase 1 with a positive recommendation to the County Commission.

On February 8, 2022 The Planning Commission approved an amendment to the Open Space preservation plan that reflects the placement of a Hooper Irrigation Company regional holding within open space parcel A.

On April 5, 2022, Phase 1 final approval was granted by the County Commission.

On March 6<sup>th</sup>, 2024, final approval for Phase 2 was considered by the Planning Director.

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 Agricultural Zones
- Title 106, Subdivisions

## Summary

The applicant is requesting final approval of Riverbend Farms Cluster Subdivision Phase 2 (47 lots) including Open space parcels I, J, and L. Open space parcel L is reserved for agriculture to remain open space. Open space parcels I and J are preserved for open space pathways where a ten-foot pathway will be constructed. Street trees will be placed every 50 feet and all the street lighting and residential home lighting will be dark sky compliant which is regulated under LUC 108-3-8.

Final approval of this request from the Planning Director is the final step before the developer, Nilson Land Development, may record the subdivision plat after a subdivision improvement agreement is prepared and approved by the County Engineering Department. The developer may begin installing subdivision improvements after the County Engineer has

approved the civil drawings and the developer may print the final subdivision plat after they have addressed the final remaining county review agency comments.

According to 106-1-8.030, after approval of the final plat, the applicant shall submit a final plat printed on a 24-inch by 36-inch mylar sheet that includes the required signatures of all non-county employees. The final subdivision plat is submitted with the associated improvement plans that have been reviewed and conditionally approved by the County Engineer. The County Surveyor has posted their review comments of the final subdivision plat. The Planning Division has reviewed the subdivision plat and the improvement plans and are ready to approve.

## Analysis

General Plan: Cluster developments are favored by the residents of Western Weber for the preservation of recreation areas such as parks and parkways over agricultural lands. This proposal does preserve areas for public pathways along the Weber River.

Zoning: The property is located within the A-1 and A-2 Zones. The purpose of these zones is stated in the LUC §104-2.

1. *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
  1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
  2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
  3. *Direct orderly low-density residential development in a continuing rural environment.*
2. *The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

Site Development Standards: The minimum lot size for lots within a cluster subdivision in the A-1 and A-2 Zones is 60 wide and 9000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Weber County Code requires that each phase preserves the appropriate amount of open space. Phase 2 is preserving 56% of the total area within Phase 2. Since this development was granted a 50% bonus density, the following criteria are met:

1. Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
2. Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
3. Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Open Space Covenant: The open space covenant describes the intended ownership and uses for each open space parcel: Open space parcel (OSP) L will be owned by a farmer who will use it to produce a crop. (OSP) I and J will be owned by the HOA and used for pathway space that will be a common area maintained by the Home Owner's Association.

Flood Zone: This parcel is within the 500-year floodplain area of the Weber River according to the April 12, 2021 Flood Insurance Rate Map FIRM.

Culinary Water: The final will-serve letter from Taylor West Weber Water District is included with this report.

Irrigation Water: The Hooper Irrigation Company has provided a final will-serve letter stating that the utility plans are approved.

Storm Water Management: Great Basin Engineering Firm completed and submitted a Storm Water Management Plan that is under review by the Weber County Engineering Department. The Storm Water Management plan shall be approved by the County Engineer before the plat is recorded.

**Sewer Services:** The annexation of Riverbend Cluster Subdivision phases one and two into the Central Weber Sewer District is complete.

**Review Agencies:** The County Engineering Department has reviewed the final subdivision plat, stormwater management plan, and the final subdivision improvement plans. The Planning Division has included conditions of approval that are required to be fulfilled before recording the subdivision plat. The County Surveyor's office will require a Monument Improvement Agreement. The Weber Fire District has posted its approval, with a requirement to install fire hydrants at the appropriate spacing.

## **Staff Recommendations**

Staff recommends final approval of Riverbend Farms Cluster Subdivision Phase 2. This recommendation is based on all review agency requirements and upon the following conditions:

1. A Monument Improvement Agreement from the County Surveyor is completed.
2. If applicable at the time of recording the subdivision plat, a Cost Estimate for all remaining subdivision improvements, including landscaping in the common area and street trees is approved by Planning and Engineering.
3. The Subdivision Improvement Agreement is recorded with the final plat.
4. Final conditions from the Taylor West Weber Water District are satisfied before recording the final plat.

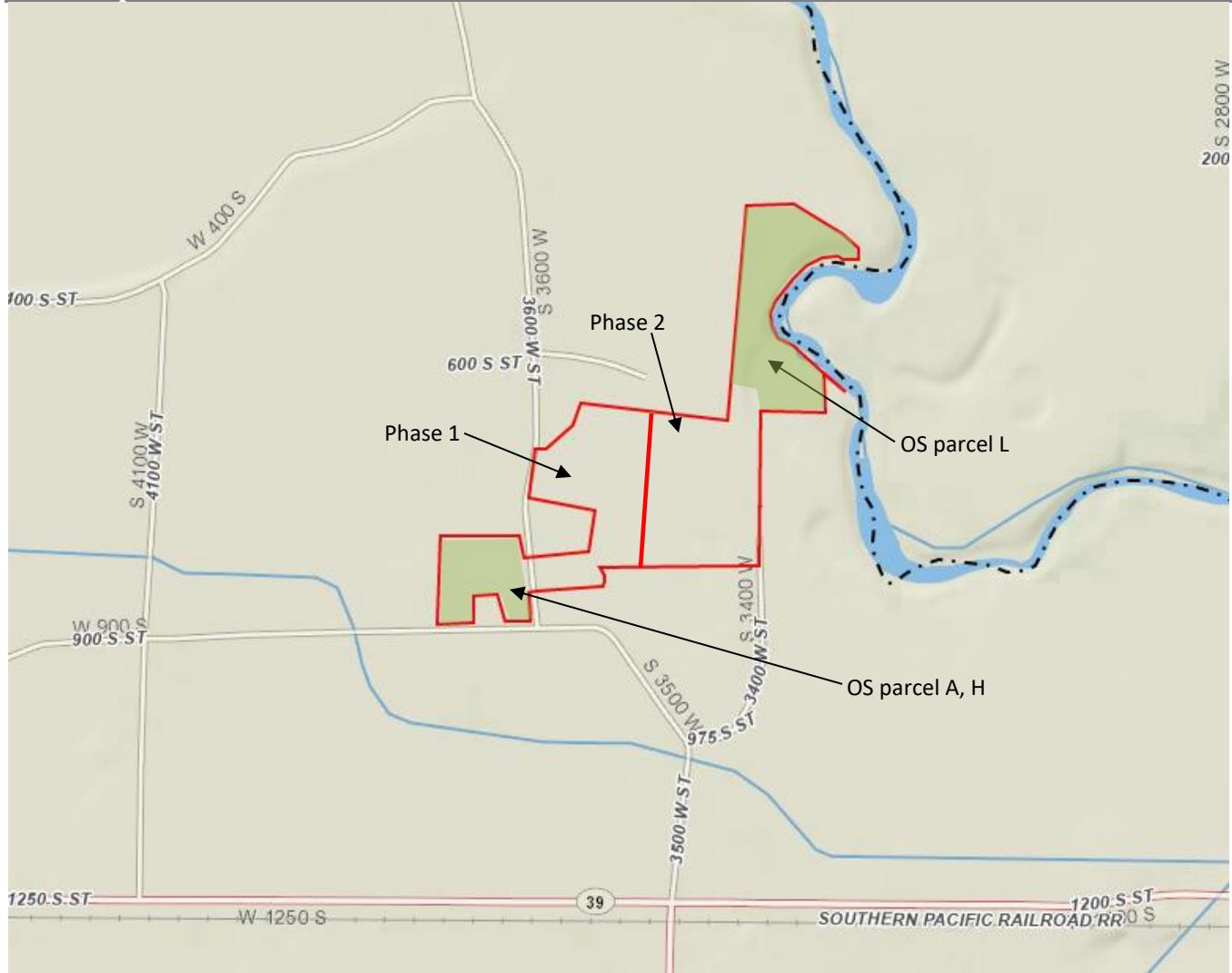
The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

## Exhibits

- A. Riverbend Farms Cluster Subdivision Phase 2
- B. Phase 2 Final Improvement Drawings
- C. Landscape plan
- D. Final culinary will serve letter
- E. Hooper Irrigation Final will-serve letter

## Area Map





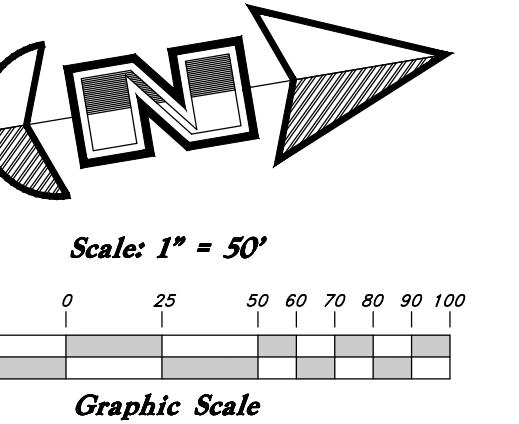
# Riverbend Farms Phase 2

A Cluster Subdivision

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,  
Weber County, Utah

February 2024

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°00'12"	333.00'	58.14'	S 82°52'58" E	58.07'
C2	2°59'20"	333.00'	17.37'	S 89°22'44" E	17.37'
C3	96°19'02"	10.50'	17.65'	S 42°42'53" E	15.64'
C4	7°13'09"	407.85'	51.39'	S 2°17'07" W	51.35'
C5	9°03'07"	400.00'	63.19'	N 3°39'09" E	63.13'
C6	1°20'58"	400.00'	9.42'	N 8°51'12" E	9.42'
C7	84°40'38"	10.50'	15.52'	N 54°32'04" E	14.14'
C8	84°39'14"	10.50'	15.51'	N 35°27'56" W	14.14'
C9	87°50'21"	10.50'	16.10'	S 53°26'51" W	14.57'
C10	92°29'36"	10.50'	16.95'	S 36°23'10" E	15.17'
C11	4°43'09"	230.00'	18.94'	S 7°30'03" W	18.94'
C12	6°00'52"	230.00'	24.14'	S 2°08'02" W	24.13'
C13	90°00'00"	10.50'	16.49'	S 44°07'36" W	14.85'
C14	2°59'20"	267.00'	13.93'	N 89°22'44" W	13.93'
C15	90°00'00"	10.50'	16.49'	N 45°52'24" W	14.85'
C16	79°35'55"	10.50'	14.59'	S 49°19'38" W	13.44'
C17	92°09'39"	10.50'	16.89'	S 36°33'09" E	15.13'
C18	87°30'24"	10.50'	16.04'	N 53°36'50" E	14.52'
C19	10°44'02"	170.00'	31.85'	N 4°29'37" E	31.80'



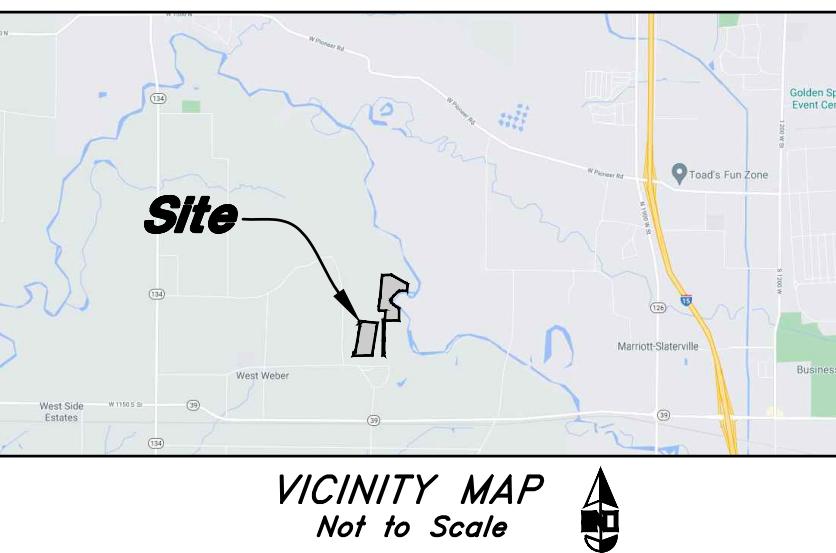
Scale: 1" = 50'

Graphic Scale

Center line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	2°59'20"	300.00'	15.65'	S 89°22'44" E	15.65'
C101	10°24'05"	433.00'	78.61'	N 4°19'38" E	78.50'
C102	2°10'25"	350.00'	13.28'	S 81°32'46" E	13.28'
C103	10°44'02"	200.00'	37.47'	N 4°29'37" E	37.41'

## Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Floodplain
- Easement
- Buildable area
- Bank of Slough
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Section Corner

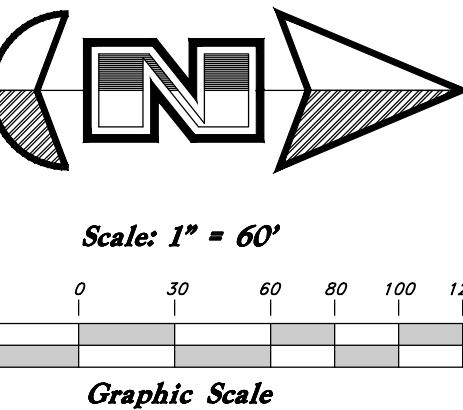


VICINITY MAP  
Not to Scale









## \* See All Sheets\*

## NOTES

- All construction shall conform to Weber County standards and specifications.
- Culinary water services will be 1" Dia. Poly Pipe (200 P.S.I. CTS Poly Pipe AWWA Standard C901) to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- An excavation permit is required for all work done within the existing Right of Way.
- Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

## GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per district standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

## UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

## CULINARY SERVICE LATERALS

- 3/4" to 1" diameter pipe - 200 PSI CTS Poly (AWWA Standard C901)
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe (DR18)

## WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

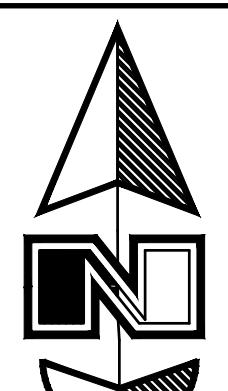
## SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

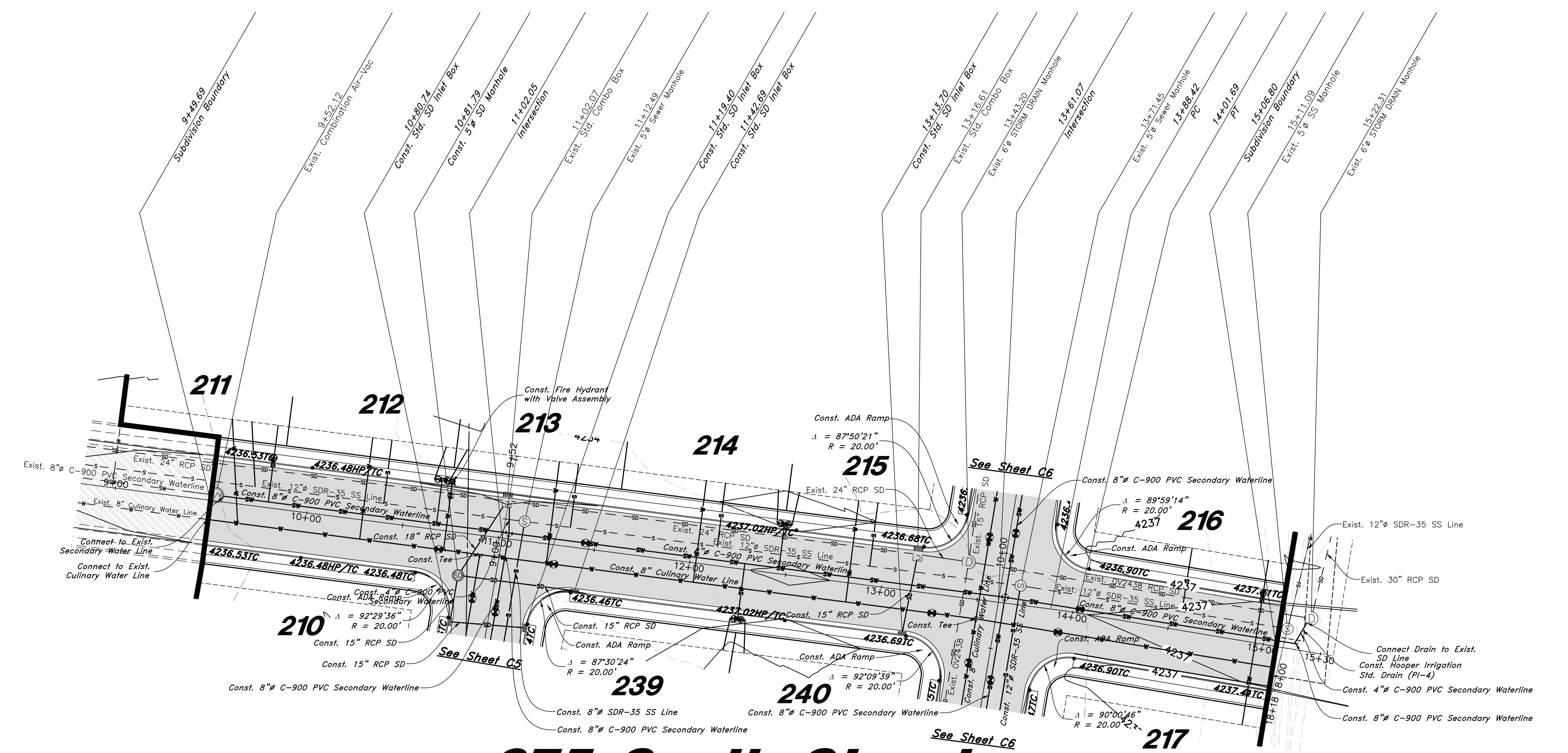
## STORM DRAIN LINES

- 10" pipe or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

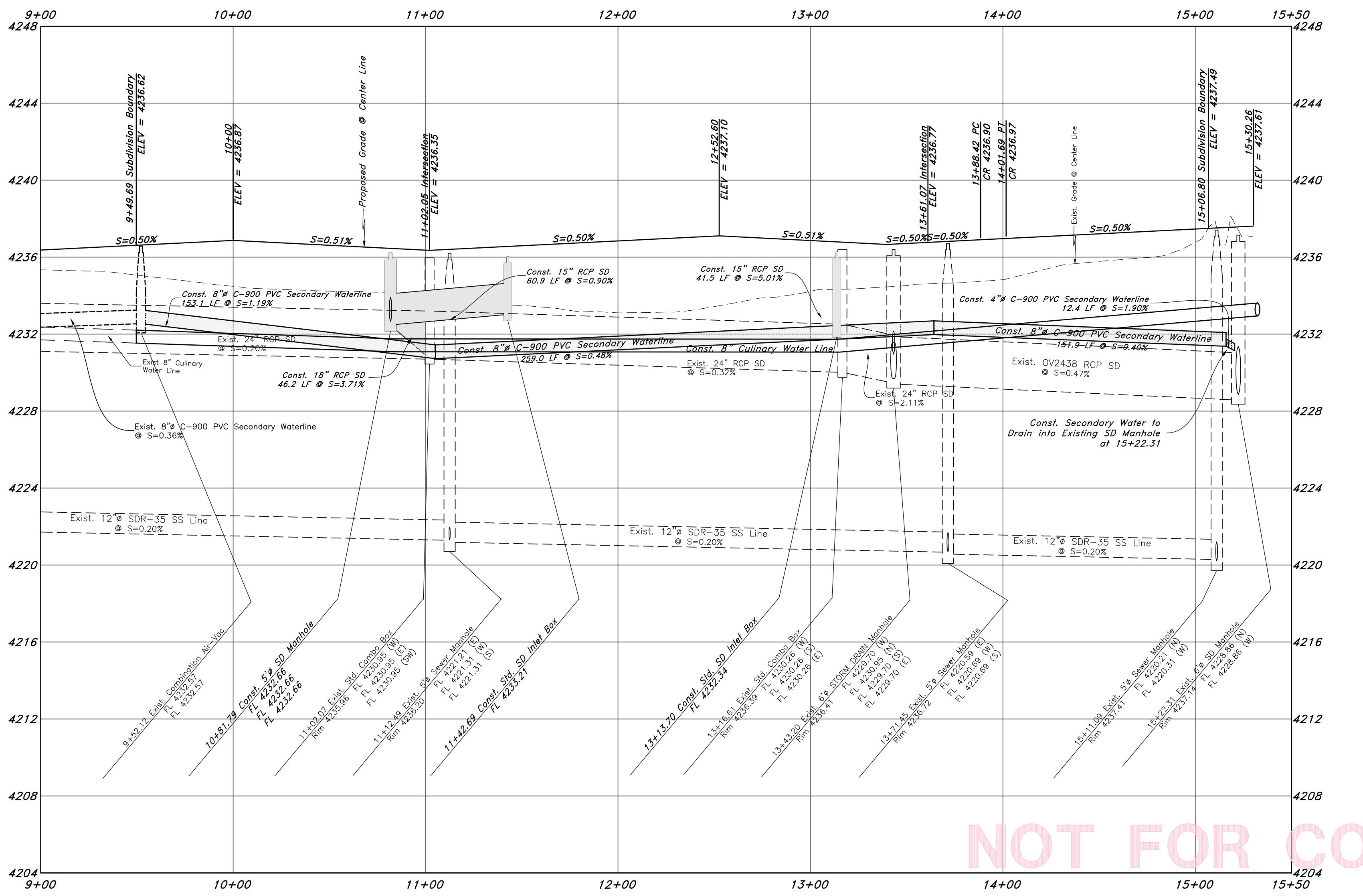




Horz. Scale: 1"=40'  
Vert. Scale: 1"=4'  
Graphic Scale



## 675 South Street



NOT FOR CONSTRUCTION



## Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, 16N, R2W, SLC (80) 52-0222 FAX (80) 39544

February 2024

SHEET NO.

C3

21N724 - BP

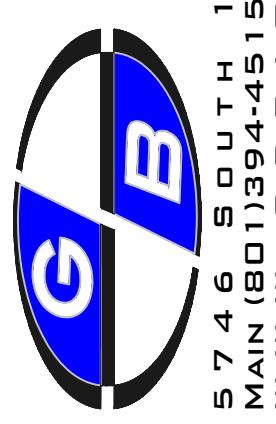
## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	○
Water Manhole	○
Storm Drain Manhole	○
Electrical Manhole	○
Catch Basins	○
Exist. Fire Hydrant	○
Fire Hydrant	○
Exist. Water Valve	○
Water Valve	○
Sanitary Sewer	○
Culinary Water	○
Gas Line	○
Irrigation Line	○
Storm Drain	○
Telephone Line	○
Service Waterline	○
Power Line	○
Fire Line	○
Light Drip	○
Power pole	○
Power pole w/guy	○
Light Pole	○
Fence	○
Flowline of ditch	○
Overhead Power line	○
Corrugated Metal Pipe	○
Concrete Pipe	○
Reinforced Concrete Pipe	○
Ductile Iron	○
Polyvinyl Chloride	○
Top of Asphalt	○
Edge of Asphalt	○
Centerline	○
Flowline	○
Finish Floor	○
Top of Curb	○
Top of Wall	○
Top of Walk	○
Top of Concrete	○
Natural Ground	○
Finish Contour	○
Exist. Contour	○
Finish Grade	○
Exist. Grade	○
Ridge Line	○
Direction of Flow	○
Existing Asphalt	○
New Asphalt	○
Heavy Duty Asphalt	○
Concrete	○
Open Face Curb & Gutter	○

REV DATE DESCRIPTION

REV



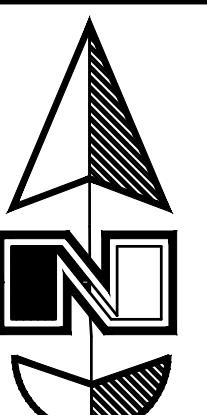
5 4 6 S O U T H 1 4 7 5 E A S T O G D E N, U T A H 8 4 4 0 3  
M A I N (80) 394-4615 S.L.C (80) 52-0222 FAX (80) 39544  
W W W . G R E A T B A S I N E E R I N G . C O M

Call

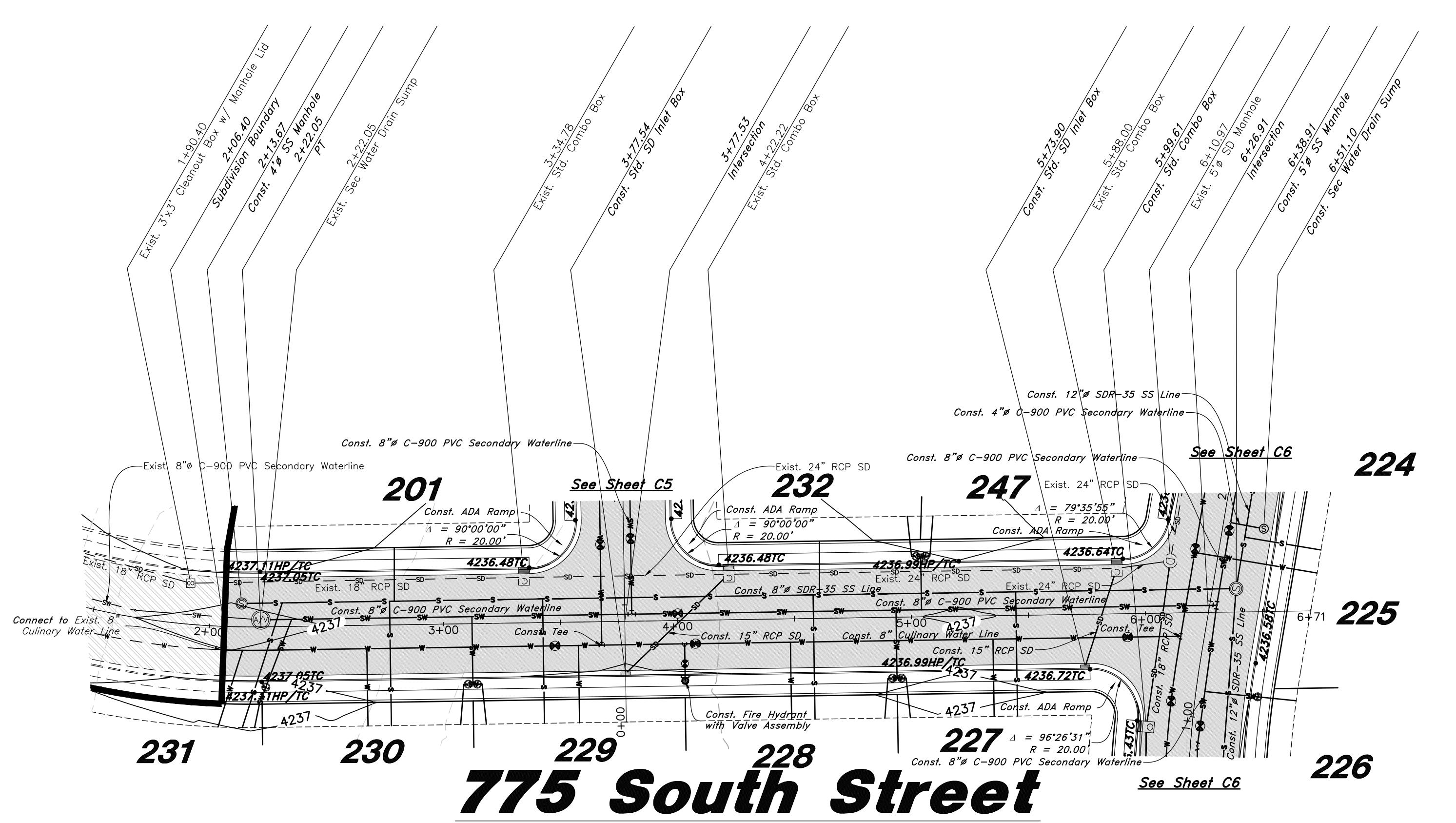
811

1-800-662-4111

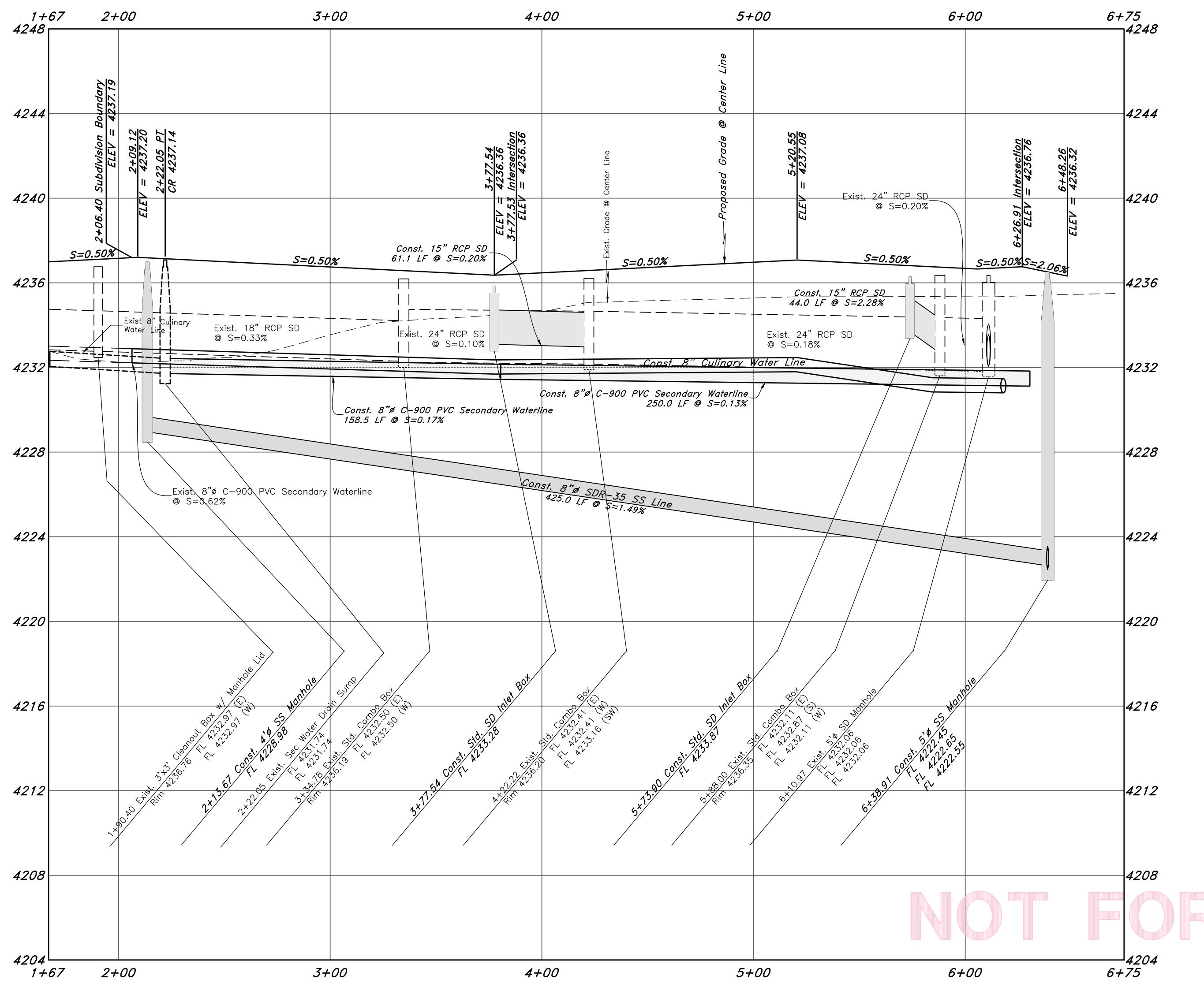
21N724 - BP



Horz. Scale: 1"=40'  
Vert. Scale: 1"=4'  
Graphic Scale



775 South Street



NOT FOR CONSTRUCTION

Call before you Dig  
Avoid cutting underground  
utility lines. It's costly!  
Call 811

February 2024  
SHEET NO. C4  
21N724 - BP

## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	○
Water Manhole	○
Storm Drain Manhole	○
Electrical Manhole	○
Catch Basins	○
Exist. Fire Hydrant	○
Fire Hydrant	○
Exist. Water Valve	○
Water Valve	○
Sanitary Sewer	○
Culinary Water	○
Gas Line	○
Irrigation Line	○
Storm Drain	○
Telephone Line	○
Service Waterline	○
Power Line	○
Fire Line	○
Light Duct	○
Power pole	○
Power pole w/guy	○
Light Pole	○
Flange	○
Flowline of ditch	○
Overhead Power line	○
Corrugated Metal Pipe	○
Conduit Pipe	○
Reinforced Concrete Pipe	○
Ductile Iron	○
Polyvinyl Chloride	○
Top of Asphalt	○
Edge of Asphalt	○
Centerline	○
Flowline	○
Finish Floor	○
Top of Curb	○
Top of Wall	○
Top of Walk	○
Top of Concrete	○
Natural Ground	○
Finish Contour	○
Exist. Contour	○
Finish Grade	○
Exist. Grade	○
Ridge Line	○
Direction of Flow	○
Existing Asphalt	○
New Asphalt	○
Heavy Duty Asphalt	○
Concrete	○
Open Face Curb & Gutter	○

5 7 4 6 S O U T H 1 4 7 5 E A S T O G D E N , U T A H 8 4 4 0 3  
M A I N ( 8 0 1 ) 3 9 4 - 4 6 1 5 S . L . C ( 8 0 1 ) 5 2 - 0 2 2 2 F A X ( 8 0 1 ) 3 9 4 - 4 6 1 1

Riverbend Farm Phase 2

2

1

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

2

3

4

5

6

7

8

9

0

1

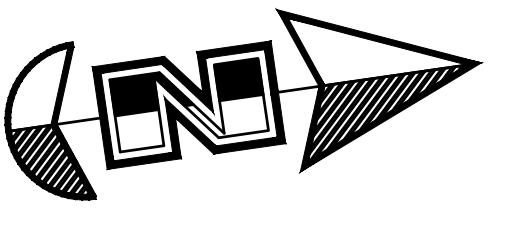
2

3

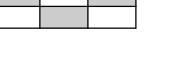
4

5

6



Horz. Scale: 1"=40'  
Vert. Scale: 1"=4'  
Graphic Scale



Horz.

Scale:

1"

=40'

'

Vert.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

1"

=40'

'

Horz.

Scale:

1"

=4'

Graphic

Scale

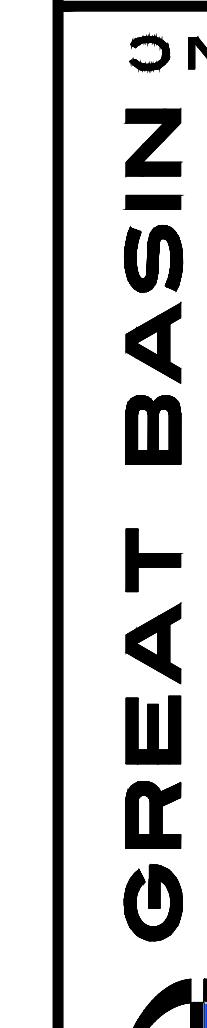
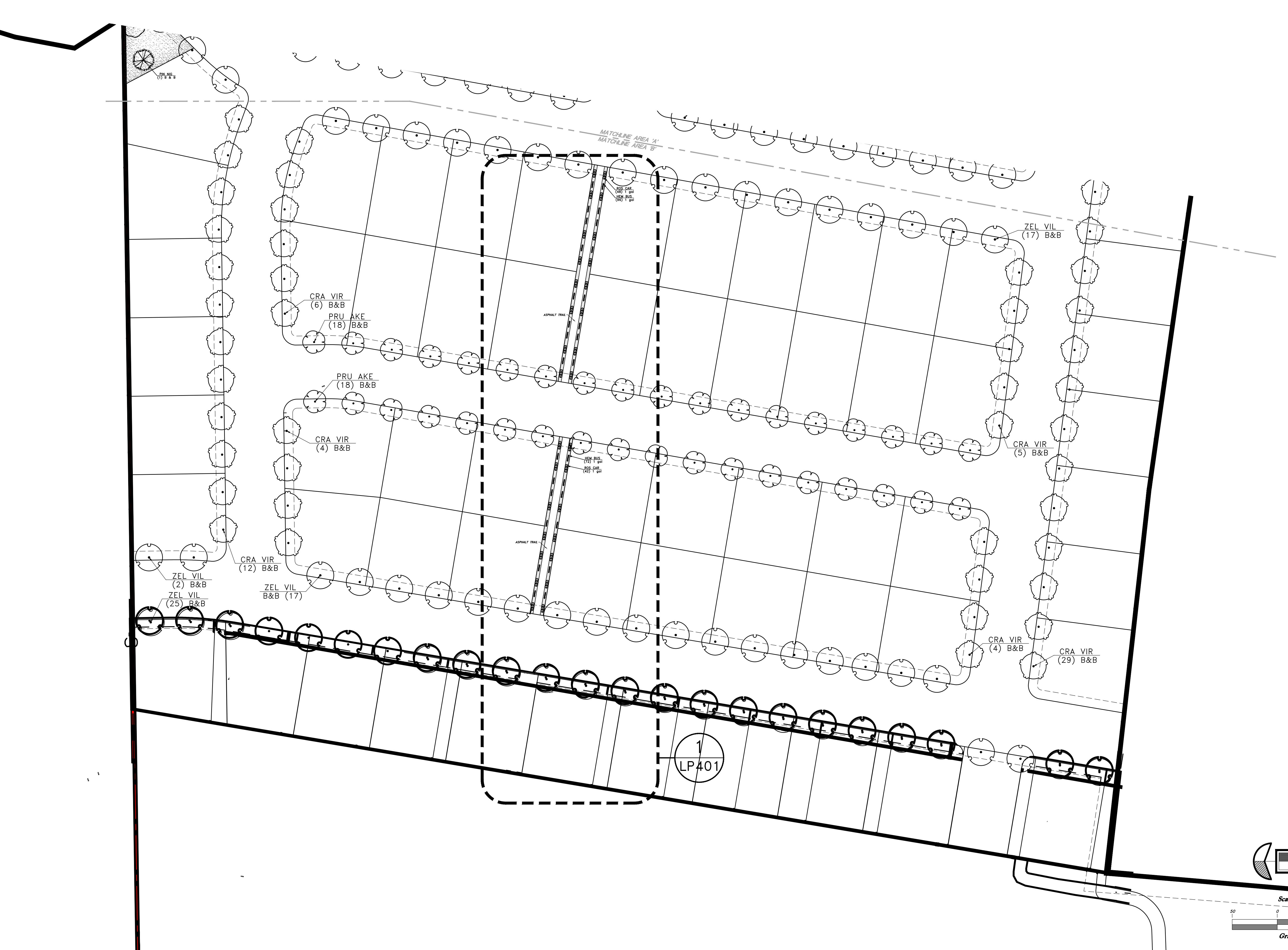
1"

=40'

'

Horz.





5 7 4 6 S O U T H 1 4 7 5 E A S T O G D E N, U T A H 8 4 4 0 3  
M A I N (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
W W . G R E A T B A S I N E E R I N G . C O M

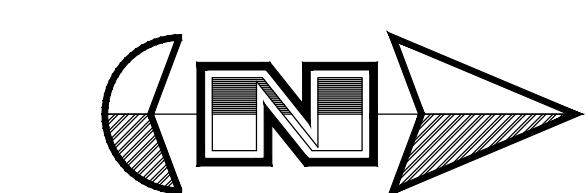
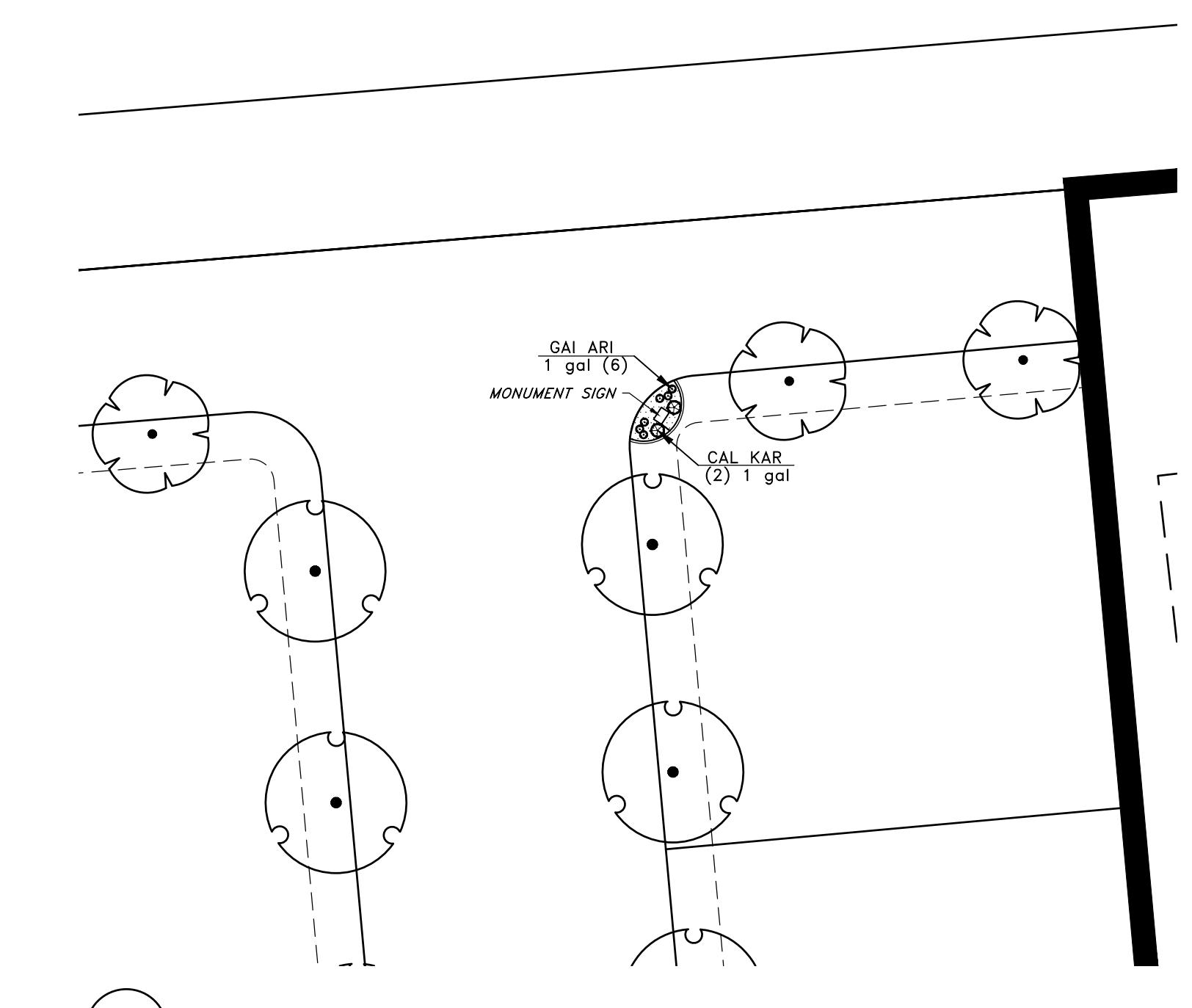
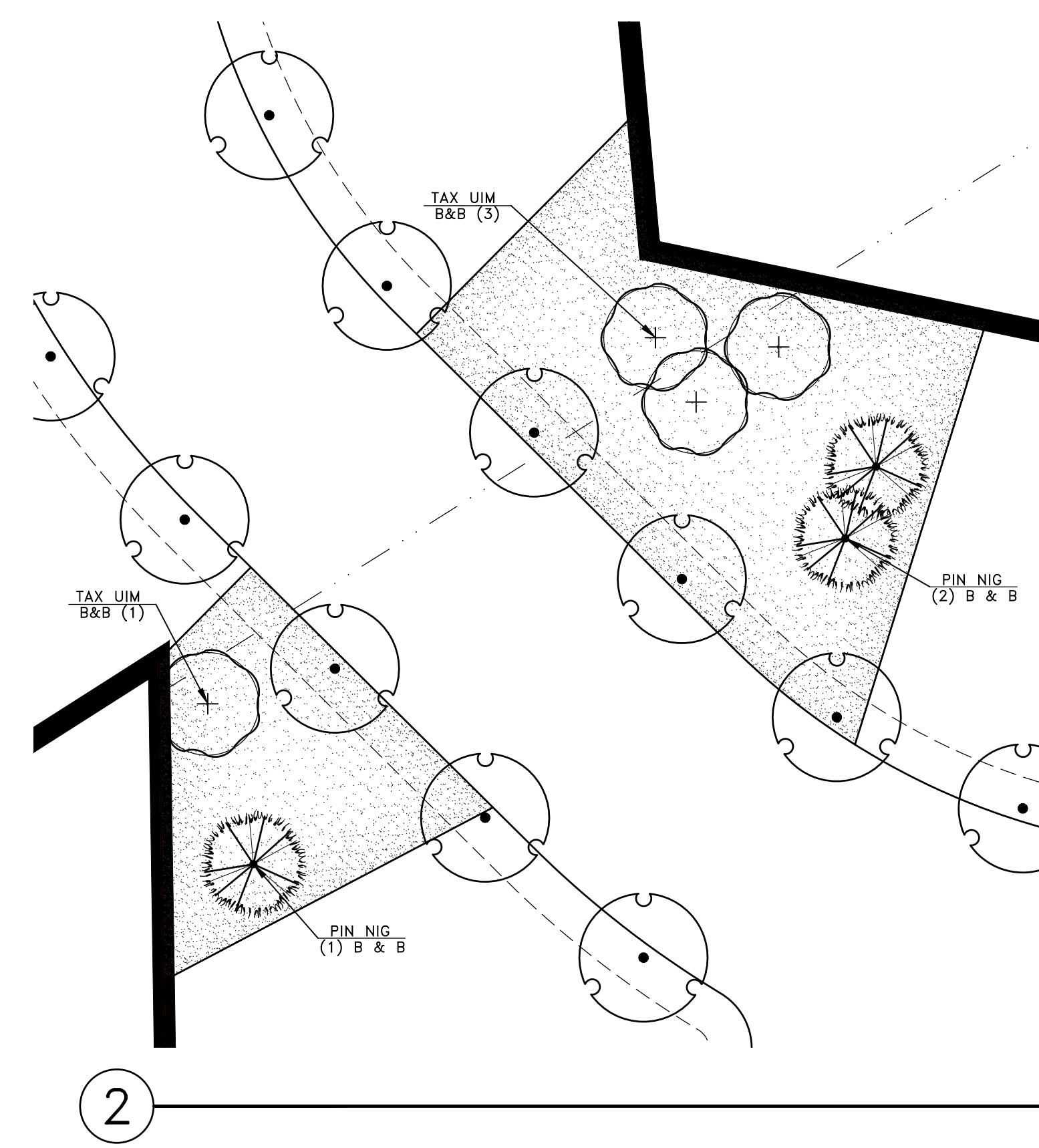
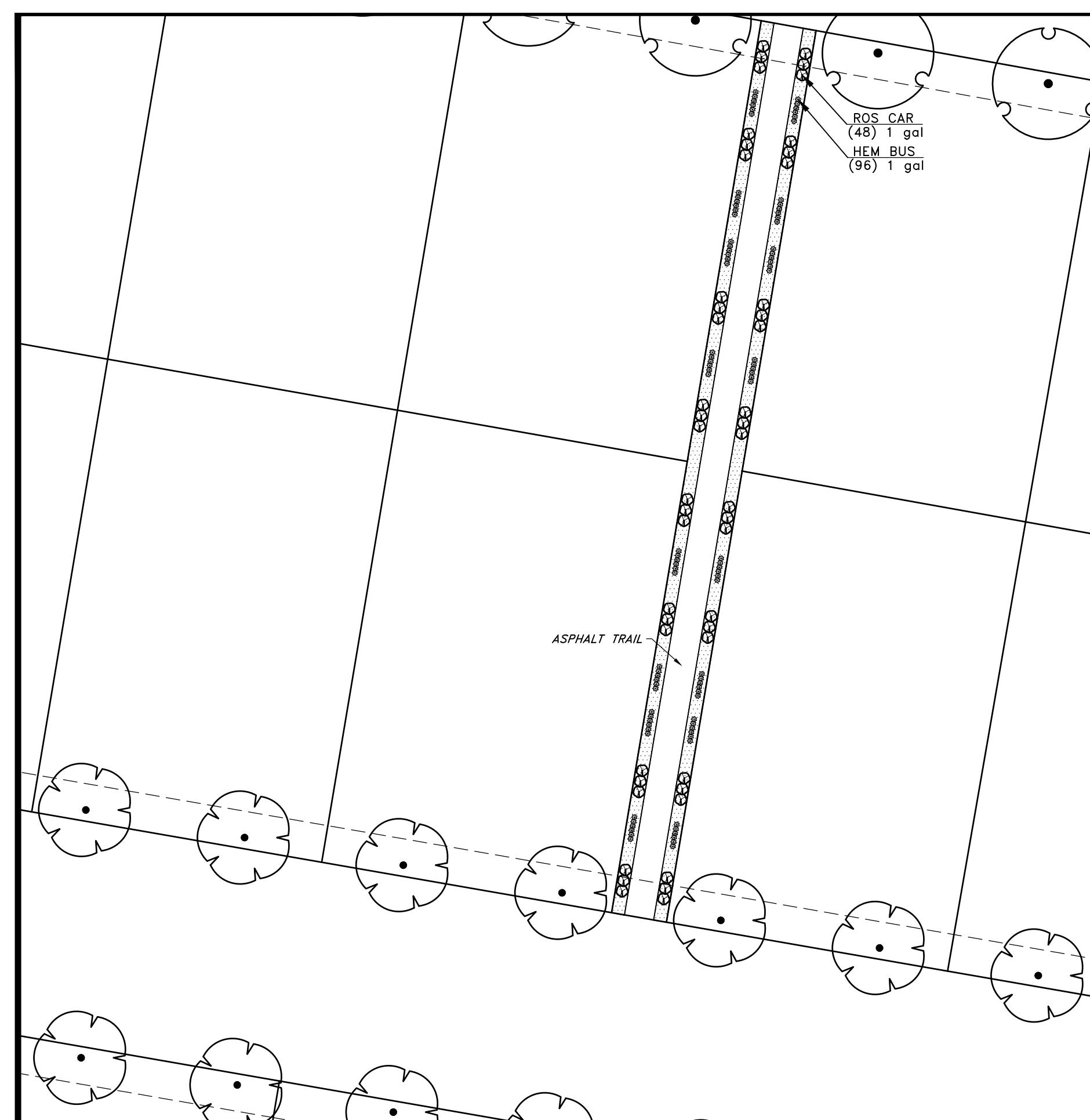
1 6/8/2021 County Comments, Site Table

REV DATE

DESCRIPTION

REV DATE

DESCRIPTION



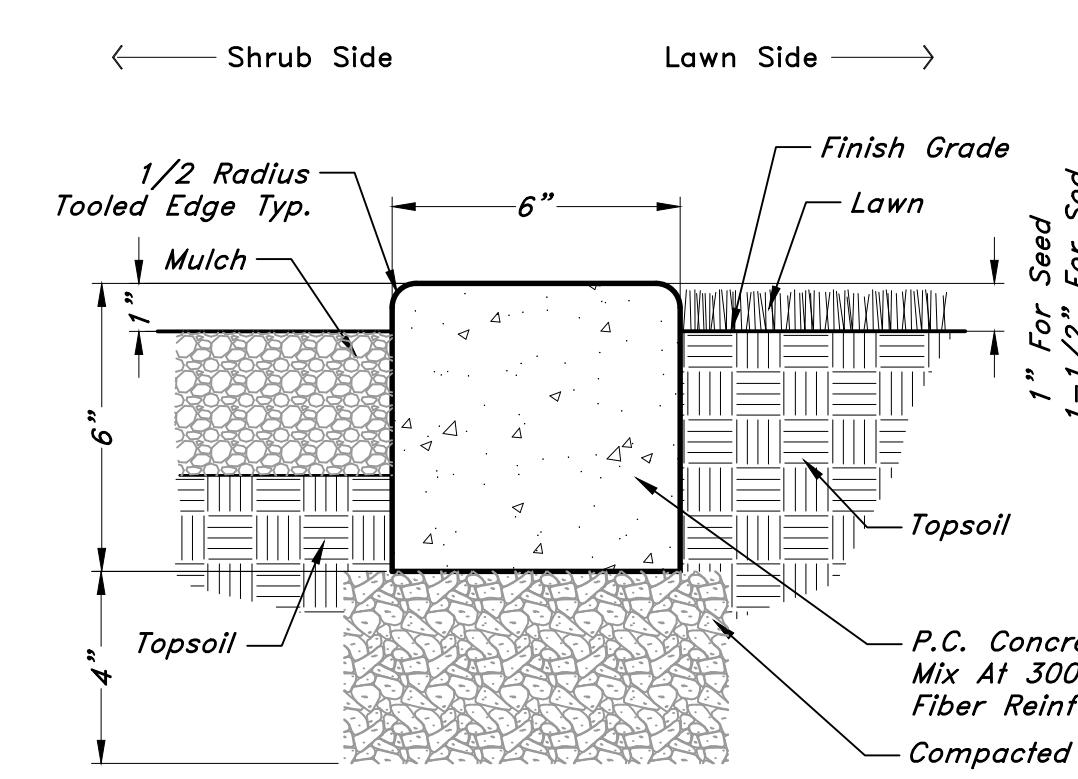
Scale: 1" = 30'  
Graphic Scale

#### PLANTING NOTES

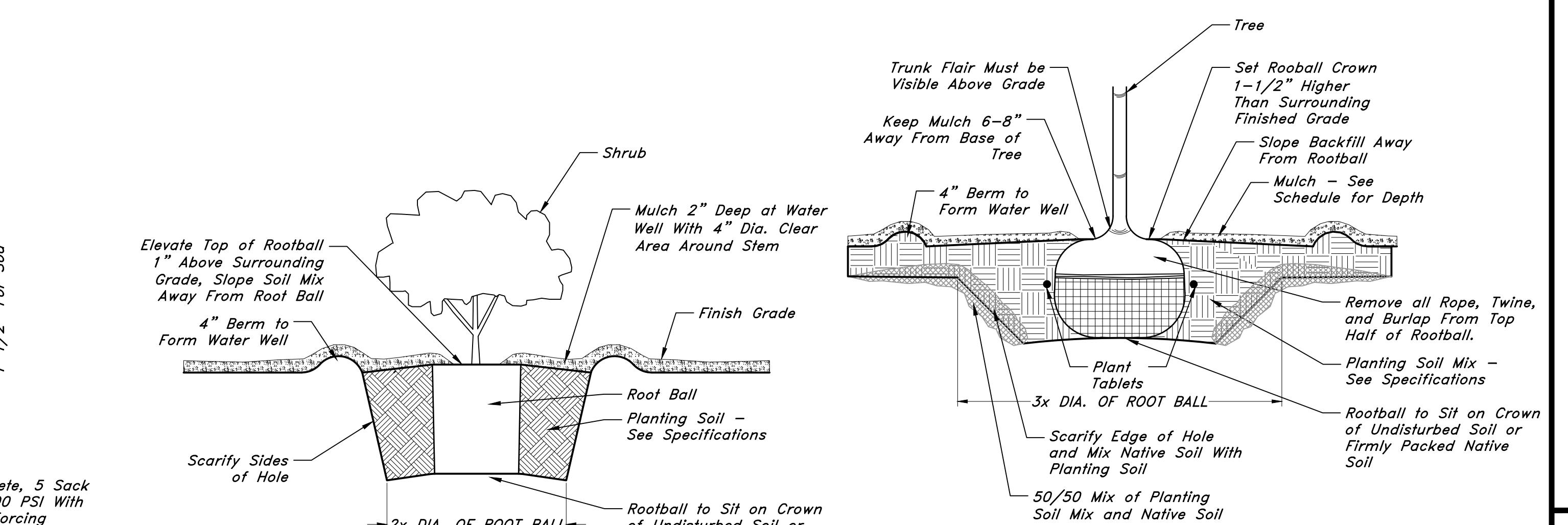
1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL FOR TOPDRESSING. THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN PLANTING UNTIL ALL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO PLANTING. DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE HARVESTED AND STOCKPILED SITE, SCREEN AND AMEND AS NECESSARY TO MEET ACCEPTABLE STANDARDS FOR TOPDRESSING AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (KOEING, ISAMAN, UTAH STATE EXTENSION, 2004). <http://extension.usu.edu/files/publications/publication/AG-SC-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATION AND FINISH ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SCHEDULE INDICATED. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS AS INDICATED WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS

#### PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIN NIG	11	Pinus nigra / Austrian Black Pine	B & B	2"Cal	6-7' HT
TAX UIM	16	Taxodium distichum 'Green Whisper' / Bald Cypress	B&B	2"Cal	
TIL STL	6	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B&B	2"Cal	
ULM PRO	10	Ulmus wilsoniana 'Prospector' / Prospector Elm	B&B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME			
ROS CAR	114	Rosa x 'Carefree Wonder' / Rose			1 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME			
CAL KAR	2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass			1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME			
GAI ARI	6	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower			1 gal
HEM BUS	216	Hemerocallis x 'Little Business' / Little Business Daylily			1 gal
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	TYPE
	3,968 sf	Decorative Gravel Mulch / 2"-3" Washed Crushed/Angular Gravel Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabric			Stone Mulch
	77,764 sf	Dwarf Fescue Sod Plant Over 6" Deep Imported Topsoil - See Specifications			sod



3 6" MOWSTRIP



Notes:  
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 SHRUB PLANTING

NTS

1 TREE PLANTING

NTS

## G B GREAT BASIN ENGINEERING



5746 SOUTH 1475 EAST GOLDEN, UTAH 84403  
MAIN (801)394-4515 S.I.C. (801)521-0222 FAX (801)392-7544  
W. GREAT BASIN ENGINEERING CO. M

## Enlarged Landscape Plan Riverbend

A part of Section Southeast Quarter of 16 and the West Half of Section 15, Twp. 16N, U.S. Survey

June, 2021

SHEET NO.

LP401

21N724

REV	DATE	DESCRIPTION
1	6/8/2021	County Comments, Site Table



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

2/23/2024

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Riverbend Phase 2 Subdivision, a 47-lot subdivision. The address is approx. 775 S. 3500 W. West Weber UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= **Paid**
- Water Right Impact fee= \$104,566.00 97 lots total **Paid**. Phase one and two.
- Plan review is complete.
- Letter from Hooper Irrigation explaining their plans for the pressurized secondary water system.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Building of any home will not be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.**

Sincerely,

Ryan Rogers-Manager  
Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

February 28, 2024

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

RE: FINAL WILL SERVE LETTER – Riverbend Farms Subdivision, Phase 2

Phase 2 of the development is located at approximately 850 South and 3600 West and consists of 47 lots.

Hooper Irrigation Company will have pressure irrigation water available for the above project located at the above address.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines and will provide service upon occupancy. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429.

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary



# **Staff Report to the County Commission**

*Weber County Planning Division*

## Synopsis

## Application Information

**Application Request:** Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Parkway, located at approximately 2850 W 2600 N, Plain City.  
**Agenda Date:** Wednesday, March 6, 2024  
**Application Type:** Subdivision, administrative  
**Applicant:** Bryan Bayles  
**File Number:** LVT102323-2

## Property Information

**Approximate Address:** 2850 W 2600 N  
**Project Area:** 2.431 acres  
**Zoning:** R-3  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 19-019-0007, -0008, 0009

## Adjacent Land Use

## Staff Information

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

**Report Reviewer(s):** BG

## Applicable Ordinances

- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)
- Utah Code Title 17 (Counties) 27a (CLUDMA), Part 6 Subdivisions

## Background and Summary

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 was broken up into two phases; one to include the 39 lots, and the other phase just for JDC Parkway. The purpose for separating out the right-of-way was simply to address concerns related to review processing timelines.

On September 19, 2023 the Western Weber Planning Commission recommended preliminary approval of the application. The development agreement associated with the property requires the preliminary plan to be reviewed by the County Commission after receiving approval from the planning commission.

On October 3, 2023, the County Commission granted preliminary approval. Including this phase, the Master Developer is platting 39 out of the 725 units allowed under the development agreement, leaving 686 residential units left to plat in other phases of development.

On January 17, 2024, The Orchards Phase 1, that includes the lots, was granted final approval.

## Analysis

**General Plan:** The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village, and is planning a ROW that is commensurate with the anticipated impact of the proposed number of dwelling units in this area of the master plan for JDC Ranch.

**Public street infrastructure:** Phase 1 of the Orchards – ROW includes JDC Parkway, which is included in this request for approval is 80' in width, and will be a public right-of-way. There will be a roundabout located at 2675 North Street. Per the recorded development agreement, this 83' wide Right-of-way shall include a 7' landscape area, 10' concrete walk, and 5' park strip on one side, and a 5' walkway, and 4' park strip on the other. This cross-section includes 52' from top back of curb to top back of curb. All roadway standards outlined in the development agreement shall be followed.

**Review Agencies:** This right of way plan has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the county surveyor and engineering division.

Per Utah Code, 17-27a-6, a section plat is required when any land is to be subdivided. This plat proposes to subdivide land and dedicate this land as a public right-of-way

## Staff Recommendation

Staff recommends final approval of the Orchards at JDC Ranch Phase 1 ROW (JDC Parkway) at 2850 W 2600 N, Plain City.

This recommendation for approval is subject to all review agency requirements and based on the following findings:

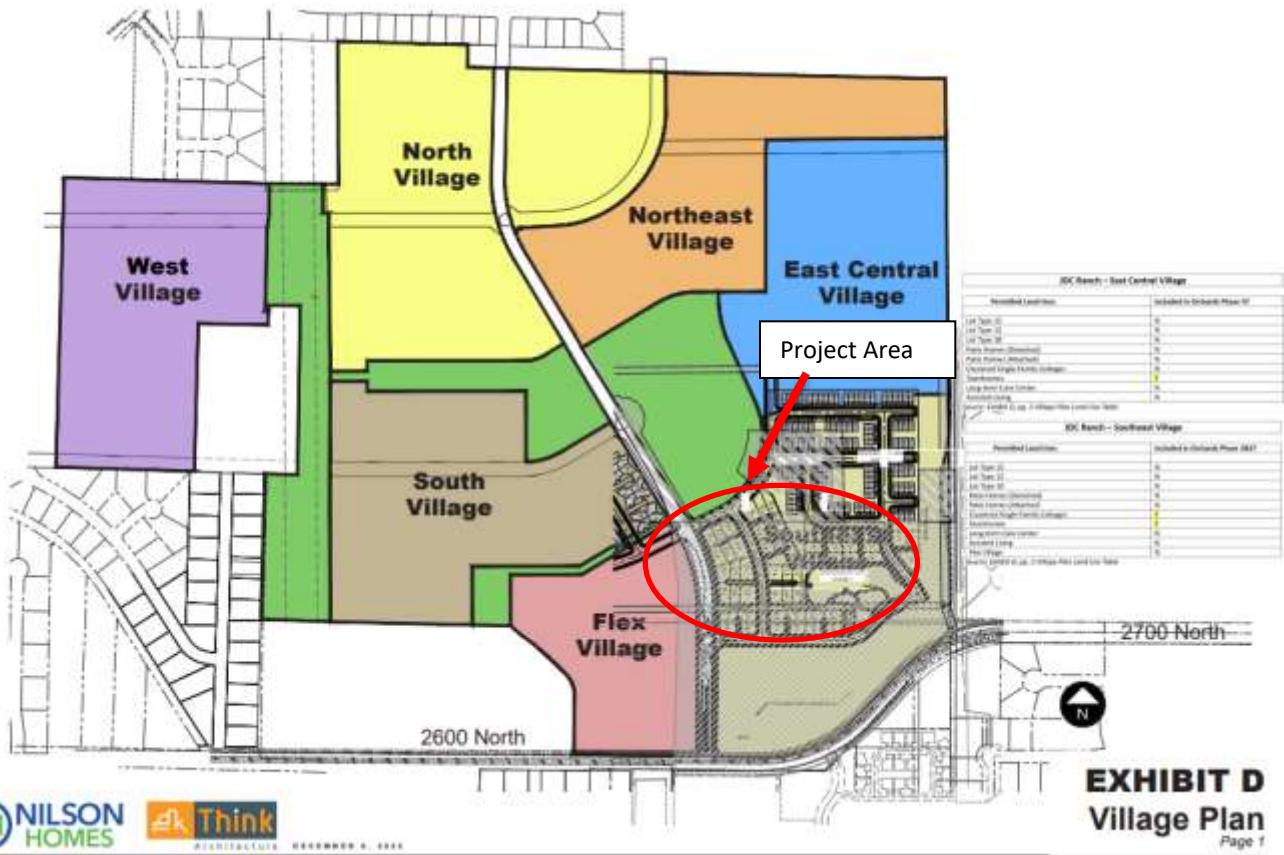
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

## Exhibits

- A. Proposed Final Plat
- B. Open Space Plan

## Location map





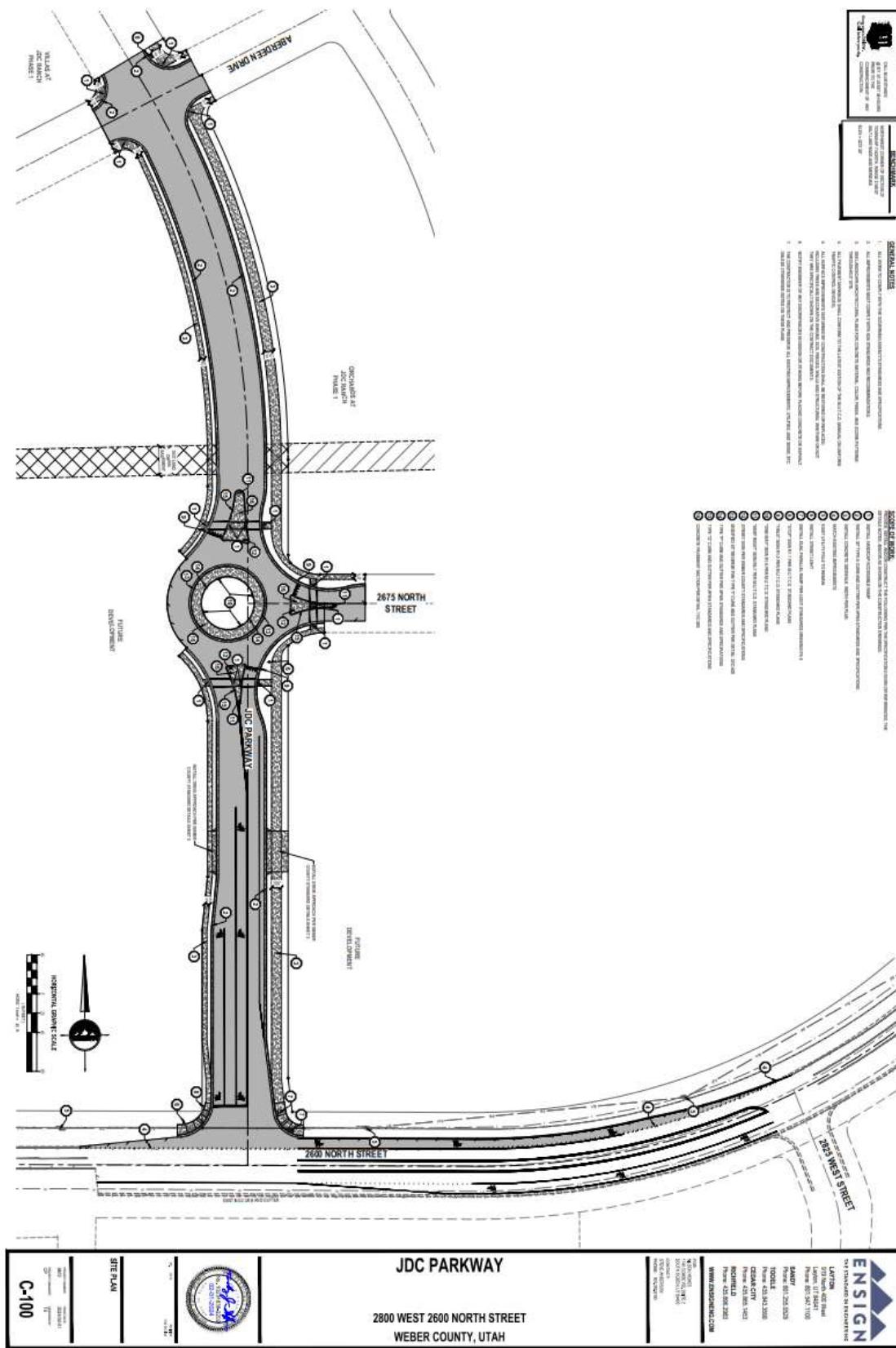
**N** NILSON  
HOMES

**Think**  
ARCHITECTURE

DECEMBER 8, 2008

## **Exhibit A – Proposed Final Plat**

## Exhibit B – Road Detail & Approved Cross Section



# 83' Right-of-way

