WESTERN WEBER PLANNING COMMISSION

AMENDED MEETING AGENDA

May 12, 2020
5:00 p.m

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

1. Approval of 2020 Planning Commission Rules of Order

Petitions, Applications, and Public Hearings
2. Administrative Items

2.1 LVB112219: Consideration and action on a request for preliminary approval of Bridger Butler Subdivision consisting of four lots located at approximately 4700 W 2843 S, Taylor.
Applicant: Jeff Butler; Staff Presenter: Scott Perkes

2.2 LVS031120: Consideration and action on a request for preliminary approval of The Taylor Landing Subdivision (Formerly known as Meadows Subdivision) consisting of 156 lots located at approximately 4000 W 2200 S, Ogden.
Applicant: Jessica Prestwich; Staff Presenter: Scott Perkes

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel:

7. Adjourn to Work Session

WS 1: ZTA2020-04: Discussion regarding a request to amend the Weber County Code to require PUE's to be as specified by the County Engineer and/or Land Use Authority and to enable development along substandard streets under specific conditions.

WS 2: Discussion regarding rezoning procedures and Legislative amendments

WS 3: ZTA2020-03 Discussion regarding a proposed accessory dwelling unit ordinance.

WS 4: ZTA2020-02 Discussion regarding proposed amendments to rezone procedures

WS 5: ZTA2017-17Discussion regarding the planned residential unit development (PRUD) code

Join Zoom Meeting
https://us02web.zoom.us/j/89328378224

Meeting ID: 893 2837 8224

One tap mobile
+13462487799,,89328378224# US (Houston)
+16699006833,,89328378224# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
Meeting ID: 893 2837 8224
Find your local number: https://us02web.zoom.us/u/kdTJy24j2

The Virtual Meeting will be held via Zoom.

A Pre-Meeting will be held at 4:30 p.m. via ZOOM. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.
No decisions are made in the pre-meeting, but it is an open, public meeting.

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

Meeting Procedures

Outline of Meeting Procedures:

- The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- The typical order is for consent items, old business, and then any new business.
- Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- The applicant will outline the nature of the request and present supporting evidence.
- The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- To judge applications based upon the ordinance criteria, not emotions.
- The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- When commenting please step to the podium and state your name and address.
- Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- All comments must be directed toward the matter at hand.
- All questions must be directed to the Planning Commission.
- The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- The application is available for review in the Planning Division office.
- Speak to the criteria outlined in the ordinances.
- Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- Support your arguments with relevant facts and figures.
- Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- State your position and your recommendations.

Handouts:

- Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- Keep your emotions under control, be polite, and be respectful.
- It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Staff Report to the Western Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on preliminary approval of Bridger Butler Subdivision consisting of 4 lots.
Type of Decision:	Administrative
Agenda Date:	Tuesday, May 12, 2020
Applicant:	Jeff Butler, Owner
File Number:	LVB112219

Property Information

Approximate Address:	2843 S 4700 W, Taylor, UT, 84401
Project Area:	5.109 acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Residential/Agriculture
Proposed Land Use:	Residential
Parcel ID:	15-086-0030, 15-086-0031
Township, Range, Section:	T6N, R2W, Section 32 NW

Adjacent Land Use

North:	Residential	**South:**	Agriculture
East:	4700 West St/Residential	**West:**	Agriculture

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us
Report Reviewer:	SB

Applicable Land Use Codes

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

Background and Summary

The applicant is requesting preliminary approval of Bridger Butler Subdivision consisting of one existing, and three new lots, located at approximately 2843 S 4700 W in the A-1 Zone. Access for each of the four lots is provided via a 30-foot private access easement that was recently approved under file AAE 2020-01. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Analysis

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

Zoning: As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the A-1 zone standards in LUC § 104-5. The subject property is located in the A-1 Zone. Single-family dwellings are a permitted use in the A-1 Zone.

> Lot area, frontage/width and yard regulations: In the LUC § 104-7-6, the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150 feet. The area and width of each of the four lots within the subdivision equal or exceed the minimum requirements for the zone.

Streets and rights-of-way: The proposed subdivision will not create any new public streets. Due to limited frontage along 4700 West St., access to each of the four lots is being provided by a 30-foot wide private access easement as approved by Alternative Access Exemption file AAE 2020-01. As part of this approved Alternative Access Exemption application, staff worked with the applicant in an attempt to secure additional frontage along 4700 West St. from the property owner to the south (Utah Power and Light). These efforts failed as UPL was not interested in any type of land swap or right-of-way

dedication scenario at this time (see Exhibit XX for a letter from UPL stating their position). This limited frontage was part of the consideration that lead to the approval of an alternative access exemption. However, in an effort to secure right-of-way for a potential future public street, staff has requested that the applicant dedicate as much 66-foot right-of-way through the subdivision as possible. Doing so will allow the county to continue working with Utah Power and Light to possibly secure the additional right-of-way necessary to develop a full county standard public street in the future if needed and desired. This right-of-way dedication will be required as part of the final platting of this proposed subdivision and will ensure that homes built on the newly created lots are compliant with setbacks from a potential future public street should it ever convert from an access easement.

Additionally, the proposed subdivision will dedicate a small strip of right-of-way along its frontage with 4700 West St. to complete a 55' right-of-way width to centerline.

Prior to final approval, a letter from UDOT will be required approving access to be taken off of 4700 West St. Per LUC Sec 106-4-2(f) this letter will also need to indicate a waiver of sidewalk installation along the 4700 West. St. frontage.

Culinary water and sanitary sewage disposal: Taylor West Weber Water has given Feasibility and preliminary approval for culinary water services for three lots. Lot #1 of this subdivision has an existing home, and is already connected to culinary water. Hooper Irrigation has provided a preliminary will-serve letter for secondary water to be provided to all four lots. Lot #1 is connected to an existing onsite waste water system. Each of the three new lots will be connected to individual on-site waste water systems as well. The Weber Morgan Health Department has conducted percolation testing and have issued a feasibility letter for these new systems.

Review Agencies: to date, the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District have reviewed the proposed subdivision. All review agency requirements must be addressed and completed prior to this subdivision being forwarded for final approval.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2020 property taxes are not considered due at this time, but will become due in full on November 30, 2020.

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

Staff Recommendation

Staff recommends preliminary approval of the Bridger Butler Subdivision consisting of four lots, located at approximately 2843 S 4700 W, in Taylor, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Prior to scheduling for final approval, resolution to the three existing boundary line discrepancies identified in the submitted title report will be required.
2. Prior to scheduling for final approval, final improvement plans will need to be reviewed and approved by the County Engineer.
3. At the time the final plat is recorded, the owner will also be required to record the following covenants:
    a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
    b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
4. The conditions of approval, as identified as part of the Alternative Access file (AAE 2020-01), shall be met prior to, or concurrently with the recording of a final subdivision plat.
5. Prior to scheduling for final approval, an approval letter from UDOT will be required approving access off of 4700 West St. This letter will also need to indicate a waiver of sidewalk installation along the 4700 West St. frontage.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Exhibits

A. Subdivision application
B. Subdivision plat
C. Will-serve & feasibility letters
D. Utah Power & Light Letter

Area Map

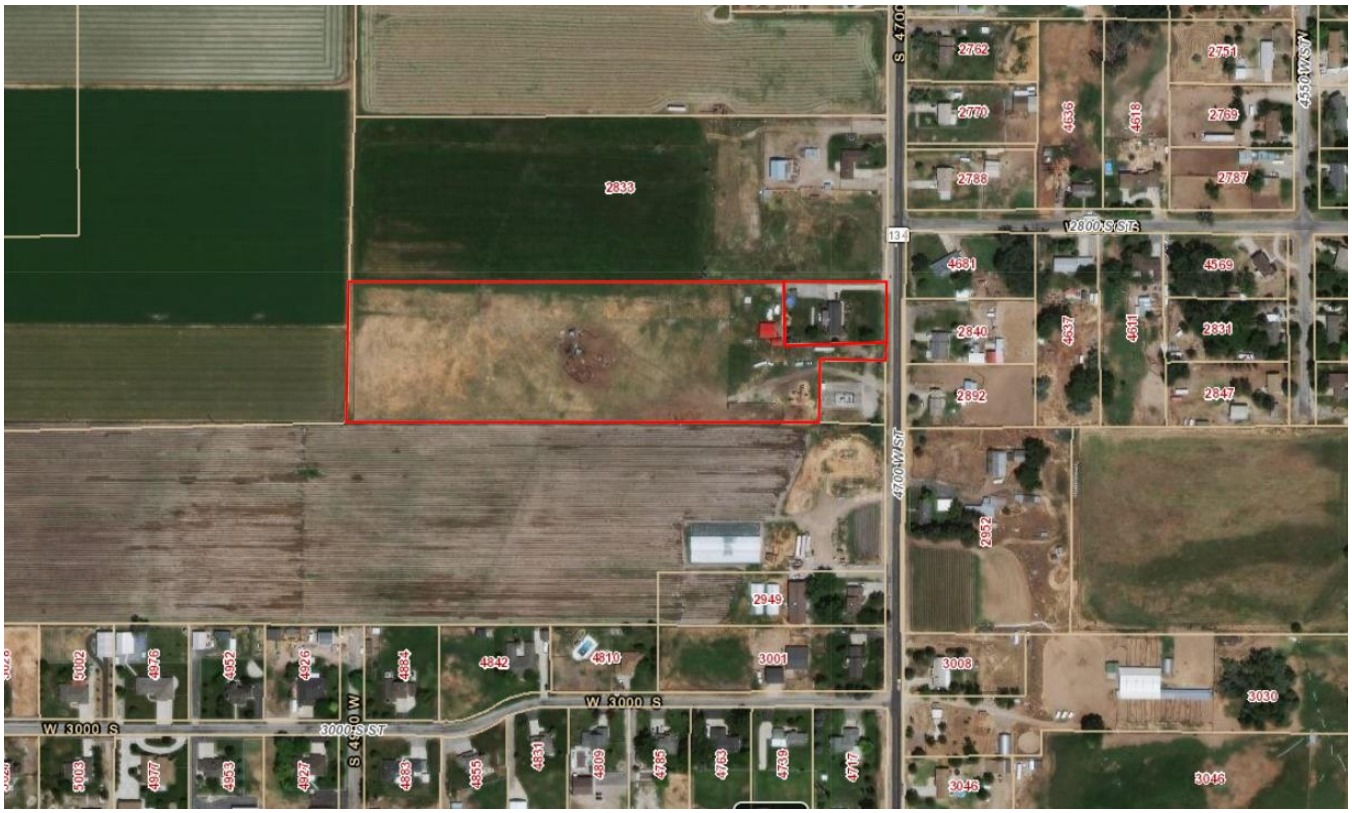

2762
2751
2770
4536
4518
2769
2788
2787
2800 S ST
4681
4569
2840
4537
4511
2831
2892
2847
4700 W ST
2552
2949
3001
3008
3030
3046
W 3000 S
3000 S ST
4700 W ST

Exhibit A – Subdivision Application

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
11/19/19			

Subdivision and Property Information

Subdivision Name	Number of Lots
Butler	3

Approximate Address	Land Serial Number(s)
2B4350 4700W Taylor	150860030

Current Zoning	Total Acreage
A-1	8.91

Culinary Water Provider	Secondary Water Provider	Wastewater Treatment
Taylor West Weber	Taylor West Weber	Septic

Property Owner Contact Information

Name of Property Owner(s)	Mailing Address of Property Owner(s)
Jeff & Lisa Butler	284350 4700W Ogden UT 84401
Phone: 801 648-3002 / Fax:	
Email Address: butteryardcare@yahoo.com	Preferred Method of Written Correspondence: (Email) Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
Lisa Butler	2843 so 4700w Ogden UT 84401
Phone: 801 648-3002 / Fax:	
Email Address: butteryardcare@yahoo.com	Preferred Method of Written Correspondence: (Email) Fax Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer	Mailing Address of Surveyor/Engineer
Reeves + Associates	See plans
Phone: / Fax:	
Email Address:	Preferred Method of Written Correspondence: Email Fax Mail

Property Owner Affidavit

I (We), LISA BUTLER, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Lisa Butler
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 19 day of Nov, 20 19.

ANGELA MARTIN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 685669
COMM. EXP. 11-24-2019

Exhibit B

VICINITY MAP
SCALE: NONE

50 0 50 100 150
Scale: 1" = 50'

NOTES
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. CONNECT TO EXISTING CULINARY & SECONDARY UTILITIES IN 4700 WEST STREET.
3. PROJECT ZONE X PER FEMA FLOOD MAP 49057C0425E, EFFECTIVE 12/16/2005.
4. STORM WATER RUN-OFF WILL SURFACE FLOW INTO DITCH WEST OF PROPERTY.
5. PROPOSED STREET IS A 30' ACCESS EASEMENT
6. DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY.
7. A 10' EASEMENT WILL BE GIVEN FOR ANY PIPED DITCHES.
8. CONSTRUCT SWALES AS NECESSARY.
9. LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.

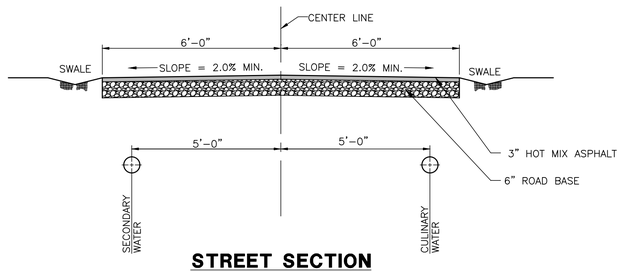
TEST PIT DATA

EXPLORATION PIT #1 – (UTM ZONE 12 NAD 83
0408282 E 4562964 N)
0–18" LOAM, GRANULAR STRUCTURE, 5% FINE GRAVEL
18–44" SANDY LOAM, MASSIVE STRUCTURE,
44–68" SANDY LOAM, MANY MOTTLES THROUGHOUT @ 45 INCHES
GROUND WATER @ 68"

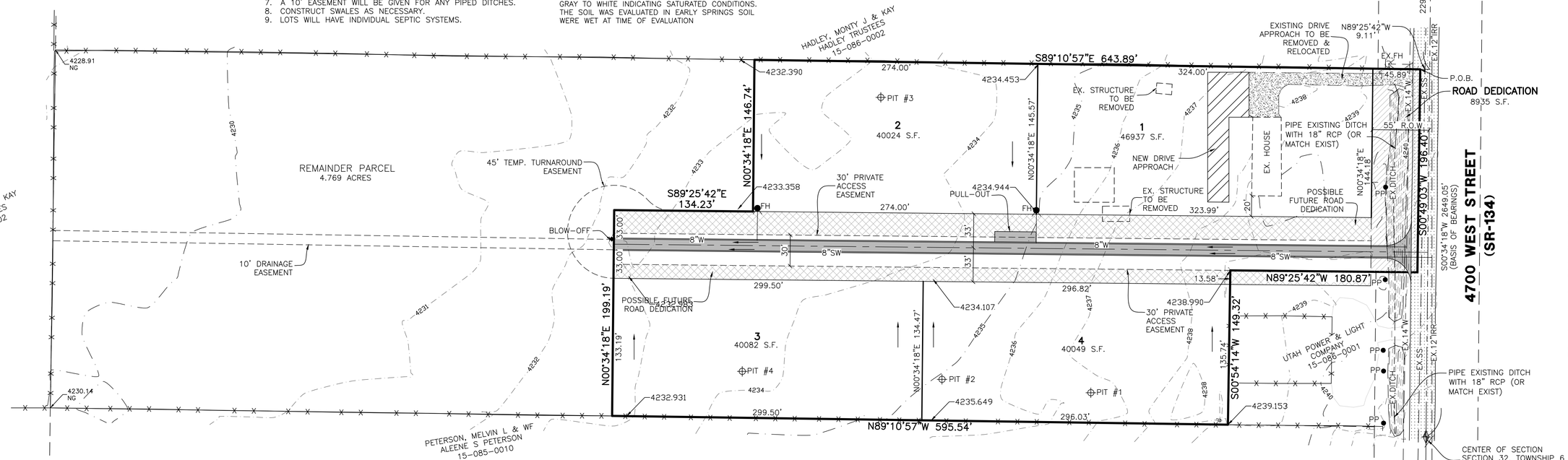
EXPLORATION PIT #2 – (UTM ZONE 12 NAD 83
0408240 E 4522966 N)
0–08" LOAM, GRANULAR STRUCTURE
08–63" SANDY LOAM, MASSIVE STRUCTURE
63–73" SANDY LOAM, MOTTLING @ 64 INCHES
GROUND WATER @ 73"

EXPLORATION PIT #3 – (UTM ZONE 12 NAD 83
0408222 E 4563049 N)
0–16" LOAM, GRANULAR STRUCTURE
17–48" SANDY LOAM, MASSIVE STRUCTURE
48–72" SANDY LOAM, MOTTLING @ 60 INCHES
GROUND WATER@ 71"

EXPLORATION PIT #4 – (UTM ZONE 12 NAD 83
0408181 E 4562972 N)
0–11" LOAM, GRANULAR STRUCTURE
11–29" SANDY LOAM, MASSIVE STRUCTURE
29–65" SANDY LOAM, HORIZON AS A IS LIGHT GRAY TO WHITE INDICATING SATURATED CONDITIONS. THE SOIL WAS EVALUATED IN EARLY SPRINGS SOIL WERE WET AT TIME OF EVALUATION



STREET SECTION
PRIVATE ACCESS EASEMENT
SCALE: NONE



LEGEND

◆	= SECTION CORNER
———	= BOUNDARY LINE
———	= LOT LINE
— — — —	= ADJOINING PROPERTY
- - - - - - - - - - - -	= EASEMENTS
—— – ——	= ROAD CENTERLINE
—— – – ——	= SECTION TIE LINE
—— SW ——	= PROPOSED SECONDARY WATER LINE
— — EX.SW — —	= EXISTING SECONDARY WATER LINE (SIZE VARIES)
——W——	= PROPOSED CULINARY WATER LINE (SIZE VARIES)
— — EX.W — —	= EXISTING CULINARY WATER LINE
×—×—×—×—×	= EXISTING FENCE LINE
⧓	= PLUG W/ 2" BLOW-OFF
⌖ #	= TEST PIT
P.U.E.	= PUBLIC UTILITY EASEMENT
FH	= PROPOSED FIRE HYDRANT
EX.FH	= EXISTING FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
PP	= EXISTING POWER POLE
	= EXISTING ASPHALT SURFACE
	= PROPOSED ASPHALT SURFACE
	= ROAD DEDICATION
	= EXISTING STRUCTURE
	= POSSIBLE FUTURE ROAD DEDICAITON

ZONE INFO.
ZONE A-1 (AGRICULTURAL ZONE)
MIN. LOT AREA: 40,000 FT.
FRONT SETBACK: 30 FT.
SIDE SETBACK: 10 FT. W/TOTAL OF 2
SIDE YARDS NOT LESS THAN 24 FT.
REAR SETBACK: 30 FT.

BOUNDARY DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 2293.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.40 FEET; THENCE N89°25'42"W 180.87 FEET; THENCE S00°54'14"W 149.32 FEET; THENCE N89°10'57"W 595.54 FEET; THENCE N00°34'18"E 199.19 FEET; THENCE S89°25'42"E 134.23 FEET; THENCE N00°34'18"E 146.74 FEET; THENCE S89°10'57"E 643.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,530 SQUARE FEET OR 5.109 ACRES MORE OR LESS

Storm Runoff Calculations
Butler Property
11/22/2019 KBH 6403-01

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farr West, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the peak runoff for the site.

The calculations are as follows:

Drainage Area:
Total Area = 9.91 acre or 431,504 ft²
Runoff Coefficients
Paved Area 31,207 C = 0.9
Roof 10,400 C = 0.9
Landscaped Area 389,897 C = 0.2
Weighted Runoff Coefficient C = 0.27

Rainfall Intensities:
10-yr intensity for a 15 minute TOC - Pipe Capacity **2.06** in/hr

Peak Run-off:
Runoff Coefficient C = 0.27
Rainfall Intensity i = 2.06 IN./HR.
Acreage A = 9.91 ACRES
Q **Q =** **5.46 cfs**

DEVELOPER:
Jeff Butler
2843 S. 4700 W.
Taylor, UT. 84401
(801) 710-9568

Bridger Butler Subdivision
Weber County, Utah

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION — DATE
City Comments — 2-12-20
City Comments — 4-07-20

Bridger Butler Subdivision
PART OF THE NW 1/4 OF SECTION 32, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 7-9-19
Name: BRIDGER BUTLER SUBDIVISION
Number: 6403-01

Sheet 1 of 1 Sheets

Exhibit C – Will-Serve & Feasibility Letters

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
OCTOBER 4, 2019

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 District has the capacity to provide culinary water only for three lots at the proposed Butler Subdivision the approximate address is 2843 S 4700 W Taylor, Utah.

Requirements:

*Water rights fee = ($4,363 per lot or current cost when paid) Must be paid prior to subdivision construction.
*Secondary water = Must connect to Hooper Irrigation pressurized system.
*Connection /Impact fees will need to be paid by the lot owner (Impact fee $5,228 per lot (or current cost when paid).
*$375 for each meter connection.
*$25 per lot for plan review fees. ($75 total)

SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

Ryan Rogers - Manager

Expires 4/4/20

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax (801)985-3556
hooperirrigationco@msn.com

February 10, 2020

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

RE: PRELIMINARY WILL SERVE LETTER – Butler Subdivision

The development is located at 2843 South and 4700 West approximately and consists of 4 lots. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some changes possibly needed. The issue will be the private road. Hooper Irrigation does not install secondary water lines along private roads, only public easements. The developer will be responsible to run 8 in lines from the street to the lots in the development and will also be responsible for the maintenance of the lines along the private road. Hooper Irrigation will not maintain lines in a private road. Only this project 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 questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

March 24, 2020

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

RE: Preliminary Subdivision **Determination**
Butler Subdivision, 4 lots
Parcel #15-086-0030
Soil log #14122

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on November 19, 2014 and March 23, 2020. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1, completed November 19, 2014 (UTM Zone 12 Nad 83 0408282 E 4562964 N)
0–18" loam, granular structure, 5% fine gravel
18-44" sandy loam, massive structure,
44-68" sandy loam, many mottles throughout @ 45 inches
Ground water @ 68"

Exploration Pit #2, completed November 19, 2014 (UTM Zone 12 Nad 83 0408240 E 4522966 N)
0—08" loam, granular structure
08-63" sandy loam, massive structure
63-73" sandy loam, mottling @ 64 inches
Ground water @ 73"

Exploration Pit #3, completed November 19, 2014 (UTM Zone 12 Nad 83 0408222 E 4563049 N
0—16" loam, granular structure
17-48" sandy loam, massive structure
48-72" sandy loam, mottling @ 60 inches
Ground water @ 71"

Exploration Pit #4, completed March 23, 2020 (UTM Zone 12 Nad 83 0436137 E 4569006 N)
0-11" loam, granular structure
11-29" sandy loam, massive structure
29-65" sandy loam, horizon as a is light gray to white indicating saturated conditions. The soil were evaluated in early springs soil were wet at time of evaluation.

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS
Culinary water will be provided by Taylor-West Weber Water Improvement District, an extension of an existing approved non-community water system. **A letter from the water supplier is required prior to issuance of a permit**.

Lot 1: Has on existing home, serviced by an approved onsite wastewater system which was given final approval by this office in June 1972, under permit number W72160.

Lot 2-4: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.22 gal/sq. ft. /day as required for the sandy loam, massive structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

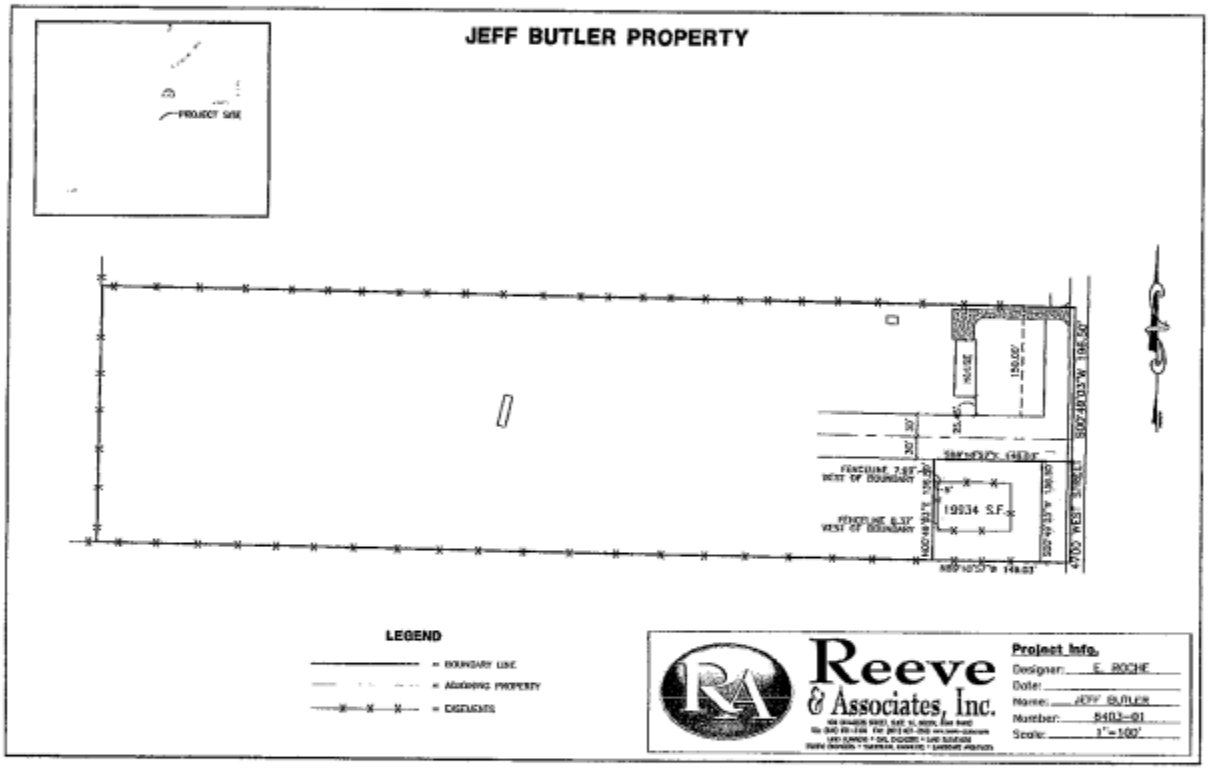
Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS III, Program Manager
Environmental Health Division
801-399-7160

Exhibit D – Utah Power & Light Letter



After careful review of your request to relocate Rocky Mountain Power's access to the Taylor substation located at 4700 West 2900 South, Weber County Utah, we have determined that the proposed new access will not work for our needs therefore the existing access must remain in place. Please don't hesitate to call should you require any additional information.

Thanks

Mike Wolf

Rocky Mountain Power

Transaction Services

1407 West North Temple, Suite 110

Salt Lake City, Utah 84116

Office: 801 220-2485

Fax: 801 220-4373

mike.wolf@rockymountainpower.net

Proudly serving our customers for 100 years.

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of Taylor Landing Cluster Subdivision, consisting of 156 lots.
Type of Decision	Administrative
Agenda Date:	Tuesday, May 12, 2020
Applicant:	Jessica Prestwich
File Number:	LVT031120

Property Information

Approximate Address:	4000 W 2200 S, Ogden, UT 84401
Project Area:	109.62 acres
Zoning:	Agricultural (A-1)
Existing Land Use:	Agriculture
Proposed Land Use:	Residential Subdivision
Parcel ID:	15-078-0001, 15-078-0158, 15-078-0110
Township, Range, Section:	T6N, R2W, Section 28

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) 1-7 (Definitions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background

The applicant is requesting preliminary approval for a 156 lot cluster subdivision, located at approximately 4000 west 2200 south, with a 50% bonus density for meeting the purpose and intent of the cluster code. The open space accounts for 58.29% of the net developable area and will be preserved as agricultural open space. The subdivision is proposed to be developed in five phases totaling 43.45 acres of single-family residential lots, with a proportionate amount of open space (58.29%) being dedicated at the final platting of each phase. Lots within the subdivision will range in area from 9,000 square feet to 19,322 square feet. Proposed lot widths meet or exceed the cluster minimum of 60 feet.

In an effort to maintain neighborhood connectivity, access to this subdivision will be created by newly dedicated roads at five locations. There will also be three outlet stubs to adjacent undeveloped property in addition to two internal connections to the existing 2100 South St. Right-of-way will be dedicated along 2200 South St. as well as 1800 South St. to accommodate a full 33-foot right-of-way to centerline of each road. A full 66-foot county standard right-of-way section will be utilized throughout all of the internal streets. In addition to sidewalks on both sides of the internal rights-of-way, two 10 foot wide pathways will provide access midblock in two locations to satisfy the connectivity requirements of the cluster code.

A Sketch Plan Endorsement for “Sunset Meadows Cluster Subdivision” was heard and approved by the Western Weber Planning Commission on February 11th, 2020. Following this approval, the Surveyor’s office has identified an existing subdivision by the name of “Sunset Meadows”. As such the project name has recently been adjusted to Taylor Landing.

This proposal has displayed compliance with the approved sketch plan, preliminary subdivision requirements of the The Uniform Land Use Code, and meets the purpose and intent of the Cluster Code.

Analysis

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

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

> *"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

Lot area, frontage/width and yard regulations: Cluster subdivisions are listed as a permitted use with the A-1 Zone. A cluster subdivision requires a minimum lot area of 9,000 sq. ft. for a single family dwelling and a minimum lot width of 60 feet in the A-1 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and rear, and a side yard of 8 feet (20 feet for a side yard adjacent to a street). The proposed lot sizes within this subdivision will range from 9,000 to 19,322 sq. ft. and lot widths range from 70 to 135 feet.

Culinary, Secondary Water and Sanitary System: Taylor West Weber Water District has provided a preliminary letter stating that water is available for each of the 156 lots. Hooper Irrigation has provided a letter stating that the proposed subdivision is located in their service area, and can be serviced with pressurized secondary water. Lastly, Central Weber Sewer Improvement District has provided a will-serve letter for sewer services for the 156 lots.

Open Space Preservation Plan: Per LUC Sec 108-3-5, cluster subdivisions in the A-1 zone require that at minimum 30 percent of the net developable acreage to be preserved as open space. Furthermore, development in agricultural zones shall use their open space for future long-term agricultural opportunities.

For this project, the applicant has submitted an open space preservation plan narrative (**Exhibit D**) detailing their plans regarding the preservation of open space. This plan indicates that 55.95 acres will be preserved as agricultural open space, or 58.29% of the total net developable area. The subdivision is proposed to be developed in five phases. As such, the open space will be dedicated in five separate phases at the equivalence of 58.29% of each phase's net developable area. The majority of the open space will be independently owned by Heritage Land Development, LLC and leased for agricultural production.

The cluster code also indicates that the area or areas of the subdivision that contain prime agricultural land, as defined by section 101-1-7, shall first and foremost be used to satisfy the open space requirements of this chapter. Prime Agricultural Land is defined as follows:

> *"The area of a lot or parcel best suited for large-scale crop production. This area has soil types that have, **or are capable of having**, highest nutrient content and best irrigation capabilities over other soil types on the property, and are of a sufficient size and configuration to offer marketable opportunities for crop-production. Unless otherwise specified by this Land Use Code, actual crop production need not exist onsite for a property to be considered to contain prime agricultural land."*

To support the proposed open space preservation plan, the applicant commissioned a soils analysis of the underlying soils within the subdivision boundary (**Exhibit E**). This analysis (conducted by Martin & Nicholson Environmental Consultants) has found varying soils throughout the areas within the subdivision boundary. While not all of the existing soils within the proposed open space parcels are considered to be prime, the report does indicate that the soils within the open space have potential to support agricultural opportunities. The report goes on to say that improvements such as nutrient application, drainage, and/or other management actions would improve the soil conditions. This finding supports the definition of prime agricultural land as the soils within the proposed open space that are not currently considered prime, are capable of supporting agricultural opportunities through appropriate mitigation and management.

Bonus Density Requirements: The LUC §108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent of the net developable area. The LUC §108-3-8(2) states that *"the county may grant a bonus density of up to 50 percent if the applicant preserves a proportionate amount of open space above the 30 percent requirement."* The applicant is proposing to preserve 58.29 percent of the net developable area as open space; which will allow for up to a 50 percent

bonus density to be granted. The applicant is requesting a 50 percent bonus density based on meeting the following requirements, as outlined in LUC §108-3-8:

(a) Western Weber Planning Area bonus density. In the Western Weber Planning Area, bonus density shall be awarded as a percentage increase over base density for subdivisions that meet the conditions in this subsection (a). No bonus shall be awarded for a subdivision with a gross acreage of less than ten acres. For subdivisions with a gross acreage of ten acres or more, the bonus density percentage shall equal the gross acreage of the subdivision, up to a maximum of 50 percent. To qualify for bonus density, a subdivision shall:

(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 place on the final subdivision plat indicating this requirement.

The proposed subdivision consists of 109.62 acres in total. Right-of-way dedication along 1800 South Street and 2200 South Street, in addition to internal right-of-ways, equates to 13.64 acres. This leaves a net developable acreage of 95.98 acres, or the equivalent base density of 104 - 40,000 sq. ft. lots. Of this net developable acreage, 58.29% (55.95 acres) is being preserved as agricultural open space. With a 50 percent density bonus (50% of 104 lots = 52 bonus lots), the total number of lots equates to 156 (104+52=156).

Review Agencies: Weber Fire District has approved this project with conditions. Weber County Engineering, Surveying, and Planning Departments have conditions that will need to be addressed prior to each of the five phases being forwarded to the Planning Commission for final approval.

Tax Clearance: The 2019 property taxes have been paid in full. The 2020 property taxes are due in full as of November 30, 2020.

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

Staff Recommendation

Weber County Planning Division recommends preliminary approval of the Taylor Landing Cluster Subdivision consisting of 156 lots. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. As part of the final subdivision requirements, the Owner's Dedication shall contain language that grants and conveys easements to the appropriate parties, including showing all storm water easements leading to the storm water detention basins. These entry numbers for the easements will be required to be filled on the final plats prior to recording the mylars.
2. The subdivision will need to be annexed into the Central Weber Sewer Improvement District prior to the recording of a final plat for any phase.
3. The proposed phase 5 of development must dedicate a full width county right-of-way for all associated streets prior to final approval.
4. The applicant will be required to establish a Homeowners Association and submit a declaration of covenants, conditions, and restrictions for review and approval by the County prior to recording a final plat of any phase of the cluster subdivision, as stated in LUC §108-3-9.
5. Final improvement plans must be submitted and approved by the County Engineer prior to final approval of any phase of the proposed subdivision. These improvement plans must also show hard surface improvements to each of the two ten-foot pathways.
6. A guarantee of Improvements will be required for each phase of development as outlined in LUC §106-4-3 prior to the recording of a final plat for each phase.

7. The applicant, prior to recording, or as part of recording, a final cluster subdivision plat for each phase, shall grant and convey to the county, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC §108-3-6.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. A 50 percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.

Exhibits

A. Subdivision Application
B. Taylor Landing Cluster Subdivision Preliminary Plan and Open Space Plan
C. Will Serve/Feasibility Letters
D. Open Space Plan Narrative
E. Soils Analysis

Area Map

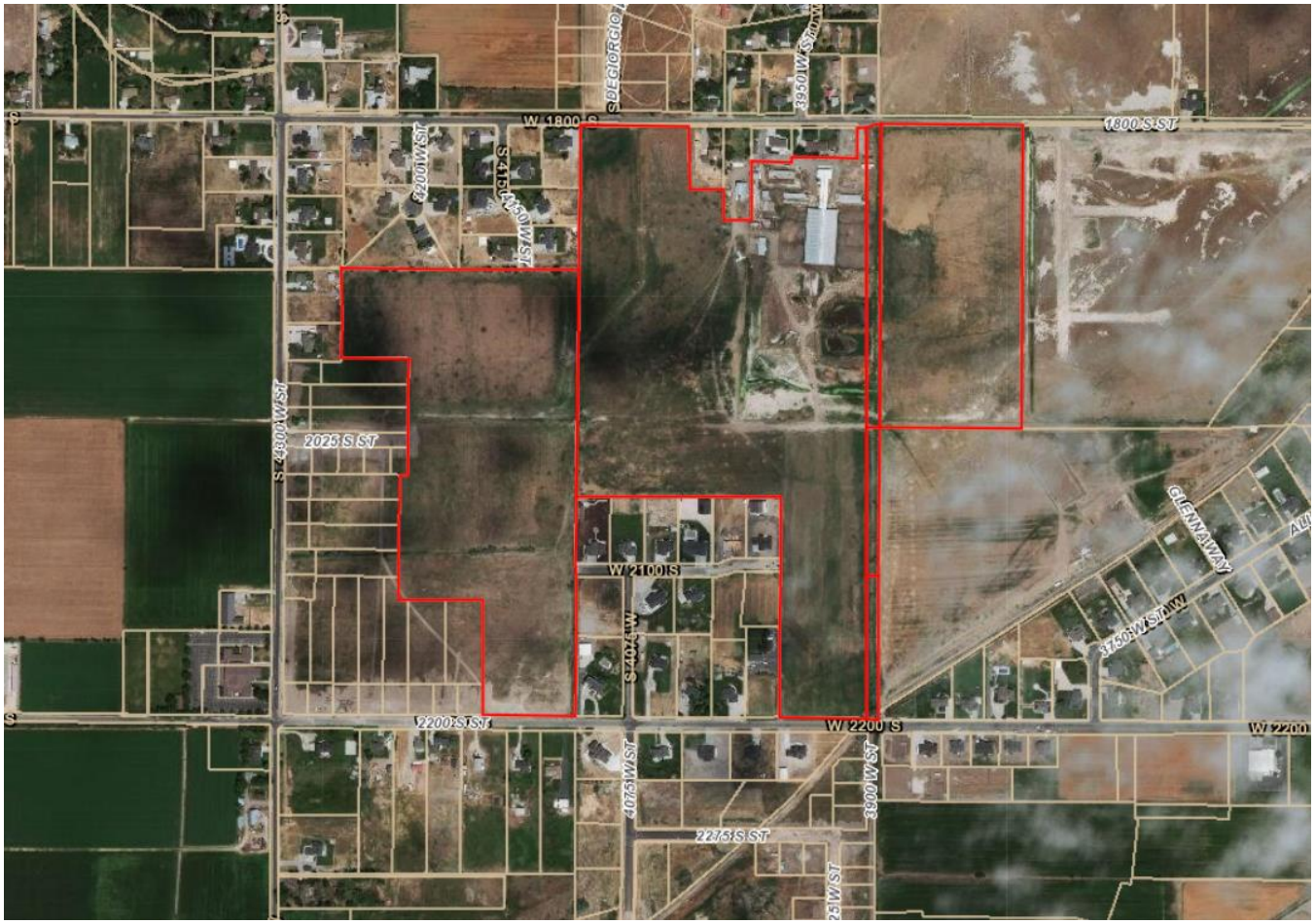

W 1800 S
1800 S ST
S 4300 W ST
2023 S ST
W 2100 S
W 2200 S
2275 S ST
GLENWAY

Exhibit A - Subdivision Application

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)

Subdivision and Property Information

Subdivision Name	Number of Lots
Sunset Meadows	

Approximate Address	Land Serial Number(s)
4000 W 2200 S Taylor UT	15-078-0001, 0035 & 0110

Current Zoning	Total Acreage
A-1	109.62

Culinary Water Provider	Secondary Water Provider	Wastewater Treatment
Taylor West Weber	Hooper Irrigation	Central Weber Sewer

Property Owner Contact Information

Name of Property Owner(s)	Mailing Address of Property Owner(s)
3900 West Taylor Partners LLC, Doug Nosler, Mngr	1544 Willow Dr Kaysville, UT 84037

Phone	Fax
801-564-2064	

Email Address	Preferred Method of Written Correspondence
dougnosler@yahoo.com	Email X Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
Jessica Prestwich	470 N 2450 W Tremonton, UT 84337

Phone	Fax
801-644-6736	

Email Address	Preferred Method of Written Correspondence
jessicap@sierrahomes.com	Email Fax Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer	Mailing Address of Surveyor/Engineer
Adam Mackelprang	150 E 200 N Suite P Logan, UT 84321

Phone	Fax
435-755-5121	

Email Address	Preferred Method of Written Correspondence
alliancelogan@yahoo.com	Email Fax Mail

Property Owner Affidavit

I (We), 3900 WEST TAYLOR PARTNERS LLC depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

3900 WEST TAYLOR PARTNERS LLC
(Property Owner)

MANAGER
(Property Owner)

Subscribed and sworn to me this 10TH day of MARCH 20 20

Authorized Representative Affidavit

I (We), 3900 WEST TAYLOR PARTNERS LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Jessica Prestwich, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as out agent in matters pertaining to the attached application.

3900 WEST TAYLOR PARTNERS, LLC
(Property Owner)

, MANAGER
(Property Owner)

Dated this 10th day of MARCH, 20__, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

STATE OF UTAH NOTARY PUBLIC
KRISTIE BARNEY
COMMISSION #706105
MY COMMISSION EXPIRES:
05-03-2023

Notary

Exhibit B

NOTES:

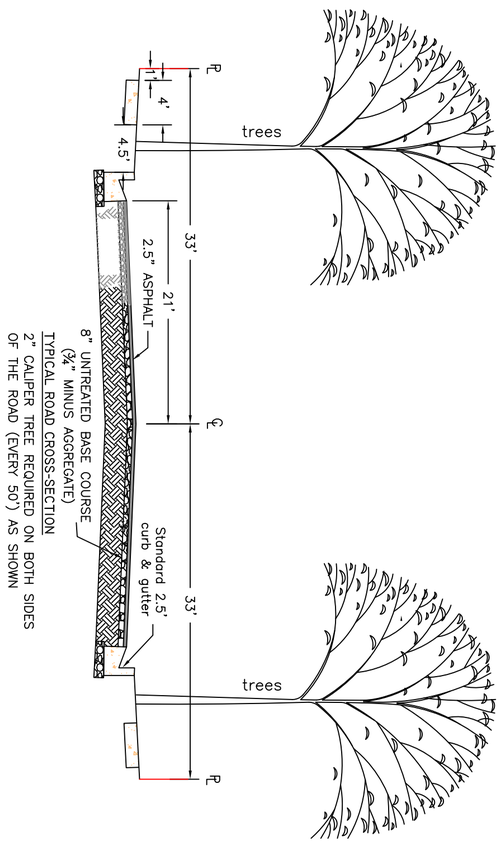
1. TOTAL AREA: 109.62 ACRES
   PUBLIC R-O-W: 13.64 ACRES
   NET DEVELOPABLE GROUND: 95.98 ACRES (104 LOTS)
   OPEN SPACE: 55.95 ACRES (58.29%)
   LOTS:156
   COMMON AREA/PATHWAYS: 1.18 ACRES
2. PROJECT TO BE BUILT IN MULTIPLE PHASES.
3. OWNER/DEVELOPER: HERITAGE DEVELOPMENT LLC
   470 North 2450 West
   Tremonton, Utah 84337

TAYLOR LANDING
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

PRELIMINARY PLAT MASTERPLAN

SCALE: 1" = 160' (22x34 PLAN SET)

0 80 160 320



DATE : MARCH,2020
DRAWING No. 11

PROJECT TITLE
TAYLOR LANDING
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT MASTERPLAN

No.	REVISIONS/ SUBMISSIONS	DATE

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

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

SET
REGISTERED PROFESSIONAL ENGINEER
NO. 368590
ADAM V. MACKEL PRANG
STATE OF UTAH
5/26-2020
REVIEW

Exhibit B

BOUNDARY LINE
LOT LINE
ADJOINER PROPERTY LINE
EXISTING EASEMENT LINE
UTILITY EASEMENT LINE
PHASE BOUNDARY
EXISTING FENCE
EXISTING WATER AS NOTED
PROPOSED WATER AS NOTED
EXISTING SEWER AS NOTED
PROPOSED SEWER AS NOTED
PROPOSED STORM SYSTEM
EXISTING MAJOR CONTOUR (5')
EXISTING MINOR CONTOUR (1')
PRIVATELY OWNED OPEN SPACE

NOTES:

PHASE 1
TOTAL AREA: 26.329 ACRES
PUBLIC R-O-W: 3.678 ACRES
NET DEVELOPABLE GROUND: 22.651 ACRES
OPEN SPACE: 13.204 ACRES (58.29%)
LOTS:35

NOTES:

1 OPEN SPACE WILL BE OWNED BY HERITAGE DEVELOPMENT LLC AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
2 NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.
3 ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA FOR USE BY RESIDENTS.

TAYLOR LANDING
A CLUSTER SUBDIVISION

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

PRELIMINARY PLAT PHASE 1

SCALE: 1"= 80' (22x34 PLAN SET)
0 40 80 160

DATE : MARCH,2020
DRAWING No. 2

PROJECT TITLE
TAYLOR LANDING
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT PHASE 1

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
DRAWN :
CAD FILE :
PROJECT NO. :

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

SEAL: REGISTERED PROFESSIONAL ENGINEER, NO.383539, ADAM V. MACKELPRANG, STATE OF UTAH, 5/26/2020

Exhibit B

TAYLOR LANDING
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH
PRELIMINARY PLAT PHASE 2&5

SCALE: 1"= 80' (22x34 PLAN SET)

BOUNDARY LINE
LOT LINE
ADJOINER PROPERTY LINE
EXISTING EASEMENT LINE
UTILITY EASEMENT LINE
PHASE BOUNDARY
EXISTING FENCE
EXISTING WATER AS NOTED
PROPOSED WATER AS NOTED
EXISTING SEWER AS NOTED
PROPOSED SEWER AS NOTED
PROPOSED STORM SYSTEM
EXISTING MAJOR CONTOUR (5')
EXISTING MINOR CONTOUR (1')
PRIVATELY OWNED OPEN SPACE

NOTES:

PHASE 2
TOTAL AREA: 18.736 ACRES
PUBLIC R-O-W: 2.334 ACRES
NET DEVELOPABLE GROUND: 16.402 ACRES
OPEN SPACE: 9.560 ACRES (58.29%)
LOTS:31

PHASE 5
TOTAL AREA: 18.698 ACRES
PUBLIC R-O-W: 2.839 ACRES
NET DEVELOPABLE GROUND: 15.859 ACRES
OPEN SPACE: 9.244 ACRES (58.29%)
LOTS:31

NOTES:

1 OPEN SPACE WILL BE OWNED BY HERITAGE DEVELOPMENT LLC AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
2 NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.
3 ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA FOR USE BY RESIDENTS.

DRAWING No. 3
DATE : MARCH,2020

PROJECT TITLE
TAYLOR LANDING
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT PHASE 2&5

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
DRAWN :
CAD FILE :
PROJECT NO. :

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

SEAL: REGISTERED PROFESSIONAL ENGINEER — NO. 386396 — ADAM V. MACKELPRANG — STATE OF UTAH — 5-26-2020

Exhibit B

TAYLOR LANDING
A CLUSTER SUBDIVISION

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

PRELIMINARY PLAT PHASE 4&5

BOUNDARY LINE
LOT LINE
ADJOINER PROPERTY LINE
EXISTING EASEMENT LINE
UTILITY EASEMENT LINE
PHASE BOUNDARY
EXISTING FENCE
E 8 C900 WTR — EXISTING WATER AS NOTED
8 WATER — PROPOSED WATER AS NOTED
E 8 PVC SEWER — EXISTING SEWER AS NOTED
8 PVC SEWER — PROPOSED SEWER AS NOTED
DRN — PROPOSED STORM SYSTEM
EXISTING MAJOR CONTOUR (5')
EXISTING MINOR CONTOUR (1')
PRIVATELY OWNED OPEN SPACE

0 40 80 160
SCALE: 1"=80' (22x34 PLAN SET)

NOTES:

PHASE 3
TOTAL AREA: 22.442 ACRES
PUBLIC R-O-W: 2.223 ACRES
NET DEVELOPABLE GROUND: 20.219 ACRES
OPEN SPACE: 11.786 ACRES (58.29%)
LOTS:28

PHASE 4
TOTAL AREA: 23.419 ACRES
PUBLIC R-O-W: 2.565 ACRES
NET DEVELOPABLE GROUND: 20.854 ACRES
OPEN SPACE: 12.157 ACRES (58.30%)
LOTS:31

NOTES:

1- OPEN SPACE WILL BE OWNED BY HERITAGE DEVELOPMENT LLC AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
2-NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.
3-ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA FOR USE BY RESIDENTS. THE COMMON AREA BEHIND LOTS 70-76 TO USED FOR FOR DETENTION OF STORM WATER FROM THE SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER
NO.368539
ADAM V. MACKELPRANG
5-28-2020
STATE OF UTAH

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

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
CAD FILE :
DRAWN :
PROJECT NO. :

PROJECT TITLE
TAYLOR LANDING
A CLUSTER SUBDIVISION

DRAWING TITLE
PRELIMINARY PLAT PHASE 4&5

DATE : MARCH,2020
DRAWING No. 4

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
February 19, 2020

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 District has the capacity to provide culinary water only for 156 lots for Sunset Meadows Subdivision at the approximate address of 4200 W. 2000 S. Taylor UT.

Requirements:

*Plan review fee=156 x $25.00=$3900.00
*Water rights fee = ($4,363 per lot or current cost when paid) =$680,628.00
*Secondary water = Must provide pressurized secondary water system to each lot.
*Connection /Impact fees will need to be paid by the lot owner at the time of building construction (Impact fee $5,228 per lot (or current cost when paid).
*Cost for the water meter is $375 plus $100 for water use during construction.
*Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer and the district attorney.

SUBDIVISION PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District having board approval and all fees being paid and received. This letter expires six months from the day it is issued.

Sincerely, _____

TAYLOR WEST WEBER WATER IMP. DIST.

Ryan Rogers – Manager Expires 8/19/2020

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax (801)985-3556
hooperirrigationco@msn.com

April 10, 2020

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

RE: PRELIMINARY WILL SERVE LETTER – Sunset Meadows Subdivision

The development is located at 4000 West and 1800 South approximately and consists of 156 lots. Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. The application fee has not yet been paid due to the office restrictions in response to the public health order related to the COVID-19 pandemic.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision with some changes possibly needed. Due to the circumstances surrounding the COVID-19 pandemic, the developer was not able to attend a Hooper Irrigation Board Meeting to discuss private ditches, tailwater ditches, etc. The preliminary approval is therefore conditional to a future discussion regarding the ditches and how best to maintain the current integrity of those ditches as the property develops. Only this project 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 questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

Central Weber Sewer Improvement District

February 24, 2020

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

SUBJECT: The Residences at Sunset Meadows
Sanitary Sewer Will Serve Letter

We have reviewed the preliminary subdivision plans for the Sunset Meadows development that consists of 156 residential units on 109.62 acres located near 4300 West 2200 South in the Taylor area of Weber County. This project is being developed by Jessica Prestwich and Sierra Homes will be the owner. We can treat the sanitary sewer from this proposed development and offer the following comments.

1. Central Weber does have the capacity to treat the sanitary sewer flow from this proposed development.

2. This property will need to be annexed into the Central Weber Sewer Improvement District prior to any connections being made to the District's sanitary sewer lines on 2200 South or 4100 West.

3. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.

4. Any connection to Central Weber's line 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.

5. 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 are proposed as a part of this development.

2618 West Pioneer Road, Ogden, Utah 84404 • Telephone (801) 731-3011 Fax (801) 731-0481

6. 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.

7. The Central Weber Sanitary Sewer Impact Fee for each lot will need to be paid to Weber County at the time of issuance of a Building Permit. The current Residential Impact fee is $2,395.

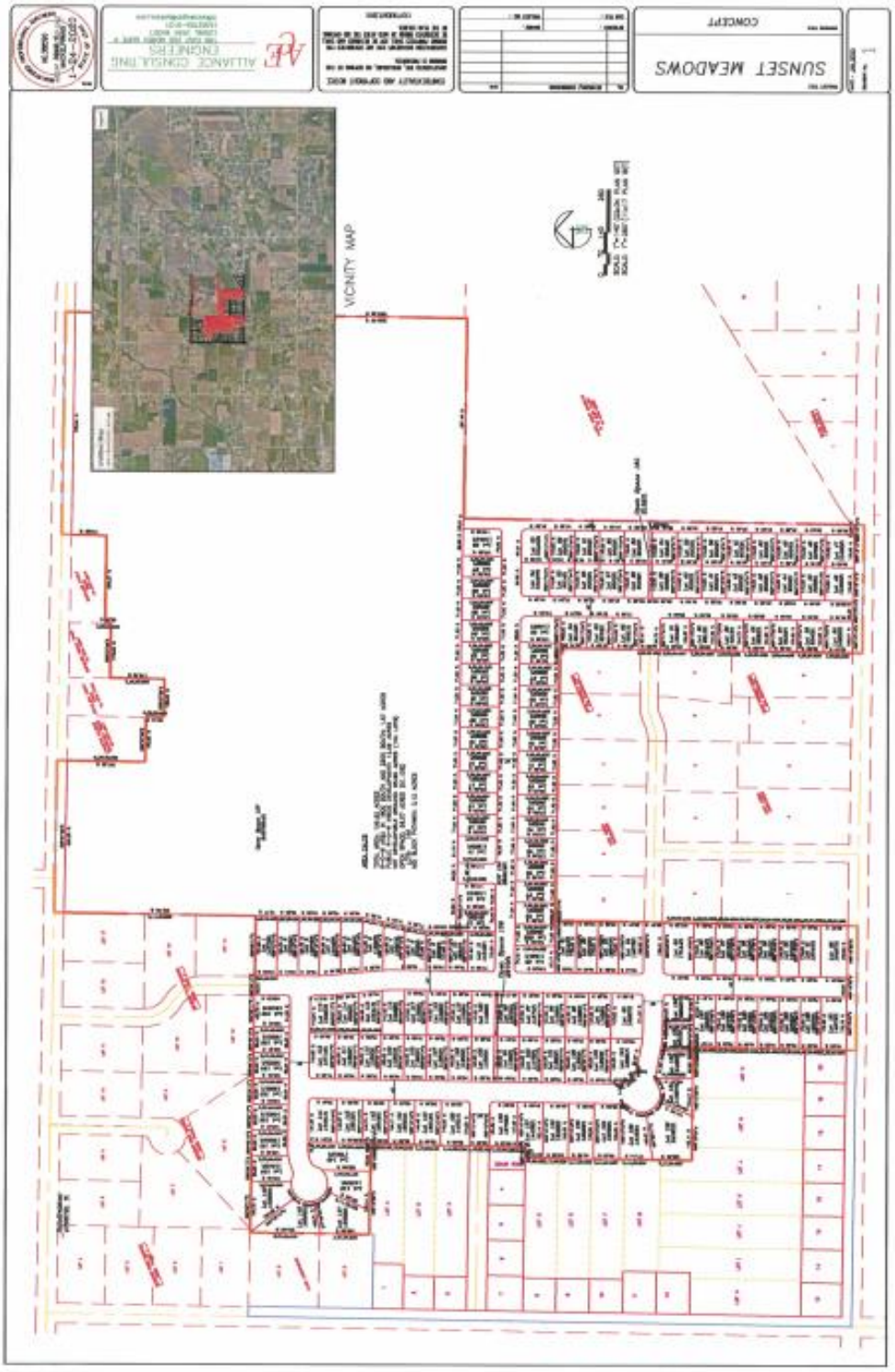
If you have any further questions or need additional information please let us know.

Sincerely,

Lance L Wood, P. E.
General Manager

Attachments: Preliminary Development Plans

cc: Jessica Prestwich, jessicap@sierrahomes.com


SUNSET MEADOWS
CONCEPT
VICINITY MAP

470 N 2450 W TREMONTON, UT 84337
PHONE: 435-257-4963 FAX: 435-257-8039
WWW.SIERRAHOMES.COM

Open Space Preservation Plan for Taylor Landing

In the development of Taylor Landing there is 57.09 acres of useful open space. This open space will remain property of Heritage Land Development, LLC and be leased to A.G. Favero & Sons. The Favero's are knowledgeable with both the crop producing industry and this piece of property. We recently had a soil study conducted and learned that the open space is capable of having the best nutrient content and irrigation capabilities above any other area on the property. Favero & Sons have agreed to assist Heritage Land Development in making the open space a well maintained, hay producing piece of agriculture land.

If there are any questions about the maintenance or proposed use of the open space Tom Favero is willing to answer any questions. His number is 801-544-6883.

Below is detailed information of the subdivision,
Total area 109.62 Acres
Net Developable Ground 95.98 Acres
Open space 55.95 Acres (58.29%) Lots 156

Phase 1
Total area 26.329 Acres
Net Developable Ground 22.651 Acres
Open space 13.204 Acres (58.29%)

Phase 2
Total area 18.736 Acres
Net Developable Ground 16.402 Acres
Open space 9.560 Acres (58.29%)

Phase 3
Total area 22.442 Acres
Net Developable Ground 20.219 Acres
Open space 11.786 Acres (58.29%)

Notes on phase 3- There is a proposed storm pond behind lots 70-76 that will be designated as common area and maintained by the HOA. It is not included in the open space calculations. After looking at the topography of the property our engineer feels like placing a storm pond in that location will be beneficial to the development. It will help

control and filter any storm water and runoff from the adjoining subdivision. The storm pond follows the code and is constrained in an area and width that provides minimum acreage necessary for its functionality.

Phase 4
Total area 23.419 Acres
Net Developable Ground 20.854 Acres
Open space 12.157 Acres (58.30%)

Phase 5
Total area 18.698 Acres
Net Developable Ground 15.859 Acres
Open space 9.244 Acres (58.29%)

Thank you,

Jessica Prestwich
Land Development
Sierra Homes Construction, LLC
801-644-6736
jessicap@sierrahomes.com

MARTIN & NICHOLSON
ENVIRONMENTAL CONSULTANTS

Open Space Soil Assessment

Sunset Meadows Subdivision

Weber County, UT

Prepared for:

Sierra Homes
470 North 2450 West
Tremonton, Utah 84337

Prepared by:

Martin & Nicholson Environmental Consultants, LLC
Brian Nicholson, Senior Project Manager
935 Williamstown Ct.
Park City, UT 84098

April 16, 2020

List of Appendices

1.0 Introduction

Sierra Homes engaged Martin & Nicholson Environmental Consultants (M&N) to assess soil conditions in the designated agricultural open space of the Sunset Meadows subdivision. The goal of this assessment is to determine the location of various soil series in the subdivision, identify areas of prime agricultural land, and establish if soil series in the open space are suitable for agriculture (crops and pasture). This assessment included analysis of Natural Resource Conservation Service web-based soil data and laboratory analysis of soil samples collected in the open space. Assessment methodology, findings, discussion, and conclusions are presented in this document.

1.1 Study Area Description

The Sunset Meadows subdivision is located near Taylor, Utah in Weber County at approximately 4300 West between 1800 South and 2200 South (Township 6N, Range 2W, and Section 28) as illustrated in Figure 1, Appendix A. The subdivision is located in Weber County Zone A-1 (Agricultural). According to the Weber County Code, 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. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

The subdivision is 108 acres of which 56 contiguous acres in the northeast corner are designated as agricultural open space. Open space accounts for approximately 52 % of the subdivision and exceeds the 30 % requirement for Zone A-1. Sierra Homes intends to lease the western two thirds of agricultural open space for alfalfa production and the eastern third for pasture. Sierra Homes will deliver irrigation water to the southwest corner of the open space at which time the lessee will determine the most effective irrigation method, i.e., flood or sprinkler. Photographs of the open space area taken from five dominant soil series areas are found in Appendix B.

1.2 Weber County Open Space Regulations

The Weber County Code recommends that agricultural open space to be contiguous and that useful prime agricultural land shall first and foremost be used to satisfy open space requirements. Prime agricultural land is defined in the Weber County Code as areas of a lot or parcel best suited for large-scale crop production. These areas have soil types that have, or can have, highest nutrient content and best irrigation capabilities over other soil types on the

property and are of a sufficient size and configuration to offer marketable opportunities for crop-production.

This assessment specifically addresses compliance with items (c)(1) and (c)(3) (a-c) of Section 108-3-5 (Open Space Preservation Plan) taken directly from the Weber County Code.

(c) Open space development standards and ownership regulations. All open space areas proposed to count toward the minimum open space area required by this chapter shall be clearly identified on the open space site plan. The following standards apply to their creation. Open space area in excess of the minimum required by this chapter are exempt from these standards.

(1) Minimum required open space area. A cluster subdivision requires a minimum percentage of its net developable acreage, as defined in section 101-1-7, to be preserved as open space, as described in Table 1 below:

Table 1. Open Space Requirements for Weber County Planning Zones

Zone	Required Open Space
F-40 zone	90 %
F-5 and F-10 zones	80 %
AV-3, FV-3, and DRR-1 zones	60 %
Zones not listed	30 %

(3) Agricultural open spaces to be contiguous and useful. In all agricultural zones, open space parcels shall be arranged to create future long-term agricultural opportunities in the following ways:

- *a) By creating parcels of a sufficient size and configuration to support large-scale crop-producing operations. The area or areas of the subdivision that contains prime agricultural land, as defined by section 101-1-7, shall first and foremost be used to satisfy the open space requirements of this chapter. Only then may any portion of the prime agricultural land be used for other development purposes.*
- *b) Open space parcels shall be organized into one contiguous open space area. Contiguity may only be interrupted if preservation of long-term agricultural opportunities is best accomplished by allowing the interruption. The applicant bears the burden of proving this based on soil*

sampling, irrigation capabilities, parcel boundary configuration, and industry best practices.

c) *The exterior boundary of a contiguous open space area that is intended to satisfy the open space requirements of this chapter shall be configured so a 50-foot-wide farm implement can reach all parts of the area with three or more passes or turns. Generally, this requires the area to be at least 450 feet wide in any direction at any given point to be considered contiguous. This three-turn standard may be reduced by the planning commission for portions of the parcel affected by the following:*
    i. *The configuration of the existing exterior boundary of the proposed subdivision makes it impossible;*
    ii. *A street required by section 108-3-4 constrains the width of the parcel or bisects what would otherwise be one contiguous open space area if the street did not exist; or*
    iii. *Natural features, or permanent man-made improvements onsite that cannot be moved or realigned, cause an interruption to crop producing capabilities.*

2.0 Methodology

On April 8, 2020, staff from M&N visited the Sunset Meadows subdivision to collect samples of soil series found in the designated agricultural open space. As shown in Figure 2, Appendix A, and according to the USDA Natural Resource Conservation Service (NRCS), the following six soils are found in the agricultural open space:

1. Ac – Airport Silt Loam
2. KaA – Kidman Fine Sandy Loam
3. Le – Leland Silt Loam
4. LS – Leland-Saltair Complex
5. WaA – Warm Springs Fine Sandy Loam
6. WgA – Warm Springs Fine Sandy Loam, Saline, Sodic

Samples were collected for the following five soil series: Ac, KaA, Le, WaA, and WgA. The Leland-Saltair Complex (LS) was omitted from collection due to its minimal proportionate acreage relative to the total area of the proposed open space (See Table 2).

Prior to visiting the study area, staff of M&N generated global positioning system coordinates and waypoints for five sampling locations, one in each of the five soil series listed above. In order to obtain the most comprehensive analysis of each selected soil series, two additional samples were collected and recorded while in the field, totaling three samples per selected soil series, or 15 samples in total. Locations of collected soil samples are illustrated in Figure 2, Appendix A. M&N compiled each soil series sample using the following protocol:

1. Using a trench shovel, M&N removed surface litter and debris, dug a 12-inch deep hole, removed a thin slice of soil from one side of the hole, and placed it in a clean bucket.

2. Soil was thoroughly mixed in the bucket to attain a composite sample. Two cups of the mixed soil sample were collected and placed in a labeled, sterile gallon-sized resealable bag. Remaining contents in the bucket were replaced into the hole out of which they were collected, and the bucket cleaned.

3. Using the same protocol, a second and third sample of each soil series were collected and placed into their respective sample bags. In total M&N gathered five sample bags, which contained six cups of composite soil gathered from three individual locations per soil series.

4. M&N measured two cups of each composite soil sample and placed them into labeled, sterile quart-sized resealable bags and shipped them to Stukenholtz Laboratory, Inc. of Twin Falls, ID for analysis.

Diagnostic soil characteristics selected for analysis by Stukenholtz Laboratory, Inc. consisted of pH, cation-exchange capacity, excess Lime, Lime requirement, and organic matter, ammonium-nitrogen, nitrate-nitrogen, phosphorus, potassium, calcium, magnesium, sulfate-sulfur, iron, manganese, copper, boron, chloride, salts, and sodium composition. In addition to soil analysis Stukenholtz Laboratory, Inc. provides comments on soil characteristics and recommendations for mitigating conditions that are less favorable for agricultural production.

3.0 Findings

3.1 NRCS Soil Survey Results

The information in Table 2 was obtained using GIS-analysis and the NRCS Soil Survey. It consists of acreage calculations for each soil series in the subdivision and open space area, soil series descriptions, and general soil classifications reflective of potential agricultural production. Soil classifications are based on NRCS mapped soil series boundaries which may not be reflective of actual boundaries or conditions on the ground.

Table 2. Soil Series and Total Acreage in Sunset Meadows Subdivision and Agricultural Open Space

Soil Unit Symbol & Name	Acreage in Total Sunset Meadows Subdivision	% of Total Sunset Meadows Subdivision	Acreage in Designated Open Space	% of Designated Open Space
Ac - Airport Silt Loam; 0 to 2 % slopes	9.85	9.13%	9.85	17.57%

Soil Unit Symbol & Name	Acreage in Total Sunset Meadows Subdivision	% of Total Sunset Meadows Subdivision	Acreage in Designated Open Space	% of Designated Open Space
KaA - Kidman Fine Sandy Loam; 0 to 1 % slopes	21.14	19.59%	8.39	14.97%
Lb - Lakeshore Fine Sandy Loam; 0 to 1 % slopes	6.47	6.00%	-	-
Le - Leland Silt Loam; 0 to 1 % slopes	24.43	22.63%	22.52	40.18%
LS - Leland-Saltair complex; 0 to 1 % slopes	1.05	0.97%	1.05	1.87%
Sy - Syracuse Loamy Fine Sand	1.18	1.09%	-	-
WaA - Warm Springs Fine Sandy Loam; 0 to 1 % slopes	21.60	20.02%	6.35	11.33%
WgA - Warm Springs Fine Sandy Loam, Saline, Sodic; 0 to 1 % slopes	22.20	20.57%	7.89	14.08%
Total	**107.92**	**100.00%**	**56.05**	**100.00%**

3.2 Soil Series Descriptions

Airport Silt Loam (Ac) – The Airport series consists of very deep soils formed in lacustrine deposits derived from limestone, sandstone, shale and quartzite. This soil is somewhat poorly drained with slow permeability and medium surface runoff. Airport soils are used mainly for pastureland, with drained, reclaimed sites used for irrigated cropland (NRCS, 2005a).

Kidman Fine Sandy Loam (KaA) – The Kidman series is a very deep composite soil formed in alluvium or lacustrine deposits of quartzite, sandstone, granite, limestone, and gneiss parent material. Kidman soils are moderately well to well drained with moderately rapid permeability and very low to high surface runoff depending on saline concentration. These soils are

primarily used for irrigated cropland, most commonly alfalfa, sugar beets, tomatoes, asparagus, corn, and irrigated pasture (NRCS, 2005b).

Lakeshore Fine Sandy Loam (Lb) – The very deep, poorly drained Lakeshore series soil is comprised of lacustrine deposits derived from mixed-rock. Negligible surface runoff and slow permeability make this soil susceptible to occasional ponding events. Primary uses of Lakeshore fine sandy loam include grazing rangeland and wildlife habitat, naturally harboring 10% or less vegetative cover (NRCS, 2006a).

Leland Silt Loam (Le) – The Leland series consists of very deep, somewhat poorly drained soils that formed in lacustrine deposits originating from sandstone, limestone, quartzite, and shale. These slowly permeating soils produce medium surface runoff and are used mainly as rangeland. Reclaimed Leland areas produce irrigated alfalfa, pasture, small grains, and sugar beets (NRCS, 2005c).

Leland-Saltair Complex (LS) – This complex contains approximately 65% fine-loamy Leland silt loam and 35% fine-silty Saltair silt loam. The Saltair series is moderately to strongly alkaline, containing 2% to 8% salts to a depth of 60 inches. The addition of the saline Saltair reduces permeability and drainability and increases surface runoff relative to the Leland series (above). Therefore, this poorly drained complex soil series has slow to very slow permeability and very high surface runoff. Practical uses for the Leland-Saltair Silt Loam Complex are grazing rangeland and pastureland (NRCS, 2007).

Syracuse Loamy Fine Sand (Sy) – The Syracuse series is a very deep composite soil formed in alluvium and lacustrine deposits of quartzite, limestone, and gneiss. This soil produces low to very low surface runoff with poor drainability and moderate to moderately rapid permeability. Efficient use of Syracuse soils includes irrigated cropland, urban development, and rangeland. In the case of reclamation and artificial drainage, irrigated cultivation of alfalfa, corn, tomatoes, sugar beets, and small grains become viable (NRCS, 2006b).

Warm Springs Fine Sandy Loam (WaA) – The Warm Spring series consists of very deep, somewhat poorly drained soils derived from mixed-rock lacustrine deposits. This moderately to slowly permeating fine-loamy soil of low or medium surface runoff is best used as pastureland and, when irrigated and drained, for cultivated crops such as alfalfa, improved pasture, small grains, sugar beets, and tomatoes (NRCS, 2005d).

Warm Springs Fine Sandy Loam, Saline, Sodic (WgA) – Similar to the Warm Springs Fine Sandy Loam (WaA), this soil consists of lacustrine deposits derived of mixed-rock. Due to high concentrations of both salts and sodium in this soil series, drainage, runoff, and permeation

characteristics are slightly amplified in the WgA series relative to that of the WaA series (above), with poor drainage, slowly to very slowly permeating, and medium to high surface runoff qualities (NRCS, 2005d). Increased salt (saline) composition adversely effects the ability and rate of plant roots to absorb water, and high concentrations of sodium (sodic) causes degradation and densification of soil structure, decreasing soil drainage quality and impeding plant root growth (NDSU, 2004). Most efficient use of Saline and Sodic Warm Springs Fine Sandy Loam lands include grazing rangeland and pasture. If irrigated and drained, production of cultivated crops such as alfalfa, improved pasture, and small grains become viable.

Table 3 presents four general soil classifications reflective of potential agricultural production for all soil series in the subdivision consisting of farmland classification, irrigated capability class, yield of irrigated crops (alfalfa), and yield of irrigated crops (pasture/AUMs). Figures 3 through 6 illustrating these classifications are found in Appendix A. Soil classifications are based on NRCS mapped soil series boundaries which may not be reflective of actual boundaries or conditions on the ground.

Table 3. Soil Series Classifications

Soil Unit Symbol & Name	Farmland Classification	Irrigated Capability Class[1]	Yields of Irrigated Crops – Alfalfa (tons/acre)	Yields of Irrigated Crops – (Pasture / AUMs)
Ac - Airport Silt Loam; 0 to 2 % slopes	Not Prime Farmland	III	3.5	6.65
KaA - Kidman Fine Sandy Loam; 0 to 1 % slopes	Prime Farmland, if Irrigated	I	6.0	Not Available
Lb Lakeshore fine sandy loam; 0 to 1 % slopes	Not Prime Farmland	Not Available	Not Available	Not Available
Le - Leland Silt Loam; 0 to 1 % slopes	Not Prime Farmland	Not Available	Not Available	Not Available
LS - Leland-Saltair complex; 0 to 1 % slopes	Not Prime Farmland	Not Available	Not Available	Not Available

Sy - Syracuse loamy fine sand, moderately saline, sodic; 0 to 2 % slopes	Not Prime Farmland	III	4.0	8.55
WaA - Warm Springs Fine Sandy Loam; 0 to 1 % slopes	Prime Farmland, if Irrigated & Drained	II	5.0	10.45
WgA - Warm Springs Fine Sandy Loam, Saline, Sodic; 0 to 1 % slopes	Not Prime Farmland	IV	4.0	8.55

1 Irrigation Capability Class – Capability classes, designated by values I through VIII, show general suitability of soils for most field crop varieties. The numbers indicate progressively greater limitations and narrower choices for practical use, where Class I soils have few limitations and a wide variety of practical use and Class VIII soils have severe limitations that restrict the depth of their use (NRCS, 2020).

3.3 Soil Analysis Results

The results of the soil analysis conducted by Stukenholtz Laboratory, Inc. for each soil series are found in Appendix C. The results provide specific measurements of various agriculture-related parameters such as texture, pH, salts, phosphorus, and nitrate. The analysis indicates when these parameters are very low to very high for alfalfa and/or pasture grass crop production. Based on these results Stukenholtz Laboratory, Inc. provides nutrient application recommendations and management comments that include ways to mitigate adverse conditions. All but the Warm Springs Fine Sandy Loam (WaA) series have management comments. These range from reducing soluble salts and excess boron through drainage and deep irrigation to applying elemental sulfur or gypsum to reduce effects of sodium to monitoring for nitrate. Soil texture and management comments for each soil series are provided in Table 3.

Table 3 – Soil Analysis Results

Soil Unit Symbol & Name	Acreage (%) in Proposed Open Space	Crop	Comments
Ac - Airport Silt Loam; 0 to 2 % slopes	9.85 (17.57%)	Alfalfa / Grass	Soil texture – Silt Loam. Soluble salts may reduce yield and quality. Establish good drainage and deep irrigate to remove excess soluble salts. Deep irrigated to leach away excess Boron. Apply elemental sulfur or gypsum to reduce harmful effects of high sodium.

Soil Unit Symbol & Name	Acreage (%) in Proposed Open Space	Crop	Comments
KaA - Kidman Fine Sandy Loam; 0 to 1 % slopes	8.39 (14.97%)	Alfalfa	Soil texture – Sandy Loam. Apply elemental sulfur or gypsum to reduce harmful effects of high sodium.
Le - Leland Silt Loam; 0 to 1 % slopes	22.52 (40.18%)	Alfalfa / Grass	Soil texture – Sandy Loam. Deep irrigated to leach away excess Boron. Apply elemental sulfur or gypsum to reduce harmful effects of high sodium. Monitor crop with plant tissue tests and add N as needed.
WaA - Warm Springs Fine Sandy Loam; 0 to 1 % slopes	6.35 (11.33%)	Alfalfa	Soil texture – Sandy Loam. No Comments
WgA - Warm Springs Fine Sandy Loam, Saline, Sodic; 0 to 1 % slopes	7.89 (14.08%)	Alfalfa / Grass	Soil texture – Sandy Loam. Soluble salts may reduce yield and quality. Establish good drainage and deep irrigate to remove excess soluble salts. Deep irrigated to leach away excess Boron. Apply elemental sulfur or gypsum to reduce harmful effects of high sodium. Apply elemental sulfur or acid forming fertilizers for excessively calcareous soils. Monitor crop with plant tissue tests and add N as needed.
Total	**56.05 (100.00%)**		

4.0 Discussion

The NRCS soils data provide information on the eight soil series in the Sunset Meadows subdivision, six of which are found in the designated agricultural open space. The dominant soil series across the entire subdivision are Kidman Fine Sandy Loam (KaA), Leland silt loam (Le), Warm Springs fine sandy loam (WaA), and Warm Springs fine sandy loam saline sodic (WgA), which account for 82.81 % of all soils. The dominant soil series in the designated open space are Airport (Ac), Kidman fine sandy loam (KaA), Leland silt loam (Le), and Warm Springs fine sandy loam saline sodic (WgA). These four soil types account for 86.80 % of all soils in the designated open space.

According to the NRCS official soil descriptions most soil series can be used for agricultural production, most commonly alfalfa, sugar beets and irrigated pasture. Some soil series such as Airport (Ac) and Leland silt loams (Le), and Warm Springs fine sandy loam saline sodic (WgA)

are improved by reclamation, irrigation, or drainage. Lakeshore fine sandy loam and (Lb) Leland-Saltair Complex (LS) soil series are generally limited to grazing rangeland and pastureland.

Kidman Fine Sandy Loam (KaA) and Warm Springs fine sandy loam (WaA) are considered prime farmland, the latter if irrigated and drained. However, soil samples in the Kidman soil series indicate high levels of sodium. Five of the eight soil series have available data to show general suitability for most field crops if irrigated. Of these five, Warm Springs fine sandy loam saline sodic (WgA) has the most restrictions. The estimated yield of alfalfa ranges from 3.5 to 6 tons / acre in the Airport (Ac) and Kidman Fine Sandy Loam (KaA) soil series, respectively. The estimated yield of irrigated crops for pasture measured in animal unit months (AUMs) ranges from 6.65 to 10.45 in the Airport (Ac) and Warm Springs fine sandy loam (WaA) soil series, respectively.

Based on NRCS data and soil sample analysis, all soils in the designated open space are suitable for crop production and pastureland with the exception of the Leland-Saltair Complex (1.87 % of open space), which is only suitable for grazing rangeland or pastureland. Approximately 26 % of the open space is considered prime farmland or prime farmland, if irrigated and drained, as per the NRCS. The results of the soil analysis recommend specific improvements to certain soil series to mitigate the effects of naturally occurring conditions such as high soluble salts, sodium, and boron.

This mosaic of soil series, limitations, and management recommendations extends throughout the entire Sunset Meadows subdivision. Areas proposed for residential development include some soil series considered prime farmland if drained and irrigated and some prime farmland with potentially high sodium levels. Residential development locations also include soil series that require improvements, nutrient application, and/or management to mitigate existing conditions as well as those areas limited to grazing rangeland and pastureland.

5.0 Conclusion

This assessment specifically addressed compliance of the Sunset Meadows subdivision property with items (c)(1) and (c)(3) (a-c) of Section 108-3-5 (Open Space Preservation Plan) of the Weber County Code. Compliance with these code sections is addressed in the following two sections.

5.1 Section 108-3-5 (c)(1)

Assuming that all acreage is developable, Sunset Meadows contains 56 acres of designated open space within the 108-acre subdivision. Open space accounts for approximately 52% of the total area of the subdivision. This exceeds the 30% required for subdivisions in Zone A-1.

5.2 Section 108-3-5 (c)(3)

(a) In an attempt to support large-scale crop-producing operations, the designated agricultural open space contains 14.74 acres of prime agricultural land associated with the Kidman Fine Sandy Loam (KaA) and Warm Springs fine sandy loam (WaA) soil series. Prime agricultural land within the open space does not equal 30% of the total subdivision acreage or 32.4 acres. There are approximately 28 acres of Kidman Fine Sandy Loam (KaA) and Warm Springs fine sandy loam (WaA), which are designated as prime agricultural land, in the subdivision but outside the designated open space. According to this section of the Weber County Code, prime agricultural land should first be used to satisfy the open space requirements.

NRCS data indicates that the other soil series in the open space are suitable for crop production and pastureland. Also based on the soil analysis, recommended improvements to these soil series and Kidman Fine Sandy Loam (KaA) exist, which can mitigate the effects of naturally occurring conditions such as high soluble salts, sodium, and boron. Improvements to approximately 18 acres of the Leland silt loam (Le) soil could increase agricultural production within the open space.

(b) The designated agricultural open space is configured into a single, contiguous parcel fronted by 1800 South and adjacent to other agricultural land. It is located on the northeast corner of the subdivision so that it does not intrude into the center of the Sunset Meadows subdivision or create separation between Sunset Meadows and surrounding subdivisions. The results of the soil analysis suggest that soils within the open space have the potential to support agricultural opportunities. However, in some cases improvements such as nutrient application, drainage, and/or other management actions are required to improve soil conditions.

(c) The designated agricultural open space is at least 450 feet wide in any direction at any given point to accommodate a 50-foot wide farm implement.

6.0 References

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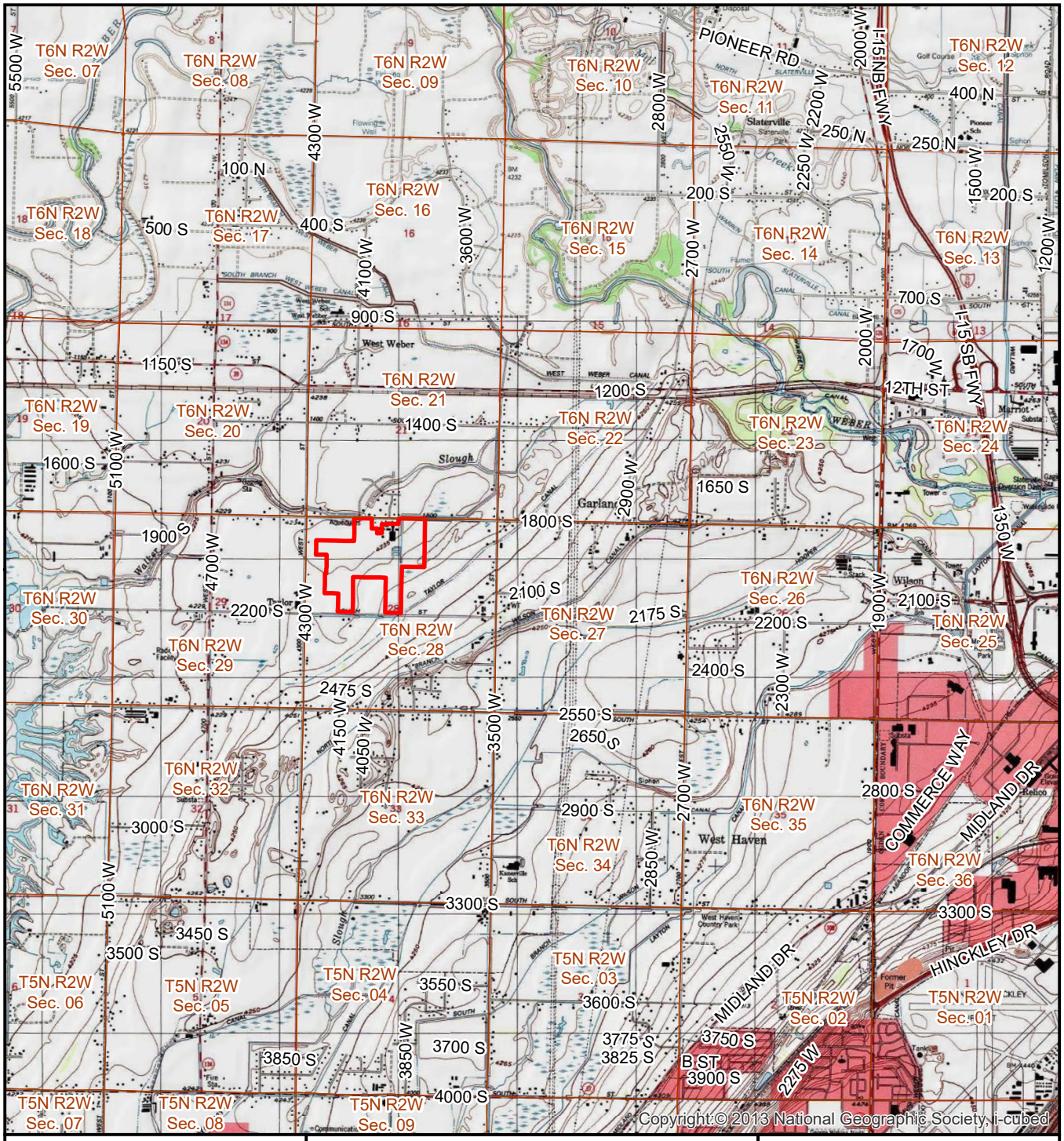
Appendix A – Maps



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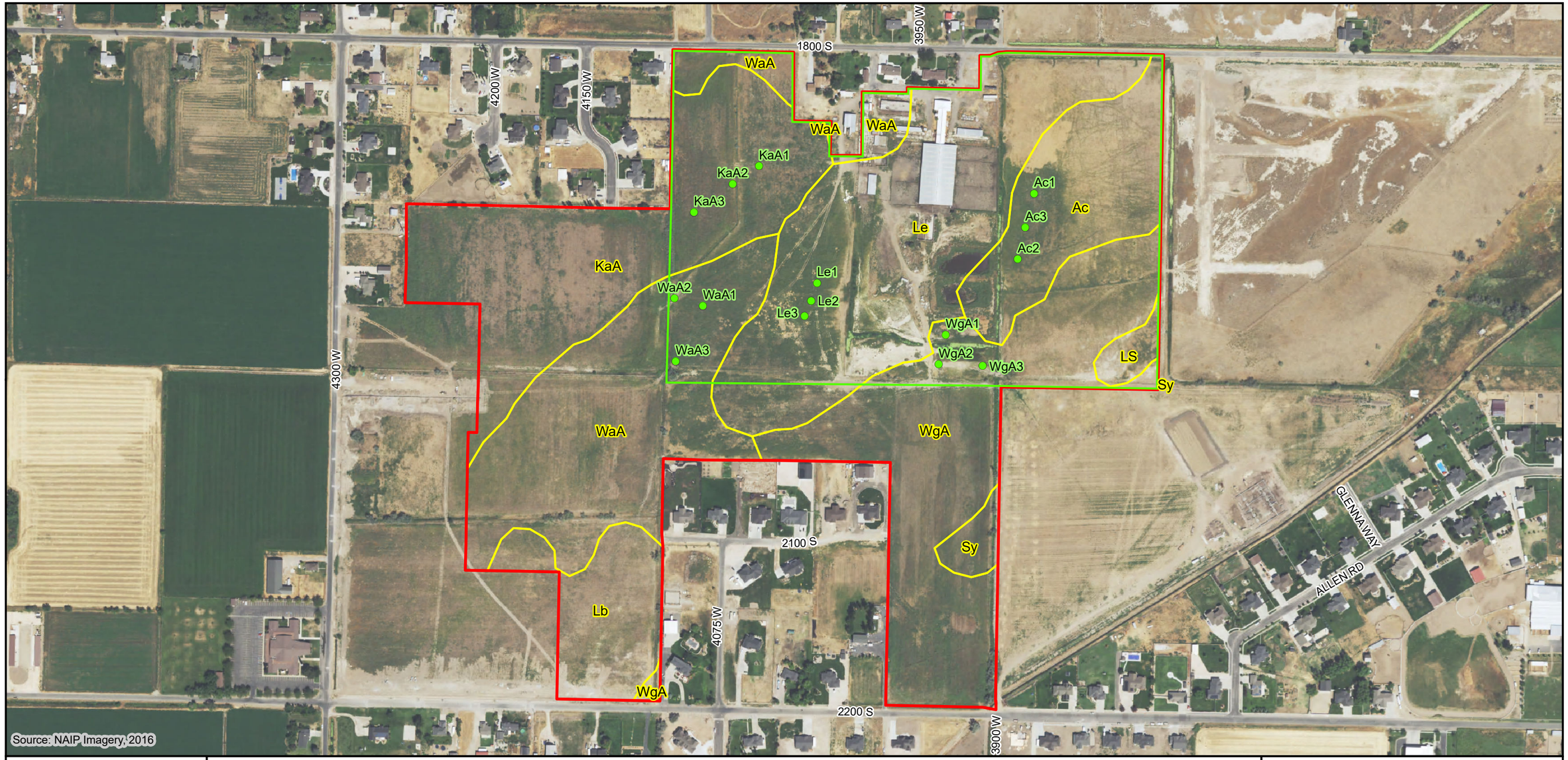
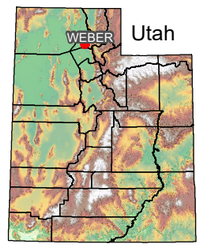




- Soil Sample
- Project Area
- Open Space
- Soils Map Unit

Label	Map Unit Name
Ac	Airport silt loam, 0 to 2 percent slopes
KaA	Kidman fine sandy loam, 0 to 1 percent slopes
Le	Leland silt loam, 0 to 1 percent slopes
LS	Leland-Saltair complex, 0 to 1 percent slopes
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes

N

Feet
0 400 800

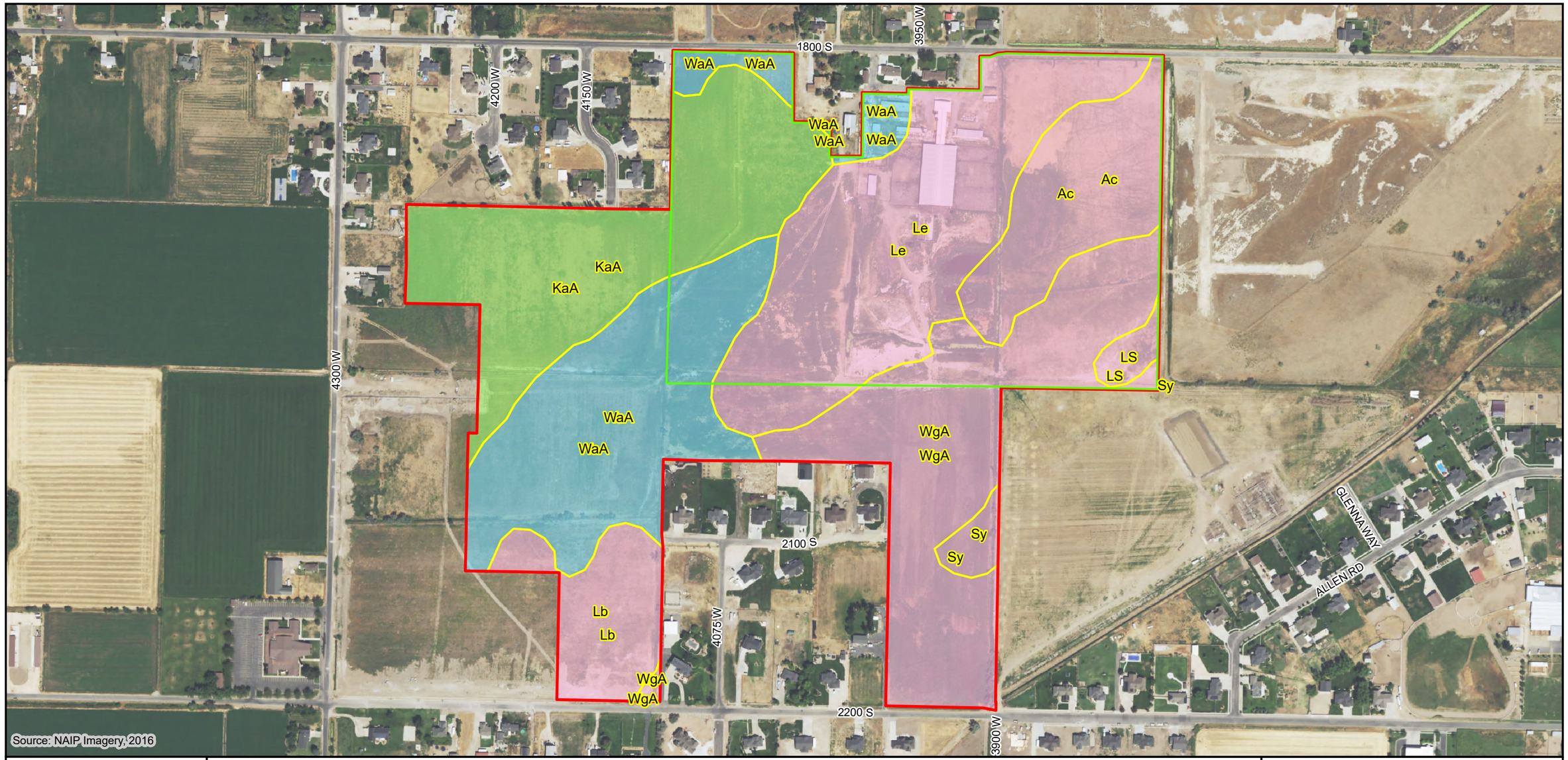
Sunset Meadows

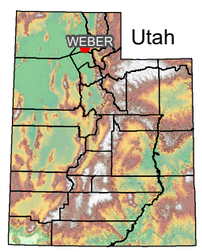
Figure 2

Soil Series and sample locations

MARTIN & NICHOLSON
ENVIRONMENTAL CONSULTANTS

4/9/2020 C:\GIS_Projects\M_N\M_N_1076_Sunset_Meadows\soil_samples.mxd





Project Area
Open Space
Soils Map Unit

Farmland Classification

Not prime farmland
Prime farmland if irrigated
Prime farmland if irrigated and drained

Label	Map Unit Name
Ac	Airport silt loam, 0 to 2 percent slopes
KaA	Kidman fine sandy loam, 0 to 1 percent slopes
Le	Leland silt loam, 0 to 1 percent slopes
LS	Leland-Saltair complex, 0 to 1 percent slopes
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes

N

Feet
0 400 800

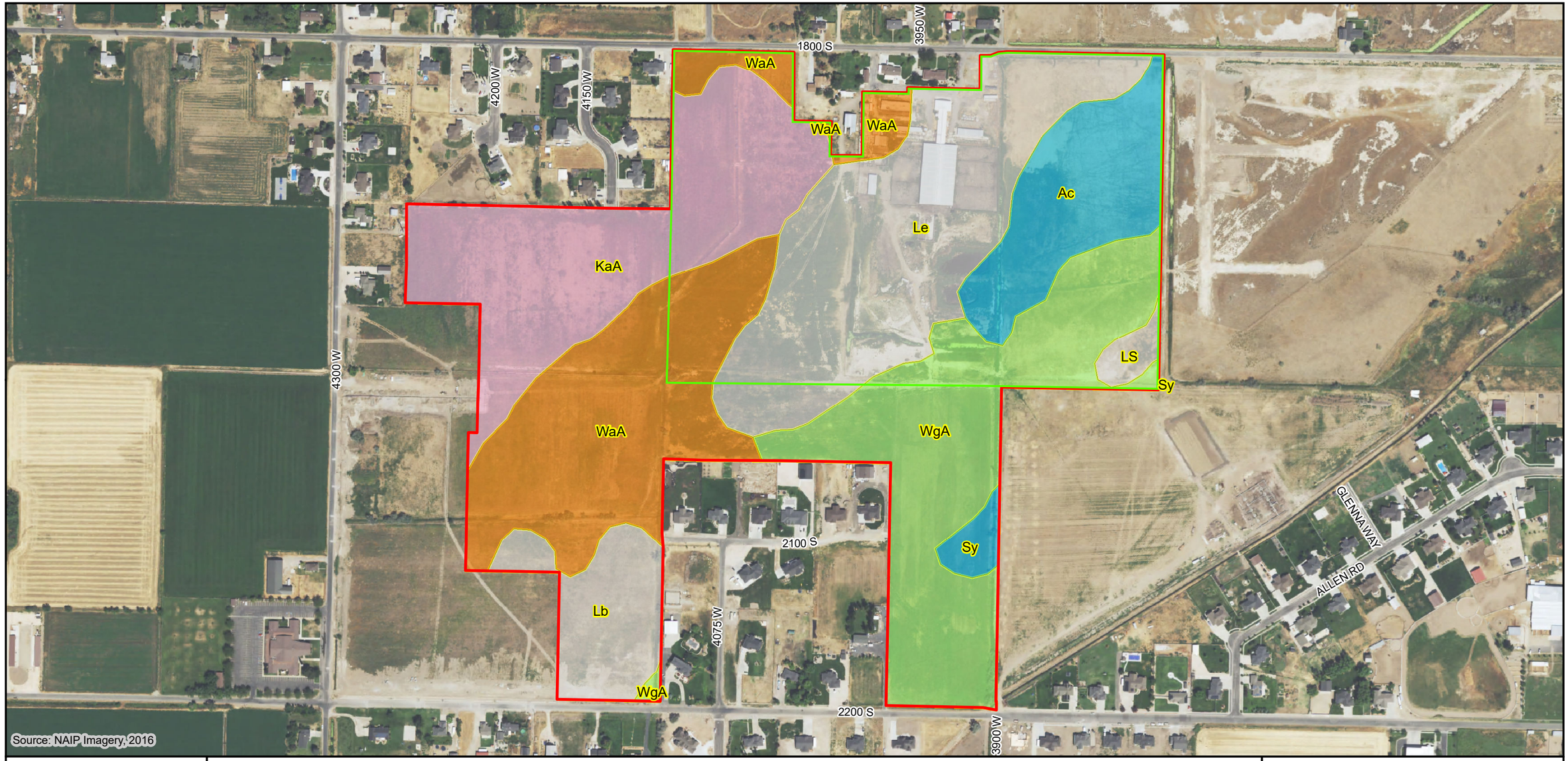
Sunset Meadows

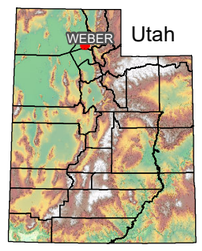
Figure 3

Farmland Classification

MARTIN & NICHOLSON
ENVIRONMENTAL CONSULTANTS

4/10/2020 C:\GIS_Projects\M_N\M_N_1076_Sunset_Meadows\farmland_classification.mxd





Project Area

Open Space

Soils Map Unit

Irrigated Capability Class

{DCD, >}

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Not rated or not available

Label	Map Unit Name
Ac	Airport silt loam, 0 to 2 percent slopes
KaA	Kidman fine sandy loam, 0 to 1 percent slopes
Le	Leland silt loam, 0 to 1 percent slopes
LS	Leland-Saltair complex, 0 to 1 percent slopes
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes

N

Feet

0 400 800

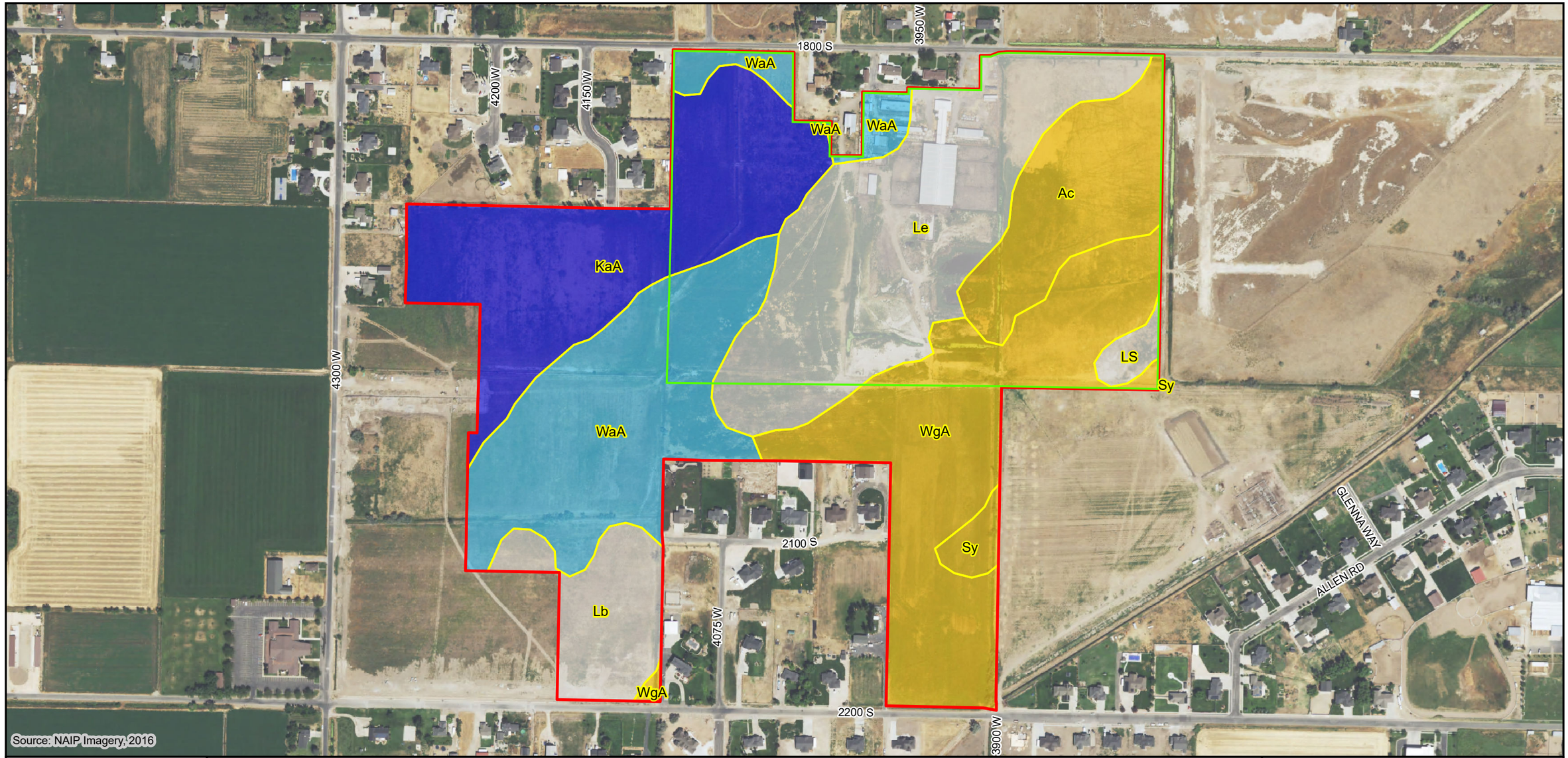
Sunset Meadows

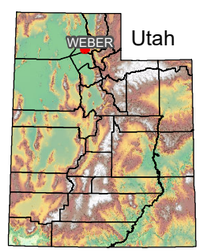
Figure 4

Irrigated Capability Class

MARTIN & NICHOLSON
ENVIRONMENTAL CONSULTANTS

4/10/2020 C:\GIS_Projects\M_N\M_N_1076_Sunset_Meadows\irrigated_capability.mxd





Project Area

Open Space

Soils Map Unit

Yields of Irrigated Crops (Map Unit) Alfalfa Hay:

(Alfalfa hay/Tons), {NAN, >}

- <= 3
- > 3 AND <= 4
- > 4 AND <= 4.5
- > 4.5 AND <= 5
- > 5 AND <= 6
- Not rated or not available

Label	Map Unit Name
Ac	Airport silt loam, 0 to 2 percent slopes
KaA	Kidman fine sandy loam, 0 to 1 percent slopes
Le	Leland silt loam, 0 to 1 percent slopes
LS	Leland-Saltair complex, 0 to 1 percent slopes
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes

N

Feet

0 400 800

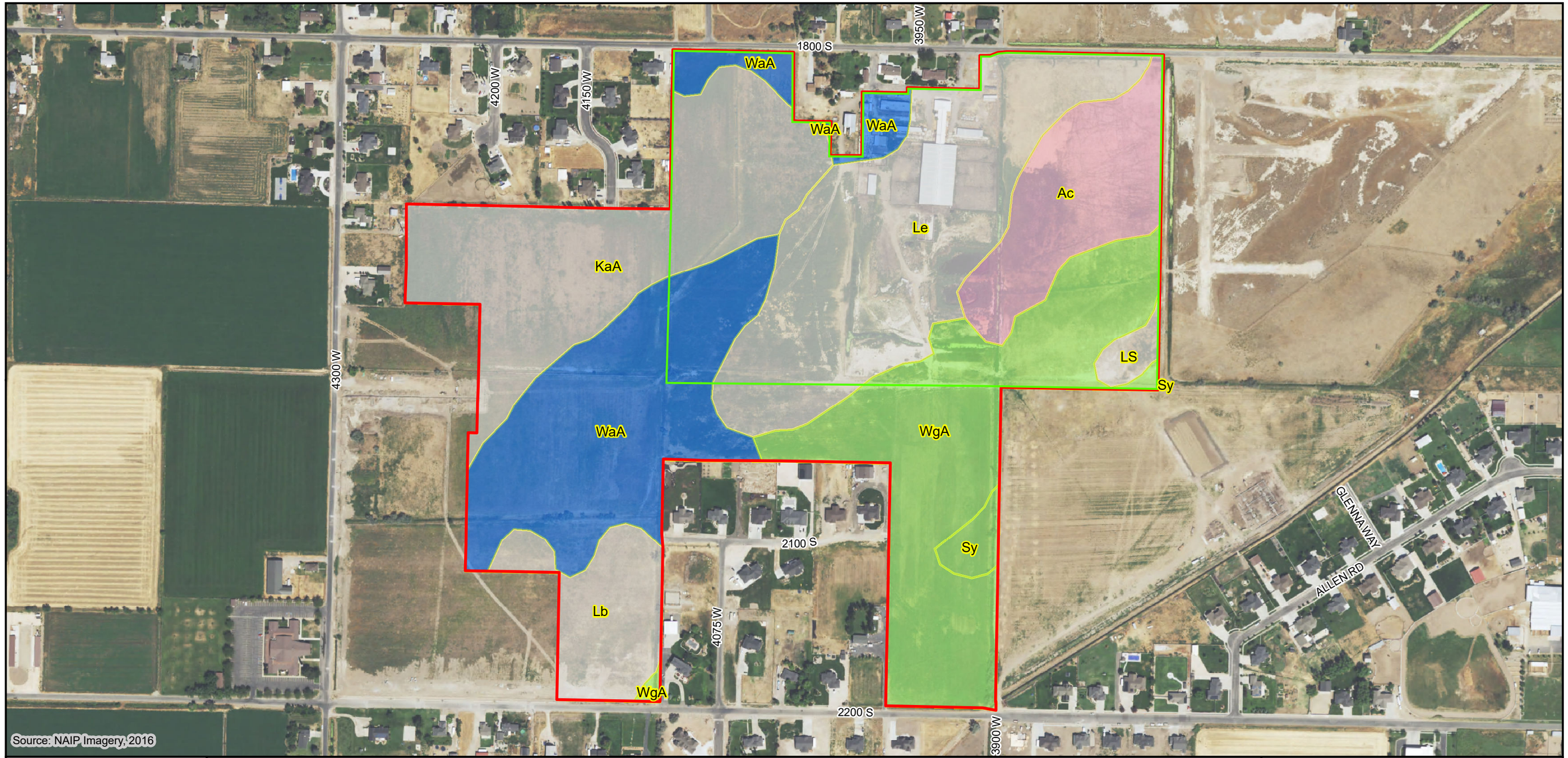
Sunset Meadows

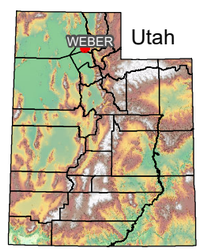
Figure 5

Yields of Irrigated Crops, Alfalfa Hay

MARTIN & NICHOLSON ENVIRONMENTAL CONSULTANTS

4/10/2020 C:\GIS_Projects\M_N\M_N_1076_Sunset_Meadows\yields_alfalfa.mxd





Project Area

Open Space

Soils Map Unit

Yields of Irrigated Crops (Component) Pasture: (Pasture/AUM), {WA, >, null = 0}

- Not rated or not available
- > 5.4 AND <= 7.2
- > 7.2 AND <= 9
- > 9 AND <= 10.45

Label	Map Unit Name
Ac	Airport silt loam, 0 to 2 percent slopes
KaA	Kidman fine sandy loam, 0 to 1 percent slopes
Le	Leland silt loam, 0 to 1 percent slopes
LS	Leland-Saltair complex, 0 to 1 percent slopes
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes

N

Feet
0 400 800

Sunset Meadows

Figure 6

Yields of Irrigated Crops, Pasture/AUMs

MARTIN & NICHOLSON ENVIRONMENTAL CONSULTANTS

4/10/2020 C:\GIS_Projects\M_N\M_N_1076_Sunset_Meadows\yields_pasture.mxd

Appendix B – Photographs

Photograph B-1. Airport (Ac) soil series area looking south.

Photograph B-2. Kidman (KaA) soil series area looking north.

Photograph B-3. Leland (Le) soil series area looking north.

Photograph B-4. Warm Springs (WaA) soil series area looking south

Photograph B-5. Warm Springs (WgA) soil series area looking west

Appendix C – Soil Data

STUKENHOLTZ LABORATORY, INC.

2924 Addison Avenue East, P.O. Box 353 Twin Falls, ID 83301

2132 208-734-3050 Fax: 208-734-3919 www.stukenholtz.com

ALLEN, SAM
3322 EAST CUMMINS RD
SALT LAKE CITY, UT 84109

Tel: 530-414-0569
Report No: 31275
Date Received: 4/12/2020
Date Reported: 4/13/2020

SOIL TEST DATA	Sample 1		Sample 2
pH	**9.2**	VH	
Salts, mmhos/cm	**5.1**	VH	
Chlorides, ppm	**104**	H	
Sodium, meq/100g	**4.10**	VH	
CEC, meq/100g	**20.4**	H	
Excess Lime, %	**4.7**	H	
Organic Matter, %	**3.74**	H	
Organic N, lb/Acre	**120**	H	
Ammonium - N, ppm	**2.1**	VL	
Nitrate - N, ppm	**38**	H	
Phosphorus, ppm	**241**	VH	
Potassium, ppm	**1468**	VH	
Calcium, meq/100g	**7.3**	M	
Magnesium, meq/100g	**4.3**	VH	
Sulfate - S, ppm	**76**	VH	
Zinc, ppm	**9.4**	VH	
Iron, ppm	**15.8**	H	
Manganese, ppm	**12.6**	VH	
Copper, ppm	**5.5**	VH	
Boron, ppm	**3.20**	VH	

	Sample 1	Sample 2
Grower	**ALLEN, SAM**	
Sample Identity	**AIRPORT SLT LM**	
Crop	**ALF/GRASS**	
Yield Goal	**6.33 T**	
Acres	**10.4**	
Prev Crop T/Acre	**NONE GIVEN**	
Manure T/Acre		
Prev Applied Nut		

RECOMMENDATIONS, lbs Nutrients or Units per Acre

Nitrogen	**35**
P_2O_5 – Phosphate	**0**
K_2O - Potash	**0**
Calcium	**75**
Magnesium	**0**
Sulfate - Sulfur	**0**
Zinc	**0**
Iron	**0**
Manganese	**0**
Copper	**0**
Boron	**0**
Elemental Sulfur	**700**
Gypsum	**4000**
Lime	**0**

Base Saturation, %

Potassium	(Ideal 3 - 6)	**23.1**	H
Calcium	(Ideal 65 - 80)	**35.8**	L
Magnesium	(Ideal 15 - 25)	**21.1**	M
Sodium	(Ideal < 3)	**20.1**	H

Relation of CEC to Soil Texture

0-5 Sand	18-24 Silt Loam
5-12 Loamy Sand	24-36 Clay Loam
12-18 Sandy Loam	36+ Clay

Comments

Crop / Yield 1 Soluble salts may reduce yield and quality.
Crop / Yield 1 Establish good drainage and deep irrigate to remove excess soluble salts.
Crop / Yield 1 Boron level is possibly toxic. Deep irrigate to leach away excess Boron.
Crop / Yield 1 Sodium is too high. Elemental Sulfur or Gypsum will reduce the harmful effects.

STUKENHOLTZ LABORATORY, INC.

2924 Addison Avenue East, P.O. Box 353 Twin Falls, ID 83301

2132 208-734-3050 Fax: 208-734-3919 www.stukenholtz.com

ALLEN, SAM
3322 EAST CUMMINS RD
SALT LAKE CITY, UT 84109

Tel: 530-414-0569
Report No: 31276
Date Received: 4/12/2020
Date Reported: 4/13/2020

SOIL TEST DATA	Sample 1		Sample 2
pH	**8.2**	H	
Salts, mmhos/cm	**1.2**	L	
Chlorides, ppm	**9**	VL	
Sodium, meq/100g	**0.60**	L	
CEC, meq/100g	**15.9**	M	
Excess Lime, %	**2.4**	M	
Organic Matter, %	**3.16**	H	
Organic N, lb/Acre	**120**	H	
Ammonium - N, ppm	**4.4**	VL	
Nitrate - N, ppm	**5**	VL	
Phosphorus, ppm	**184**	VH	
Potassium, ppm	**753**	VH	
Calcium, meq/100g	**8.9**	M	
Magnesium, meq/100g	**4.0**	H	
Sulfate - S, ppm	**13**	M	
Zinc, ppm	**8.3**	VH	
Iron, ppm	**14.3**	H	
Manganese, ppm	**8.1**	H	
Copper, ppm	**3.1**	VH	
Boron, ppm	**2.21**	H	

	Sample 1	Sample 2
Grower	**ALLEN, SAM**	
Sample Identity	**KIDMAN FINE SND**	
Crop	**ALFALFA**	
Yield Goal	**6 T**	
Acres	**8.4**	
Prev Crop T/Acre	**NONE GIVEN**	
Manure T/Acre		
Prev Applied Nut		

RECOMMENDATIONS, lbs Nutrients or Units per Acre

Nitrogen	**80**
P_2O_5 – Phosphate	**0**
K_2O - Potash	**0**
Calcium	**0**
Magnesium	**0**
Sulfate - Sulfur	**40**
Zinc	**0**
Iron	**0**
Manganese	**0**
Copper	**0**
Boron	**0**
Elemental Sulfur	**200**
Gypsum	**1000**
Lime	**0**

Base Saturation, %

Potassium	(Ideal 3 - 6)	**15.2**	H
Calcium	(Ideal 65 - 80)	**56.0**	L
Magnesium	(Ideal 15 - 25)	**25.2**	H
Sodium	(Ideal < 3)	**3.8**	H

Relation of CEC to Soil Texture

0-5 Sand	18-24 Silt Loam
5-12 Loamy Sand	24-36 Clay Loam
12-18 Sandy Loam	36+ Clay

Comments

Crop / Yield 1 Sodium is too high. Elemental Sulfur or Gypsum will reduce the harmful effects.

STUKENHOLTZ LABORATORY, INC.

2924 Addison Avenue East, P.O. Box 353 Twin Falls, ID 83301

2132 208-734-3050 Fax: 208-734-3919 www.stukenholtz.com

ALLEN, SAM
3322 EAST CUMMINS RD
SALT LAKE CITY, UT 84109

Tel: 530-414-0569
Report No: 31277
Date Received: 4/12/2020
Date Reported: 4/13/2020

SOIL TEST DATA	Sample 1		Sample 2
pH	**9.1**	VH	
Salts, mmhos/cm	**2.2**	H	
Chlorides, ppm	**9**	VL	
Sodium, meq/100g	**1.20**	M	
CEC, meq/100g	**17.8**	M	
Excess Lime, %	**3.7**	M	
Organic Matter, %	**2.75**	H	
Organic N, lb/Acre	**110**	H	
Ammonium - N, ppm	**2.7**	VL	
Nitrate - N, ppm	**17**	M	
Phosphorus, ppm	**222**	VH	
Potassium, ppm	**1366**	VH	
Calcium, meq/100g	**8.5**	M	
Magnesium, meq/100g	**3.7**	H	
Sulfate - S, ppm	**13**	M	
Zinc, ppm	**6.3**	VH	
Iron, ppm	**6.0**	M	
Manganese, ppm	**7.7**	H	
Copper, ppm	**2.6**	H	
Boron, ppm	**3.21**	VH	

	Sample 1	Sample 2
Grower	**ALLEN, SAM**	
Sample Identity	**LELAND SILT LM**	
Crop	**ALF/GRASS**	
Yield Goal	**6 T**	
Acres	**22.9**	
Prev Crop T/Acre	**NONE GIVEN**	
Manure T/Acre		
Prev Applied Nut		

RECOMMENDATIONS, lbs Nutrients or Units per Acre

Nitrogen	**140**
P_2O_5 – Phosphate	**0**
K_2O - Potash	**0**
Calcium	**0**
Magnesium	**0**
Sulfate - Sulfur	**40**
Zinc	**0**
Iron	**0**
Manganese	**0**
Copper	**0**
Boron	**0**
Elemental Sulfur	**400**
Gypsum	**2000**
Lime	**0**

Base Saturation, %

Potassium	(Ideal 3 - 6)	**24.6**	H
Calcium	(Ideal 65 - 80)	**47.8**	L
Magnesium	(Ideal 15 - 25)	**20.8**	M
Sodium	(Ideal < 3)	**6.7**	H

Relation of CEC to Soil Texture

0-5 Sand	18-24 Silt Loam
5-12 Loamy Sand	24-36 Clay Loam
12-18 Sandy Loam	36+ Clay

Comments

Crop / Yield 1 Nitrogen recommendations have been modified to account for gravity irrigation.
Crop / Yield 1 Boron level is possibly toxic. Deep irrigate to leach away excess Boron.
Crop / Yield 1 Sodium is too high. Elemental Sulfur or Gypsum will reduce the harmful effects.
Crop / Yield 1 Split application of N is advised. Monitor crop with plant tissue tests and add N as needed.

STUKENHOLTZ LABORATORY, INC.

2924 Addison Avenue East, P.O. Box 353 Twin Falls, ID 83301

2132 208-734-3050 Fax: 208-734-3919 www.stukenholtz.com

ALLEN, SAM
3322 EAST CUMMINS RD
SALT LAKE CITY, UT 84109

Tel: 530-414-0569
Report No: 31278
Date Received: 4/12/2020
Date Reported: 4/13/2020

SOIL TEST DATA	Sample 1		Sample 2
pH	**8.2**	H	
Salts, mmhos/cm	**1.2**	L	
Chlorides, ppm	**12**	L	
Sodium, meq/100g	**0.40**	VL	
CEC, meq/100g	**16.0**	M	
Excess Lime, %	**2.5**	M	
Organic Matter, %	**3.04**	H	
Organic N, lb/Acre	**120**	H	
Ammonium - N, ppm	**3.0**	VL	
Nitrate - N, ppm	**4**	VL	
Phosphorus, ppm	**180**	VH	
Potassium, ppm	**832**	VH	
Calcium, meq/100g	**9.0**	M	
Magnesium, meq/100g	**3.9**	H	
Sulfate - S, ppm	**13**	M	
Zinc, ppm	**8.5**	VH	
Iron, ppm	**8.0**	M	
Manganese, ppm	**7.5**	H	
Copper, ppm	**2.9**	H	
Boron, ppm	**2.29**	H	

	Sample 1	Sample 2
Grower	**ALLEN, SAM**	
Sample Identity	**WRM SPRG**	
Crop	**ALFALFA**	
Yield Goal	**4.75 T**	
Acres	**9.1**	
Prev Crop T/Acre	**NONE GIVEN**	
Manure T/Acre		
Prev Applied Nut		

RECOMMENDATIONS, lbs Nutrients or Units per Acre

Nitrogen	**80**
P_2O_5 – Phosphate	**0**
K_2O - Potash	**0**
Calcium	**0**
Magnesium	**0**
Sulfate - Sulfur	**20**
Zinc	**0**
Iron	**0**
Manganese	**0**
Copper	**0**
Boron	**0**
Elemental Sulfur	**200**
Gypsum	**1000**
Lime	**0**

Base Saturation, %

Potassium	(Ideal 3 - 6)	**16.7**	H
Calcium	(Ideal 65 - 80)	**56.2**	L
Magnesium	(Ideal 15 - 25)	**24.4**	M
Sodium	(Ideal < 3)	**2.5**	M

Relation of CEC to Soil Texture

0-5 Sand	18-24 Silt Loam
5-12 Loamy Sand	24-36 Clay Loam
12-18 Sandy Loam	36+ Clay

STUKENHOLTZ LABORATORY, INC.

2924 Addison Avenue East, P.O. Box 353 Twin Falls, ID 83301

2132 208-734-3050 Fax: 208-734-3919 www.stukenholtz.com

ALLEN, SAM
3322 EAST CUMMINS RD
SALT LAKE CITY, UT 84109

Tel: 530-414-0569
Report No: 31279
Date Received: 4/12/2020
Date Reported: 4/13/2020

SOIL TEST DATA	Sample 1		Sample 2
pH	**9.9**	VH	
Salts, mmhos/cm	**5.4**	VH	
Chlorides, ppm	**171**	VH	
Sodium, meq/100g	**4.90**	VH	
CEC, meq/100g	**17.0**	M	
Excess Lime, %	**7.2**	H	
Organic Matter, %	**1.23**	M	
Organic N, lb/Acre	**50**	M	
Ammonium - N, ppm	**2.0**	VL	
Nitrate - N, ppm	**9**	L	
Phosphorus, ppm	**55**	VH	
Potassium, ppm	**1362**	VH	
Calcium, meq/100g	**5.7**	L	
Magnesium, meq/100g	**2.0**	L	
Sulfate - S, ppm	**80**	VH	
Zinc, ppm	**1.7**	M	
Iron, ppm	**11.2**	H	
Manganese, ppm	**7.1**	H	
Copper, ppm	**1.6**	H	
Boron, ppm	**3.26**	VH	

	Sample 1	Sample 2
Grower	**ALLEN, SAM**	
Sample Identity	**WGA WM SPR**	
Crop	**ALF/GRASS**	
Yield Goal	**8.5 T**	
Acres	**7.2**	
Prev Crop T/Acre	**NONE GIVEN**	
Manure T/Acre		
Prev Applied Nut		

RECOMMENDATIONS, lbs Nutrients or Units per Acre

Nitrogen	**255**
P_2O_5 – Phosphate	**0**
K_2O - Potash	**0**
Calcium	**75**
Magnesium	**10**
Sulfate - Sulfur	**0**
Zinc	**5**
Iron	**0**
Manganese	**0**
Copper	**0**
Boron	**0**
Elemental Sulfur	**800**
Gypsum	**4500**
Lime	**0**

Base Saturation, %

Potassium	(Ideal 3 - 6)	**25.7**	H
Calcium	(Ideal 65 - 80)	**33.5**	L
Magnesium	(Ideal 15 - 25)	**11.8**	L
Sodium	(Ideal < 3)	**28.8**	H

Relation of CEC to Soil Texture

0-5 Sand	18-24 Silt Loam
5-12 Loamy Sand	24-36 Clay Loam
12-18 Sandy Loam	36+ Clay

Comments

Crop / Yield 1 Soluble salts may reduce yield and quality.
Crop / Yield 1 Establish good drainage and deep irrigate to remove excess soluble salts.
Crop / Yield 1 Boron level is possibly toxic. Deep irrigate to leach away excess Boron.
Crop / Yield 1 Excessively Calcareous soils respond to 100-200 lbs/ac of Elemental Sulfur or Acid forming fertilizers.
Crop / Yield 1 Sodium is too high. Elemental Sulfur or Gypsum will reduce the harmful effects.
Crop / Yield 1 Split application of N is advised. Monitor crop with plant tissue tests and add N as needed.
Crop / Yield 1 Examples of acid forming fertilizers are: 21-0-0/Thio-Sul/Nitro-Sul and Disintegrating Sulfurs.

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	A public hearing to consider and take action on a request amend Weber County Code to require PUE's to be as specified by the County Engineer and/or Land Use Authority and to enable development along substandard streets under specific conditions.
Agenda Date:	Tuesday, May 12, 2020
Staff Report Date:	Tuesday, May 5, 2020
Applicant:	Weber County
File Number:	ZTA 2020-04

Staff Information

Report Presenter:	Charlie Ewert cewert@co.weber.ut.us (801) 399-8763
Report Reviewer:	RG

Applicable Ordinances

§ Sec 106-2-4 Lots
§ Sec 106-4-1 General Requirements

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

Recent development in a cluster subdivision in Western Weber County has brought to our attention that requiring a ten foot public utility easement on every side lot line does not support the reduced sideyard setback of the cluster code. Further, we have found that a number of subdivision plat designers will place ten foot public utility easements along every lot line as their standard mode of operation. These arbitrary and unused easements often lead to problems for resulting landowners who cannot utilize the area in the easement. The attached proposal allows flexible public utility easement widths along with affirmative consent from the County Engineer or Land Use Authority (who is the planning commissions on all subdivisions except small subdivisions) for their placement.

Policy Analysis

The proposed ordinance draft is attached as Exhibits A and B. The following is an analysis of the proposal based on the existing general plan.

General plan. Neither the Ogden Valley General Plan nor the West Central Weber General Plan address public utility easements or substandard streets in the context of this proposal. It can be determined, however, that the proposal will have a positive effect on both plans, since both plans strongly advocate for clustering development onto smaller lots, and an easement on every lot line causes unnecessary hardship on the use of the land. The effect of allowing development to continue along a substandard street, provided a traffic engineer deems it safe, will decrease street impacts and stormwater runoff. Requiring a substandard road agreement will assist the county to obtain a standard street at some point in the future.

Ordinance. Requiring that the County maintain control over what and where public utility easements are required is necessary because, through plat dedication, the County becomes the owner of those easements. The majority of

the time, public utility entities want to locate only across the front of the lot. Side and rear easement may be necessary on a case by case basis given the uniqueness of specific subdivisions and the specific utility, but to enable a surveyor or engineer to arbitrarily place them in an arbitrary or impracticable location on a subdivision plat leads to the county inheriting a host unnecessary private land encumbrances.

Recommending additional development to occur on a substandard dead-end street is atypical in more urban environments. However, there are a number of long substandard dead-end streets in rural areas that exist today as an evolutionary effect of age-old wagon trails, and not as a deliberate and intentional result of new street construction. Thus the public street right of way construction standards have never been applied to many unincorporated streets, and rather, the county has only provided operations, maintenance, and occasional safety improvements. The current ordinance does not allow development along a substandard public street. The proposal will allow development to occur provided traffic safety and road capacity is not reduced to unacceptable levels. It also builds-in a method by which the County can ensure the street is brought to standard over time without significant cost to the general public.

Past Action on this Item

The Western Weber Planning Commission considered this item and offered staff direction in their April 14, 2020 work session.

The Ogden Valley Planning Commission considered this item and offered staff direction in their April 7, 2020 work session.

Noticing Compliance

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

Posted on the County's Official Website

Posted on the Utah Public Notice Website

Published in a local newspaper

Staff Recommendation

Staff recommends that the Planning Commission offer a positive recommendation to the County Commission for file ZTA 2020-04, a proposal to require PUE's to be as specified by the County Engineer and to enable development along substandard streets under specific conditions.

This comes with the following findings:

1. That the proposal does not have negative effect on the general plans.
2. The proposal will not place unnecessary burden for offsite street improvements on any single land developer.
3. The proposal will ensure thoughtful and deliberate acquisition of public utility easements in a manner less impactful to land owners.
4. That the proposal is in the best interest of the health, safety, and welfare of the public.

Exhibits

A. Proposed Ordinance Changes – Track Change Copy.
B. Proposed Ordinance Changes – Clean Copy.

Revised May 5, 2020

azTitle 106 Subdivisions

…

Chapter 106-2 Subdivision Standards

…

Sec 106-2-4 Lots

…

(i) *Easements.* Lots shall have a ten-foot public utility easement abutting the public street right-of-way and spanning the lot width, except that this easement is not required in zones that allow ~~no~~a zero front setback. Other public utility easements shall ~~only~~ be provided ~~where~~if, and only if, authorized or required by the County Engineer or Land Use Authority, who shall specify the easement's location and width, with a minimum width no less than five feet. If the applicant cannot demonstrate that surface water runoff onto adjacent lots or parcels will not exceed historic runoff rates, the land use authority may require that a land drain easement be provided by the applicant. The land drain shall be installed as a part of the subdivision improvements. ~~easements for drainage through the subdivision and adjoining property be provided by the applicant. Easements for water, sewer, drainage, power lines and other utilities shall be provided where required, and at a width specified, by the County Engineer, but never a width less than five feet. .~~

…

Sec 106-4-1 General Requirements

…

(h) New subdivisions with sole access from a terminal substandard public street ~~system~~, whether directly connected or connected via streets that meet county standard, shall not be approved until the substandard street is fully improved to county public work standards and adopted right-of-way width.

(1) This requirement shall be waived if a traffic study, conducted by a qualified professional, demonstrates that the existing substandard public street ~~system~~ from which the new subdivision will gain access is adequate and safe, or can be made adequate and safe with improvements from the applicant, for the increased traffic demand of the new subdivision, and if the Planning Director and County Engineer can mutually make the following findings:

Commented [CE31]: Moved into new subparagraph.

~~(1)~~a. That due to topographic or other environmental characteristics of the area, it is unlikely that the terminal substandard street system will make a second connection to the public street network within the next 10 years; and

~~(2)~~b. That not providing a secondary connection to the public street network does not conflict with a general plan, small area plan, master streets plan, or similar adopted planning document~~; and~~.

(2) In order for the provisions of (h)(1) to apply, owners having interest in the proposed subdivision ~~have executed~~shall execute a ~~deferral~~substandard road agreement and notice

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to new owners. The content of the substandard road agreement and notice shall be as specified by the county. At a minimum, it shall:

a. require a deferral agreement that specifies that the owner or their successors and heirs are responsible for their roughly proportionate share of improving the substandard public street system at a time the county deems it necessary; ~~and~~

b. cause for the governing authority, at their option, to withhold any written protest filed by the owner under the State Code's Assessment Area Act, provisions for local districts, or any similar government revenue generation mechanism, from the final tally of collected protests. ~~bind the owners and their successors and heirs to not file a written protest as otherwise allowed in State Code under the creation of a special assessment area, special improvement districtAssessment Area Act, the provisions for local districts, or any similar government revenue generation mechanism, intended to improve the terminal fund improvements to the substandard public street system. This requirement applies regardless of whether the terminal substandard public street later makes a second connection to the public street network.~~ The revenue generated by the mechanism shall be:

1. limited to the actual value, adjusted for market changes over time, of improving the substandard public street to the standards applicable at the time of the agreement's execution; and

2. only reinvested into improving the substandard street to the standards applicable at the time of the agreement's execution, or applied to the total cost of improving the street to an updated or better standard; and

c. be recorded to the property at the time of subdivision recordation, or sooner.

(3) No precise mathematical calculation is required to determine the roughly proportionate share of improving the substandard public street, as provided in Section 106-4-1(h)(2). However, an individualized determination shall be conducted for each lot. In determining what is roughly proportionate, the following guidelines apply:

a. The individualized determination is required to show that the established roughly proportionate share is related in both nature and extent to the impact of the developed lot.

b. For each lot, the following factors shall be considered to determine their relevance to the calculation: the minimum lot width of the applicable zone, the actual lot width, average daily distance travelled, number of actual trips, the uses on the lot, average daily trips related to those uses, weight of a typical vehicle related to those uses, longevity of current ownership and longevity of existing development or uses as they relate to historical taxes paid, and any other consideration deemed necessary relative to the lot's impact on the substandard street.

c. A lot owner may provide the county with a third-party study, conducted by a qualified professional as defined in Section 101-1-7, to assist in determining the nature and extent of the impact of the lot on the substandard street, or to analyze the financial obligation of the lot owner, or both.

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Commented [CE22]: Ogden Valley forwarded a positive recommendation for this text amendment, but asked the County Commission to pay particular attention to the way this paragraph was written, as it didn't sit comfortably with a number of them, but the majority were not ready to say it isn't needed.

I have rewritten this paragraph after their discussion to try to mitigate some of the discomfort. It is now reads less heavy handed in terms of a landowner's ability to file a protest, gives the governing authority more leniency, and limits the governing authority's scope on what can be assessed in one of these taxing areas and on what the additional tax can be spent. Hopefully this mitigates concerns that this provision can lead to the runaway government effect.

Commented [CE23]: New section desired by the Ogden Valley Planning Commission to help quantify what roughly proportionate means. "rough proportionality" has been tested through several court cases. There is no set method to calculate, but the governing authority needs to make the case that through individual development evaluations their determination of roughly proportionate needs to be related both in nature and extend to the impact of the existence of the development.

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Title 106 Subdivisions

…

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Sec 106-2-4 Lots

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…

Sec 106-4-1 General Requirements

…

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(1) This requirement shall be waived if a traffic study, conducted by a qualified professional, demonstrates that the existing substandard public street from which the new subdivision will gain access is adequate and safe, or can be made adequate and safe with improvements from the applicant, for the increased traffic demand of the new subdivision, and if the Planning Director and County Engineer can mutually make the following findings:

a. That due to topographic or other environmental characteristics of the area, it is unlikely that the terminal substandard street system will make a second connection to the public street network within the next 10 years; and

b. That not providing a secondary connection to the public street network does not conflict with a general plan, small area plan, master streets plan, or similar adopted planning document.

(2) In order for the provisions of (h)(1) to apply, owners having interest in the proposed subdivision shall execute a substandard road agreement and notice to new owners. The content of the substandard road agreement and notice shall be as specified by the county. At a minimum, it shall:

a. require a deferral agreement that specifies that the owner or their successors and heirs are responsible for their roughly proportionate share of improving the substandard public street system at a time the county deems it necessary;

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