

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

April 12, 2022

4:30 p.m. Pre-meeting/ Regular meeting 5:00 p.m.

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

1. Minutes:

Petitions, Applications, and Public Hearings:

2. Administrative items:

2.1 DR 2021-15: Request for approval of a design review for a new high school, located at approximately 4400 West 2200 South, Taylor, UT, 84405. Proposal outlines additional site improvements that include hard-surface parking, sports fields, landscaping in addition to the main school building(s). **Presenter Tammy Aydelotte**

2.2 LVT010622: A request for final approval of Taylor Landing Phase 3 Cluster Subdivision consisting of 34 lots located near 4075 W 2200 S.; **Staff Presenter: Scott Perkes**

3. Adjourn to Work Session

3.1 Western Weber General Plan Work Session

4. Public Comment for Items not on the Agenda:

5. Remarks from Planning Commissioners:

6. Planning Director Report:

7. 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. & Via Zoom Video Conferencing

at <https://us02web.zoom.us/j/83230865819> Meeting ID: 832 3086 5819

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

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.

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

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

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

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

Speak to the Point:

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

Handouts:

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

Remember Your Objective:

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



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

| | |
|-----------------------------|--|
| Application Request: | Request for approval on a design review application for a new high school for Weber School District. |
| Agenda Date: | Tuesday, April 12, 2022 |
| Applicant: | Weber School District, Owner |
| File Number: | DR 2021-15 |

Property Information

| | |
|----------------------------------|---------------------------------------|
| Approximate Address: | 4400 West 2200 South, Ogden, UT 84401 |
| Project Area: | 52.00 acres |
| Zoning: | Agricultural Zone (A-1) |
| Existing Land Use: | Agricultural |
| Proposed Land Use: | School |
| Parcel ID: | 15-080-0058 |
| Township, Range, Section: | T6N, R2W, Section 29 NW |

Adjacent Land Use

| | | | |
|---------------|---------------|---------------|--------------------------|
| North: | Residential | South: | 2200 South St. |
| East: | 4300 West St. | West: | Agricultural/Residential |

Staff Information

| | |
|--------------------------|---|
| Report Presenter: | Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794 |
| Report Reviewer: | SB |

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 2 Agricultural (A-1) Zone
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 7 (Parking Lot Design and Maintenance)
- Utah State Code Title 17 Chapter 27a Part 3 (General Land Use Provisions)

Summary and Background

12/16/2021 – Design Review Application accepted.

The applicant is requesting approval of a design review for a new high school located in the A-1 zone at 2200 South 4300 West, Ogden, UT, 84401. This 52-acre site includes the main building, sports fields and associated accessory structures, and parking for 1501 vehicles.

Analysis

General Plan: The proposal conforms to the Weber County Land Use Code, a public school is a permitted use in the A-1 zone.

Zoning: The subject property is located within the Agricultural (A-1) Zone. The purpose of the A-1 Zone can be further described in LUC §104-2-1 as follows:

1. *The purpose of the A-1 zone is Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment.*

The applicable standards are as follows:

- Minimum front yard setback: 30 feet
- Minimum side yard setback: None, except 20 feet where a building is adjacent to a residential zone, or for a side yard on a corner lot.
- Minimum rear yard setback: None, except 20 feet where a building rears on a residential zone.
- Maximum building height: None
- Maximum lot coverage: 80% of lot area by buildings

Design Review: The A-1 zone and the proposed use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion: The proposal includes a site plan that identifies the location of each structure, field, and parking stall, as well as the plan to access the school from 2200 South Street and 4300 West Street. Planning is requesting a pathway access from the west, per Weber County Land Use Code 108-1-4(a)(2). The applicant does not agree with this requirement and has stated a potential refusal to comply with this requirement, per previous conversations.

The following section of Utah State Code applies to this application (Utah State Code 17-27a-305(3)) *"A county may not: (b): "...except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;"*

Access to the proposed school site will be from the south (2200 South Street – 2 points of ingress/egress) and from the east (4300 West Street – 5 points of ingress/egress).

Considerations relating to landscaping, buildings and site layout. Per Utah State Code 17-27a-305 (3) *" county may not:*

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, county building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;"

The application proposal includes four structures, five sports courts/field areas, a driving range, and 1501 parking stalls.

This proposal also includes landscaping, and sidewalk along 2200 South Street, and 4300 West Street.

Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to recommendations regarding retention ponds and a SWPP. There is a drainage easement along the northern lot boundary. An easement located along the east boundary has been vacated for the purposes of combining parcels into a single lot

Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: To date, the design review has been approved by the Weber Fire District. Weber County Engineering has reviewed, but not yet approved this project. Planning has issued conditional approval. All review agency requirements must be addressed and completed prior to the written approval of the design review being issued.

Staff Recommendation

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. A pedestrian pathway access as shown in exhibit C, shall be shown and legally granted to the county as a public pathway prior to written approval of this design review application is issued.

This recommendation is based on the following findings:

1. Warehouse storage is permitted as a primary use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Exhibits

- A. Application
- B. Site Plan, Landscaping Plan & Elevations
- C. Pathway from the West

Map 1

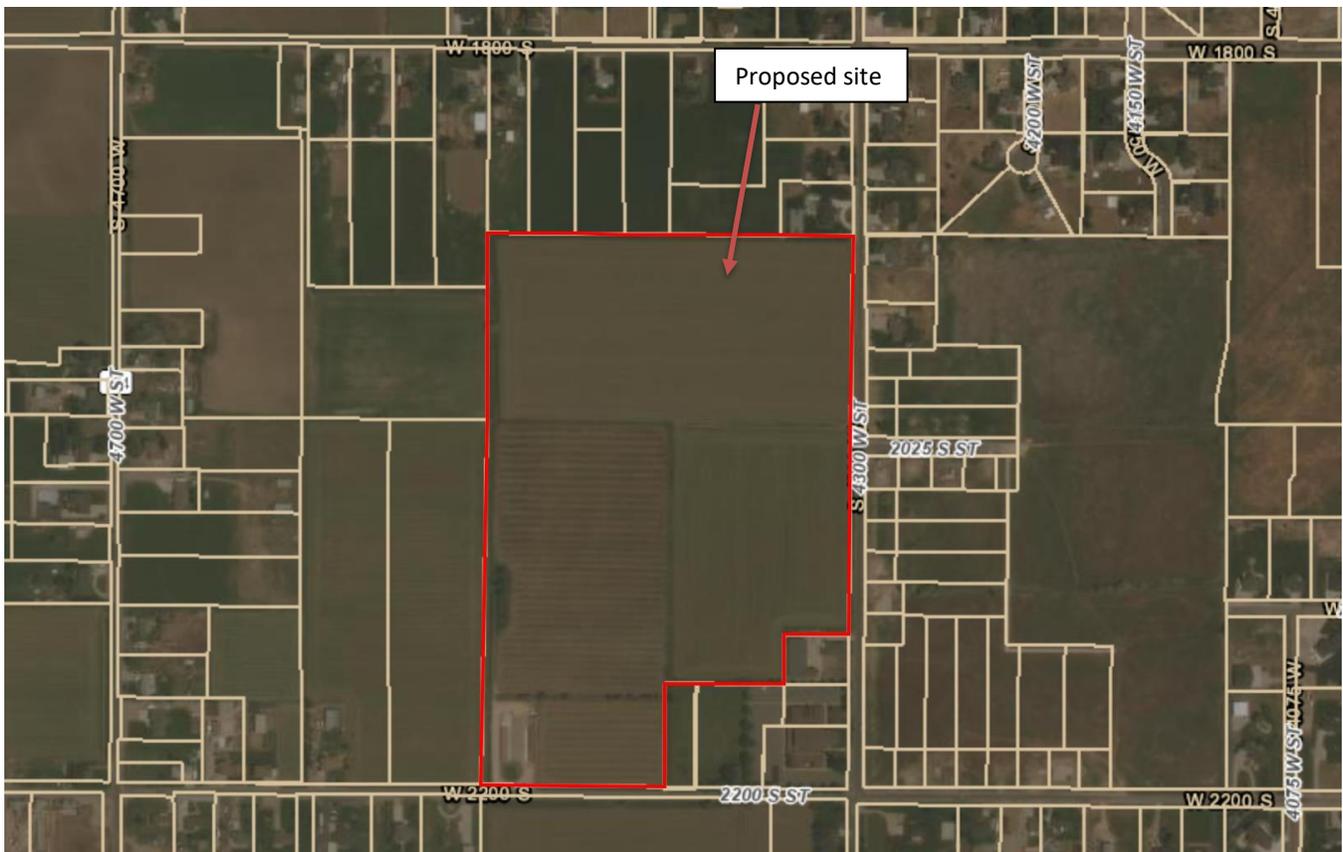


Exhibit A – Application

Weber School District_New High School - Design Reviews

[+ Add Follower](#) [Change Status](#) [Edit Project](#)

Address: 4400 West 2200 South, Taylor, UT, 84405 6913
Maps: [Google Maps](#)
Project Type: Design Reviews
Sub Type: Design Reviews
Created By: [Devin Lujan](#)
Created On: 12/8/2021
Project Status: Accepted
Status Date: 12/16/2021
File Number:
Project Manager: [Tammy Aydelotte](#)

Application

Documents 25

Comments 0

Reviews 4

Followers 10

Status

Notifications

Payments 0

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#)

Project Description

A new high school in Taylor, Utah. Additional site improvements include asphalt parking lots, sports fields, and landscaping.

Property Address

4400 West 2200 South
Taylor, UT, 84405 6913

Property Owner

Scott Zelmer
801-476-3903
szellmer@wsd.net

Representative

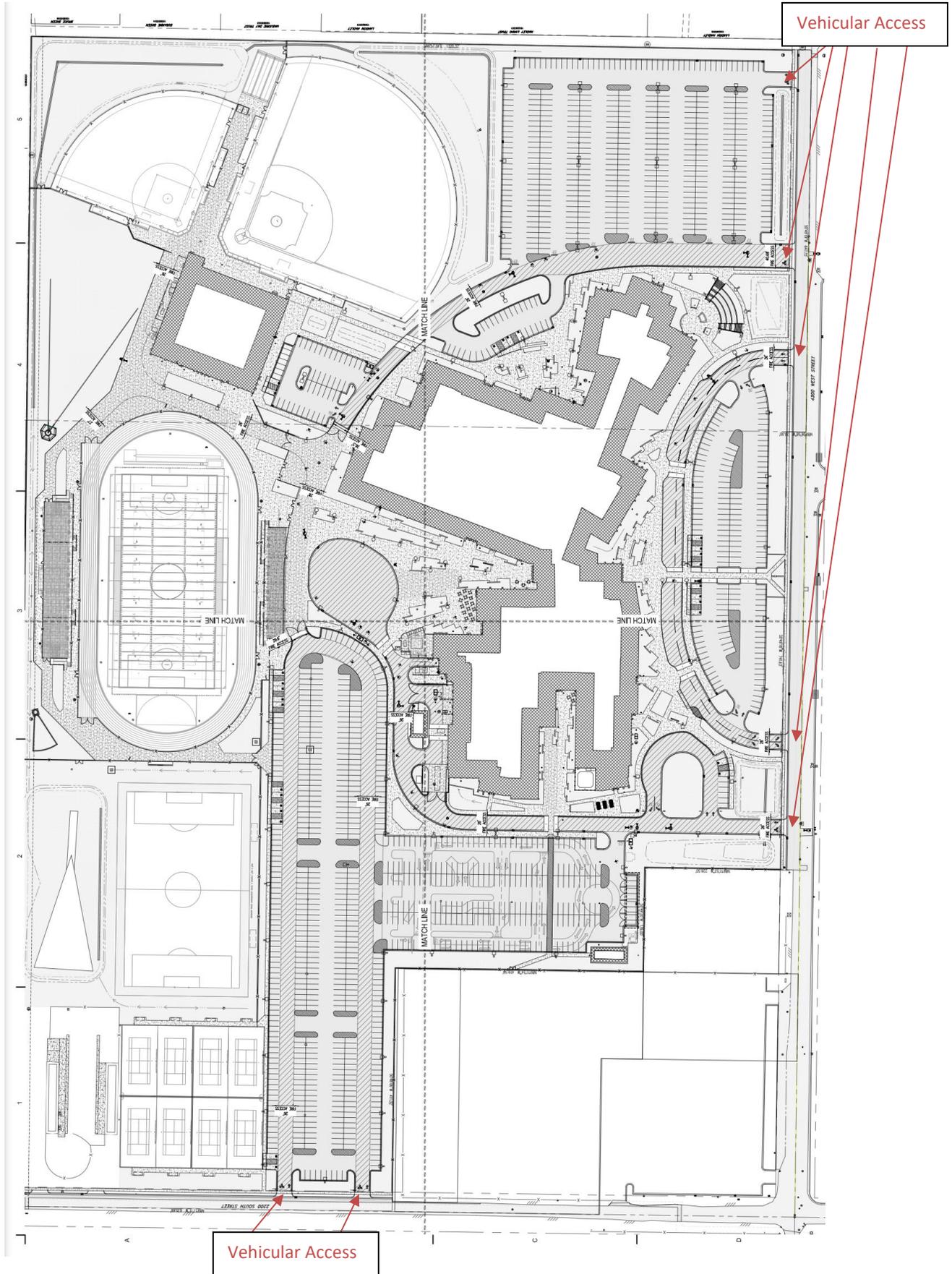
Devin Lujan
801-660-9458
devinlujan@gallowayus.com

| | |
|---------------------------------|-----------------------------------|
| Accessory Dwelling Unit | False |
| Current Zoning | |
| Subdivision Name | |
| Number of Lots | |
| Lot Number | |
| Lot Size | 52 ac |
| Frontage | 4300 West |
| Culinary Water Authority | Taylor-West Weber Water District |
| Secondary Water Provider | Hooper Irrigation Company |
| Sanitary Sewer Authority | Central Weber Sewer |
| Nearest Hydrant Address | |
| Signed By | Representative, Devin Marie Lujan |

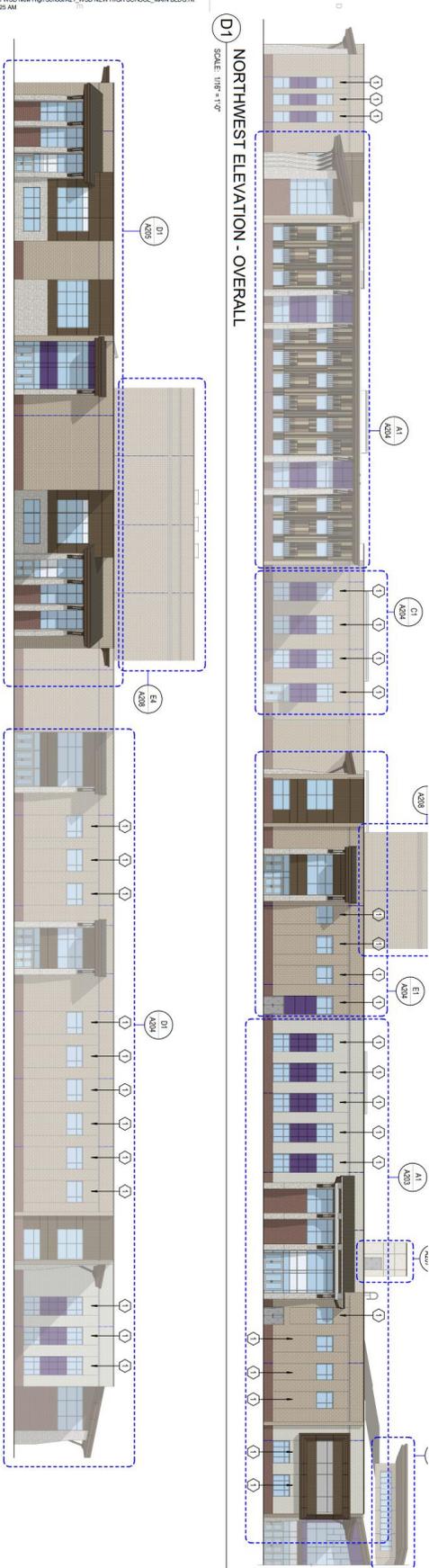
Parcel Number

[Remove](#) 150800058 - [County Map](#)

Exhibit B – Site Plans , Elevations, & Landscaping Plan

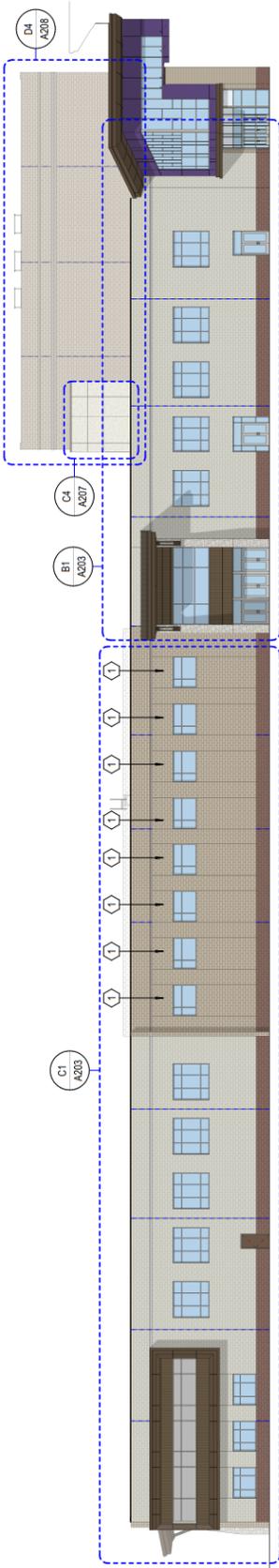


E1 NORTHWEST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"



E1 NORTHEAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"





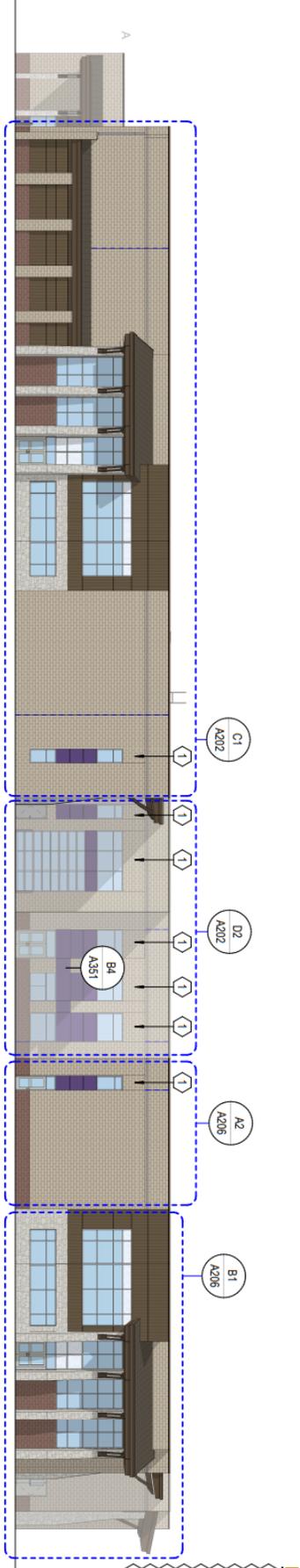
C1 SOUTHWEST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"

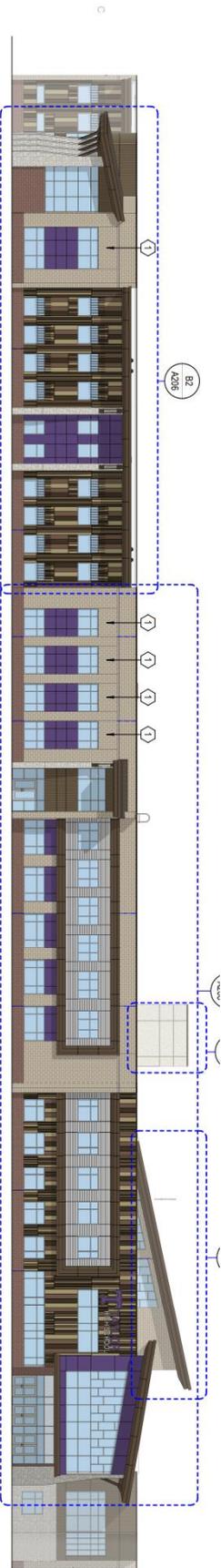
A1

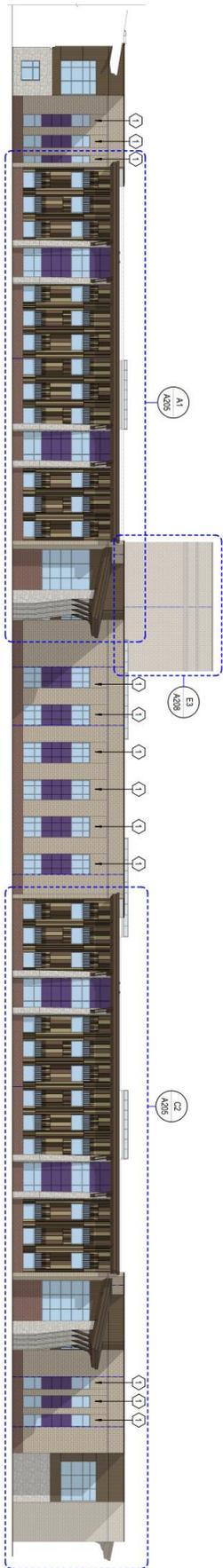
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION - OVERALL



C1 EAST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"





LEGEND - EXTERIOR ELEVATION



MASONRY TYPE 1: 8x16, HONED
BASIS-OF-DESIGN: AMCOR "TIERRA BROWN"



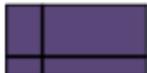
MASONRY TYPE 2: 8x16, SPLIT-FACE
BASIS-OF-DESIGN: AMCOR "MOKIE"



MASONRY TYPE 3: 4x16, SPLIT-FACE
BASIS-OF-DESIGN: AMCOR "TIERRA BROWN"



MASONRY TYPE 4: 8x16, HONED
BASIS-OF-DESIGN: AMCOR "COLONIAL TAN"



COMPOSITE METAL PANEL
BASIS-OF-DESIGN: ALPOLIC (CUSTOM COLOR)



COMPOSITE METAL PANEL
BASIS-OF-DESIGN: ALPOLIC "SBR BRONZE"



PROFILED METAL PANEL
BASIS-OF-DESIGN: IMETCO LATITUDE - "PLATINUM SILVER"



PROFILED METAL PANEL
BASIS-OF-DESIGN: IMETCO LATITUDE (4", 8", AND 16" WIDTHS)
 CHESTNUT
 LIGHT BRONZE
 EPIC BRONZE



ALUMINUM PLANK PANEL
BASIS-OF-DESIGN: ALUMABOARD "LIGHT NATIONAL WALNUT"



NATURAL STONE VENEER
BASIS-OF-DESIGN: MERRILLSTONE "DAMASCUS"



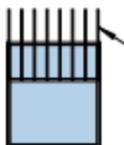
EXTERIOR INSULATION AND FINISH SYSTEM
BASIS-OF-DESIGN: DRYVIT, COLOR TO MATCH "COLONIAL TAN" CMU



VISION GLASS

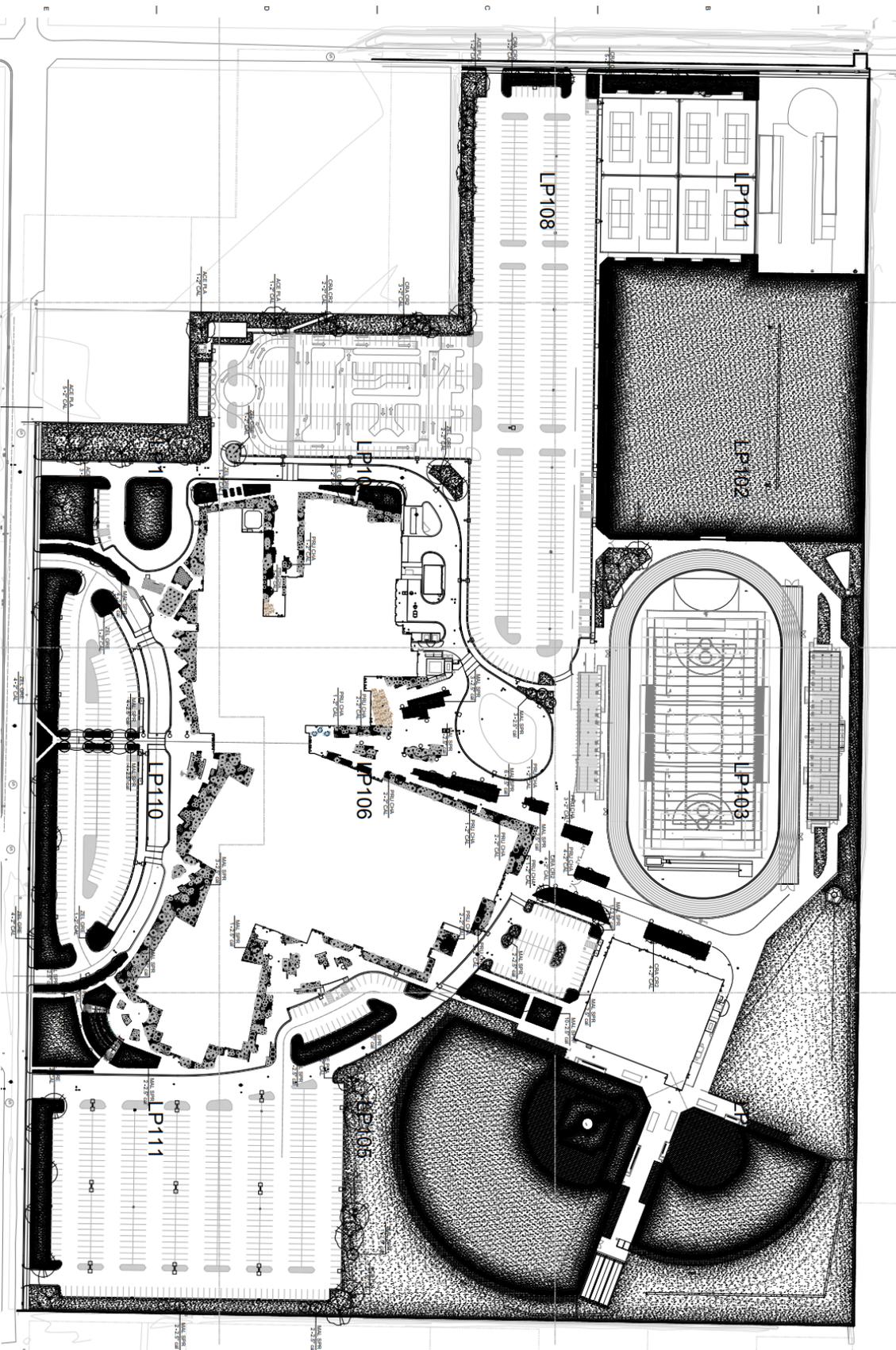


SPANDREL PANEL



BID ALTERNATE 5: VERTICAL SUN SHADE SYSTEM SEE E3 / A211

E1 OVERALL LANDSCAPE PLAN
SCALE 1" = 60'



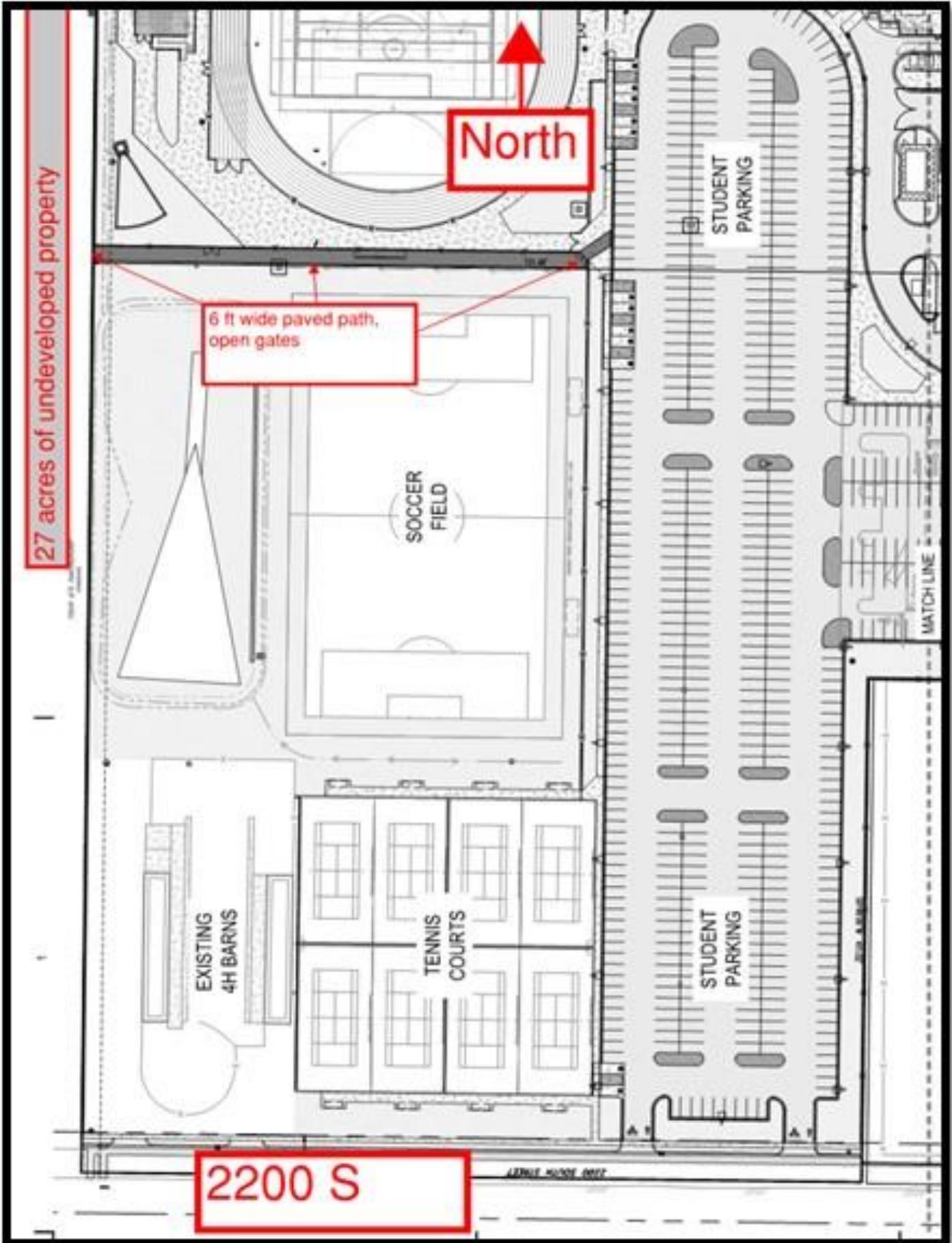
PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY | REMARKS |
|--|---------------|--|---------------------------------|----------|------------|---------------------------------|
|  | ACE P1A | ACER PLATANOIDES | NORWAY MAPLE | 2" CAL | 26 | 5 BRANCHING |
|  | GRA GR2 | CRATAEGUS CRUSGALLI 'NERBIS' | THORNLESS COCKSPUR Hawthorn | 2" CAL | 26 | 5 BRANCHING |
|  | MAL SPR | MALUS SPRING SNOW | SPRING SNOW CRAB APPLE | 2.5" CAL | 60 | |
|  | PRU CHA | PRUNUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 2" CAL | 30 | 5 BRANCHING |
|  | ZEL GRE | ZELKOYA SERBATA 'GREEN VASE' | SAMELEAF ZELKOYA | 2" CAL | 23 | 5 BRANCHING |
|  | SHRUBS | BOTANICAL NAME | COMMON NAME | COINT | QTY | REMARKS |
|  | CAL ACU | CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' | FOERSTER'S REED GRASS | 1 GAL | 144 | |
|  | COR GR3 | CORNUS ALBA 'CREAM CRACKER' | CREAM CRACKER DOGWOOD | 5 GAL | 96 | |
|  | EVO ALA | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | 53 | |
|  | EVO EME | EUONYMUS FORTUNEI 'EMERALD 'N GOLD' TM | WINTERREEPER | 5 GAL | 46 | |
|  | HEL BLU | HELOTOIRICHON SEMPERVIRENS 'BLUE OATS' | BLUE OAT GRASS | 5 GAL | 130 | |
|  | HEM ORO | HEMEROCALLIS X STELLA DE ORO | STELLA DE ORO DAYLILY | 1 GAL | 192 | |
|  | MAH COM | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | 212 | |
|  | NAN DOM | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL | 52 | |
|  | PRN SLO | PRUNUS MUGO 'SLOWGROWD' | MUGO PINE | 5 GAL | 120 | |
|  | PRU PAW | PRUNUS BESSEYI 'PAWNEE BUTTES' | SAND CHERRY | 5 GAL | 65 | |
|  | RHA COL | RHAMNUS FRANGULA 'COLUMARIIS' | ALDER BUCKTHORN | 10 GAL | 50 | |
|  | RHU GRO | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | 217 | |
|  | SAL PUR | SALIX PURPUREA 'NANA' | DWARF ARCTIC WILLOW | 5 GAL | 129 | |
|  | SPI NEO | SPHRAEA JAPONICA 'NEON FLASH' | NEON FLASH SPHRAEA | 5 GAL | 82 | |
|  | VIB OPV | VIBURNUM OPULUS 'EUROPEAN CRANBERRYBUSH' | EUROPEAN CRANBERRYBUSH VIBURNUM | 5 GAL | 167 | |
|  | GROUND COVERS | BOTANICAL NAME | COMMON NAME | SPACING | QTY | REMARKS |
|  | LAWN | SOD | SOD | SPACING | 660,988 SF | SEE SPECIFICATIONS FOR SEED MIX |

PLANTING NOTES

1. ALL PLANTS SHALL CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN AMERICAN STANDARDS FOR NURSERY STOCK.
2. THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL SHRUB BEDS, AREAS AND 12" IN ALL SHRUB BEDS.
3. ALL MOWSTRIPS ARE TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SYSTEM AND THE LANDSCAPE PLANTING.
4. INSTALL SHREDDED BARK MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.
5. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT.
6. SEE CIVIL GRADING PLAN FOR SITE GRADES.

Exhibit C - Pathway from the West





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 3, consisting of 34 lots and the dedication of Phase 3 open space.

Agenda Date: Tuesday, April 12, 2022

Applicant: Heritage Land Development, LLC.
Marshae Stokes (Representative)

File Number: LVT010622

Property Information

Approximate Address: 4000 W 2200 S

Project Area: Phase 3 Lots: 12.85 Acres
Phase 3 Open Space: 13.16 Acres (58.25%)

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0176

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

Adjacent Land Use

| | |
|---------------------------------------|---------------------------|
| North: Residential | South: Residential |
| East: Residential/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 55.97 acres of agricultural open space (see **Exhibit A**). 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 Commissions denial of preliminary approval by a County Commission vote of 2 to 1.

Following preliminary approval, the applicant was granted final approval of Phases 1A and 2 by the WWPC during their November 10, 2020 meeting. The applicant is now requesting final approval of Phase 3 (see **Exhibit B**).

The proposed Phase 3 is consistent with the approved preliminary plan and consists of 34 lots totaling 12.85 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 13.16 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 3 range from 9,100 to 17,171 sq. ft. and lot widths range from 67.6 to 157 feet.

Common and Open Space: The proposal includes 13.16 acres of agricultural open space for all of Phase 3 that will be individually owned and leased for agricultural production.

Bonus Density Criteria: The applicant has been granted a 50% density bonus as outlined as part of the preliminary approval and “Open Space Preservation Plan” (see **Exhibit A**). 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 (see **Exhibits C & D**). Wastewater disposal systems (sewer) for the proposed subdivision will be served by the Central Weber Sewer Improvement District (see **Exhibit E**). Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

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

Tax clearance: Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Cluster Subdivision Phase 3 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:

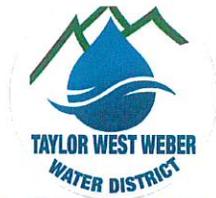


Exhibit C

**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/25/2022**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **PRELIMINARY** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for Taylor Landing Phase 3 subdivision consisting of 35 lots. By means of an 8" water line on 2100 S. The property is located near 2100 S. 4100 W. Taylor UT

A pressurized secondary water system. A pressurized secondary water system must be working and homes in this subdivision must use pressurized secondary water for outdoor watering. An escrow must be set up for both the culinary and secondary water infrastructure and escrow should only be released upon approval from the District. A **signature block** must be included on the final mylar plat and must be signed by a certified representative of the District prior to recording with the Weber County Recorder. The District's specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot (\$3,500.00)
- Water rights impact fee= \$1,078.00 Per lot. (\$37,000.00) Must be paid before construction is started.
- Secondary Water= Must have a pressurized secondary water system operational before building permits are issued.
- Impact fee=\$6,250.00 per lot this fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given. This letter expires six months from the date it is issued.

Expires 6/25/2022

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District



Exhibit D

| | |
|--------------------|--|
| PO Box 184 | Phone: (801)985-8429 |
| 5375 S 5500 W | Fax: (801)985-3556 |
| Hooper, Utah 84315 | hooperirrigationco@msn.com |

March 4, 2022

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

RE: PRELIMINARY WILL SERVE LETTER – Taylor Landings Subdivision, PH 3

The phase 3 portion of the Taylor Landings subdivision is located at approximately 2100 South and 4140 West and consists of 35 building lots and a 13.16-acre large agricultural open space. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

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

There may be private ditches, tailwater, drain, and/or waste ditches, on the property that would need to be piped to ensure a continuation of water flow for irrigation users. Any existing ditches which require piping, must be a minimum of 18" RCP pipe according to Hooper Irrigation standards and specs. Only this project is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



February 24, 2020

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

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

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

1. Central Weber does have the capacity to treat the sanitary sewer flow from this proposed development.
2. This property will need to be annexed into the Central Weber Sewer Improvement District prior to any connections being made to the District's sanitary sewer lines on 2200 South or 4100 West.
3. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.
4. Any connection to Central Weber's line must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
5. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that are proposed as a part of this development.

Weber County Planning Commission
February 24, 2020
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6. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

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

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

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

Sincerely,

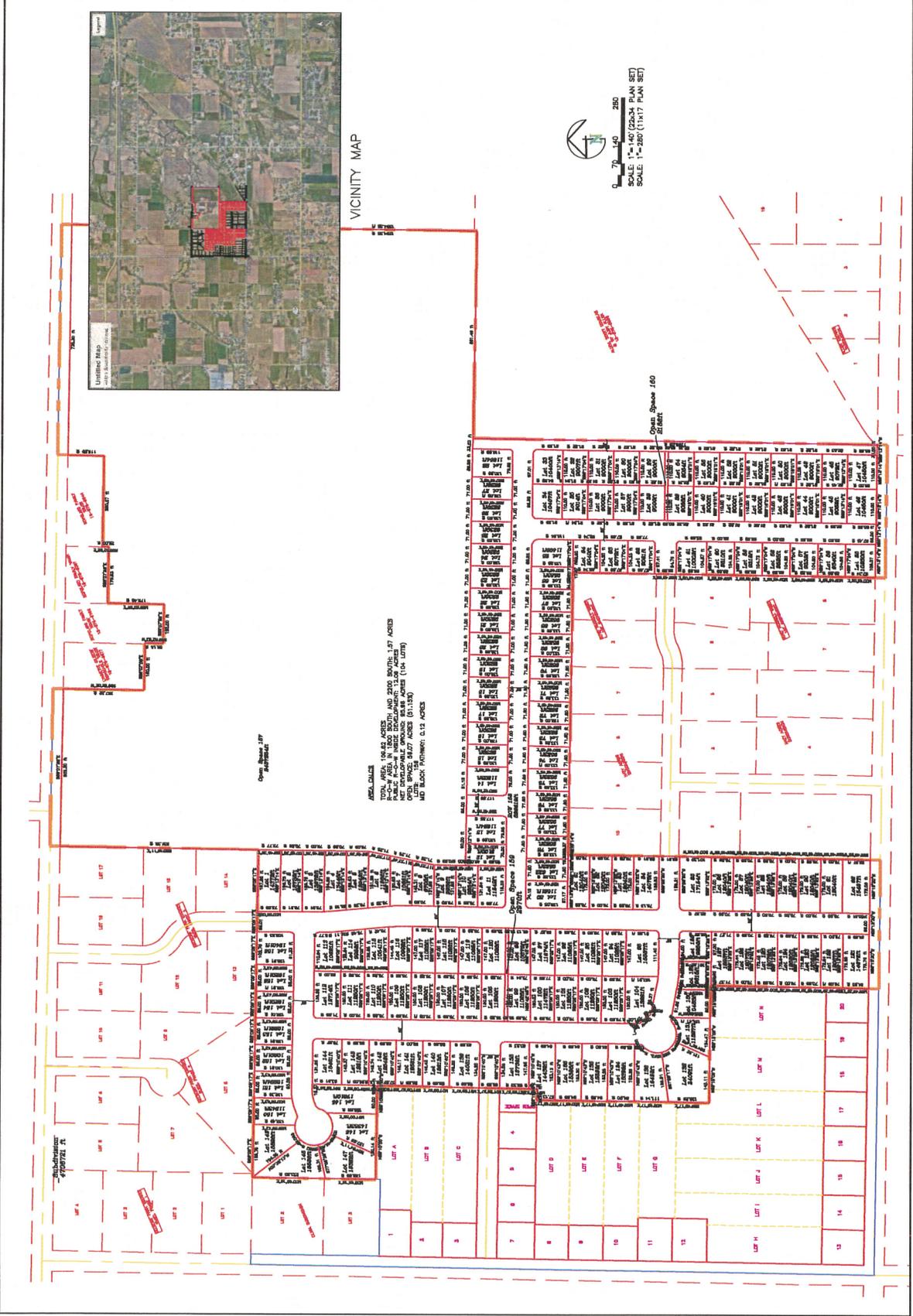


Lance L Wood, P. E.
General Manager

Attachments: Preliminary Development Plans

cc: Jessica Prestwich, jessicap@sierrahomes.com

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|---|---|--|---|
|  |  | <p>CONSENT AND COPYRIGHT NOTICE</p> <p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ALLIANCE CONSULTING ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ALLIANCE CONSULTING ENGINEERS, INC.</p> <p>DATE: 01/13/2024</p> | <p>SUNSET MEADOWS</p> <p>CONCEPT</p> |
| <p>PROJECT TITLE: _____</p> <p>DATE: _____</p> <p>SCALE: 1" = 200'</p> | | <p>DATE: _____</p> <p>SCALE: 1" = 200'</p> | |



ALL LOTS ARE TO BE DEVELOPED WITH SINGLE-FAMILY RESIDENTIAL USES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING UTILITY SERVICES TO ALL LOTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PARKING AND TRAVELWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE LANDSCAPING AND OPEN SPACE. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SECURITY AND ACCESS TO ALL LOTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE MAINTENANCE AND REPAIRS TO ALL LOTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE INSURANCE AND LIABILITY COVERAGE. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE LEGAL AND FINANCIAL ADVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE COMMUNITY AND ENVIRONMENTAL IMPACT STUDIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE HISTORIC AND CULTURAL RESOURCE SURVEYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE ARCHITECTURAL AND INTERIOR DESIGN SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE CONSTRUCTION AND INSTALLATION SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE OPERATIONAL AND MAINTENANCE SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FINANCIAL AND ACCOUNTING SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE MARKETING AND SALES SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE LEGAL AND FINANCIAL ADVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE COMMUNITY AND ENVIRONMENTAL IMPACT STUDIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE HISTORIC AND CULTURAL RESOURCE SURVEYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE ARCHITECTURAL AND INTERIOR DESIGN SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE CONSTRUCTION AND INSTALLATION SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE OPERATIONAL AND MAINTENANCE SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FINANCIAL AND ACCOUNTING SERVICES. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE MARKETING AND SALES SERVICES.