

WESTERN WEBER PLANNING COMMISSION

AMENDED MEETING AGENDA

November 10, 2020

5:00 p.m

Join Zoom Meeting

<https://us02web.zoom.us/j/84659212154>

Meeting ID: 846 5921 2154

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

1. Minutes: November 12, 2019 and October 13, 2020

2. Consent Items.

2.1 CUP 2020-17: A request for approval of a Conditional Use Permit to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City.

Staff Presenter: Felix Lleverino

3. Petitions, Applications, and Public Hearings: **Administrative items**

3.1 LVH 091820: Consideration and action on a request for preliminary approval of Highlands Bluff Estates Phase 1, 1st Amendment, a subdivision proposal to create a 12 lot residential development.

Staff Presenter: Felix Lleverino

3.2 LVT031120: Request for final approval of Taylor Landing Cluster Subdivision Phase 1A, consisting of 28 lots in the A-1 Zone, located at approximately 4000 W 2200 S, Ogden UT.

Staff Presenter: Scott Perkes

3.3 LVT031120: Request for final approval of Taylor Landing Cluster Subdivision Phase 2, consisting of 20 lots in the A-1 Zone, located at approximately 4000 W 2200 S, Ogden UT.

Staff Presenter: Scott Perkes

4. Petitions, Applications, and Public Hearings: **Legislative items**

4.1 ZTA 2020-05: Public hearing to discuss and take comment on potential scenarios to amend § 108-7-25 of the Weber County Code regarding short-term rentals.

Staff Presenter: Scott Perkes

4.2 ZTA- 2020-03: Public Hearing to discuss and take action on a proposal to amend the zoning code to allow for accessory dwelling units in all single-family dwellings as a permitted use.

Staff Presenter: Tammy Aydelotte

4.3 ZTA 2019-06: A public hearing to consider and take action on ZTA 2019-06, a request to amend the Weber County Land Use Code to create standards for storage units in the commercial zones.

Presenter: Charlie Ewert

4.4 ZTA 2020-07: A public hearing to consider and take action on ZTA 2020-07, a request to amend the Weber County Land Use Code to add a height limit for weeds and turf grasses.

Presenter: Charlie Ewert

4.5 ZTA 2020-04: Consideration and action on a request to amend Weber County Code to enable development along substandard streets under specific conditions.

Presenter: Charlie Ewert

5. Public Comment for Items not on the Agenda:

6. Remarks from Planning Commissioners:

7. Planning Director Report:

8. Remarks from Legal Counsel:

Adjourn

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

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Via Zoom Video Conferencing at the link listed above.

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

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.

Minutes of the Western Weber Planning meeting of November 12, 2019, held in the Weber County Commission chamber, 2380 Washington Blvd. Floor 1. Ogden UT at 5:00 p.m.

Members Present: Bren Edwards
John Parke
Andrew Favero
Gene Atkinson
Greg Bell

Members Excused: Janette Borklund

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principle Planner/ Long Term Planner; Scott Perkes, Planner; Matt Wilson, Legal Counsel; Marta Borchert, Secretary

- Pledge of Allegiance
- Roll Call

Chair Edwards asks if there are any ex parte communication or conflicts of interest to report. There are none.

GPA2019-04: A public hearing to consider and make recommendation to the County Commission on a state mandated modification to the West Central Weber County General Plan regarding the community's plan for moderate-income housing. Staff Presenters: Charlie Ewert/Scott Perkes

Scott Perkes gives an overview of the item. Staff began by reviewing the existing General Plan and the existing housing assessment and plan to see how many components of S.B.34 were in compliance or were outstanding. Through staff's review of the County plans it was determined that the County was substantially in compliance with a lot of the requirements. S.B. 34. There was a lot of data that needed to be updated due to the age of the plans to comply with S.B. 34. Staff took the time to get updated data to get through some of those components to come up with an updated report. S.B. 34 does require that the County report annually versus biannually and that the plans be reviewed by staff annually to provide estimates and projections. Staff has prepared an updated section to the General Plan that summarizes the finding for the 2003 General Plan there is not a specific section that is set aside for moderate-income housing. The County did undertake a housing study and plan back in 2012 that is considered the General Plan's moderate-income housing plan. Staff believes that it would be a good idea to take the consolidated information and plan and amend the General Plan and use the consolidated section as a new component of the new General Plan, instead of having separate documents they would have them together. Looking through the new data that staff collected to update the plan and the projections of the plan, looking at one of the maps, due to the short time frame that staff had to collect data and run an analysis of the current and projected moderate-income needs staff was unable to collect primary data as part of the analysis. Staff pulled data from available sources and the map included some of the boundaries from where data was pulled from. Census track data was used to form new demographics on housing values for the updated plan, and there are four block routes on the map that indicate roughly where the Unincorporated Western Weber area is. Data was also pulled from the American community survey which is part of the census from the year 2013 to 2017. That data was used to represent the unincorporated Western Weber area both current and that data was used to project to 2024. There is a lot of overlap for the boundaries, and staff has done their best to eliminate as much of the overlap of data as possible. Looking at the plan itself S.B 34 requires that the County have a land use survey that component is captured on the first page of the plan. Moving forward looking at the demographics of both current and projected Western Weber the population in Western Weber is intended to grow by about 3 percent when compared to the County, the County as a whole is intended to grow at 1.3 percent to 2024. Western Weber is anticipated to outpace the Countywide growth rate in the area. There is

a couple of trends as far as household size is concerned, in Western Weber, it is anticipated that the average household will decrease slightly from 3.06 to 2.92. The County as a whole will see a slight increase from 2.96. to 3.05. Concerning the racial composition, the Western Weber area is comprised of primarily Caucasian individuals at 94 percent and a small amount of Hispanics/Latino and a trace amount of other races. Looking at the age distribution this is interesting because they saw a large growth in the number of individuals of 60 years and greater and as their growth rates increase there is a very flat growth across the younger generation for the individuals from 0-40 there is a very flat and in some cases a negative growth rate for the individuals which would lend to the idea of that a lot of the population growing in place and getting older and becoming empty nesters, the kids move out or more wealthy individuals move in and perhaps don't have or perhaps do have children. Looking at housing they did anticipate that housing stock would grow at the same pace as the population. Looking at owner-occupied housing the growth rates were flat. He notes that looking at the tables the growth rates are a bit more exaggerated for the rental units. This is indicative of the new moderate-income households moving into town or looking for rentals. Comparing the 2017 median income market value of 183,100 to the Unincorporated West Central 302,000 dollars there is a 40 percent difference. Generally speaking houses and land values are more expensive in Western Weber. This can be attributed to the size of the land available in the Western Weber area. Looking at income S.B. 34 requires that the moderate-income housing plan looks at the area median income for the County as a whole in 2017. The area had an area median income as a whole 62,036 dollars. Looking at the Western Weber area there is an AMI of 85,051 that is a little over a 20,000 dollar difference between the County as a whole and Western Weber. Looking at housing affordability what is generally perceived as being affordable is housing at households income or housing at costs that don't exceed 20 percent of a household's income generally speaking this is viewed as being affordable and looking at the Countywide average median income of 62,036 dollars and taking 80 percent of that amount. 49,629 dollars would be the target for moderate-income housing. 28 percent of the monthly housing budget would equate to 1158 dollars a month and a family should not exceed that amount, they would want to have affordable housing and they will need to keep their purchase price at or below 242,500 dollars to keep their mortgage at an affordable rate. Looking at renting in Western Weber 15 percent of the population is renting, looking at vacant units there were about 135 vacant units but none of those were listed as rentals which lend to the idea that all of the rental units in the area are occupied. Looking at renting and affordability for renters something is interesting in the trends. In 2017, 312 of 417 households that were in rental units they were paying at or below 28 percent of their income for rent. 312 of the 417 had affordable housing in 2017. 75 percent of the renters had affordable housing in 2017 and projecting out to 2024 the rent increase from 1096 dollars to 1456 dollars per month but the number of households pays that were at or below 28 percent of their income for housing to be 603 of 723 households that is 83 percent of household projected to have affordable housing. Looking at the increase in rent the question of why it is becoming more affordable to rent, looking at a few more indicators such as the renter-occupied income, the income if it continues on the linear projection to 2024 their income would be increasing almost 20 percent. Looking at the growth of the cost of rent it was increasing at 24.7 percent. People who are anticipated to continue renting are earning more than they used to and are outpacing the cost of rent slightly. The percentage of households that can rent at an affordable rate is increasing. Looking at the data they can see some trends of more of the households that are moving into rentals and prefer to purchase housing but because of the growth in the housing values, they might be descending to rent. Some more wealthy people are renting in the future.

For individuals who own in West Central Weber the property value is growing 23 percent. The Weber County property value is growing by 17 percent. The Countywide AMI shows a growth of 6 percent. If incomes are growing at 6 percent in 2024 and property value between 17 percent and 23 percent it is easy to see how the affordability gap is growing. In calculating the estimated supply and the Assessor's office provided data concerning the housing units and their property values and in running the data there were 201 housing units which represented 70 percent of the total housing units in Western Weber which represented the benchmark for affordable housing or the 80 percent of AMI. Looking at the need they saw that there were 1123 moderate-income households in Western Weber, there is currently a deficit there of 922 housing units. Projected out to 2024 there will 1613 households that will be at or below the 80 percent of AMI by 2024. That is a growth of 490 households between now and 2024 in the Western Weber area that needs housing. Comparing that to Weber County as a whole Weber County has 31,821 moderate-income households in 2017, projected out to 2024 which would grow by 1739 households to 33,560 households. Comparing the number of households in 2024 as compared to the County as a whole it would be associated with the Western Weber area. There is a couple of takeaways and summaries of the findings some trends are looking at the data and some of the numbers. Concerning the household size and Weber shrink slightly the population is aging in the 60+ group and shrinking in the 0-40 years. There will be an increase in the 2 person households which may be empty nesters or wealthy individuals. The owner-occupied housing values are outpacing the AMI at a

steep rate the AMI is growing at 6 percent and the housing value is growing at 27 percent that is a big delta as they grow apart. The growing number of renting households has higher incomes as compared to 2017 projecting that out to 2024 it can be seen that more wealthy households are going to be renting. That could be because the current housing values are pushing households into rentals who would otherwise wish to purchase but can't make that jump. Looking beyond some of the updated data and the trends staff looked to see what some of the barriers to affordability were. Existing zoning in the West Weber area of one dwelling unit per acre or greater is one of the larger issues concerning affordability. This is a component of housing costs. The larger the land the less affordable it is. This one of the biggest barriers that was foreseen. Looking at the goals principles and implementation, staff pulled the goals, principles, and implementation of the 2012 housing assessment and plan and left them in the updated plan. He notes that they also added some goals from the Ogden Valley moderate-income housing plan for consideration as they were recently reviewed and vetted by the Ogden Valley Planning Commission. There is one goal that is new and has not been in a plan to date, this is beginning on line 348. It is implementation 2.1.2 this was an idea that could help to increase affordability in the Western Weber area. This is regarding the incorporation of residential dwelling units within the village or commercial centers, this would entail mixed-use development on the upper levels retail of commercial uses. This would shrink the footprint of what is required to develop housing and would help affordability. It would also allow the moderate-income households to be closer to amenities and services that come about through commercial development.

Commissioner Andreotti asks where the numbers for the 80 percent came from. Mr. Perkes states that in the County the average median income area 62,036 this information comes from the census and the American Community Survey it is 2013-2017. The ACS uses 2010 but it projects to 2017. He notes that there should be an updated census in 2020. It is an area median income for the County. Looking at 80 percent of that number that is where the 49,629. Commissioner Bell asks if the 49,629 is projected from the American Community Survey that was done before 2013. Mr. Ewert states that the American Community Survey is based on the 2010 census. Commissioner Bell states that if the data was based on the 2010 census the data is not necessarily reflective it is a projection. Mr. Ewert notes that we will know for sure when the 2020 census data is out. Mr. Perkes agrees that there is some limitation with the data and the margins of error especially when you start to project out that many years.

Mr. Perkes states that S.B 34 speaks to the County providing moderate-income housing for individuals at the Countywide AMI 80 percent of the Countywide AMI

Commissioner Parke states that there is no commercial in the Western Weber. Commissioner Bell states that there might not be at the same lot of commercial areas in Western Weber be there are some commercial zones. He notes that he sees value in adding that so that when commercial areas grow the applicants would have to comply with that.

Commissioner Andreotti states that he is ok with this, it has a lot to do with trends.

Mr. Ewert state that under state law adopting this would be an adoption of an element of the General Plan. It would be a component of the General Plan.

Commissioner Atkinson asks concerning Terakee Village Blanch's proposal would help meet the recommendations and projections. Mr. Ewert states that it could. Looking at moderate-income housing one of big affordability issues is the amount of land that is required in the zoning. Looking at smaller parcels in developments such as a PRUD or a cluster subdivision, this would be looking at lowering the amount of money that is going to go into the land. He asks if the homes will be affordable to the 80 percent AMI probably not. Looking at the existing cluster subdivision projects that are out there, most of them are well above the 100 percent AMI. He notes that the Terakee Village may not be meet the recommendation but it might be more affordable than one dwelling unit every acre. He notes that part of the value would be the assisted living facilities. This would be considered a residential facility. The smaller the land is the more affordable it is going to be. Commissioner Favero states that it is important to look into the future and not just base it on what is being built now and look at the potential growth. Commissioner Atkinson asks how to get closer. Mr. Ewert states that counting every affordable housing unit and the aggregate number and the median household value it would help with that. He states that it might not be a huge jump toward getting to the 80 percent. Chair Edwards asks if PRUD's would help the County get closer than the clusters. Commissioner Bell states that he agrees a lot of the clusters have not broken ground. The proposal talks about modifying the cluster subdivision code to allow for these types of lots. He adds that they could be incentivizing higher density. Mr. Ewert states that they are working on the PRUD ordinance, which still has not been adopted. In that code, there

was a provision that would offer 10 percent additional bonus density free of cost as long as that 10 percent additional is developed in affordable housing or deed restriction or it would be reserved for small condos or townhomes which would sell for a more affordable rate. Commissioner Bell states that he agrees with Mr. Ewert the existing cluster the way that it has been implemented would not help promote moderate-income housing at all.

Commissioner Atkinson states that it seems to him that looking at the information present it seems that there is less of a gap. Mr. Ewert notes that currently in the unincorporated area 201 affordable housing residential units are valued the 80 percent AMI or less it is affordable to those households. There is a need for 1121. There is a high demand right now for affordable housing. Commissioner Bell states the point is to incentivize it when the development comes in. He notes that if there is an incentive for ADU's to get registered it would possibly double the number of moderate-income housing. Mr. Ewert notes that a lot of the basement apartments are perfectly lawful and unfortunately according to the code they have to get a conditional use permit, it should be taken out of the code and allow for detached ADU. He adds that having the owners come to the office and report is not an easy task.

Chair Edwards opens a public hearing. There are no public comments.

MOTION: Commissioner Bell moves recommended that the Weber County Commission adopt the legislative amendment to the West Central Weber County and add the West Central moderate housing plan as an addendum to the General Plan. This recommendation is based on the findings that it has to be compliant with S.B. 34, and that it is in the interest of health safety and welfare of the public. Commissioner Parke seconds. Motion carries (5-0).

2. Public Comment for Items not on the Agenda: none

3. Remarks from Planning Commissioners: none

4. Planning Director Report: Mr. Ewert thanks the Planning Commissioners for their attention to detail on the issues discussed. He also wants to give a big kudos to Scott Perkes.

5. Remarks from Legal Counsel: none

6. Adjourn to Work Session: 5:47 pm

WS1: Review and discussion regarding street connectivity ordinance. Staff Presenter: Charlie Ewert

Tim Sullivan from Township and Range states that there are four elements to street connectivity. The first one is to connect the streets. A grid of streets is the most connected type of network. It doesn't have to be a grid but where the intersections and the dots are connected to the most number of links where the arrows are. There is also the network scales, the networks should be compact with blocks that are human scale and have connections every so often and don't go too long between the connections. They will connect specifically to community destinations like parks and schools and churches. He states that it is important remember to stay connected for all users, not just vehicles, but also pedestrians, bicyclists, truck, and equestrians. He states that they also talked about why connected streets are important, there is a variety of benefits and details that have gone into it is better for all types of mobility, such as, automobility and transit mobility, pedestrian mobility, and bike mobility. It is great for emergency services. It is better for safety it reduces the crash rates. It is better for the economy. It creates more value in neighborhoods and cities. He states last time they discussed what the tools are that help creates a connected street network. On one hand, there is the policy, and on the second there are changes in the code and the ordinances. There are capital projects, this where they go out and build connected street networks. In areas that are still growing like Western Weber, these are the best ways to go about it. He states that they want to avoid having to come back and make costly capital projects in the public sector if a disconnected network is built. It is much better to have developers create a more connected network, to begin with. He states that they can use policy to influence code changes. The intent of the draft policy has to do with two things it is to create a simple set of requirements for the developers for new developments and part of the community-wide connected street networks. It is not just that the development that is being built is connected, it's part of the bigger connected network that in 20 or 30 years you can't tell where one subdivision ends and another begins and it is all part of the big connected public network. He notes that they will also want to achieve the flexible requirement and that they do not want to be too rigid in how they are proscribing the requirements. There are about five different key areas. The first one is connectivity, this is making sure that the streets are in the intersections are connected enough the requirement is a minimum of 1.6. A perfect grid is 2.0, so it is not requiring a perfect grid the ratio of the links which are the blue pieces. The link is

anything between intersections and that includes a cul da sac. The nodes are intersections or dead ends. Looking at the graph he presented he states that it is not a perfect grid by any means. There are 3-way intersection and cul de sacs but there are also a lot of 4-way intersections, so it scores a 1.65. he adds that these are the kinds of networks that they would be able to build. It is a pretty connected network, but it is not too onerous for the developer to have to create anything but a grid. He shows the Planning Commissioners a few different examples of 1.6 grids. He states that there will be some variation, it's going to be nothing but a grid. It does require developments to be more connected. He adds that this is the connectivity index. Chair Edwards asks what is the purpose of the cul da sacs. Mr. Sullivan asks what the purposes are from whose perspective. Chair Edwards points out the ones he means and notes that they can get the same number of lots with the cul da sac. Mr. Sullivan states that some people like the cul da sac lifestyle. He notes that with that type of depth of block some lots are a little bit deeper, There are a lot of different ways to do it. Mr. Ewert states this configuration might be the concern that was mentioned. He notes that a lot of the time cul da sac are seen because of the rights of exclusivity those lots can be sold for a premium. Sometimes in an odd configuration to give frontage to meet the minimum requirements of the ordinance. Mr. Sullivan agrees and states that the example shown is to show some of the variations in configurations. He states that the next thing would be the block lengths. Block length take care of the network scale. It ensures that the block length isn't too long and that there is not too much space between the streets. Looking at some of the examples of developments within Western Weber County there does tend to be some long blocks. He states that what they are proposing is a required maximum block length. Which would be 13.20 he notes that this is long, it is a quarter-mile. He asks that they think about from a pedestrian's standpoint how long it would take to go all the way around the block. He states that they need to be sensitive to the concept, the block length is 8 times the average lot width. For the average block length, there would 8 lots in a block. He states that developers can still build plenty of lots within a block, but it is all scaled to how big the lots are. He states that it is a range within parameters. He notes that cul da sacs are allowed within this, they are however naturally limited due to the connectivity index. He states that they can't have too many of them otherwise they won't score high enough and there are some other requirements they can't be too long. Long cul da sacs reduce connectivity. He states that what they are proposing is similar to the block length where the maximum cul da sac length would be 3 times the average lot width. There would also be a requirement for a pedestrian path through the end of each cul da sac so that it would not reduce pedestrian connectivity by having cul da sacs. They want to make sure there is also an external connection to other developments around it, he notes that for small projects it is really important. There is going to be a requirement for stub streets, these are streets that extend out to an area that might be developed in the future. He notes that they are extending the grid that they created with block lengths into the next area. The next area would be required to pick up those streets so that the grid becomes seamless. There might be some places where there is a major street, possibly a UDOT corridor where it accesses a management agreement prevents access at the frequency that the code requires it and active transportation can be substituted. He asks the applicant can demonstrate adherence to the requirements. They would have a connectivity plan, it graphically shows how the project meets the requirements. He states that exceptions are really important. In a situation where the topography makes things too steep have connections next to development or inside of it. It could be an existing development that does not have a connection. Commissioner Favero asks how this fits into a cluster subdivision where there is going to be a block of open space. Mr. Ewert states that this would be one of the exceptions. He notes that the Planning Director can require those connections somewhere else to compensate for the difference. They would try and implement something like this. Chair Edwards states that they could ask for a trail to make that connection. Mr. Ewert states that through the cluster code they would require a trail to navigate the open space area. If it is a traditional subdivision it doesn't have those kinds of requirements. If they are backing into an open space area there is a trail stub that goes into the open space area. Mr. Sullivan states that instead of it being a grid they could substitute a trail. The current cluster code states go around the outside don't go through. Commissioner Parke asks at what point in the process are they going to require the connectivity plan? Mr. Ewert states that it is in the very beginning. This would be done with preliminary they would need to submit the connectivity plan along with all their survey data. He adds that before it comes to the Planning Commission there shouldn't be a question of connectivity. Chair Edwards asks why they would allow the private streets to increase by 25 percent in block length. Mr. Sullivan states that streets must be private to count towards a block length in connectivity index requirements. It makes it more difficult to do private streets they need public streets to be spaced at least 800 ft. To make private streets feasible they came up with an increase of 25 percent. Mr. Ewert states that this gives the ability to push the limits of the block length because there will already be streets that connect in. If they are looking at the 400 ft. maximum if there are one public intersection 400 ft. from the next one down they won't be a private street there. He adds that if they are ok with private street they could allow that to go out to 25 percent. Commissioner Parke states that the question is are they ok with public streets. Chair Edwards states that he believes that the whole section should go away. Commissioner Parke agrees. Mr. Sullivan states that they can strike that whole area. Commissioner Favero states that he is

not sure it should get wiped out, there should be some flexibility there. Mr. Ewert states that if the section is removed it would not remove the flexibility it would need to meet the normal code. The public block lengths would have to be the same if they wanted to connect to a private street. Commissioner Favero asks how this would affect the flag lots. Mr. Ewert states that they have already said they do not want to allow flag lots in the Western Weber. He notes that he is not sure how the County Commission is going to feel about that. He states that as far as flag lots go if they are allowed it is going to be a matter of getting access to the property in the back.

Mr. Sullivan states that one of the issues that occurs is what to do when there are a puzzle of properties being developed at different times. A lot of the time it is challenging to get it all to meet up together and for all the developments to meet up into a connected network. He states that they are proposing a multi-connectivity planning process that Weber County can use. There would be a collaboration with 2 or more property owners with the County to come up with a long-term plan and an agreement not necessarily concerning what every single street is going to look like, but where the connection is. It will also show all the obstacles such as canals. The idea is that it would be a small connectivity plan and there might be an idea for a small density bonus for participating in the program. Mr. Ewert states that they would be working with all of the willing property owners. This will incentive people to work together. Commissioner Bell asks why this can't be part of a General Plan. Why can't they go back to the General Plan and go back to the section lines? Wouldn't that create the section lines? Mr. Ewert states that the section line is a mile apart. Commissioner Favero states that they are looking at smaller frontages. Chair Edwards states that the section lines are roads now. Commissioner Favero states that it should be that way, but there have been some issues. Mr. Sullivan states that the first three things discussed could help this issue, but it might not solve every problem. Mr. Ewert states that concerning Commissioner Bell's question it can be added to the General Plan. Commissioner Bell states that the only thing they have to incentivize is to add more density to every code there is. He states that by the time they have incorporated all these things there is going to be 2000 sq. ft. lots. He understands the need for density, but they need to be reasonable. He states that he is leaning more towards saying that it is mandatory. He asks how they can make it mandatory without incentivizing them. It is just part of how they have to do it. Mr. Ewert states that one of the challenges incentive zoning and performance zoning there has to be a political environment where they can make things restrictive. Right now they are looking at increasing the municipal services tax for the Unincorporated area of Weber County. Part of that is the need for secondary water and possibly increasing it an extra quarter above what they were thinking. They could give an incentive for xeriscaping or ask for an adequate amount of water. He states that they need to boost whatever they are imposing, to the incentive, this is the challenge. The restriction that is in place currently how can they be made softer, and how can they incentivize the landowner other than giving them an extra lot. Commissioner Favero asks at what point they start overreaching the people's property rights. He states that this is something that he values and everyone in the room values. Mr. Ewert states that it would be nice to be able to compel it to be a mandatory requirement. He adds that if they do this no one is going to want to talk to their neighbors. Mr. Sullivan states that it probably isn't required in every circumstance. It is for specific situations, if a property owner sees an issue they can go to the County. It's hard to require that. Mr. Ewert states that looking at a small area connectivity plan as opposed to a General Plan. He states that they will look at the specific areas and how they connect through the General Plan. The section lines and the quarter section lines will be drawn out on a map, everything in between will be up to the developer. They will need to meet a connectivity index if they work with their neighbor to have the acreage connected all together to create a master planning process to get a couple more lots. If they can find an incentive that isn't money based. Commissioner Bell states that that is the only thing they have as an incentive. As long as the overarching General Plan is the section lines and the quarter section lines and stay as true to that as possible. He adds that there is not going to be connectivity unless it is mandated. Mr. Ewert states that the connectivity index and the stub streets are going to be the key. The stub street is going to create a lot of connectivity between the two projects. Commissioner Favero states that it will also include the agreements between the landowners, this might incentivize it. Commissioner Bell states that some people have stated there is no way they are selling to development and then there is another extreme there are people who want to do it but didn't know how to make it work. Commissioner Favero states that concerning the people who don't want to sell what is going to change that is one generation. He adds that even if they don't have an intention to develop at least there is an opportunity to make that connection just in case. Commissioner Bell states that it is a really good idea but he wants to see how it will play out practically. Mr. Ewert states that they could do small area planning. Whether it be connectivity planning or otherwise on the block scale it can be done through the General Planning process and they can create an ordinance. He states that they will want to work with the landowner but it will be the County imposing it.

Mr. Ewert asks what they think about the policy from what they have heard. Commissioner Bell states that he likes the idea of making it cohesive. Everyone knows it will eventually be built out and they could end up with some terrible subdivisions. He adds that this could allow the owners to do something feasible with their lot in a fluid way.

Commissioner Andreotti states that in 20 years it's not going to be the same. What they need to do is come up with a set of rules. Those lots are 401ks for some people.

Commissioner Atkinson states that he is personally supportive of it.

Adjournment: 6:37 PM

Respectfully submitted,

Marta Borchert

DRAFT

Minutes for the Western Weber Planning Commission meeting of October 13, 2020, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1. Ogden UT at 5:00 pm & Via Zoom Video Conferencing

Members Present: Bren Edwards-Chair
Greg Bell-Vice Chair
Wayne Andreotti
Andrew Favero

Members Excused: Bruce Nilson
Sarah Wichern
Jed McCormick

Staff Present: Rick Grover, Planning Director; Steve Burton, Principle Planner; Scott Perkes, Planner II, Felix Lleverino, Planner II; Matt Wilson, Legal Counsel; Marta Borchert, Secretary

Pledge of Allegiance
Roll Call

Chair Edwards asks if there are any ex parte communication or conflicts of interest to declare. There are none.

Chair Edwards states that there were a few changes to the order of the agenda. Item 2.4 SPE092120: A discussion for a sketch plan endorsement request for Vaquero Village Cluster Subdivision Phase 2. will be the first item on the agenda. There were some changes concerning which staff members will be presenting as Tammy Aydelotte was not able to be present Felix Lleverino and Scott Perkes will cover her items.

Approval of Minutes for September 15, 2020. Minutes approved as presented

SPE092120: A discussion for a sketch plan endorsement request for Vaquero Village Cluster Subdivision Phase 2.

Felix Lleverino states that this is a sketch plan endorsement, this is the first step in cluster subdivision approval to get comments and feedback from the Planning Commission to make sure it meets the cluster code. This is a continuation of phase 1, looking at the property to the north is going to be developed as part of phase 1. There are some open space parcels and there are 15 lots, the developer is present if there are any questions for him.

Commissioner Bell asks how many total building lots are in both phases. He adds that he is concerned that there is only one egress. He asks how many homes are on the one egress.

Mr. Lleverino states that for phase 1 it totals 16 lots phase 2 totals 15. Lot 1 fronts on the 900 S street. There are 30 lots on one road. Mr. Lleverino goes through the open space calculations and the density calculations. Chair Edwards asks if on the plat map which opens space ties in with this project because it is labeled differently. He asks if there is a reason for this. Mr. Lleverino states that the open space is for this phase has two, there is open space parcel D and E. He states that D is a bit hard to track, it wraps around and takes in the pond area. Open space E is a little smaller. Commissioner Favero asks if there any requirements for safety measures for the pond. Mr. Lleverino states that wasn't a part of the sketch plan review but once they have a formal subdivision application they will have each agency look, this as a review comment. Chair Edwards states that he has the same concerns, is there going to be any requirements on that pond, such as a liner to keep it from affecting neighboring properties. He asks if anything such as this going to come in to play in this situation. Mr. Lleverino states that it would if they were looking at possible fluid from the septic system leaking into the secondary water system. The Health Department would have more expertise in this. Chair Edwards states that he is more concerned about the ponds raising the groundwater by not having the pond lined and either messing with the septic tanks or

adjacent properties. Mr. Lleverino states that concerning the groundwater, engineering would be able to address this. Commissioner Bell states that this was not part of the initial approval, he asks if there is a sewer out there, are they are using septic, how they are fitting septic into the lots. Mr. Lleverino states that this is correct. Chair Edwards states that this might be why they are required to have the 20,000 sq. ft. they can't get any lower than that the Health Department won't let them.

Commissioner Bell asks what the requirement for egress is, how many lots can go on a single egress. Mr. Lleverino states the Fire Marshall has set the restriction on the number of homes. Chair Edwards states that it is normal 33 lots for one egress.

Pat Burns 1407 N Mountain Rd states that the pond was put in for the first phase it is the secondary pond for the first phase. He states that he is not sure what the requirements were for the first phase. On phase 2 he brought in some belly scrappers and belly scrapped all of the road area and 15 ft. on each side of the front of the roads as well. He states that it pulled all of the topsoil and spread it on the Eastside where the open space is. Right now it is flood irrigated from the Southside and then it goes North. He states that when he gets done with it will be flood irrigated from the North to the South. He states that they are doing this because they want to comply with leaving the good farmable ground for the open space. He adds that he met with the Fire Marshall and they told him he could have 30 lots on an egress. He states that this is the continuation of phase 1, there were a few things in phase 1 that he didn't like. He took over in phase 1 and fixed the problems in phase 2. He states that they abandoned the first phase plan and redid it and changed somethings. Chair Edwards asks what the plan is for the trail system. Mr. Burns states that it is a walking trail around the pond. Through the middle of the pond, there is going to be a bridge across. He adds that he would like to get some fish and solar aerators to keep the water clean. He states that they want to make it a walkable pond and make it look nice. He states that concerning the open space they want to add a horse arena there, people that live there could store some of their horses. There would also be a walking trail around the pond. He states that it is not required but he has made it wide enough that there could be two horses side by side to walk the entire trail. Commissioner Andreotti asks where the runoff water goes from the lots, he asks how this is managed. Mr. Burns states that on the Southside of the development there is a retention pond and the temporary turnaround at the Southside of the development there is a slew at the bottom and then it goes out to the East and it dumps into Little Weber. Commissioner Andreotti asks if phase 2 is going to hook on to the same thing. Mr. Burns states that phase 2 will have the detention pond just below where the temporary turnaround is between lot 202 and 203 there is a stub road and the temporary turn around.

LVW0922-2020: Consideration and action on Winston Park Subdivision, a 36 lot- subdivision, a lot averaged subdivision located in the A-1 zone at approximately 3900 W 1800 S, Ogden UT.

Felix Lleverino states that this is a 36 lot development and the developer has chosen to go with lot averaging there was a previous development plan for this land and it did not work out, there is a new developer back the applicant's name is Lori Blake. This is a request for preliminary approval the zoning for this area is A-1. The property will be served by Taylor West Weber for culinary. Central Weber Sewer will be providing the sewer. There is a condition in the report that states that proof of secured culinary water is required before scheduling for final approval. This is something that needs to be taken care of before coming back for final approval. He notes it needs to show that in the calculation and the lots average out to be 40,000 sq. ft. and 150ft wide. They have provided a table in the next slide. One thing that was pointed out in pre-meeting, looking at lot 135 there is double frontage and this is not allowed by the code. Planning would require that access be blocked, they would only have access through one side of the property. Commissioner Favero and Chair Edwards point out that there is more than one lot that have double frontage. Chair Edwards notes that the location of the access needs to restrict where the access is going to tie into those. Mr. Lleverino states that this is a comment he will pass on to Tammy concerning the double frontage. He notes that the Weber fire has given conditional approval. The County Surveyors has given preliminary approval, and the County Engineering has not yet reviewed the plans. Engineering might be back with a review comment concerning road width. This proposal is showing 60 ft. if this comes back as a requirement they would need to widen the right of way. Typically they want to see 66 ft. this proposal shows 60 ft. if that comes back as a requirement the right of way will need to be widened reducing the area for the lots. They would have to recalculate the averaging. In the staff report, there is a condition of approval that all review agency requirements be met, and that included engineering. The staff recommends preliminary approval of Winston Park, 36 lots and an open space parcel. He states that this could be a typo as well he notes that it could be the detention basin. Chair Edwards states that he is not sure they can consider the detention basin because it has to be there for stormwater requirements. He notes that there is a requirement from the state that all agencies are required to meet the low impact development requirement calculations and setting. For stormwater requirements, they are trying to get away from detention basin and go into more swells and he wants to make sure that engineering looks at this.

Chair Edwards asks if there are there any comments. There was none.

Chair Edwards asks if there are any questions from the Planning Commission.

MOTION: Commissioner Andreotti moves to recommend approval of the Winston Park Subdivision, 36- lot subdivision located in the A-1 zone at approximately 3900 W. 1800 S. this recommendation is based on all review agency requirements and the following conditions as outlined in the staff report and that it conforms to the Weber County General Plan and the proposed subdivision complies with any applicable county ordinances. Commissioner Favero seconds. Commissioner Bell votes nay. Commission Favero votes aye. Commissioner Andreotti vote aye. Chair Edwards votes aye. Motion carries (3-1)

Commissioner Bell states that he would like to see the concerns with the double frontage taken care of before this is approved.

DR 2020-05 Consideration and action on an application for outdoor recreational vehicle storage, located at 2250 N 1500 W, Ogden UT.

Scott Perkes states that this is a design review for proposed recreational storage, this is in the M-1 zone. The project area is about 1.7 acres. Due to this being in the M-1 zone it does require a design review as outlined in the land-use code. There are a couple of in that section that they review as a part of the consideration. They are considerations related to traffic and landscaping, building and site layout utility easements, drainage and engineering questions whether or not it is subject to a concept plan or zoning agreements or development agreements. The access will be taken off of Rulon White Blvd. It is a setback in a considerable way; it is set back about 400 ft. from Rulon White Blvd. This is the primary access. It is set back 2350 N as well. It is tucked into the corner. It will be screened by a fence. It is proposed to be an 8 ft. fence which will be covered with fabric. There will be three strands of barbed wire for security. Mr. Perkes goes over the proposed plan. They do meet the landscaping requirement. Engineering has reviewed the utility easements and drainage. He notes that engineering has reviewed but has not approved the project. He states that staff recommends approval based on the findings in the staff report.

Chair Edwards asks if there are any requirements for how many trailers they can put in a certain area. Mr. Perkes states that he is not aware of a limit but as long the site provides good maneuverability and access he is not sure that there is a maximum. Steve Burton states that there is no maximum. If there were actual buildings it 80 percent coverage per vehicle. Mr. Perkes states that in Ms. Aydelotte's report indicates that Fire has reviewed and approved it.

Chair Edwards asks if the applicant would like to speak.

Bob Christensen, states that he was told that originally it was preferred not to have outdoor storage. He tried to figure out why that would be. He states that he understood that they don't want it to look like a junkyard, by a manufacturing facility that's on the property would not work out well if he had a junkyard back there. He tried to cover the area over outside and set it back a long way from both of the streets. It is going to have a nice look to it. In addition to that, he will be using crushed asphalt so that it will be a good hard surface. There will be good lighting and cameras. It will all be electronic, so that it can be managed, and not be an eyesore.

Chair Edwards asks if there are any questions. There are none.

MOTION: Commissioner Favero moves to approve DR- 2020-05 Consideration and action on outdoor recreational vehicle storage located at approximately 3875 W 2375 S, Ogden UT. This recommendation is subject to all review agency requirements, and the following conditions: 1. Proof of secured culinary and secondary water before the scheduling of final approval. 2. Final approval from Central Weber Sewer (payment of impact fees) 3. An escrow established for the improvements, before scheduling for final approval. 4. A plat must be provided, before final approval, with a table showing the average of all lots within this subdivision meeting the minimum area and width requirements for the A-1 zone. 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. Commissioner Andreotti seconds. Motion carries (4-0)

LVS071320: Request for final approval for Summerset Farms Phase 2, consisting of 17 lots in the A-1 zone, located at approximately 3875 W 2375 S, Ogden UT. This is a phase in a lot-averaged subdivision.

Director Grover states that they will be looking to make sure that the conditions from preliminary approval were met. Notices were sent out for preliminary approval they are not required for final approval.

Scott Perkes states this is a consideration and action on the final approval of Summerset Farms. It has 17 lots and is in the A-1 Zone. The project area is 13.5 acres. This phase included the continuation of the County dedicated to a road which is 3900 West at approximately 2267 S 3500 W. It also requires the dedication of new roads. The proposed subdivision and lot configuration are in conformance with the application and zoning and subdivision requirements as required in the land code. It is a lot of average subdivision put together with the other phases the average is the minimum for the zone. The lots do not go below 20,000 sq. ft. or 80 ft. of frontage. Taylor West Weber water has given and final approval for culinary. Hooper Irrigation has given a final approval letter for secondary. The subdivision needs to be annexed into the Central Weber Sewer District. This is a condition of approval in the staff report. Staff recommends the approval of this project subject to the conditions in the staff report and all agency requirements.

He states that in the pre-meeting there was a question concerning a plat with all phases. He shows the plat map and notes that it is the most recent version of all the phases together. The current phase consists of 17 lots. He goes over the conditions of approval as they are listed in the staff report.

Chair Edwards asks if there is anything in the conditions of approval concerning a requirement to fence the or piping the canal. If they choose to fence it, it needs to have access for the farmers to get their water. Do they need to fence around the easement or can they fence it right to the canal? Is there a requirement for that? Mr. Perkes states that the staff report does say that as a condition of approval is any recommendations from the Wilson Canal Company. It would be up to the canal company to determine where the fence would be placed. Chair Edwards states that looking at the plat map shows the property going all the way to the edge. It might cause some issues. Mr. Perkes states that they could add a gate or a lock to only allow the farmers access. He adds that it is mostly a safety concern, once the threshold of water is crossed it triggers a requirement.

Chair Edwards asks if there are any more questions. Commissioner Andreotti asks if this proposal is for final approval. Mr. Perkes states that preliminary approval was granted for all phases. Commissioner Andreotti states that in the end they either need to pipe it or put a fence up before final approval is given. When there is a requirement for a fence there needs to be good access so that the water user has a way to go and turn the water on. It may not have anything to do with approval but it is something that needs to be considered. It seems that everything that they try to do to help agriculture makes it more work for some people. Chair Edwards asks if these improvements should be in place before approval. Commissioner Andreotti states that as long as they are required to do it and they do it, it works out ok but a lot of the time it doesn't get done. He states that he would vote for approval but who is going to make sure that it gets done. Chair Edwards states that they are required to escrow for it if it is not installed. Mr. Perkes states that if given final approval by the Planning Commission it would allow the developer to install the improvements. They have two options before they install the plat they can either install the improvements based on the approved improvement plan from the County Engineer or they can escrow for the improvements including a fence or the piping of the canal. This would allow them to record the plat and sell the lot but they wouldn't be able to pull all of their building permits. Chair Edwards asks concerning lots 30-33 if the developer chooses to escrow the money is there a way to not allow them to build on those lots until a safety fence is put in against that canal. Mr. Perkes states that this is correct if they were to try and pull a building permit on any of those lots and the improvements hadn't been installed yet they would not be issued until those improvements were complete.

Chair Edwards opens the meeting for public comment. There is no public comment.

Commissioner Favero states that he will make the motion, but he would like to note that he has the same last name as listed on the plat map, but he is not in any way shape, or form is a conflict of interest.

MOTION: Commissioner Favero moves to recommend final approval for Summerset Farms Phase 2, consisting of 17 lots in the A-1 zone, located at approximately 3875 W 2375 S, Ogden UT. A lot averaged subdivision. This recommendation is based on the following conditions: 1. before scheduling for final approval with the County Commission, improvements must be installed or escrow for improvements must be received, along with a signed improvement agreement.

2. A final plat must be received and approved by the County Surveyor, which includes a table of averages for lots in all 4 phases, before scheduling for final approval with the County Commission. 3. Proof Annexation into the Central Weber Sewer District, if it has not already been provided. 4. A fence must be installed along the Wilson Canal, or the canal must be piped (per Wilson Canal requirements, if needed). If not installed, it must be escrowed for with other improvements.

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. Commissioner Bell seconds. (4-0)

Discussion to review revisions to proposed Accessory Dwelling Unit Ordinance

Charlie Ewert goes over the changes that were discussed at the last meeting. He notes that the Ogden Valley Planning Commission reviewed the request changes and were comfortable with them.

Public Comment for Items not on the Agenda: there are none.

Remarks from Planning Commissioners: Chair Edwards states that he would like to thank the Planning Commissioners for their participation in the joint work sessions that have come up and their input concerning the short-term rental issue.

Planning Director Report: Director Grover states that there will not be a joint work session for the first meeting of the month. The meeting would land on Election Day and the meeting will be canceled. He states they will likely go straight to a public hearing on short term rentals. He adds that he appreciates all their comments and input on that issue.

Remarks from Legal Counsel: there was none.

Adjournment: 6:16 PM

Respectfully submitted,

Marta Borchert



Staff Report to the West Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	A request for approval of a Conditional Use Permit to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City.
Agenda Date:	Tuesday, November 10, 2020
Type of Decision:	Administrative
Applicant:	Uintah City
Authorized Agent:	Matt Harvigston, Jones and Associates Consulting Engineers
File Number:	CUP# 2020-17

Property Information

Approximate Address:	6400 S Bybee Drive
Project Area:	1.05
Zoning:	RE-20
Existing Land Use:	Public Utility
Proposed Land Use:	Public Utility
Parcel ID:	07-099-0014
Township, Range, Section:	Township 5 North, Range 1 West, Section 24

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 104, Chapter 3 (Residential Estates Zones) (RE-20)
- Title 108, Chapter 1 (Design Review)
- Title 108, Chapter 4 (Conditional Uses)
- Title 108, Chapter 10, (Public Buildings and Public Utility Substations)

Summary and Background

The City of Uintah has submitted a proposal that includes plans to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City. This property, owned by the Uintah City, fronts on Bybee Drive. The private drive to the water tanks accesses from Bybee Drive. The total land acreage amounts to 1.05-acres. The project area including site grading occupies approximately 21,602-sq. ft. of the parcel.

The RE-20 zone lists "Public Utility Substation" under conditional uses. The Planning Division considers the proposal to be a public utility substation.

The Uniform Land Use Code of Weber County, Utah (LUC) specifies standards necessary for mitigation of harmful impacts, to which the proposal must adhere. This proposal meets these standards. The following section is the staff's evaluation of the request.

Analysis

General Plan: As the community grows the need for public utility service demand increases. This well replacement will expand the storage capacity and replace an antiquated underground water tank. The proposal is not contrary to any goals or policies of the Southeast Area Planning Area.

Zoning: The subject property is located within the RE-20 zone. The RE-20 zone code applies to this property regarding uses and site development standards. The purpose and intent of this zone are as follows:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

Site Development Standards: The following site development standards apply to a Public Utility Substation:

Minimum lot area:

- None

Minimum lot width:

- None

Minimum front yard setback

- 30 feet

Minimum side yard setbacks (Accessory Building)

- 10 feet

Minimum rear yard setback

- 5 feet

The site plan indicates compliance with all required minimums, with the exception of the side setback of 3.9'. Since these new water tanks will be completely underground, and the improvements are considered a public utility, the planning division recommends that these improvements be held to the same requirements as any underground utility, which are not generally required to comply with building setbacks.

Conditional Use Review: As part of this review, the Planning Division shall consider the following bullet pointed items to base additional conditions that would mitigate harmful impacts to the surrounding area:

- Considerations relating to traffic safety and traffic congestion: Access to the site is via private gated access. There is a locked gate at the entrance to the property at 6400 S Bybee Drive.
- Considerations relating to landscaping: The proposed site maintains the 10 % landscaping requirement through the existing landscaping consisting of natural grass and deciduous trees.
- Considerations relating to buildings and site layout: The tanks will be underground and not visible from the road. The homes that are upslope from the site will see the flat top of the tank with a vent tube and a surface level man door. The top of that tank will be plain concrete, which is naturally non-reflective and a muted earth tone.
- Considerations relating to utility easements, drainage, and other engineering questions: The Engineering division has stated no concerns with the project. Weber Fire District and the Planning Division have imposed no further requirements from this proposal.
- Considerations associated with any rezoning agreement planned commercial or manufacturing rezoning, or planned residential unit development approval: There are no rezoning agreements associated with this property.
- Safety for persons: Geologic and Geotechnical studies are completed for this proposal. "The reports include design criteria and measures taken to mitigate hazards. Design engineers will address the stabilization of slopes. Design, operation, and maintenance are governed by the Utah State Department of Environmental Quality, Division of Drinking Water." The applicant will need to obtain any necessary building permits for this project.

West Weber Signs: There are no signs proposed as part of this proposal.

Fencing requirements: Weber County LUC § 108-7-3 Fencing requirements: “Projects may be encompassed in whole or in part by a perimeter fence of not more than six feet in *height*, subject to design review and provided that access to lots is allowed only from approved interior public or private streets that are part of the approved subdivision or project.” The applicant has agreed to comply with this fencing enclosure requirement.

Tax Clearance: There is no outstanding tax history related to this property.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2020-17, a request for approval of a Conditional Use Permit to remove an old water tank and build two new 375,000-gallon water tanks. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The project shall adhere to all State, and County ordinances.
3. Development of the site must comply with all recommendations outlined in the geotechnical report prepared by Christensen Geotechnical, dated May 16, 2020.

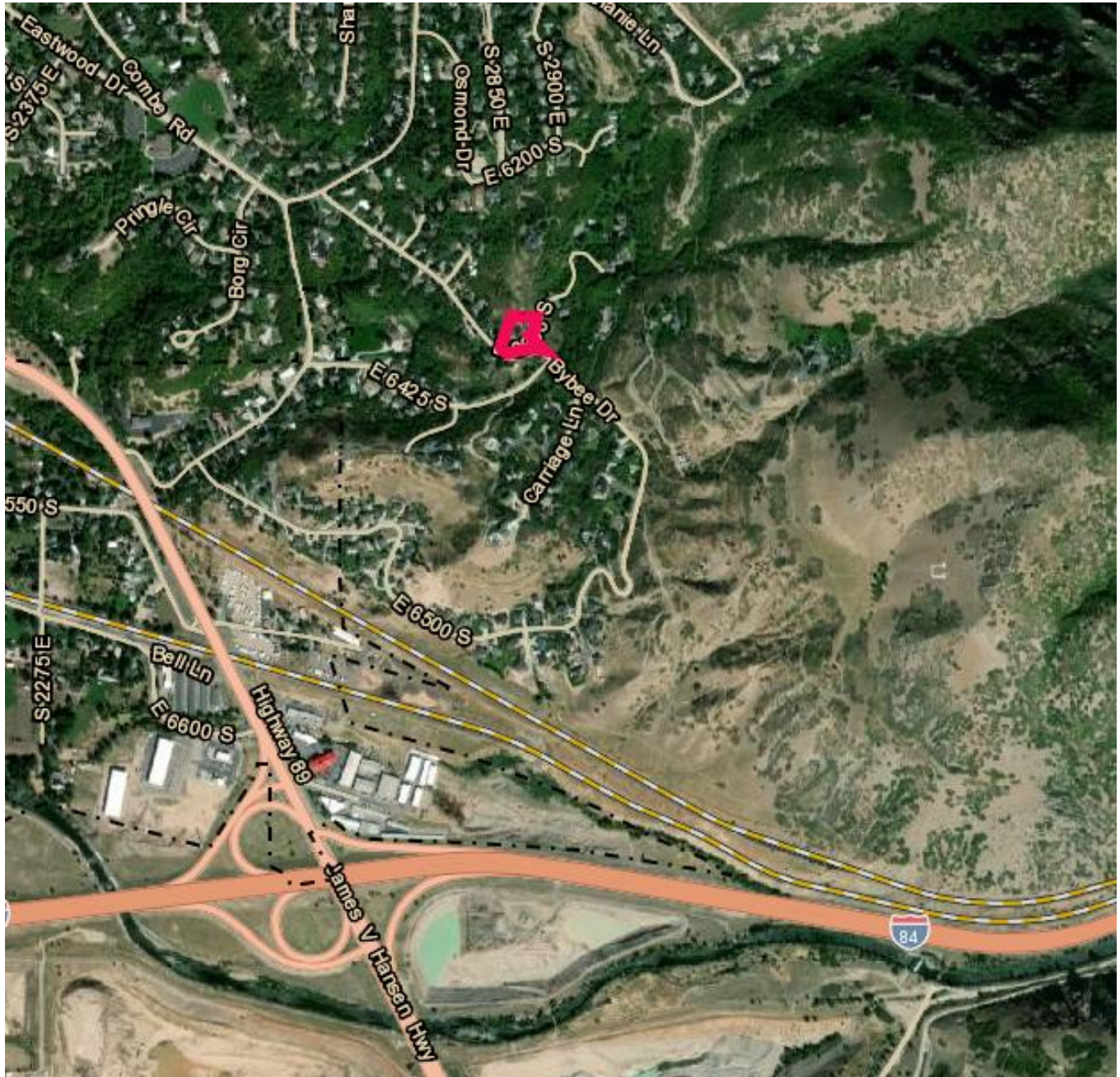
This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use is not anticipated to cause harm to the natural surroundings.
3. The proposed is not anticipated to be detrimental to the public health, safety, or welfare by adhering to State and County regulations.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.

Exhibits

- A. Application
- B. Project Description
- C. Site plan and design

Area Map



Weber County Conditional Use Permit Application			
Application 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)
Property Owner Contact Information			
Name of Property Owner(s) Uintah City		Mailing Address of Property Owner(s) 2191 E 6550 S Uintah, UT 84405	
Phone (801) 479-4130	Fax (801) 476-7269		
Email Address (required) uintahcity@uintahcity.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Matthew Hartvigsen, Jones & Associates Consulting Engineers		Mailing Address of Authorized Person 6080 Fashion Point Drive South Ogden, UT 84403	
Phone (801) 391-5711	Fax		
Email Address matth@jonescivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Bybee Replacement Tank		Total Acreage 1.05	Current Zoning RE 20
Approximate Address 6400 S Bybee Drive		Land Serial Number(s) 07-099-0014	
Proposed Use Utility - Buried Water Storage Tank			
<p>Project Narrative</p> <p>The water tank property is zoned RE 20. Water storage facilities are a conditional use for the RE 20 zone noted by Sec 104-3-5 (h) of the Weber County Land Use Code.</p> <p>There is an existing water tank on the property that was constructed in 1970. It is a partially buried concrete structure. The existing tank needs to be replaced due to structural deficiencies identified by the State of Utah, Division of Drinking Water.</p> <p>For operational reasons, the existing tank cannot be removed until a new tank is constructed. However, the site is too small for the new tank and the existing tank. Consequently, a smaller tank will be constructed and put on line first. Following the construction of the new smaller tank the existing tank will be removed and a second smaller tank will be constructed to meet the storage needs for Uintah City.</p> <p>Because the proposed structures will be underground with only the concrete deck exposed, we believe that they may reasonably be compared to buried utility lines and treated similarly for setbacks and visual impacts.</p> <p>Site hazards include steep slopes and the proximity to the Wasatch Fault Zone which is located along the western base of the Wasatch Mountain Range. A surface fault rupture hazard evaluation was conducted in June 2000 by Terracon Consulting Geotechnical Engineers. Due to the age of the Terracon report an additional site investigation was conducted in April 2020 by Wester Geologic & Environmental. Both reports identify soil displacement at the site consistent with faulting and/or lateral spread landslide activity that may have occurred shortly after the retreat of Lake Bonneville. A geotechnical investigation was also conducted in May 2020 which identifies specific soil characteristics. Both the surface fault rupture hazard evaluation and the geotechnical investigation provide information necessary for the structural engineer to design the proposed facilities.</p> <p>A technical design meeting was held on May 27, 2020 with city staff, the city engineer, structural engineer, geotechnical engineer, and professional geologist to discuss the design of the proposed structures under the expected site constraints and conditions. The design of the proposed facilities, including design calculations and reports, will be reviewed by the State of Utah, Division of Drinking Water. Preliminary verification with respect to these constraints has been obtained from the Division of Drinking Water indicating that the site can be utilized for the proposed drinking water facility.</p>			

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Activity: The proposed facility is consistent with the current conditional use since a water tank is already located at the site. Daily activity at the site is expected to be less than the activity expected for the governing RE 20 residential zone. In the 50 years that the existing tank has been operational, there has been minimal activity at the site. Weekly site visits are made by the system operator to check on the facility, perform routine care and maintenance, and conduct informal inspections. Formal inspections are scheduled every three years by the local health department or the Utah State Division of Drinking Water. Past maintenance activities include a significant repair to the tank lid in 2000 when the concrete lid was removed and replaced. Minor repairs were made to the exposed walls of the tank in 2019 to seal up some exposed cracking in the concrete. It is expected that similar maintenance and activities may be necessary for the proposed facility. We do not believe that activities at the site will be detrimental to the overlying RE 20 residential zone.

Parking: The proposed facility is not expected to regularly utilize any on street parking. Off-street parking will be provided for activities such as the weekly site visits or scheduled inspections. The site will be provided with a vehicular access road leading up to the top of the tanks so that the system operator can park next to the tank access hatches which can be opened to visually inspect the interior. The proposed off-street parking can also accommodate other activities needed to provide regular maintenance at the site.

Traffic: The proposed facility will not increase traffic or inhibit traffic circulation.

Signs and Advertising: No signs or advertising will be desired at the site.

Storage: This is an underground water storage facility. No materials are expected to be stored at the site.

Delivery and Loading: The proposed facility will not require delivery of product. Loading and unloading of product is not expected at the site.

Architecture and Landscaping: The proposed facility is not expected to create any additional visual impacts to the area. The new tanks will be backfilled and hidden from view much like the existing tank. Due to the nature of the facility it is best to keep it unrecognizable as much as possible. The site is currently covered by natural vegetation. Bare soil exposed from grading activities shall be covered with native vegetation to protect against soil erosion by wind or water and restore the pre-construction conditions at the site. Native vegetation is also helpful to conserve water.

Noise: The proposed facility is not expected to produce any noise either during the day or during the night. We believe that it will have less impact than a typical residence in the current zone.

Lighting: The proposed facility is not expected to require any lighting that could disturb the current residential zone.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Uintah City proposes to continue the specified conditional use of the property as a culinary water tank site. It is understood that the use of the property is limited by the overlying RE 20 residential zone established by Weber County. It is not expected that any function of the proposed facility will be detrimental to the surrounding use.

The site is also encumbered by access easements. The proposed improvements do not inhibit the use of the existing access easement.

Geologic constraints are expected to be present at the site. These are discussed in the geologic and geotechnical reports attached to this application. These reports include design criteria necessary to mitigate for the anticipated site conditions. Stabilization of slopes will be addressed by the design engineers.

The design, operation, and maintenance of drinking water facilities is also governed by the Utah State Department of Environmental Quality, Division of Drinking Water. Design and plan approval are subject to review by state engineers who check the plans against the Administrative Rules established by the State of Utah.

Property Owner Affidavit

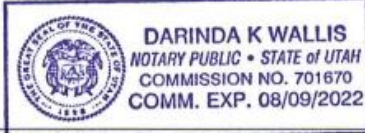
I (We), Uintah City Corporation, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Gordon S. Cutler

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 26th day of October, 2020.



Darinda K. Wallis

(Notary)

Authorized Representative Affidavit

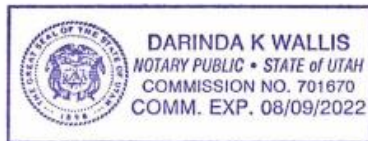
I (We), Uintah City Corporation, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Jones & Associates Engineers, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Gordon S. Cutler

(Property Owner)

(Property Owner)

Dated this 26th day of October, 2020 personally appeared before me Gordon S. Cutler, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Darinda K. Wallis

(Notary)

Kristi Bell, Uintah City Councilwoman
2191 East 6550 South
Uintah City, UT 84405
(801) 479-4130

Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
(801) 399-8791

Dear Weber County Planning Division:

Uintah City is requesting a conditional use permit to reconstruct a culinary water tank at approximately 6400 South and Bybee Drive. The following information is to demonstrate that the proposed facility meets the criteria found in Title 108, Chapter 4 Section 4 of the Weber County Code and other applicable review criteria specific to the proposed facility.

Background:

The water tank property is zoned RE 20. Water storage facilities are a conditional use for the RE 20 zone noted by Sec 104-3-5 (h) of the Weber County Land Use Code.

There is an existing water tank on the property that was constructed in 1970. It is a partially buried concrete structure. The existing tank needs to be replaced due to structural deficiencies identified by the State of Utah, Division of Drinking Water.

For operational reasons, the existing tank cannot be removed until a new tank is constructed. However, the site is too small for the new tank and the existing tank. Consequently, a smaller tank will be constructed and put online first. Following the construction of the new smaller tank the existing tank will be removed and a second smaller tank will be constructed to meet the storage needs for Uintah City.

Because the proposed structures will be underground with only the concrete deck exposed, we believe that they may reasonably be compared to buried utility lines and treated similarly for setbacks and visual impacts.

Site hazards include steep slopes and the proximity to the Wasatch Fault Zone which is located along the western base of the Wasatch Mountain Range. A surface fault rupture hazard evaluation was conducted in June 2000 by Terracon Consulting Geotechnical Engineers. Due to the age of the Terracon report an additional site investigation was conducted in April 2020 by Wester Geologic & Environmental. Both reports identify soil displacement at the site consistent with faulting and/or lateral spread landslide activity that may have occurred shortly after the retreat of Lake Bonneville. A geotechnical investigation was also conducted in May 2020 which identifies specific soil characteristics. Both the surface fault rupture hazard evaluation and the geotechnical investigation provide information necessary for the structural engineer to design the proposed facilities.

A technical design meeting was held on May 27, 2020 with the city engineer, structural engineer, geotechnical engineer, and professional geologist to discuss the design of the proposed structures under

the expected site constraints and conditions. The design of the proposed facilities, including design calculations and reports, will be reviewed by the State of Utah, Division of Drinking Water. Preliminary verification with respect to these constraints has been obtained from the Division of Drinking Water indicating that the site can be utilized for the proposed drinking water facility.

Detrimental effects to Zone RE 20:

Activity: The proposed facility is consistent with the current conditional use since a water tank is already located at the site. Daily activity at the site is expected to be less than the activity expected for the governing RE 20 residential zone. In the 50 years that the existing tank has been operational, there has been minimal activity at the site. Weekly site visits are made by the system operator to check on the facility, perform routine care and maintenance, and conduct informal inspections. Formal inspections are scheduled every three years by the local health department or the Utah State Division of Drinking Water. Past maintenance activities include a significant repair to the tank lid in 2000 when the concrete lid was removed and replaced. Minor repairs were made to the exposed walls of the tank in 2019 to seal up some exposed cracking in the concrete. It is expected that similar maintenance and activities may be necessary for the proposed facility. We do not believe that activities at the site will be detrimental to the overlying RE 20 residential zone.

Parking: The proposed facility is not expected to regularly utilize any on street parking. Off-street parking will be provided for activities such as the weekly site visits or scheduled inspections. The site will be provided with a vehicular access road leading up to the top of the tanks so that the system operator can park next to the tank access hatches which can be opened to visually inspect the interior. The proposed off-street parking can also accommodate other activities needed to provide regular maintenance at the site.

Traffic: The proposed facility will not increase traffic or inhibit traffic circulation.

Signs and Advertising: No signs or advertising will be desired at the site.

Storage: This is an underground water storage facility. No materials are expected to be stored at the site.

Delivery and Loading: The proposed facility will not require delivery of product. Loading and unloading of product is not expected at the site.

Architecture and Landscaping: The proposed facility is not expected to create any additional visual impacts to the area. The new tanks will be backfilled and hidden from view much like the existing tank. Due to the nature of the facility it is best to keep it unrecognizable as much as possible. The site is currently covered by natural vegetation. Bare soil exposed from grading activities shall be covered with native vegetation to protect against soil erosion by wind or water and restore the pre-construction conditions at the site. Native vegetation is also helpful to conserve water.

Fencing: The site is currently protected by a security fence. The new site will also need security fencing as required by the Division of Drinking Water rules and standards.

Noise: The proposed facility is not expected to produce any noise either during the day or during the night. We believe that it will have less impact than a typical residence in the current zone.

Lighting: The proposed facility is not expected to require any lighting that could disturb the current residential zone.

Other: We do not believe that there will be any other detrimental effects to consider.

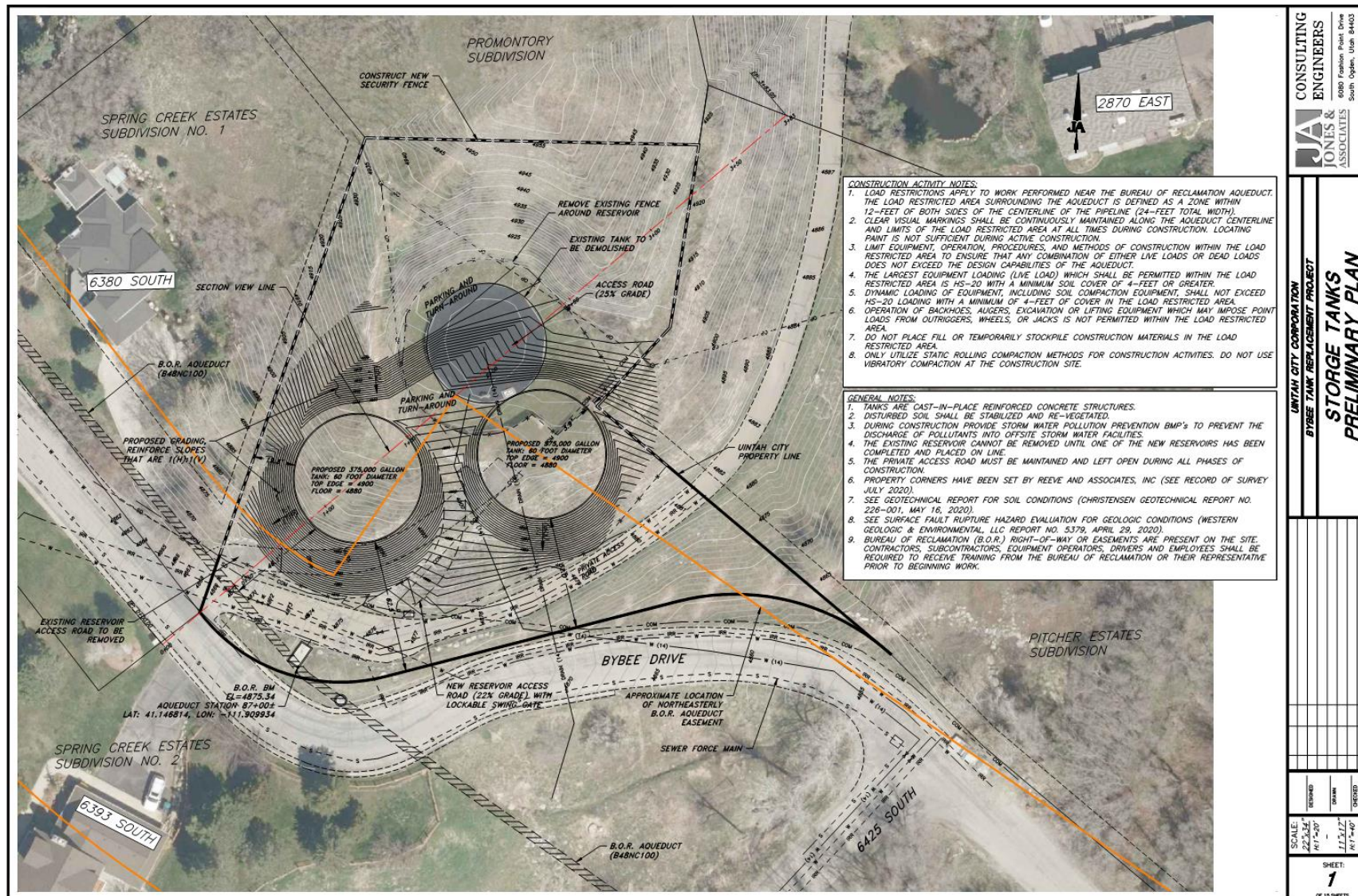
Please consider the above explanation for the requested conditional use permit. Below is a photograph of the site looking eastward from Bybee Drive and a portion of the conceptual site plan showing the proposed changes.

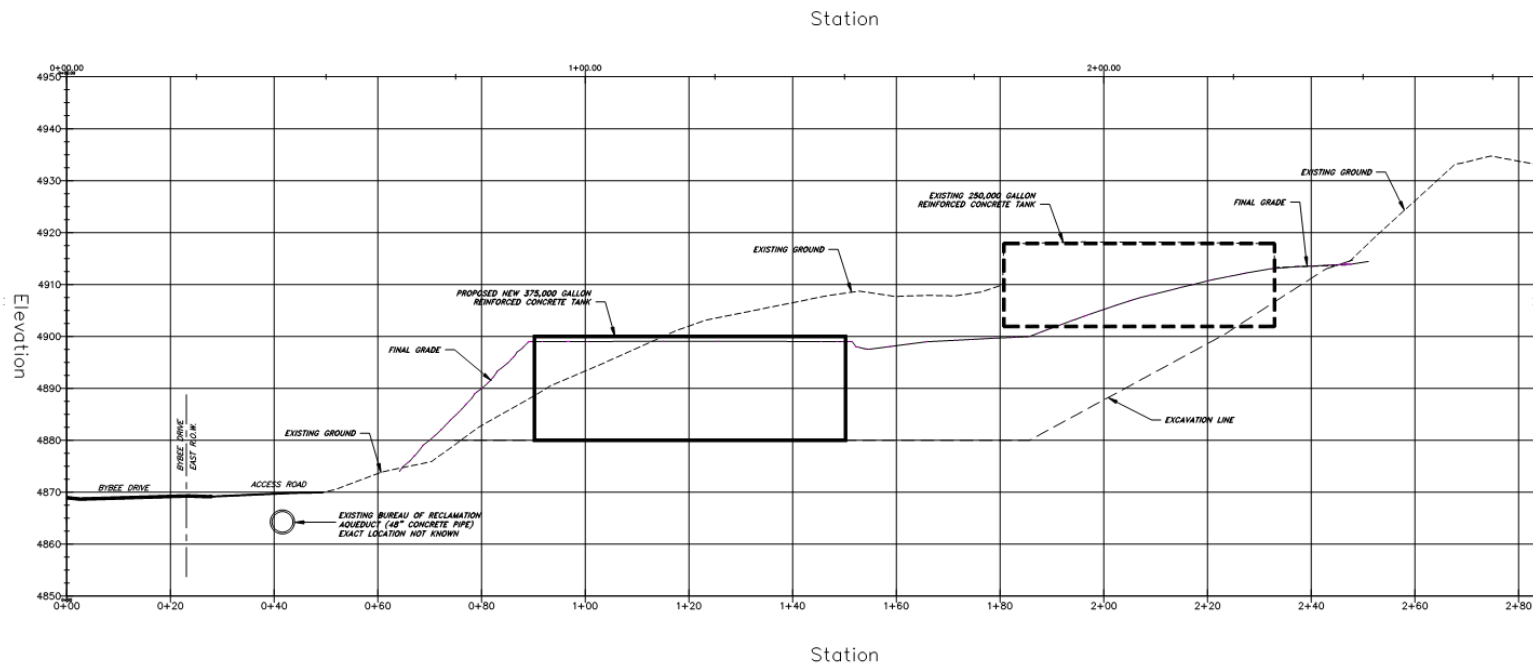


Photo of the existing reservoir site. Taken from Bybee Drive looking east.



Conceptual site plan







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 Highlands Bluff Estates Phase 1, a subdivision proposal to create a 12 lot residential development.

Agenda Date: Tuesday, November 10, 2020

Applicant: Moore Homes LC & Celebrity Const. Inc., owner

File Number: LVH 091820

Property Information

Approximate Address: 6224 S 2225 E, Ogden

Project Area: 4.59 Acres

Zoning: Single-family residential zone (R-1-12)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 07-335-0001

Township, Range, Section: T5N, R1W, Sections 23

Adjacent Land Use

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

Staff Information

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

Report Reviewer: SB

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 12 (Single-family residential zone R-1-12)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 5 (Preliminary Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

This property was rezoned from RE-15 to R-1-12 on July 28th, 2020. This subdivision amendment will subdivide lot 1 of Highlands Bluff Estates. The Highlands Bluff Estates subdivision was platted on January 7th, 1988.

Background and Summary

The applicant is requesting approval of a 12-lot subdivision, located at approximately 6224 S 2225 E Uintah Highlands. The public right-of-way for this development will intersect with 2225 East Street. The public road will terminate at a cul-de-sac. The Planning Division has explored the possibility of stubbing a road or trail to adjacent properties. In this circumstance, a stub to adjacent properties is not practicable being that adjacent properties are already established (see area map). Curb, gutter, and sidewalk are planned for this development.

This proposal has been reviewed against the current Land Use Code of Weber County Utah (LUC), the standards of the R-1-12 zone found in LUC §104-12. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with South East Western Weber County Plan by allowing one single-family dwelling per 12,000 square feet. (see page 65 of the general plan).

Zoning: The property is located in the R-1-10 Zone. The purpose of this zone is stated in the LUC §104-12-1.

"The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels."

Each lot meets the zoning requirement of 12,000 square feet minimum and 90 feet of lot width.

Natural Hazards: A Geotechnical study has been prepared by CMT Engineering Laboratories, Dated January 13th, 2020, with Project Number 13895. The report provides valuable information regarding soil types, site grading, soil removal, structural fill, compaction, and types and severity of hazards present on the property. Special attention should be taken to the report by the civil engineers who will be designing roadway and structural engineers who will draw plans for residential development. Page 12 states that residential development should be designed for seismic category D.

Flood Zone: This parcel is within a Zone X flood area, and determined to be outside the 500-year flood level.

Sanitary System and Culinary Water: Uintah Highlands Improvement District has provided a letter stating that water and sanitary services are available for each lot within this proposed subdivision.

Minor Terminal Streets: The County Engineering standard right-of-way width is 60'. With the County Engineer's approval the right-of-way width may be reduced to 50' pursuant to LUC 106-2-2 (c), (d). The plan includes curb, gutter, parking strip, and sidewalk.

Secondary Water: A Weber Basin Water Conservancy District water line on the north of the subdivision boundary will be connected to and extended from to serve this development. The existing water allotment of 7.5-acre feet per year is sufficient for this development. Weber Basin also recommends water-wise landscaping design for lots within this development.

Review Agencies: The Weber County Fire District has approved this proposal with the condition that Weber Fire discusses with the developer the possibility of placing a new fire hydrant. Weber County Surveying has submitted reviews that will need to be addressed by a revised subdivision plat. Weber County Engineering has posted a list of review comments regarding minor subdivision plat revisions and a request for the improvement drawings. Improvement drawings are not required until the applicant proposes final approval of the subdivision.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends preliminary approval of the Highlands Bluff Estates 1st Amendment Subdivision, consisting of 12 lots. This recommendation is based on the following conditions:

1. Weber Basin Water Conservancy District shall approve the plans for connection and extension of all new secondary water lines.

This recommendation is based on the following findings:

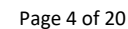
1. The proposed subdivision complies with South East Western Weber County Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

- A. Highlands Bluff Estates Phase 1, 1st Amendment Subdivision Plat
- B. Highlands Bluff Estates Phase 1 (1988)
- C. Current Recorders Plat
- D. Will serve letter from Uintah Highlands Improvement District
- E. Geotechnical Study (select pages)

Area Map





6-06

HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

WEBER COUNTY, UTAH

OCTOBER 1987

CURVE DATA					
NO.	Δ	RAD.	ARC	TAN	CHORD
1	65° 15' 38"	180.00	182.15	102.38	172.47
2	09° 02' 12"	180.00	25.24	12.64	25.21
3	74° 15' 50"	180.00	207.39	121.15	193.17
4	11° 49' 34"	650.00	134.16	67.32	133.92
5	74° 15' 50"	130.00	168.50	84.43	166.36
6	05° 12' 59"	620.00	56.45	28.24	56.43
7	06° 36' 34"	620.00	71.52	35.80	71.48
8	11° 49' 34"	620.00	127.87	64.21	127.74
9	91° 27' 11"	180.00	170.63	91.85	164.88
10	76° 13' 33"	20.00	26.61	15.69	24.69
11	79° 33' 00"	20.00	27.77	16.65	25.59
12	10° 24' 46"	680.00	123.58	61.96	123.41
13	24° 17' 41"	250.00	106.01	53.81	105.21
14	19° 10' 19"	220.00	73.62	37.16	73.27
15	05° 07' 25"	220.00	19.67	9.84	19.66
16	24° 17' 41"	220.00	93.29	47.35	92.59
17	14° 15' 07"	280.00	69.85	35.01	69.47
18	10° 02' 34"	280.00	49.08	24.50	48.02
19	24° 19' 41"	280.00	118.73	60.27	117.84
20	82° 39' 42"	50.00	72.14	43.97	66.04
21	82° 39' 42"	20.00	28.85	17.59	26.42
22	22° 23' 13"	60.00	31.26	15.83	31.02
23	48° 53' 41"	80.00	68.27	36.37	66.22
24	11° 22' 48"	80.00	15.89	7.97	15.86
25	82° 39' 42"	80.00	115.42	70.36	105.67
26	90° 02' 00"	30.00	78.54	50.00	70.71
27	90° 00' 00"	20.00	31.42	20.00	28.28
28	10° 41' 57"	80.00	14.94	7.49	14.92
29	57° 29' 38"	80.00	80.28	43.88	76.35
30	21° 48' 25"	60.00	30.45	15.41	30.27
31	90° 00' 00"	80.00	125.66	80.00	113.14
32	61° 43' 35"	40.00	43.09	23.91	41.04
33	34° 25' 49"	55.00	33.05	17.04	32.56
34	62° 42' 03"	55.00	60.19	33.51	57.23
35	61° 09' 59"	55.00	58.72	32.51	55.97
36	60° 55' 53"	55.00	58.49	32.35	55.77
37	60° 55' 53"	55.00	58.49	32.35	55.77
38	22° 29' 50"	55.00	21.60	10.94	21.46
39	241° 43' 35"	55.00	235.04		24.42

CENTER LINES		
NO.	BEARING	DIST. (F.T.)
(A)	S 00° 27' 35" W	0.15
(B)	S 07° 19' 12" W	83.67
(C)	S 89° 40' 48" E	25.00

NOTES:

- UTILITY EASEMENTS ARE AS INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY & STORM SEWERS, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES. ALL EASEMENTS SHALL BE 7 FEET UNLESS OTHERWISE INDICATED.
- - INDICATES SURVEY MONUMENT (S) TO BE SET.
- NR - NON-RADIAL.
- THE HIGHWAY RIGHT OF WAY LINE WAS DETERMINED FROM EXISTING RIGHT OF WAY MARKERS.
- THE BEARING SYSTEM USED IS THE UTAH STATE PLANE GRID.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON this 30th DAY of November, 1987, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, James E. Baker, President of HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, and AFTER BEING DULY ACKNOWLEDGED TO ME, HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES: NOV 10, 1990

James E. Baker
NOTARY PUBLIC

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON the 21st DAY of October, 1987.

James E. Baker
CHAIRMAN

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THIS PLAN WERE DULY APPROVED AND ACCEPTED BY WEBER COUNTY, UTAH THIS 2nd DAY of October, 1987.

James E. Baker
Clerk

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAN AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

ON this 2nd DAY of October, 1987.
James E. Baker
COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAN AND DESCRIPTION OF THE HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, AND IN MY OPINION, THEY CONFORM WITH THE COUNTY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

Not 2nd, 1987 James E. Baker
DATE COUNTY ATTORNEY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 20th day of October, 1987, personally appeared before me James E. Baker, President of HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, and AFTER BEING DULY ACKNOWLEDGED TO ME, HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSE THEREIN MENTIONED.

My commission expires 6/17/1988
James E. Baker
COUNTY ATTORNEY

COUNTY RECORDER

ENTRY NO. 1035218 - FEE PAID \$28.50 FILED FOR RECORD AND RECORDED JAN 7, 1988 AT 1:30 PM IN BOOK 30 OF OFFICIAL RECORDS, PAGE 9 FOR J. KAY BAKER, UTAH COUNTY RECORDER BY James E. Baker DEPUTY

SURVEYOR'S CERTIFICATE

I, O. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I, IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 22nd DAY OF OCTOBER, 1987.

2337
LICENSE NO.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE I AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEBER COUNTY SUCH DEDICATION SUBJECT TO ALL EXISTING EASEMENTS ON RECORD.

SIGNED THIS 2nd DAY of November, 1987.

HIGHLANDS BLUFF DEVELOPMENT CO., INC.

A UTAH CORPORATION

BY James E. Baker

N. KAY KENDALL - PRESIDENT

SIGNED THIS 2nd DAY of October, 1987.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION.

BY James E. Baker
FRED A. BAKER - AUTHORIZED AGENT

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

BEGINNING AT A POINT LOCATED S 00° 37' 11" E 1319.37 FEET ALONG THE SECTION LINE AND S 89° 15' 04" E 1296.24 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., RUNNING THENCE S 89° 15' 04" E 77.52 FEET ALONG THE SOUTH LINE OF EASTWOOD SUBDIVISION NO. 7, THENCE S 00° 57' 26" W 345.00 FEET, THENCE N 89° 15' 04" W 78.31 FEET, THENCE S 00° 27' 35" W 468.72 FEET TO THE NORTH RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE N 82° 40' 48" W 674.89 FEET ALONG SAID RIGHT OF WAY, THENCE N 00° 01' 06" W 347.93 FEET, THENCE N 60° 09' 10" W 75.92 FEET, THENCE N 00° 44' 56" E 181.83 FEET, THENCE N 03° 27' 01" W 60.00 FEET, THENCE LEFT ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE A DISTANCE OF 71.52 FEET (CHORD BEARS N 83° 14' 42" E 71.48 FEET), THENCE N 00° 01' 06" W 159.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.97 ACRES.

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., AS S 00° 37' 11" E MARKED BY WEBER COUNTY BRASS CAP MONUMENTS.

PREPARED BY:

OMESCO ENGINEERING, INC.
405 SKYLINE DRIVE
BIRDAIR, UTAH 84002

STATE OF UTAH)
COUNTY OF SALT LAKE)



STATE OF UTAH)
COUNTY OF SALT LAKE)

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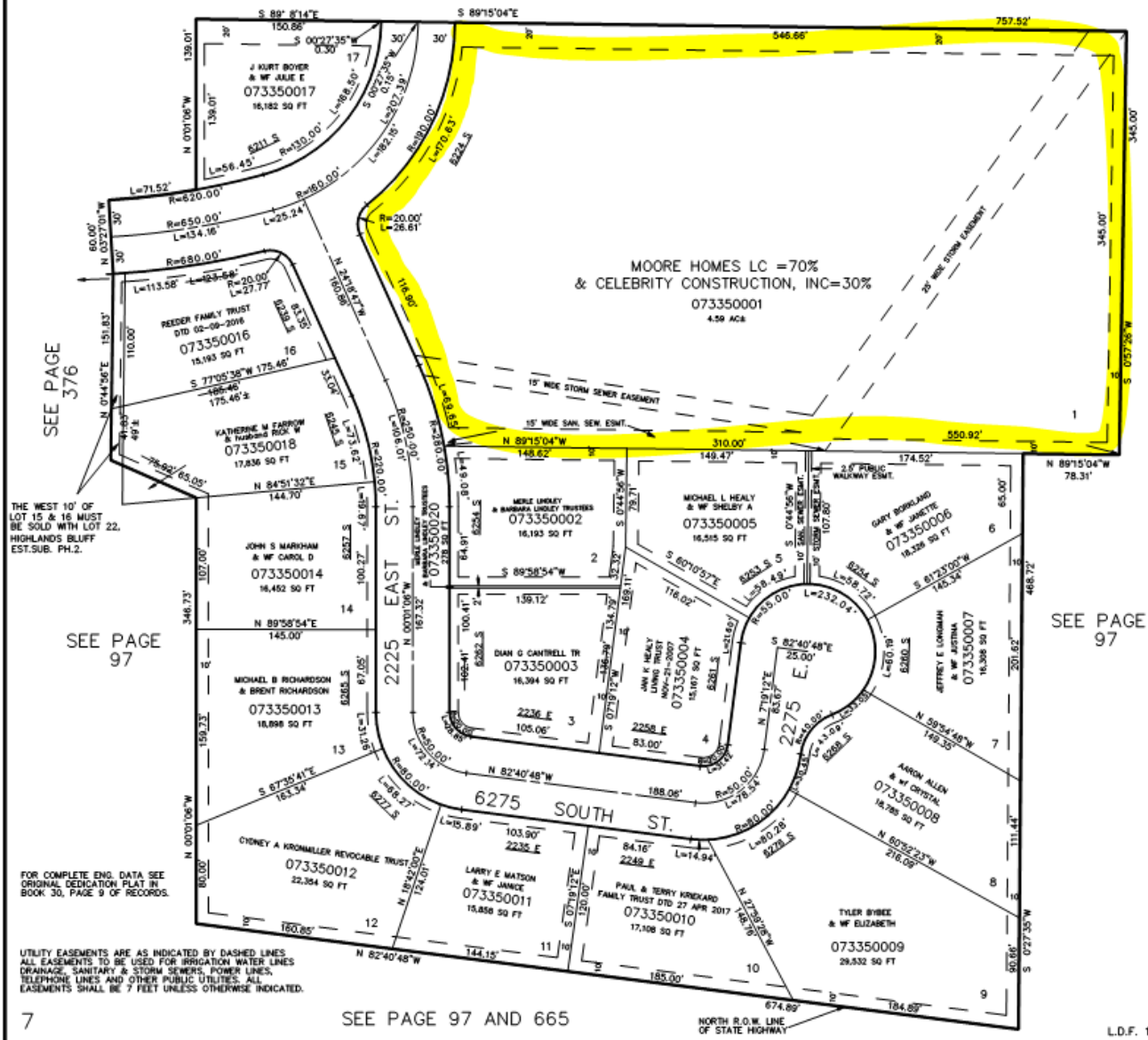
PART OF THE S.W. 1/4 OF SEC. 23, T.5N., R.1W., S.L.B. & M. **HIGHLANDS BLUFF ESTATES SUBDIVISION – PHASE 1**

IN WEBER COUNTY

TAXING UNIT: 159

SCALE 1"=60'

SEE PAGE 152



Uintah Highlands Improvement District

2401 East 6175 South
 Ogden, UT 84403-5344
 Phone: 801-476-0945
 Fax: 801-476-2012
 uhid1@qwestoffice.net

August 11, 2020

Subdivision Planner
 Weber County Planning and Engineering
 2380 Washington Blvd.
 Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed 12 Lot Development - Parcel 07-335-0001

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed development of 12 lots on the property owned by Moore Homes LC parcel 07-335-0001, which is located within the boundaries of the District. The proposal is to divide this parcel into a 12 lot subdivision. Based upon the information from the phone conversation with Mr. Randy Moore, a representative for the proposed development, and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services would be available for the proposed 12 lot development. When the existing lot is subdivided, the district does have the availability to provide services for each of the proposed 12 lots. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then become the sole responsibility of the owner of the water or sewer lateral. Detailed plans must be submitted and approved and all fees must be paid before a commitment-to-serve is granted and before construction begins.

Please note that:

Secondary Water for the area is provided by Weber Basin and is NOT part of this Commitment to Serve - District Rules and regulations (section 4.1.4) states, Use of District water for secondary Irrigation purposes on lawns and gardens or outside use is strictly prohibited.

(See complete Rules and Regulations for full explanation.)

A separate source is required for secondary water purposes.

This commitment is made expressly subject to the condition that the Developer of the proposed 12 lot subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', obtain proper easements, and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 11th day of August, 2020.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
 Matt J. Sorensen, District Manager



ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL (ESA I & II)
MATERIALS TESTING • SPECIAL INSPECTIONS •
ORGANIC CHEMISTRY • PAVEMENT
DESIGN • GEOLOGY

GEOTECHNICAL ENGINEERING AND GEOLOGIC SERVICES

Proposed Highland Bluff Estates Lot 1 Subdivision

6224 South 2225 East
Ogden, Weber County, Utah
CMT PROJECT NO. 13895

FOR:
Randy Moore
Moore Homes
3838 South 8365 West
Magna, Utah 84044

CMT ENGINEERING LABORATORIES

January 13, 2020

Mr. Randy Moore
Moore Homes
3838 South 8365 West
Magna, Utah 84044

Subject: Geotechnical Engineering and Geologic Services
Proposed Highland Bluff Estates Lot 1 Subdivision
Weber County Assessor Parcel No. 07-335-0001
6224 South 2225 East
Ogden, Weber County, Utah
CMT Project No. 13895

Mr. Moore:

Submitted herewith is the report of our geotechnical engineering and geologic study for the subject site. This report contains the results of our findings and an interpretation of the results with respect to the available Project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

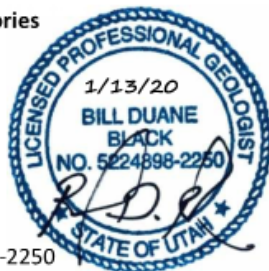
On December 3, 2019 CMT Engineering Laboratories (CMT) personnel were on-site and supervised the excavation of four test pits extending to depths of 6.6 to 8.1 feet below the existing ground surface. Soil samples were obtained during the field operations and subsequently transported to our laboratory for further testing and observation. Based on the findings of the subsurface explorations, conventional spread and continuous footings may be utilized to support the proposed residence, provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report.

We appreciate the opportunity to work with you on this project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With four offices throughout Northern Utah, and in Arizona, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding the Project, please do not hesitate to contact us at (801) 870-6730. To schedule materials testing, please call (801) 381-5141.

Sincerely,

CMT Engineering Laboratories

Bill D. Black, P.G.
State of Utah No. 5224898-2250
Engineering Geologist



Bryan N. Roberts, P.E.
State of Utah No. 276476
Senior Geotechnical Engineer



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www.cmtlaboratories.com

1.3 Description of Proposed Construction

We understand development of a residential subdivision is planned for the parcel. We project that single family residences are to be of wood-framed construction and founded on spread footings with basements (if conditions allow). Maximum continuous wall and column loads are anticipated to be 1,000 to 4,000 pounds per lineal foot and 10,000 to 40,000 pounds, respectively.

We anticipate that an asphalt-paved residential cul-de-sac will be constructed as part of the development. Traffic is projected to consist of a light volume of automobiles and pickup trucks, one or two daily medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum site grading cuts and fills may be on the order of 2 to 3 feet. If deeper cuts or fills are planned, CMT should be notified to provide additional recommendations, if needed.

1.4 Executive Summary

Proposed structures can be supported upon conventional spread and continuous wall foundations established on suitable natural soils or on structural fill extending to suitable natural soils. The most significant geotechnical/geological aspects of the site are:

1. The site is at the top of a terrace mapped by the Utah Geological Survey (UGS) as being underlain by deltaic deposits associated with the regressive stage of late Pleistocene Lake Bonneville. The land surface is flat to gentle. Except for a small (2,140 square-foot or 0.05-acre) area in the southeast corner of the property, slopes at the site dip an overall 2.57 degrees (4.5% gradient or 22.3:1 horizontal:vertical) to the southeast; the steep slope section, which is at the crest of the amphitheater, shows an overall dip of 29.1 degrees (55.7% gradient or 1.8:1). Groundwater was not observed in any of the test pits conducted for our study and is likely more than 50 feet below the ground surface (bgs) based on subsurface data from a study of the east-adjointing property (Western GeoLogic, 2017). However, groundwater depths may fluctuate seasonally, annually and locally. Soils encountered in the test pits appeared generally uniform and comprised of a mixture of gravel and sand.
2. The surface at each test pits is blanketed with sod and underlying topsoil ranging in thickness from about 6- to 12- inches which must be removed below new buildings and roadways.

A geotechnical engineer from CMT should be allowed to verify that all non-engineered/undocumented fill material and topsoil/disturbed soils have been completely removed from beneath proposed structures and roadways, and suitable natural soils encountered prior to the placement of structural fills, foundations, or concrete flatwork, and pavements.

4.4.2 Site Class

Utah has adopted the 2018 International Building Code (IBC), which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2018 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE¹ 7-16. Given the subsurface soils encountered at the site, it is our opinion the site best fits Site Class D – Stiff Soil Profile (without data), which we recommend for seismic structural design.

4.4.3 Seismic Design Category

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period accelerations for the Site Class B/C boundary and the Maximum Considered Earthquake (MCE). This Site Class B/C boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The Seismic Design Categories in the International Residential Code (IRC 2018 Table R301.2.2.1.1) are based upon the Site Class discussed in the previous section. For Site Class D at site grid coordinates of 41.14986 degrees north latitude and 111.92369 degrees west longitude, S_{DS} is 0.87 and the **Seismic Design Category** is D₂.

4.4.4 Surface Faulting

Movement along faults at depth generates earthquakes. During earthquakes larger than Richter magnitude 6.5, ruptures along normal faults in the intermountain region generally propagate to the surface (Smith and Arabasz, 1991) as one side of the fault is uplifted and the other side down dropped. The resulting fault scarp has a near-vertical slope. The surface rupture may be expressed as a large singular rupture or several smaller ruptures in a broad zone. Ground displacement from surface fault rupture can cause significant damage or even collapse to structures located on an active fault.

No evidence of active surface faulting is mapped or was evident at the site. The nearest active (Holocene-age) fault to the site is the Weber segment of the Wasatch fault zone about 0.8 miles to the east. Surface faulting is not therefore considered to pose a risk to the site.

4.4.5 Liquefaction

Liquefaction is a phenomenon whereby loose, saturated, granular soil units lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlements of overlying layers after an earthquake as excess pore water pressures are dissipated. Horizontally continuous liquefied layers may also have a potential to spread laterally where sufficient slope or free-face

¹ American Society of Civil Engineers

4. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis
5. One Dimension Consolidation, ASTM D-2435, Consolidation properties

5.2 Lab Summary

Laboratory test results are presented in the following Lab Summary table:

LAB SUMMARY TABLE

TEST PIT	DEPTH (feet)	SOIL CLASS	SAMPLE TYPE	MOISTURE CONTENT(%)	DRY DENSITY (pcf)	GRADATION			ATTERBERG LIMITS		
						GRAV.	SAND	FINES	LL	PL	PI
TP-1	1.5	CL-ML	TW	6.5	118						
	8	GP	Bag	1.1		88	9	2.6			
TP-2	1	ML	TW	4.5	102						NP
	4.5	GP	Bag	1.8		78	18	4			
TP-3	2	CL	TW	15.5	109				25	15	10
TP-4	1.5	ML	TW	16.2	100						NP
	7.5	GP-GM	Bag	4		71	22	7			

6.0 SITE PREPARATION AND GRADING

6.1 General

Site preparation will consist of the removal of any surface vegetation, topsoil, and any other deleterious materials from beneath an area extending out at least 3 feet beyond new structures and 2 feet beyond pavements. Trees and their associated root bulbs will require deeper removal depths.

All non-engineered fill, if/where encountered, must be removed below buildings but may remain below pavement areas if; free of debris and deleterious materials, nor more than 3 feet thick, subsequent site grading fills are not more than 3 feet thick, and if properly prepared. Proper preparation of existing fills below pavements will consist of the scarification of the upper 12 inches followed by moisture preparation and re-compaction to the requirements of structural fill. Onsite fine-grained soils (silts/clays) are moisture sensitive and may be difficult to control proper moisture content for recompacting especially during wet and cold periods of the year. Where compaction of onsite fine-grained soils becomes difficult the recommended 12-inches of prepared soils may be removed and replaced with imported granular structural fill. Even with proper preparation, pavements over some remaining thickness of non-engineered fill may experience some settlement over time. If this is not tolerable then the entire sequence of non-engineered fill must be removed.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth

required is greater than 2 feet below footings, CMT must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill. Fills must be handled as described above.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed/properly prepared, prior to placing site grading fills, footings, slabs, and pavements.

Any fill should be placed on relatively level surfaces and against relatively vertical surfaces. Thus, where the existing slope is steeper than about 5H:1V (Horizontal:Vertical), the existing ground should be benched to create horizontal and vertical surfaces for receiving the fill. We recommend maximum bench heights of about 2 feet.

6.2 Temporary Excavations

Temporary construction excavations in cohesive soil, not exceeding 4 feet in depth and above or below the groundwater table, may be constructed with near-vertical sideslopes. Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing and dewatering as these soils will tend to flow into the excavation.

To reduce disturbance of the natural soils during excavation, we recommend that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

6.3 Fill Material

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and possibly as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials.

Following are our recommendations for the various fill types we project will be used at this site:

Fill Material Type	Description/Recommended Specification
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing No. 200 sieve, and a maximum Plasticity Index of 10.
General Site Grading Fill	Placed over larger areas to raise the site grade, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, a maximum 50% passing No. 200 sieve and Plastic Index less than 18 percent.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5- to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i or equivalent.

Onsite soils may be re-utilized as structural site grading fill if processed to meet the requirements for such. Note that fine grained soils are generally moisture-sensitive, including on-site clay soils, and are inherently more difficult to work with and properly moisture condition (they are very sensitive to changes in moisture content), requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year.

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO³ T-180) in accordance with the following recommendations:

³ American Association of State Highway and Transportation Officials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill)	0 to 5	95
	5 to 8	98
Site grading fill outside area defined above	0 to 5	92
	5 to 8	95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5	90
	5 to 8	92

Structural fills greater than 8 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

6.5 Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA⁴ requirements.

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction. We recommend that as the major utilities continue onto the site that these compaction specifications are followed.

In private utility areas, existing fill soils and natural soils may be re-utilized as trench backfill over the bedding layer provided that they are properly moisture prepared and compacted to the minimum requirements stated in **Section 6.4 Fill Placement and Compaction**.

⁴ American Public Works Association

6.6 Soil Stabilization

To stabilize soft subgrade conditions (if encountered), a mixture of coarse, clean, angular gravels and cobbles and/or 1.5- to 2.0-inch clean gravel should be utilized. Often the amount of gravelly material can be reduced with the use of a geotextile fabric such as Mirafi RS280i, or equivalent. Its use will also help avoid mixing of the subgrade soils with the gravelly material. After excavating the soft/disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The gravel material can then be placed over the fabric in compacted lifts as described above.

7.0 FOUNDATION RECOMMENDATIONS

Based on our geotechnical engineering analyses, the proposed structures may be supported upon conventional spread and/or continuous wall foundations placed on suitable, undisturbed natural soils and/or on structural fill extending to suitable natural soils. Footings may be designed using a net bearing pressure of 1,500 psf if placed on suitable, undisturbed, natural soils or structural fill extending to suitable natural soils.

The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

7.2 Installation

Under no circumstances shall foundations be placed on undocumented fill, topsoil with organics, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Deep, large roots may be encountered where trees and larger bushes are located or were previously located at the site; such large roots should be removed. If unsuitable soils are encountered, they must be completely removed and replaced with properly compacted structural fill. Excavation bottoms should be examined by a qualified geotechnical engineer to confirm that suitable bearing materials soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

7.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed 1 inch, with differential settlements on the order of 0.5 inches over a distance of 20 feet. We anticipate approximately 50% of the total settlement to initially take place during construction.

7.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural clay soils or 0.40 for granular structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 250 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

8.0 LATERAL EARTH PRESSURES

For basement walls/retaining walls or utility boxes up to about 8 feet tall the following lateral pressure discussion is provided. Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid walls (moderately yielding), backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of retaining/below-grade walls, the following uniform lateral pressures, in pounds per square foot (psf), should be added based on wall depth and wall case.

Uniform Lateral Pressures			
Wall Height (Feet)	Active Pressure Case (psf)	Moderately Yielding Case (psf)	At Rest/Non-Yielding Case (psf)
4	26	52	79
6	39	79	118
8	52	105	158

9.0 FLOOR SLABS

Floor slabs may be established upon suitable, undisturbed, natural soils and/or on structural fill extending to suitable natural soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, non-engineered fills, potentially collapsible soil, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or 3/4-inch to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs may include the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

10.0 DRAINAGE RECOMMENDATIONS

10.1 Surface Drainage

It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around the structure should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 4 inches in the first 10 feet away from the structure. This slope should be maintained throughout the lifetime of the structure.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.

4. Landscape sprinklers should be aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.
5. Other precautions that may become evident during construction.

11.0 PAVEMENTS

All pavement areas must be prepared as discussed above in **Section 6.1**. We anticipate the natural silt/clay soils will exhibit poor pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design utilized a California Bearing Ratio (CBR) of 3 for the natural silt/clay soils.

Site pavements are anticipated to consist primarily of flexible (asphalt concrete) pavement. Some Concrete aprons may be necessary for loading/unloading zones. All pavement areas must be prepared as discussed above in **Section 6.1**.

Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for approximately 4 ESAL's (18-kip equivalent single-axle loads) per day:

MATERIAL	PAVEMENT SECTION THICKNESS (inches)		
Asphalt	3	3	---
Rigid Concrete (PCC)	---	---	5
Road-Base	11	6	6
Subbase	0	7	---
Total Thickness	14	16	11

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Subbase shall consist of a granular soil with a minimum CBR of 30%. Roadbase and subbase material should be compacted as recommended above in **Section 6.4** Fill Placement and Compaction of this report. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder. The asphalt pavement should be compacted to 96% of the maximum density for the asphalt material.

Rigid pavement sections are for non-reinforced Portland cement concrete. Pavement and site concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent \pm 1 percent air-entrainment.

12.0 QUALITY CONTROL

We recommend that CMT be retained to as part of a comprehensive quality control testing and observation program. With CMT on-site we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

12.3 Excavations

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or their representative. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

13.0 LIMITATIONS

The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Taylor Landing Cluster Subdivision Phase 1A and Phase 2, consisting of 48 lots and the dedication of Phase 1 and Phase 2 open space.

Agenda Date: Tuesday, November 10, 2020

Applicant: Jessica Prestwich

File Number: LVT031120

Property Information

Approximate Address: 4000 W 2200 S

Project Area: Phase 1A: 8.52 Acres
Phase 2: 5.46 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0110

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North:	Agricultural	South:	Residential
East:	Agricultural	West:	Residential

Staff Information

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

Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

The applicant presented the overall cluster subdivision sketch plan on February 11, 2020. The applicant then submitted for preliminary approval based on the sketch plan design. The proposed subdivision included 5 phases and requested a 50% bonus density to create a total of 156 lots and a total of 55.95 acres of agricultural open space. Preliminary approval was denied by the Western Weber Planning Commission during their May 12, 2020 meeting based on findings that the proposed design did not prioritize the most prime agricultural land within the subdivision boundary for preservation. The Planning Commission's denial of preliminary approval was then appealed by the applicant to the County Commission. This appeal was heard by the County Commission during their June 16, 2020 meeting and resulted in the overturning of the Planning Commission's denial of preliminary approval by a County Commission vote of 2 to 1. With preliminary approval granted by the County Commission, the applicant is now requesting final approval of Phase 1A & Phase 2 (see **Exhibits A & B**).

The proposed Phase 1A and Phase 2 is consistent with the approved preliminary plan and consists of 48 lots (Phase 1A = 28 lots; Phase 2 = 20 lots) totaling 13.98 acres of developed land. This request for final approval also requires the dedication of a proportionate amount of open space (58.25%, per the preliminary/open space plan) consisting of 18.89 acres.

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."

The proposal has been reviewed against the adopted zoning, subdivision, and cluster subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

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 Phase 1A and Phase 2 will range from 9,000 to 11,816 sq. ft. and lot widths range from 71 to 117 feet.

Common and Open Space: The proposal includes 12.81 acres of agricultural open space for all of Phase 1 and 6.08 acres of agricultural open space for all of Phase 2 that will be individually owned and leased for agricultural production. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.

Bonus Density Criteria Request: The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and "Open Space Preservation Plan" (see **Exhibit C**). The bonus density is based on meeting the bonus density requirements 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 placed on the final subdivision plat indicating this requirement.*

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Taylor West Weber Water and Hooper Irrigation Company the culinary water and secondary water connections. Wastewater disposal systems (sewer) for the proposed subdivision will be served by the Central Weber Sewer Improvement District. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Other Design Considerations: Following preliminary approval, county engineering and planning staff requested that the proposed 3940 West Street within Phase 1A be redesigned into a hammerhead terminus in order to not connect to 2200 South as originally proposed. This was required out of concern regarding the close proximity (less than 500 feet) of the adjacent 3900 West connection to 2200 South. The slight modification has caused slight shifts in the amount of right-of-way being dedicated within the project as a whole. Subsequently, the open space calculations have been slightly adjusted as well, but still far exceed the 50% dedication requirement for the project as a whole.

Review Agencies: This proposal has been reviewed by all County reviewing agencies. Any remaining comments and conditions will need to be addressed prior to recording the final plat.

Tax clearance: The 2019 property taxes have been paid in full. 2020 taxes are now due and must be paid prior to recording of final plats.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property prior to preliminary approval.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 1A and Phase 2 based on the proposed plan adhering to the requirements of the Weber County Land Use Codes including the design standards in the Cluster Subdivision Ordinance. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. An HOA shall be established and properly registered with the State of Utah. Associated Covenants, Conditions and Restrictions (CC&R's) shall be reviewed and approved prior to being recorded simultaneously with the final mylars.
2. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plats to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
3. The small open-space parcel containing the required sewer lift station shall be deeded over to the County simultaneously with the recording of the final plat.
4. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
5. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
6. Property taxes that are currently due for 2020 shall be paid in full prior to recording any final plats.

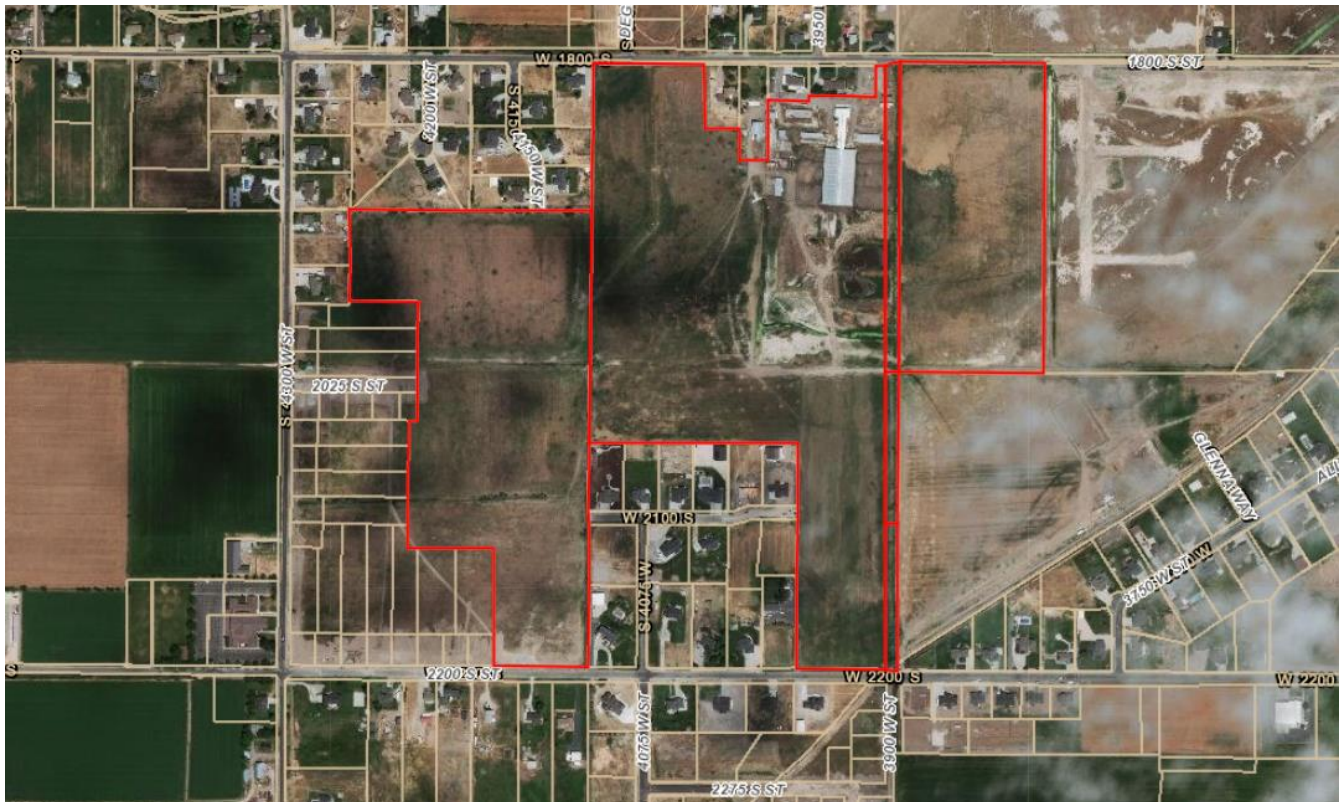
This recommendation is based on the following findings:

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

Exhibits

- A. Phase 1A Final Plat
- B. Phase 2 Final Plat
- C. Open Space Preservation Plan

Location map



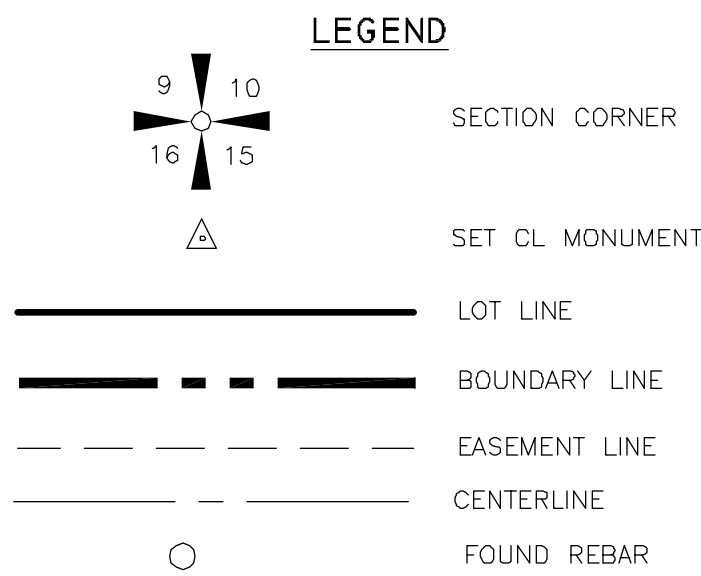
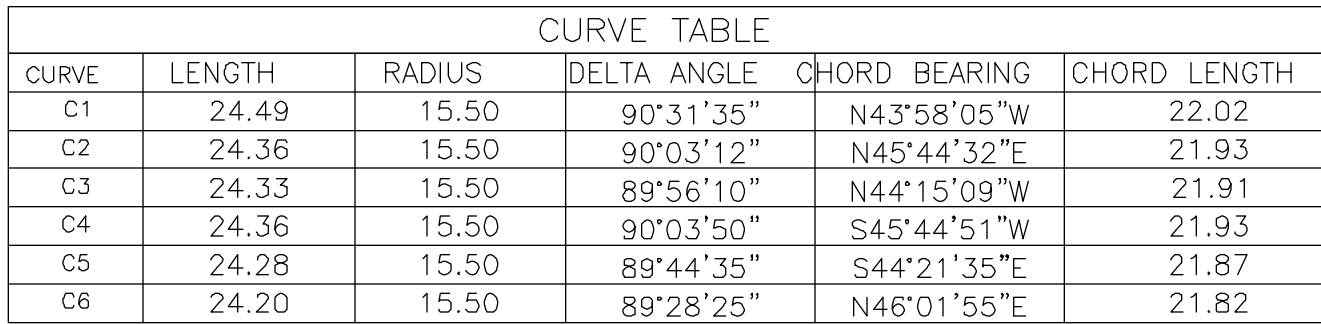


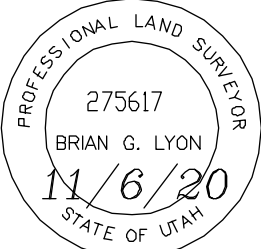
Exhibit A



SURVEYOR'S CERTIFICATE

I, Brian C. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plot in accordance with the provisions of the Utah Surveying Act, 1937, measurements, and have placed monuments as represented on this plot, and have hereby subdivided said tract into four (4) lots, known hereafter as TAYLOR LANDING PHASE 1A, A CLUSTER SUBDIVISION described in Plotted Map No. 23-00000-0000, which has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office from said survey made by me on the

____ day of _____, 20____.



Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6
North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet
along the south line of the Northwest Quarter of said Section 28 to
the POINT OF BEGINNING and running

thence N 00°46'08" E 1,001.00 feet along the east line of Bayd
Russell Subdivision, 1st Amendment and it's projection thereof;
thence S 89°13'14" E 17.26 feet;
thence N 00°46'08" E 132.54 feet;
thence N 00°34'29" W 66.02 feet;
thence N 00°46'46" E 130.00 feet;
thence S 89°13'14" E 284.00 feet;
thence S 00°46'46" W 130.00 feet;
thence S 17°36'31" W 68.95 feet;
thence S 00°42'56" W 309.55 feet;
thence S 02°28'17" E 96.85 feet;
thence S 00°46'08" W 127.46 feet to the south line of the
Northwest Quarter of said Section 28;
thence N 89°13'14" W 286.05 feet, along said south line to the
point of beginning, containing 8.52 acres, more or less.

Know all by these presents that the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR TRACT, do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under and over and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility services, storm drainage facilities, irrigation canals for the perpetual use and benefit of water users of their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Grant and convey to the subdivision lot owners association Common Area "A" to be used for recreational and open space purposes for the use and enjoyment of the public and to be held in common with all other owners in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over Common Area "A" to guarantee to Weber County that the common area remain open and undeveloped except for approved recreational, parking and open space.

Dedicate and convey to Weber County a perpetual open space right and easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the intent of the subdivision.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

STATE OF UTAH
COUNTY OF _____ } ss

On this ____ day of _____ A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

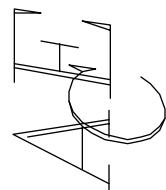
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

State of Utah, County of Weber, recorded and filed at the request
of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
Filed in: File of plats _____ County Recorder

ALLIANCE CONSULTING
ENGINEERS

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



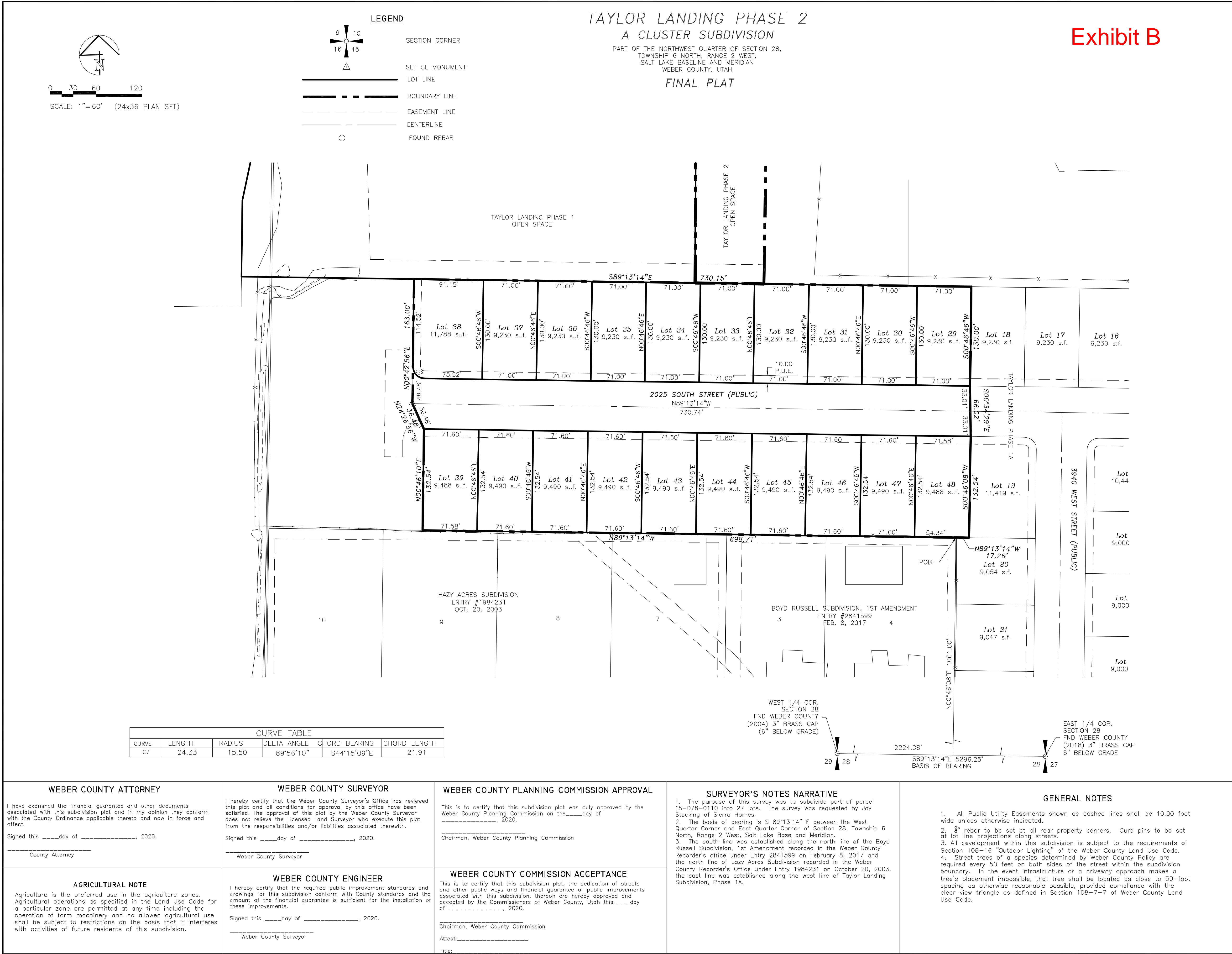
Developer:
Heritage Land Development
470 North 2450 West

No.	REVISIONS / SUBMISSIONS	DATE
REVIEWED :	DRAWN :	PROJECT NO. :
CAD FILE :		

LANDING PHASE 1A
CLUSTER SUBDIVISION
THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

FINAL PLAT

DATE : OCT.29,2020
DRAWING No. 1
1 of 2



SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into four (4) lots, known hereafter as TAYLOR LANDING PHASE 2, A CLUSTER SUBDIVISION located in Pleasant View City, Weber County, Utah and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground.

BOUNDARY DESCRIPTION
Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet to the POINT OF BEGINNING and running
thence N 89°13'14" W 698.71 feet along the north line of Boyd Russell Subdivision, 1st Amendment and Hazy Acres Subdivision; thence N 00°46'10" E 132.54 feet;
thence N 24°26'56" W 36.48 feet;
thence N 00°42'56" E 163.00 feet;
thence S 89°13'14" E 730.15 feet to the boundary line of Taylor Landing Phase 1A;
thence along said boundary the next four courses:
1) thence S 00°46'46" W 130.00 feet;
2) thence S 00°34'29" E 66.02 feet;
3) thence S 00°46'08" W 132.54 feet;
4) thence N 89°13'14" W 17.26 feet to the point of beginning, containing 5.46 acres, more or less.

OWNER'S DEDICATION
Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR LANDING, PHASE 1A,
Do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.
Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan. In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Doug Nosler Stocking, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____ } ss
On this ____ day of _____ A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER
State of Utah, County of Weber, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats _____ County Recorder _____

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

DATE : OCT.29,2020
DRAWING No. 1
1 of 2

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

Developer:
Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

PROJECT TITLE:
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

DRAWING TITLE:
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

Exhibit B

TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION

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

FINAL PLAT

OPEN SPACE PHASE 2 BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:

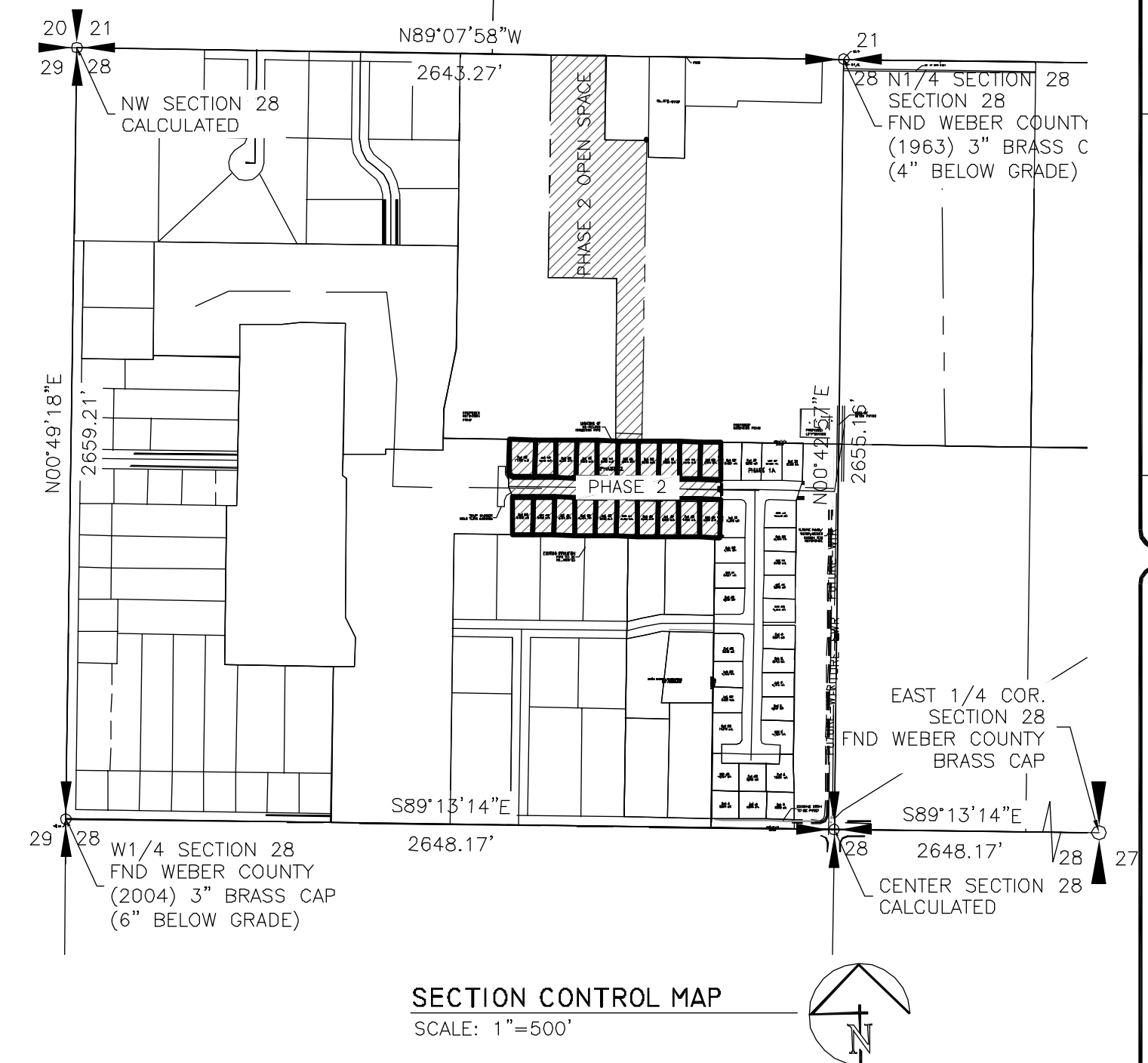
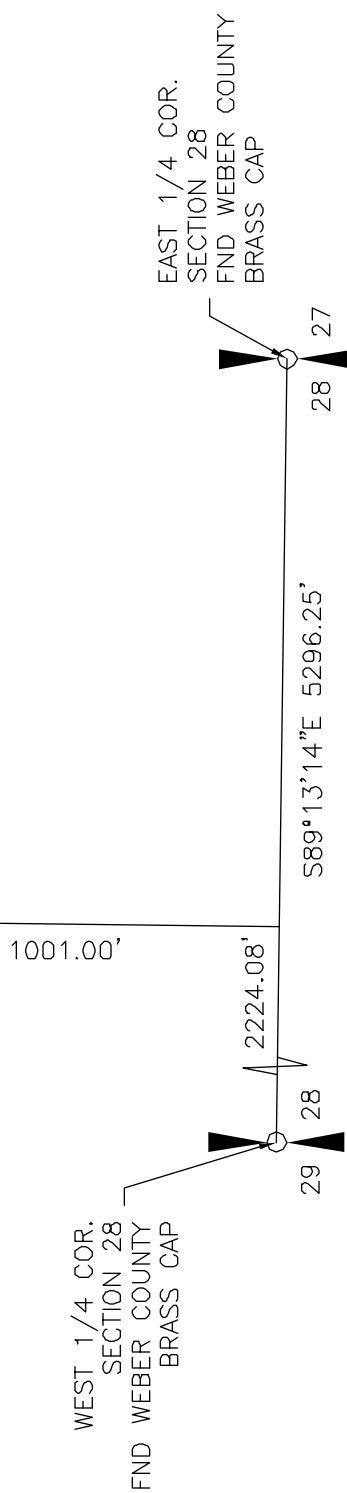
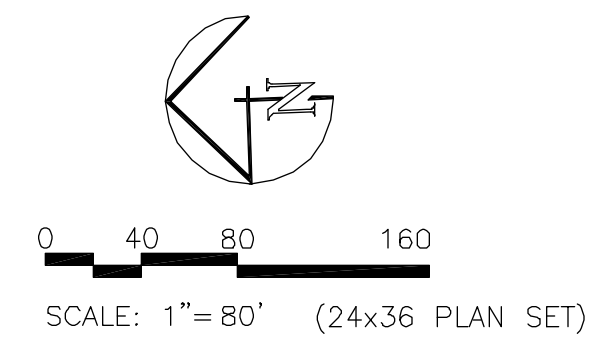
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08" E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14"W 271.71 feet to the POINT OF BEGINNING and running

thence N 89°13'14" W 90.33 feet;
thence N 00°20'03" E 559.74 feet;
thence N 89°32'33" W 236.27 feet;
thence N 00°52'02" E 768.77 feet to the north line of the
Northwest Quarter of said Section 28;
thence S 89°07'58" E 187.81 feet along said north line;
thence S 00°52'02" W 290.33 feet;
thence S 89°07'58" E 144.00 feet;
thence S 00°52'02" W 1,036.32 feet to the point of beginning,
containing 6.08 acres, more or less.

NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.63 ACRES
PUBLIC R-O-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 96.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 2
TOTAL AREA: 5.46 ACRES
PUBLIC R-O-W: 1.1 ACRES
NET DEVELOPABLE GROUND: 4.36 ACRES
NET OPEN SPACE: 6.08 ACRES (58.25%)




COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request
of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
Filed in: File of plots _____ County Recorder _____

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321



Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

[illegible]

TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2, WEST

NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

DATE : SEPT,2020

DRAWING No.

of 2

