



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 plan approval of Sunset Equestrian Cluster Subdivision.
Type of Decision: Administrative
Agenda Date: Tuesday, September 12, 2017
Owner: Fieldbrook Taylor Partners, LLC
Authorized Representative: Doug Nosler
File Number: LVS080717

Property Information

Approximate Address: 4075 W 2200 S
Project Area: 134.58 acres
Zoning: A-1
Existing Land Use: Agricultural
Proposed Land Use: Residential
Parcel ID: 15-078-0001, 15-078-0035, 15-078-0110
Township, Range, Section: Township 6 North, Range 2 West, Section 28

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on June 13, 2017.

Background

The applicant has submitted a request for preliminary plan approval of Sunset Equestrian Cluster Subdivision, an 8 phase cluster subdivision consisting of 180 building lots, 40 individually owned agriculture parcels and 15 open space common areas. The proposed subdivision is located at approximately 4075 W 2200 S, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development.

The applicant is requesting a 45.2 percent bonus density based on meeting the purpose and intent of the cluster subdivision chapter, for up to a ten percent bonus density; providing and implementing an approved roadway landscape and design plan, for up to 20 percent bonus density; providing common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, for up to a 15 percent bonus density; preserving more than 20 acres of agricultural parcels with an open space preservation plan, for up to a 20 percent bonus density. With the 45.2 percent bonus density, the applicant will be able to add an additional 56 lots to the 124 base lots, for an overall density of 180 lots.

The proposal has been reviewed against the current subdivision ordinance, the standards in the A-1 zone, and the cluster subdivision standards. The proposed subdivision, in compliance with the recommended conditions, conforms to the zoning, subdivision, and cluster subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their review and recommendation. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

The proposal has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

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

"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."

Cluster subdivisions, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the LUC.

Cluster subdivision design and layout standards: The applicant is proposing curb, gutter, and sidewalk along both sides of all proposed streets, according to the submitted preliminary plan (Exhibit A). All lots within the proposed cluster subdivision meet the minimum lot width requirement of 60' per LUC §108-3-7(2)(c). The proposed cluster subdivision meets the open space width requirements of 75' between clusters of lots per LUC §108-3-4(1). The proposal also consists of several clusters of lots, not exceeding 20 lots per cluster as outlined in LUC §108-3-4-2.

The proposed building lot sizes vary from 9,194 square feet to 27,660 square feet. The minimum lot size can be reduced below 15,000 square feet based on meeting the criteria outlined in LUC §108-3-7 which states:

A lot's minimum area is reduced to 6,000 square feet if:

The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:

- i. Does not contain an existing dwelling; or*
- ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision.*

The proposed cluster subdivision is adjacent to multiple undeveloped parcels to the east and west of the current parcel's boundaries, meeting the requirement to reduce lot size to 6,000 square feet. All lots within the proposed cluster subdivision meet the area and width requirements.

Open Space Preservation: The proposal consists of 40 individually owned agricultural parcels. The Open Space Preservation Plan (Exhibit C) indicates that ownership of land locked agricultural lots without road access is restricted to individuals who own a residential lot that shares a property line with the landlocked agricultural lot. The ownership standard per LUC §108-3-5 states that *"Individually owned preservation parcels of less than ten acres in area may only be owned by an owner of a lot within the same cluster subdivision"* shall be memorialized by placing a note on the final plat, explaining the ownership standard. A note on the plat would allow the county to enforce this standard by not approving land use permits for either the residential lots or the agriculture preservation lots if the ownership is not the same. A condition of approval has been added to the staff recommendation to ensure the note is placed on the final plat.

Bonus Density Requirements: The LUC_§108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent. The LUC_§108-3-8(2) states that the county may grant a bonus density of up to 50 percent if the applicant preserves an open space percentage above the 30 percent requirement. The applicant is proposing to preserve 45.2 percent open space; which will allow up to a 45.2 percent bonus density to be granted. The applicant is proposing to be granted the 45.2 percent bonus density based on a combination of the following, as outlined in LUC §108-3-8:

a.) *If a cluster subdivision meets the purpose and intent of the cluster subdivision chapter, up to a ten percent bonus density may be granted.*

"The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing safe, attractive, conservation oriented neighborhoods that are thoughtfully designed and arranged in a manner that considers, gives deference to, and ultimately protects natural topography, environmentally sensitive areas, wildlife habitat, and agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent gain in the form of reduced infrastructure costs and the possibility for a substantial increase in residential density in the Western Weber Planning Area. It is equally intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the permanent preservation of the county's functional open spaces, picturesque landscapes, and rural character."

b.) *If a cluster subdivision provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.*

The applicant has provided a roadway landscape and design plan (Exhibit B) including street lights and street trees of the correct caliper, which will be planted according to §108-3-8 (b).

e.) *If a cluster subdivision provides common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density may be granted.*

The applicant has proposed to implement walking and equestrian trails within the common area and agricultural open space parcels throughout the subdivision. The location of the proposed trails is on the preliminary subdivision plans (Exhibit A). The West Central Weber County General Plan indicates that equestrian trails are highly desired in the area. The proposed walking and equestrian trails should comply with the multi-purpose trail cross section shown in the West Central Weber County General Plan (2003 *West Central Weber County General Plan: Trails*).

g.) *If a cluster subdivision preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows: For a parcel containing at least 20 acres but fewer than 30 acres, up to a 20 percent bonus density may be granted.*

More than 20 acres of agricultural parcels will be owned by individuals who own building lots in the subdivision. The applicant has provided an agriculture preservation plan and easement to be granted the 0.2 percent bonus density, not the entire 20 percent.

Natural Hazards Areas: The proposed subdivision is located in Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit C).

Additional design standards and requirements: The proposed cluster subdivision will have 50', 60', and 66' width dedicated county roads extending through the subdivision to the adjacent property to provide future connectivity to the surrounding area.

The applicant has provided a project notification form from the Utah State Department of Environmental Quality Division of Drinking Water as part of the preliminary plan. A capacity assessment letter will be required prior to receiving final approval from the planning commission. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

As stated in LUC §108-3-9, *the applicant, prior to recording a final plat of the cluster subdivision, shall:*

1. *Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:*
 - a. *Compliance with Utah State Code;*
 - b. *The reason and purpose for the association's existence;*
 - c. *Mandatory membership for each lot or home owner and their successors in interest;*
 - d. *The perpetual nature of the easements related to all dedicated open space parcels;*
 - e. *Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;*
 - f. *Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;*
 - g. *Association enforcement remedies; and*
 - h. *A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.*
2. *Register the homeowners association with the State of Utah, Department of Commerce.*

This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to final plat submittal.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

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

Staff Recommendation

Staff recommends preliminary plan approval of Sunset Equestrian Cluster Subdivision, an 8 phase cluster subdivision consisting of 180 building lots, 40 individually owned agriculture parcels and 15 open space common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter will be required prior to receiving final approval from the Planning Commission and a construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
3. A guarantee of Improvements will be required, as outlined in LUC §106-4-3.
4. The applicant must label 'Open Space' Parcels as common area to be owned by the homeowners association, as outlined in LUC §108-3-6 (1) (b).
5. The applicant must label the individually owned agricultural parcels as agricultural preservation parcels on the final plat, as outlined in LUC §108-3-5(4)(d).
6. A note describing the applicable ownership standard for individually owned agricultural parcels shall be placed on the final recorded plat, as outlined in LUC §108-3-5 (2).

This recommendation is based on the following findings:

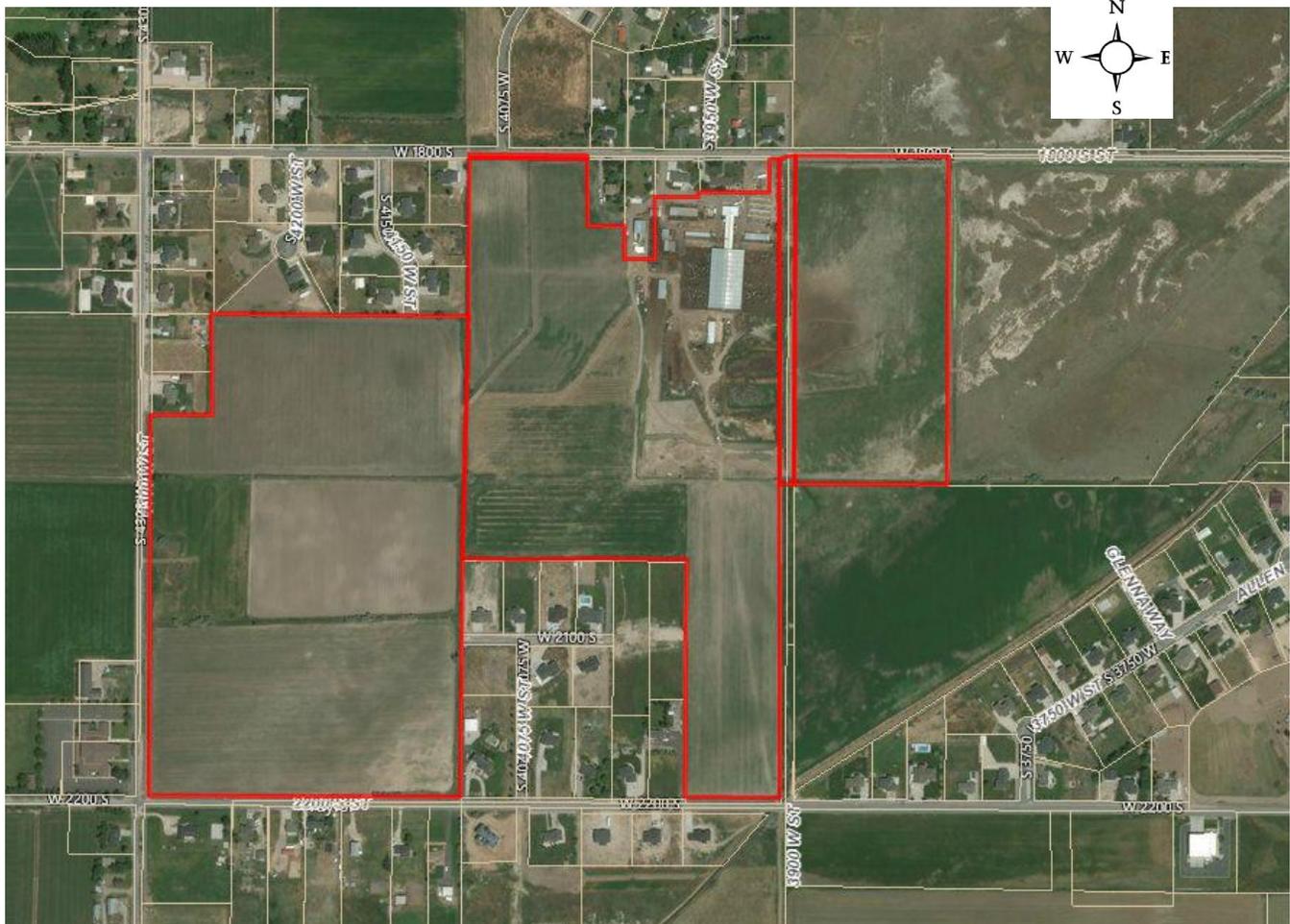
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. Up to 10 percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.

4. Up to 20 percent bonus density may be granted based on providing and implementing an approved roadway landscape and design plan.
5. Up to a 15 percent bonus density may be granted based on providing common area that offers easily accessible amenities such as trails, parks, or community gardens that are open for use by the general public.
6. Up to a 20 percent bonus density may be granted based on preserving more than 20 acres but fewer than 30 acres of agricultural parcels through an agriculture preservation plan and easement.

Exhibits

- A. Proposed preliminary plan
- B. Street landscape and lighting design
- C. Will serve letters

Map 1



SUNSET EQUESTRIAN Cluster Subdivision

WEBER COUNTY, UTAH

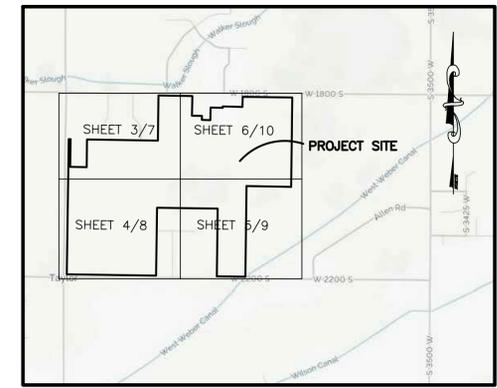
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SHEET 6/SHEET 10

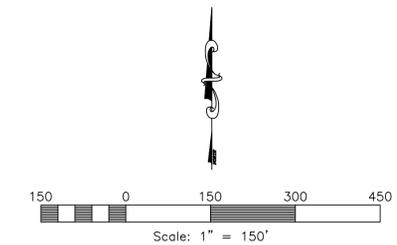
NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963, GOOD CONDITION

NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963, GOOD CONDITION

SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT



Vicinity Map NOT TO SCALE



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- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Preliminary Plan
- Sheet 4 - Preliminary Plan
- Sheet 5 - Preliminary Plan
- Sheet 6 - Preliminary Plan
- Sheet 7 - Preliminary Utilities Plan
- Sheet 8 - Preliminary Utilities Plan
- Sheet 9 - Preliminary Utilities Plan
- Sheet 10 - Preliminary Utilities Plan

Boundary Description

A PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SECTION 28, SAID POINT BEING N89°15'08"W 1982.76 FEET FROM NORTHEAST CORNER SAID SECTION 28; THENCE S00°40'05"W 1319.22 FEET; THENCE N88°58'51"W 661.97 FEET; THENCE S00°42'57"W 1338.28 FEET; THENCE N89°19'18"W 423.93 FEET; THENCE N00°46'46"E 1001.00 FEET; THENCE N89°13'14"W 900.33 FEET; THENCE S00°46'09"W 1001.00 FEET; THENCE N89°13'14"W 1324.08 FEET; THENCE N00°49'18"E 1994.38 FEET; THENCE S89°09'17"E 27.00 FEET; THENCE S00°49'10"W 407.99 FEET; THENCE S89°10'50"E 244.00 FEET; THENCE N00°49'10"E 407.88 FEET; THENCE S89°09'16"E 1051.19 FEET; THENCE N00°46'28"E 664.28 FEET; THENCE S89°07'58"E 502.24 FEET; THENCE S01°26'36"W 290.33 FEET; THENCE S88°33'24"E 150.00 FEET; THENCE S01°26'36"W 58.15 FEET; THENCE S88°33'24"E 125.00 FEET; THENCE N01°26'36"E 186.72 FEET; THENCE S88°33'24"E 180.00 FEET; THENCE N01°26'36"E 20.00 FEET; THENCE S88°33'24"E 290.00 FEET; THENCE N01°26'36"E 149.25 FEET; THENCE S89°07'58"E 74.34 FEET; THENCE S89°15'08"E 660.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,862,085 SQUARE FEET OR 134.575 ACRES MORE OR LESS

Design Specs.

Total Area.....	134.58 ac.
Right-of-Way.....	20.71 ac.
Developable Area.....	113.87 ac.
Open Space.....	60.84 ac. (45.2%)
Base Density.....	124.00 lots
Bonus Density	
10% Purpose and Intent	
20% Street Trees and Lighting	
15% Public Access to Open Space	
20% Extra Open Space	
Total Lots Proposed.....	180 lots
Agriculture Parcels.....	40 parcels

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Fieldbrook Properties, Inc.
Chris Hoertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

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REVISIONS	DESCRIPTION
DATE	07/21/17 JM
	08/23/17 ER
	City Redlines

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Cover/Index Sheet

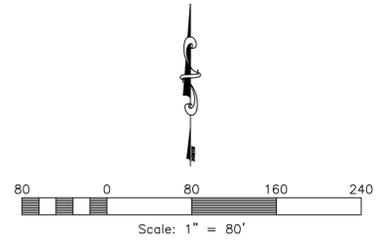
Revised: 08-23-17

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
 Number: 5336-05

Sheet **10**
1 Sheets



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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

Preliminary Plan

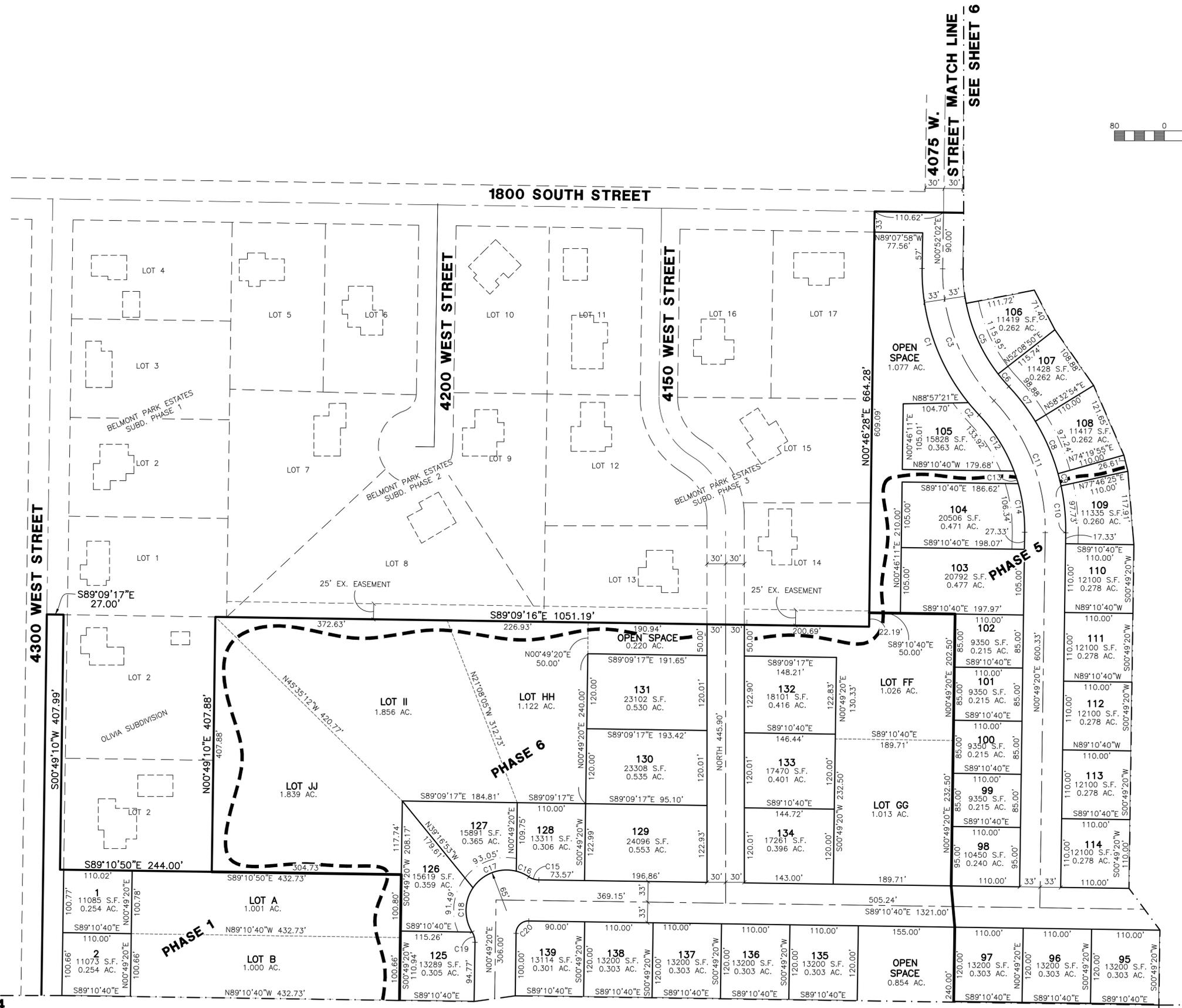
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Project Info.

Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
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3	Sheets



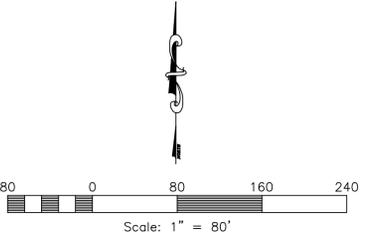
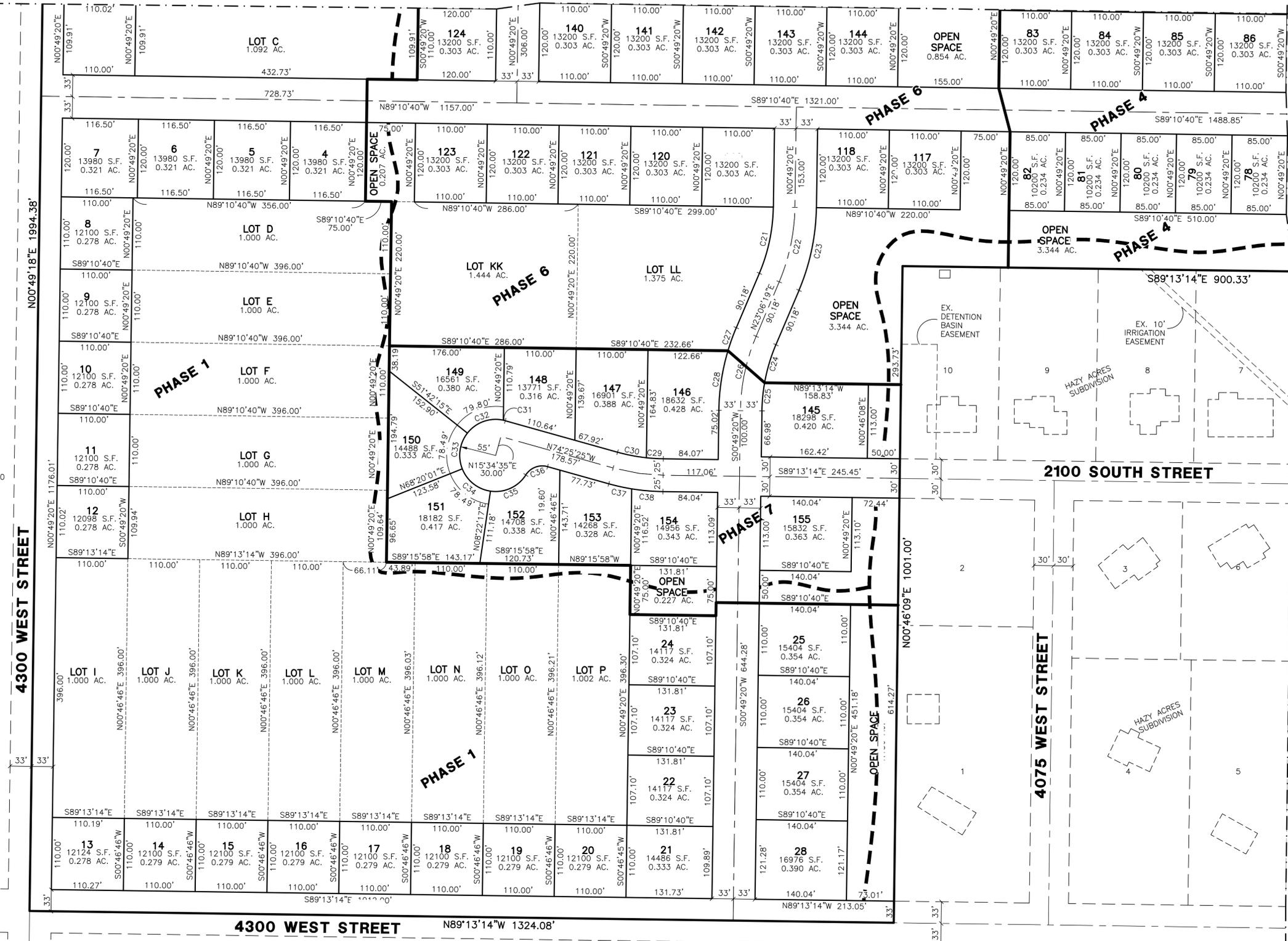
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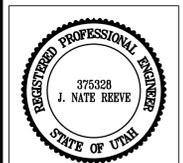
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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

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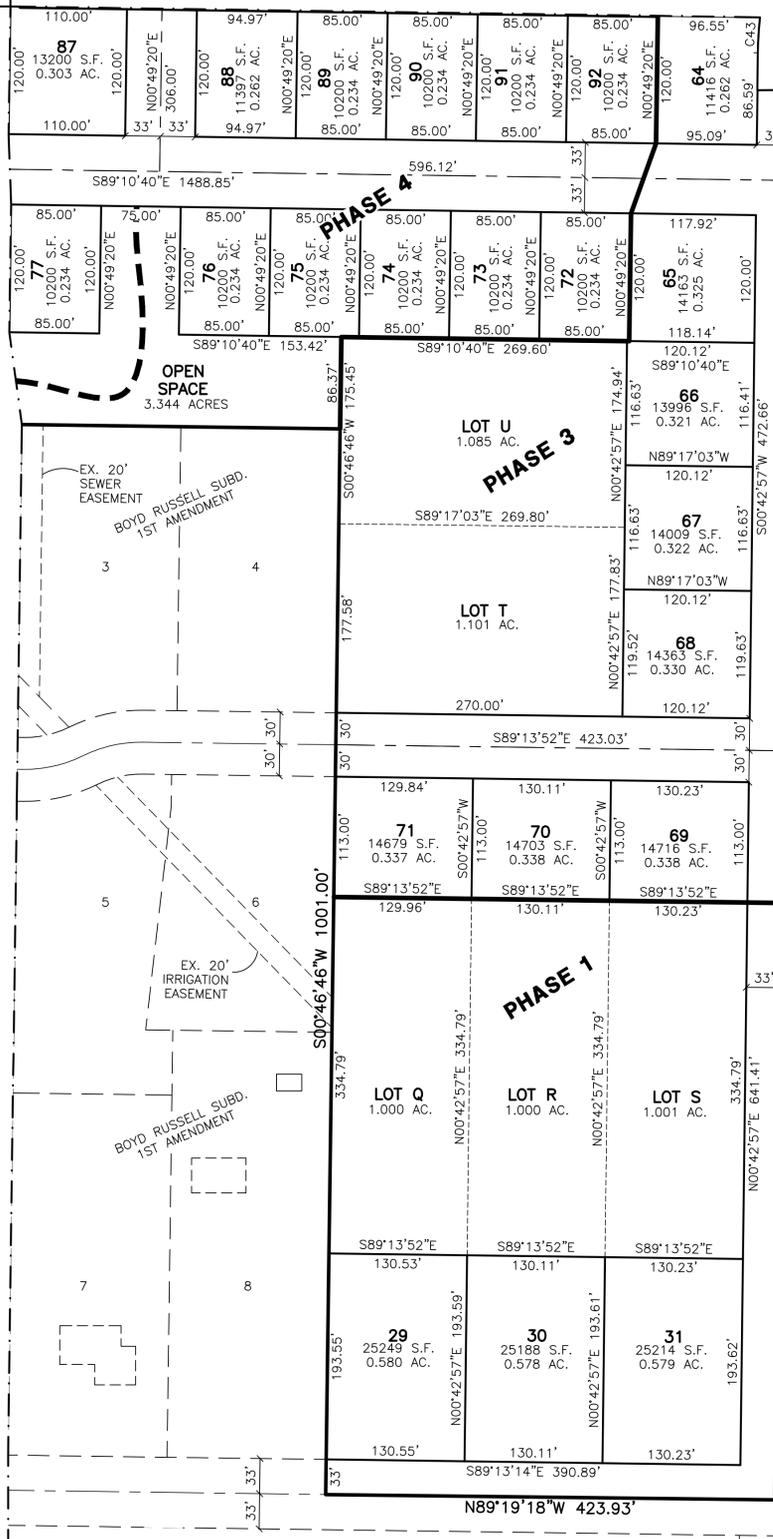
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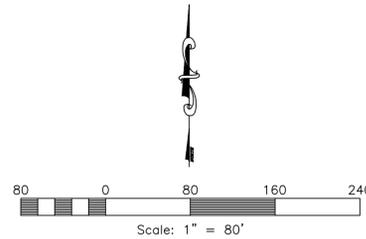
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ALLEN, SCOTT DOUGLAS
& WIFE JUDY ALLEN
15-078-0006



Revised: 08-23-17



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Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Preliminary Plan

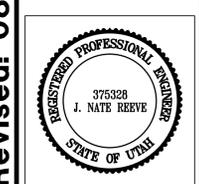
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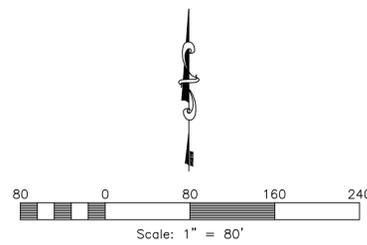
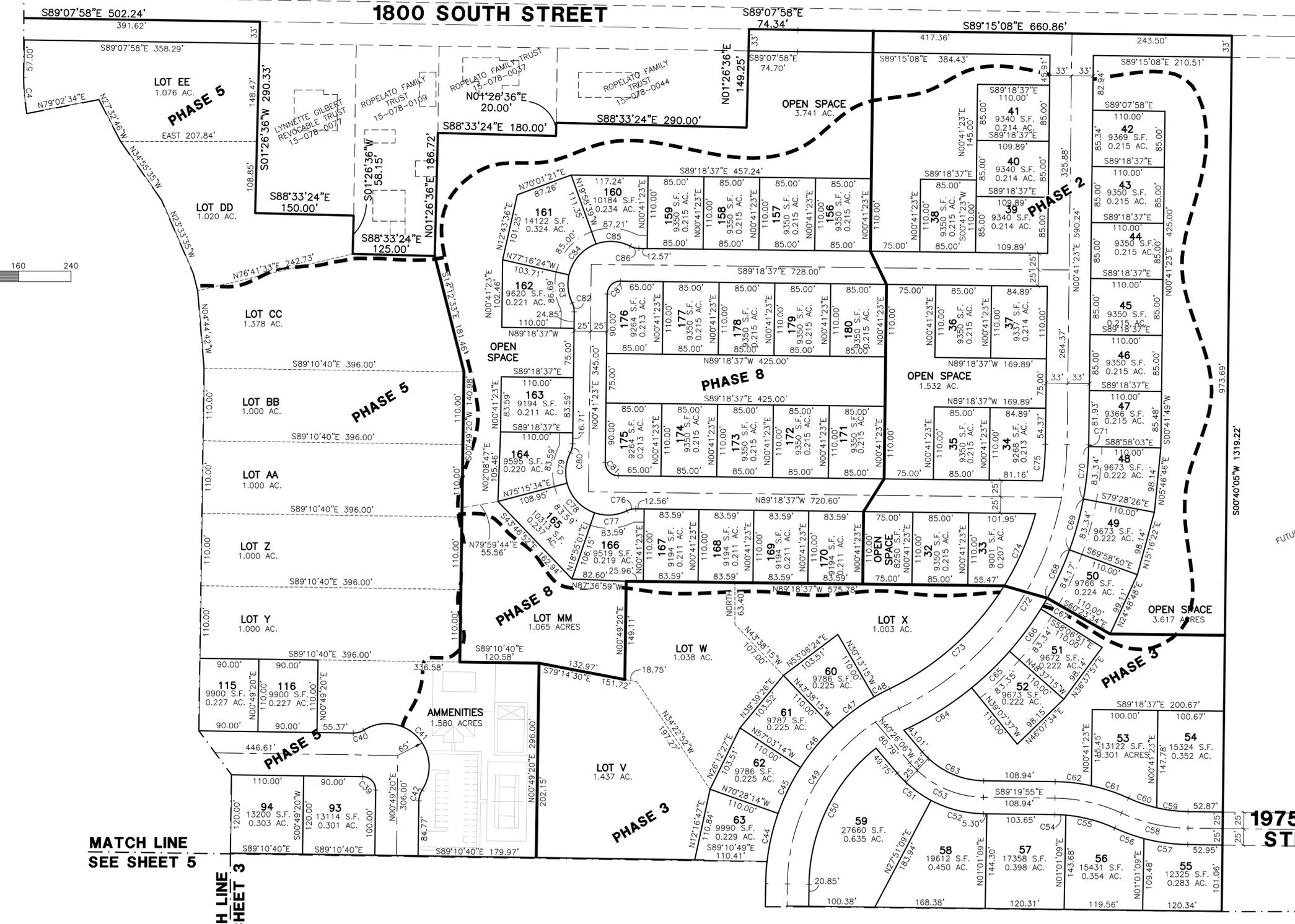
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Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Preliminary Plan



Project Info table containing Engineer, Drafter, Begin Date, Name, and Number.

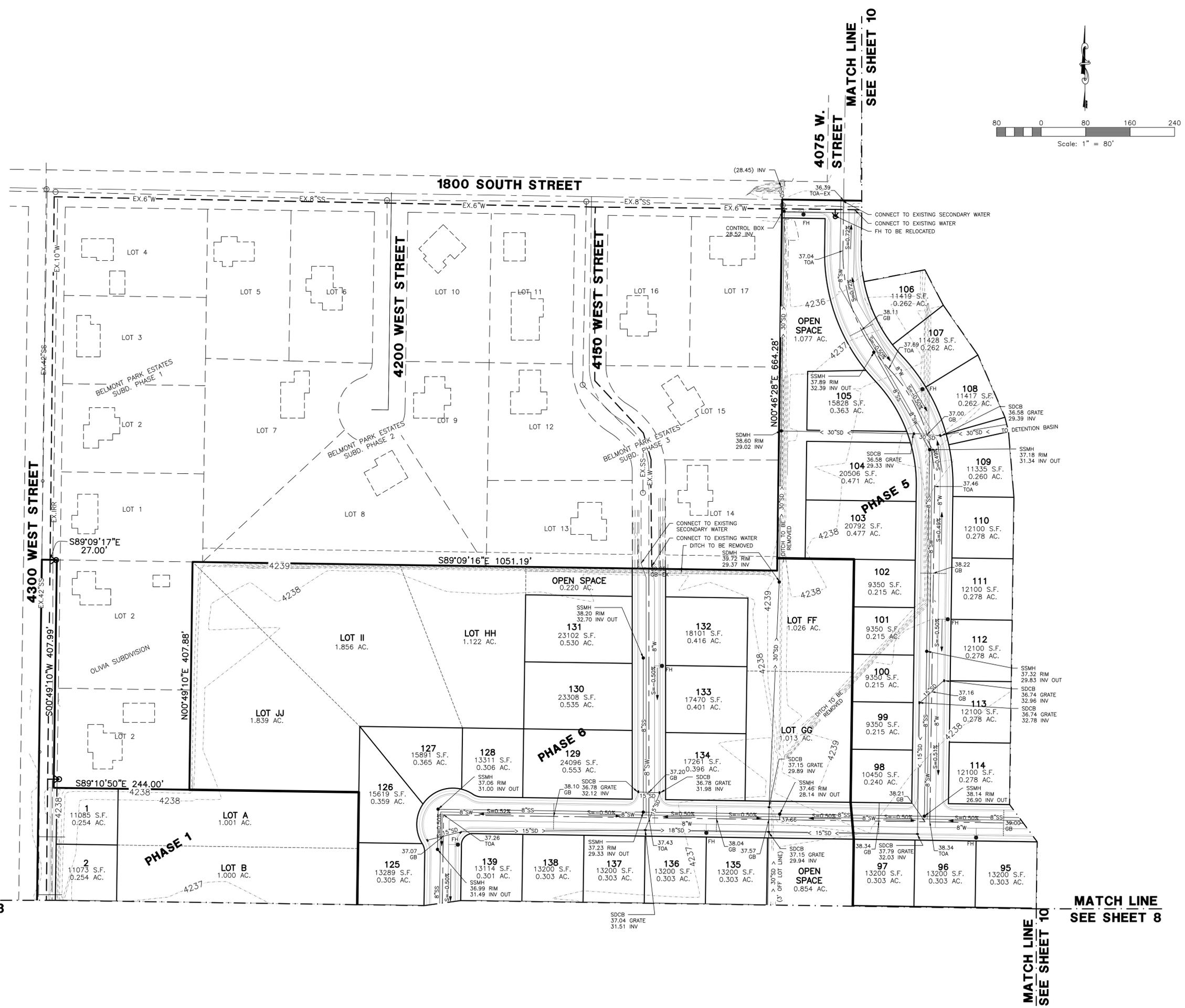
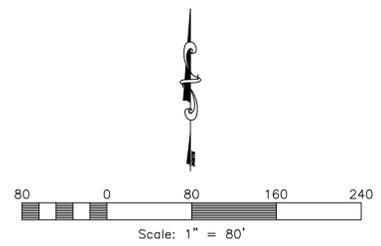
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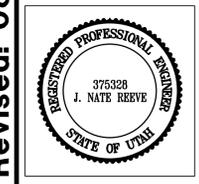
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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH
Preliminary Utilities Plan



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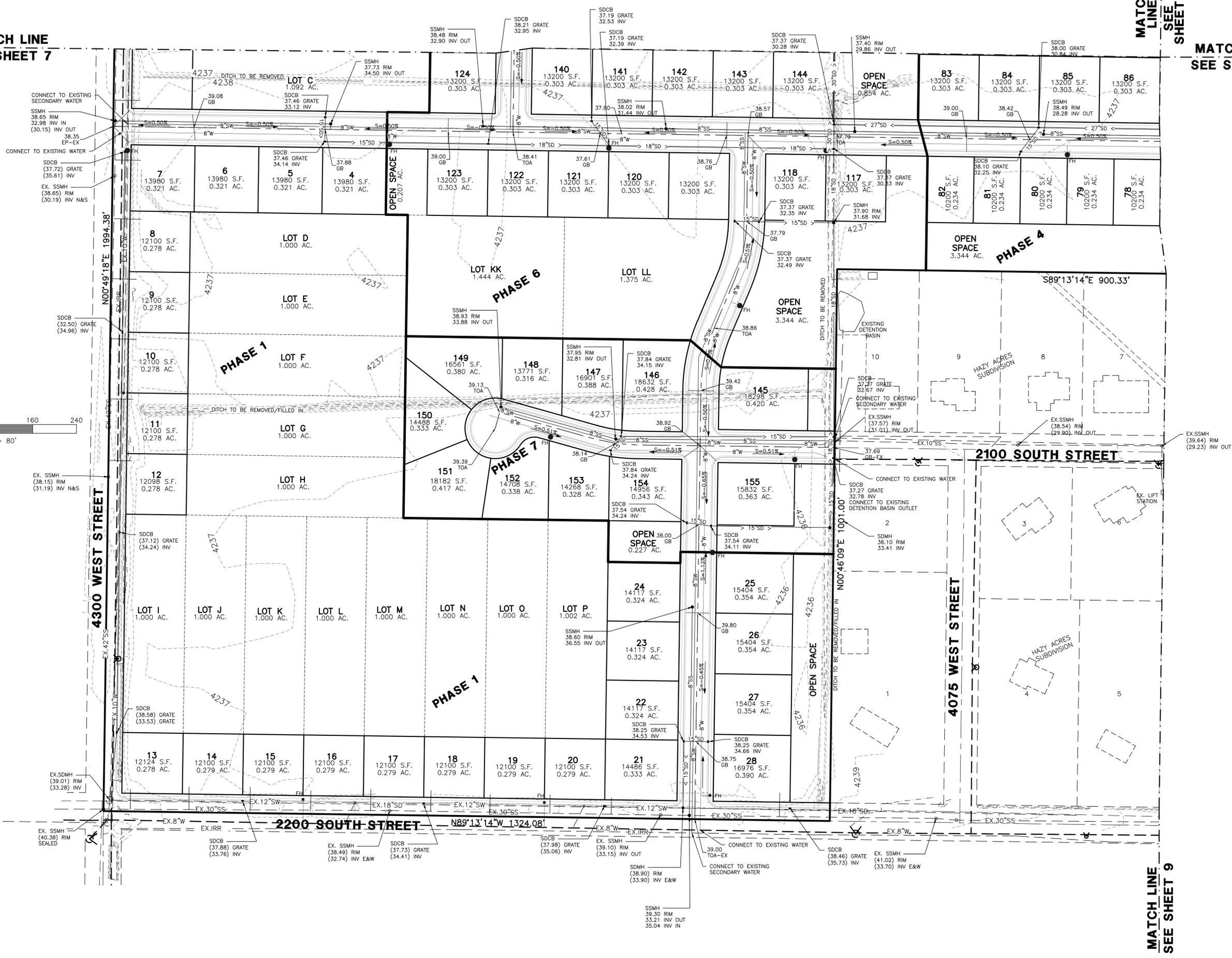
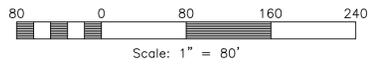
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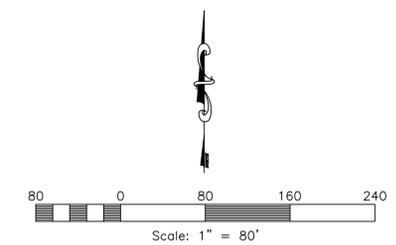
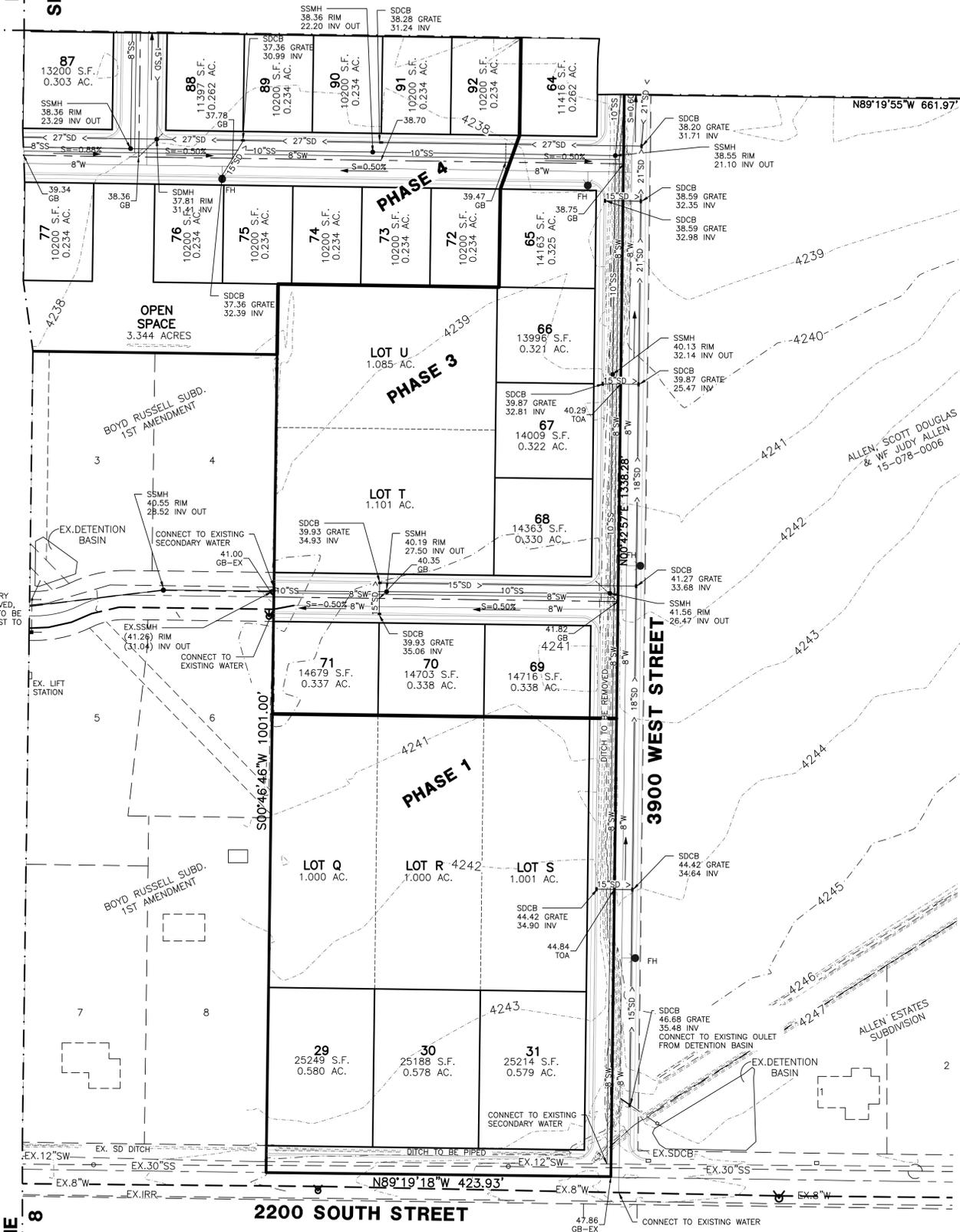
MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 10

NOTE: WHEN TEMPORARY LIFT STATION IS REMOVED, EXISTING SS LINE IS TO BE RE-ROUTED FROM WEST TO EAST

MATCH LINE
SEE SHEET 8

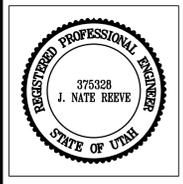


Revised: 08-23-17

Reeve & Associates, Inc.
IRA
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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REVISIONS	DATE	DESCRIPTION
	07/21/17	JM Prelim Completed
	08/23/17	ER City Redlines

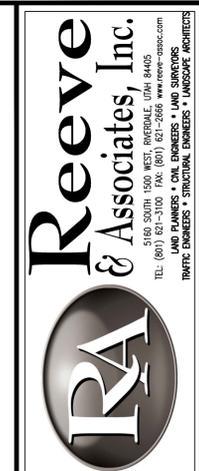
Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH
Preliminary Utilities Plan



Project Info.

Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

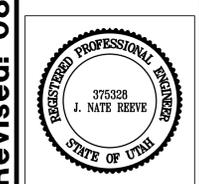
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9	Sheets



REVISIONS	DATE	DESCRIPTION
	07/21/17 JM	Prim. Completed
	08/23/17 ER	City Redlines

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

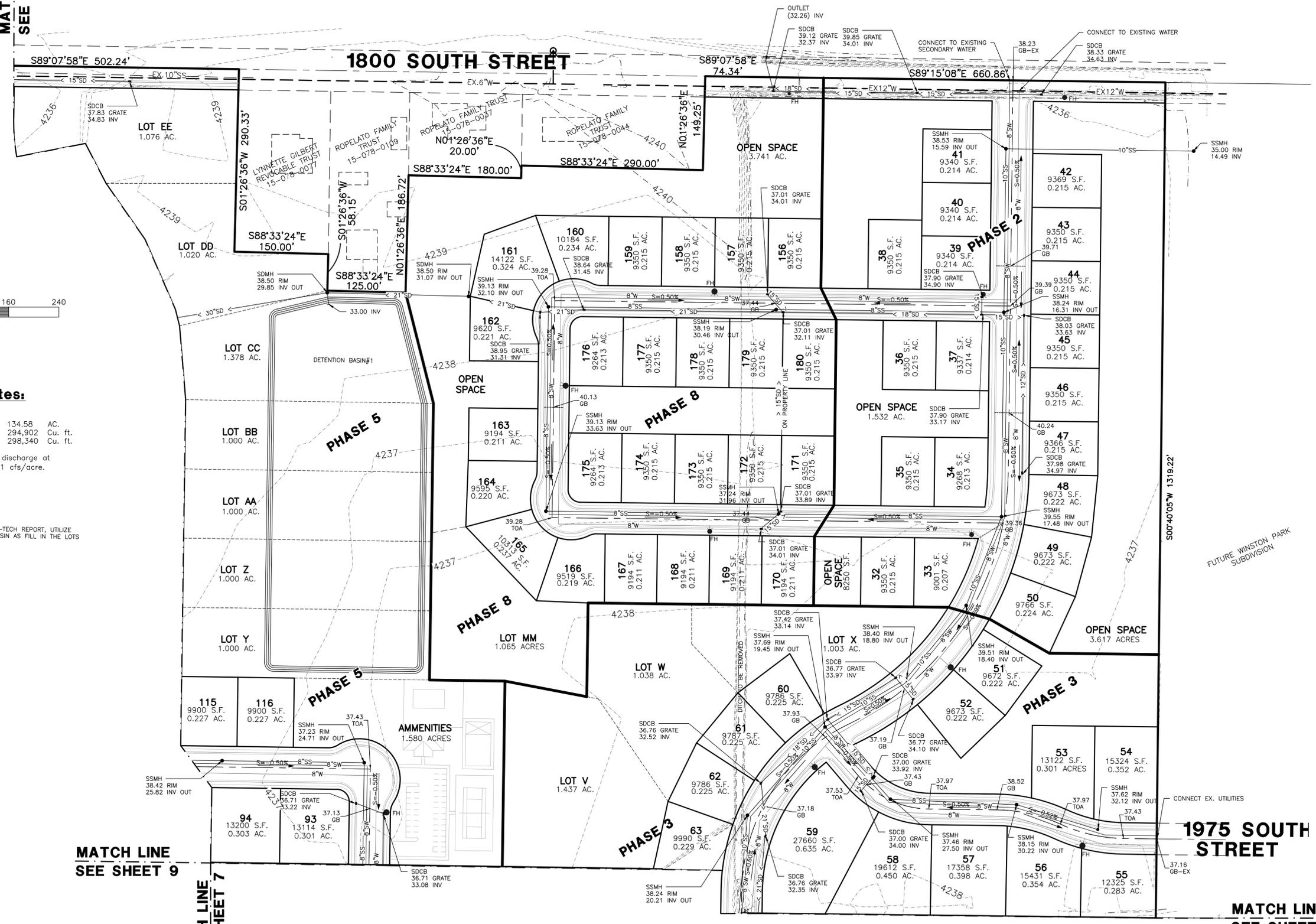
Preliminary Utilities Plan



Project Info.

Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
 Number: 5336-05

MATCH LINE
SEE SHEET 7



SUNSET EQUESTRIAN Cluster Subdivision

WEBER COUNTY, UTAH

Exhibit B

SHEET 2

SHEET 3

SHEET 2

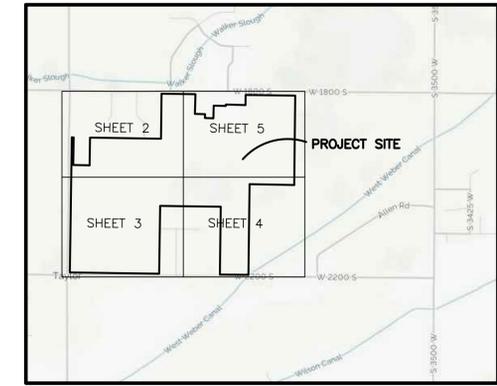
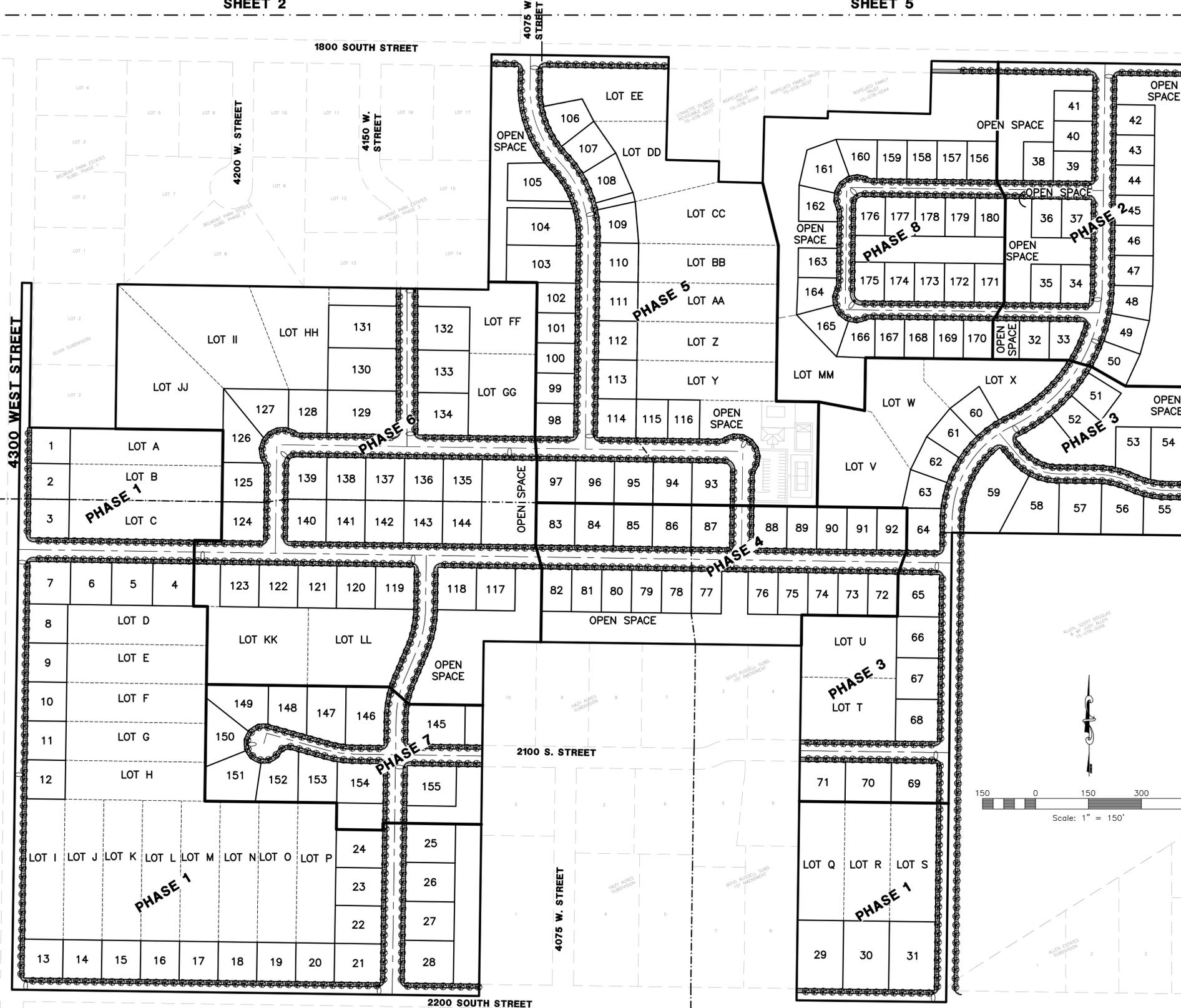
SHEET 5

SHEET 5

SHEET 4

SHEET 3

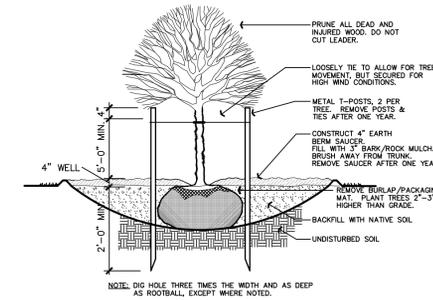
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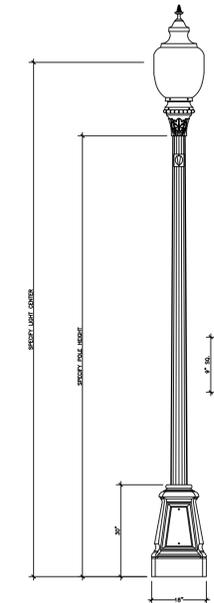
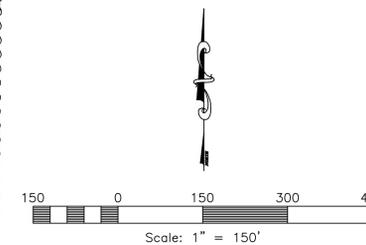
Street Tree Plant Table
Trees shall be planted 25' on center, per code.

Symbol	Tree Type (see specific species below)	Planting Size
	Deciduous Street Tree	2" cal.
	Acer trun. x plat. 'JFS-KW249'	Ruby Sunset Maple 2" cal.
	Cercis canadensis	Eastern Redbud 2" cal.
	Koeleruteria paniculata	Goldenrain Tree 2" cal.
	Malus 'Merilee'	Merilee Crabapple 2" cal.
	Malus 'Prairie Fire'	Prairie Fire Crabapple 2" cal.
	Malus 'Royal Raindrops'	Royal Raindrops Crabapple 2" cal.
	Malus 'Spring Snow'	Spring Snow Crabapple 2" cal.
	Pyrus 'Aristocrat'	Aristocrat Flowering Pear 2" cal.
	Pyrus 'Chanticleer'	Chanticleer Flowering Pear 2" cal.
	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac 2" cal.

Street Light



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



LAMP POST DETAIL
SCALE: NOT TO SCALE

Blue Stakes Location Center
Fieldbrook Properties, Inc.
Chris Haertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279
Call: Toll Free 1-800-662-4111
Two Working Days Before You Dig

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 921-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
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REVISIONS	DATE	DESCRIPTION
	08-23-17	ER City Revisions

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

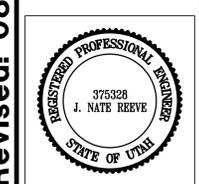
Tree & Street Light Plan

Revised: 08-23-17

Project Info.
Engineer: N. REEVE
 Drafter: E. ROCHE
Begin Date: 6-15-17
Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number: 5336-05

REVISIONS	DESCRIPTION
DATE	08-23-17
ER	City Revisions

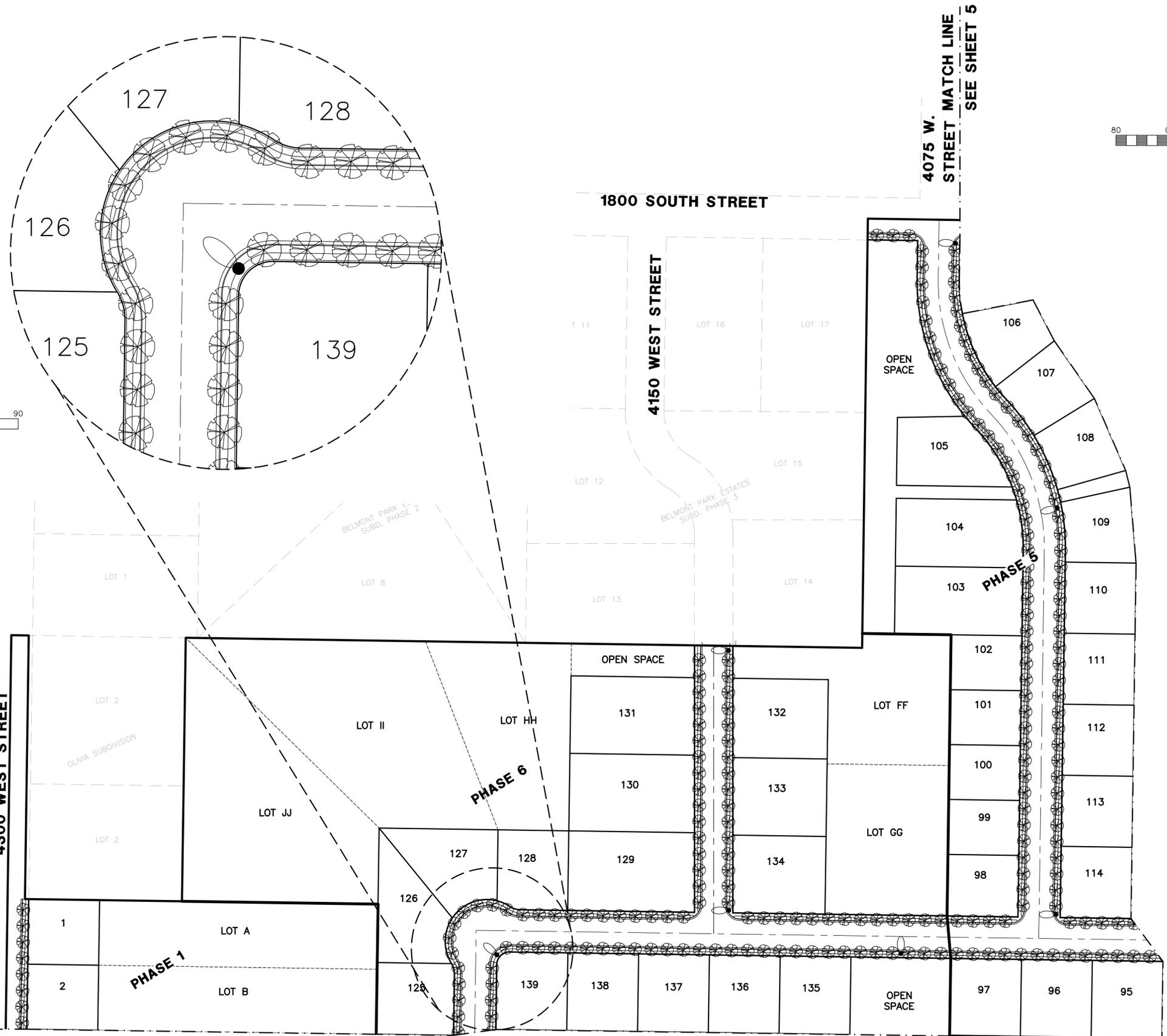
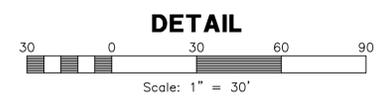
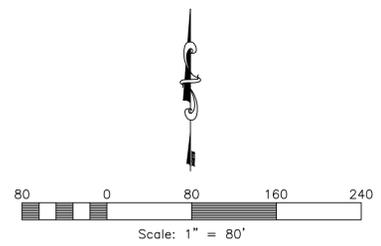
Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH
Tree & Street Light Plan



Project Info.

Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

Sheet	5
2	Sheets



MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 5

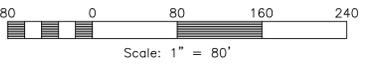
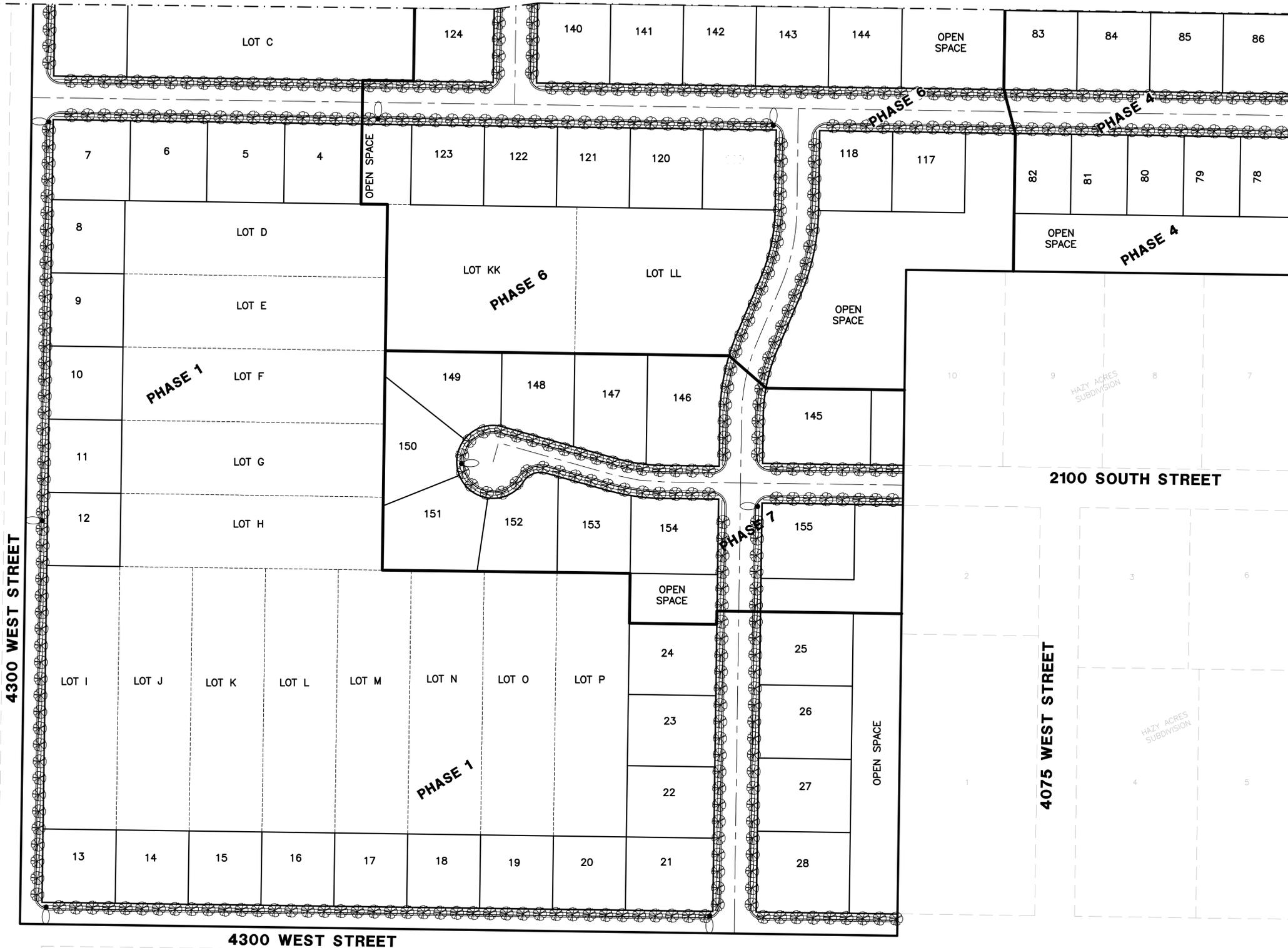
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SEE SHEET 5

1/4/2016 | E. Roche | G:\3336\05\Landscape\Street Tree_Lighting Plan2.dwg

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**MATCH LINE
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**MATCH LINE
SEE SHEET 2**



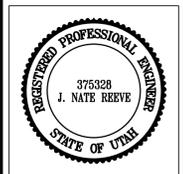
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REVISIONS	DESCRIPTION
DATE	FR
08-23-17	FR
	City Revisions

Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

Tree & Street Light Plan



Project Info.

Engineer:	N. REEVE
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Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

Sheet	5
3	Sheets

Revised: 08-23-17

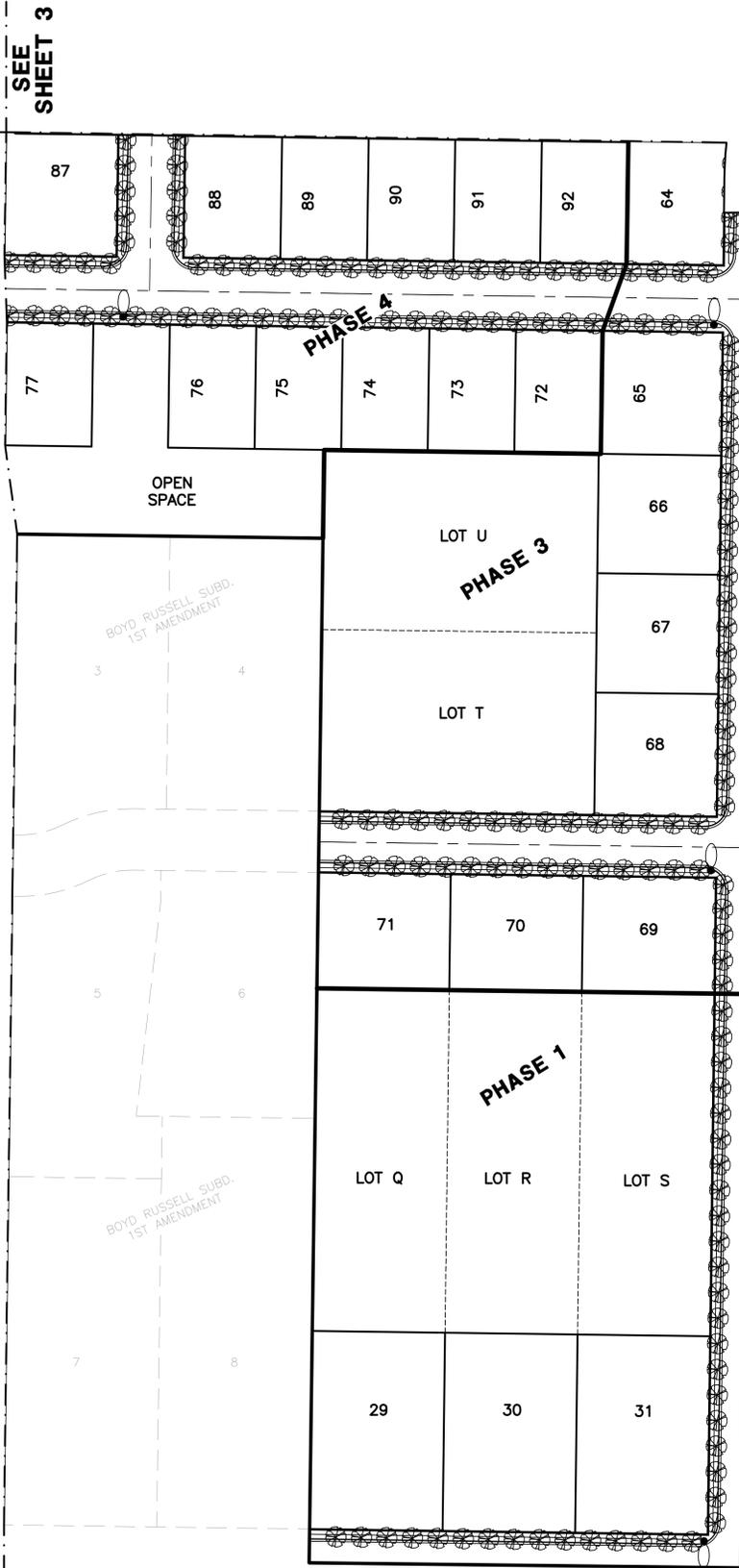
Reeve & Associates, Inc. - Solutions You Can Build On

MATCH LINE
SEE SHEET 5

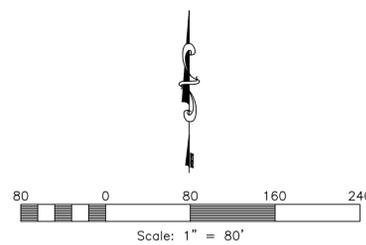
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ALLEN, SCOTT DOU
& WF JUDY AL
15-078-007



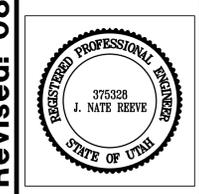
Revised: 08-23-17

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Sunset Equestrian Cluster Subdivision
 WEBER COUNTY, UTAH

Tree & Street Light Plan



Project Info.

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TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

July 27 2017

To: Doug Nosler

Subject: Sunset Equestrian Cluster Subdivision

Taylor West Weber Water District will serve culinary water to This subdivision of approx. 180 lots upon meeting our requirements.

Plan review fee of \$25.00 per lot

Water right fees of \$4363.00 per lot (or current fee at the time of payment) . Fees must be paid before final approval will be given.

This is culinary water only secondary must be supplied by others.

All piping for subdivision will be done to water District specifications


Val Surrage

Manager

Taylor West Weber Water District



Central Weber Sewer Improvement District

July 18, 2017

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

Reference: Sunset Equestrian – Cluster Subdivision
4000 West 2200 South (approximately)
Will Serve Letter

Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for a 180 Lot Sunset Equestrian – Cluster Subdivision located at approximately 4000 West 2200 South in Weber County. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The District does have a gravity flow sanitary sewer line at this location on 2200 South. We have the capacity to accept and treat the wastewater from this subdivision. Details of the connection to the District's line must be submitted to the District, reviewed and approved prior to any connection being made to the District's line.
2. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. Annexation requirements and an annexation petition are available from the District's Office.
3. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).
4. The District must be notified for inspection if at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

Weber County Planning Commission
July 18, 2017
Page -2-

5. 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 allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Chad Meyerhoffer, Weber County Engineering
Doug Nosler

July 11, 2017

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

RE: AVAILABILITY LETTER – Sunset Equestrian

The development is located at approximately 1800 South 4000 West in Taylor, Utah consisting of 180 residential lots and 53 open space lots.

This letter is ONLY to state that the above named project is in the boundaries of the Hooper Irrigation Company and pressurized irrigation water will ONLY be available under the following conditions:

- * The subdivision utility plan is reviewed and approved by Hooper Irrigation.
- * Plan Review fees are paid to Hooper Irrigation.
- * Proof of Water Shares is signed over to Hooper Irrigation Company.
- * Access Fees are paid.

The non-refundable fee for the plan review is \$300 plus \$55 per lot and a \$200 application fee. We consider this fee to be minimal and it covers the cost of review by the administration, inspectors, and the Engineer. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, Hooper Irrigation's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by Hooper Irrigation.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions, Hooper Irrigation will issue the "Will Serve" letter.

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

Sincerely,



Michelle Pinkston
Office Manager