

MEMO

Date: July 11, 2023

To: Western Weber Planning Commission

From: Felix Lleverino

Re: Zoning Map Amendment Application – Smart fields

The Smart Fields Zoning Map Amendment was presented before the Planning Commission on March 14th 2023. In that meeting, the planning commission forwarded a positive recommendation to the County Commission with the conditions stated in model motion #2. The Smart Fields concept plan with the altered alignment of 1700 South and the approved model motion #2 are included with the memo as Exhibits C and D.

On June 16th the Weber County Planning Division and the developer, Mr. Dade Rose, held a meeting in the Planning Office to discuss pathway and roadway alignments within the Smart Fields development because M. Rose feels that adequate connectivity and efficient roadway alignments are accomplished by the concept plan in Exhibit A.

Mr. Rose requests that the Planning Commission consider an amendment to the conditions stated in the model motion and that they consider accepting the concept plan as shown in Exhibit A.

Should the Planning Commission decide to accept the new concept plan, the Planning Staff recommends approving the revised model motion in Exhibit B to better reflect the intentions of the Smart Fields development plan.

This development is designed to utilize the connectivity-incentivized subdivision ordinance that requires street and pathway design for efficient vehicle and pedestrian commuting. The staff has reviewed that section of the subdivision code for conformity. The topics below are from the code with added commentary on how the development plan generally complies.



Street Blocks: A development plan should be designed to facilitate the creation of neighborhood blocks that are a maximum of 660 feet from one intersection to the other. The Smart Fields concept plan performs well to this test. The distance of block lengths ranges from 305' to 555'.

Street Efficiency: The alignment of roads within a connectivity-incentivized development should be designed to facilitate the shortest connections possible. The concept plan shows multiple connections to the 4300 West major collector street and stubs for future streets from the 1600 South and 1700 South minor neighborhood collector streets.

Intersections: The Smart Fields plan is designed to place four-way intersections where possible while still providing connections to adjacent existing roads.

Directional continuity: The street entry and exit points to this development are in the same direction so they provide users with a consistent direction of travel.

Permanently terminal streets: Dead-end streets and cul-de-sacs are not present within the Smart Fields concept plan.

Alignment and connection to other streets: Streets alignments are designed to connect to existing streets, specifically 4300 West, and 1725 South. The Smart Fields street plan is inclusive of the Halcyon Estates, and Anselmi Acres street plans.

Pathways and sidewalks: A mix of street adjacent and mid-block pathways are designed to fulfill this requirement. The concept plan in Exhibit A displays three 15' mid-block pathways and 10' street adjacent pathways strategically placed at 400' or fewer intervals. A discussion between and developer and the planning division highlighted a possible pedestrian crossing safety issue that could result at the intersection of 1600 South and 1700 South where they would cross 4300 West. A push button-activated crossing at designated locations could serve as a viable solution.



Exhibit A



Smart Fields Subdivision



Exhibit B

2. Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - a. That the concept plan includes a 15' pathway entry-point at the corner of 4400 West and 1700 South
 - b. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - c. The development agreement will specify that the R1-15 zoning will govern the allowed uses.
 - d. Agricultural uses governed by the RE-15 zone code are permitted within the Smart Fields Development on lots greater than 20,000 sq. ft.
 - e. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
 - f. Push button activated crossings for 4300 West are placed at designated locations.
 - g. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - h. The park strips shall have six-inch angular rock or other stable ground covering that is acceptable by the Planning Director and the County Engineer.
 - i. Multiple elements of water-conserving landscape measures, provided in the Smart Fields Landscape Guide, are implemented for all of the lots within the development.

Exhibit C

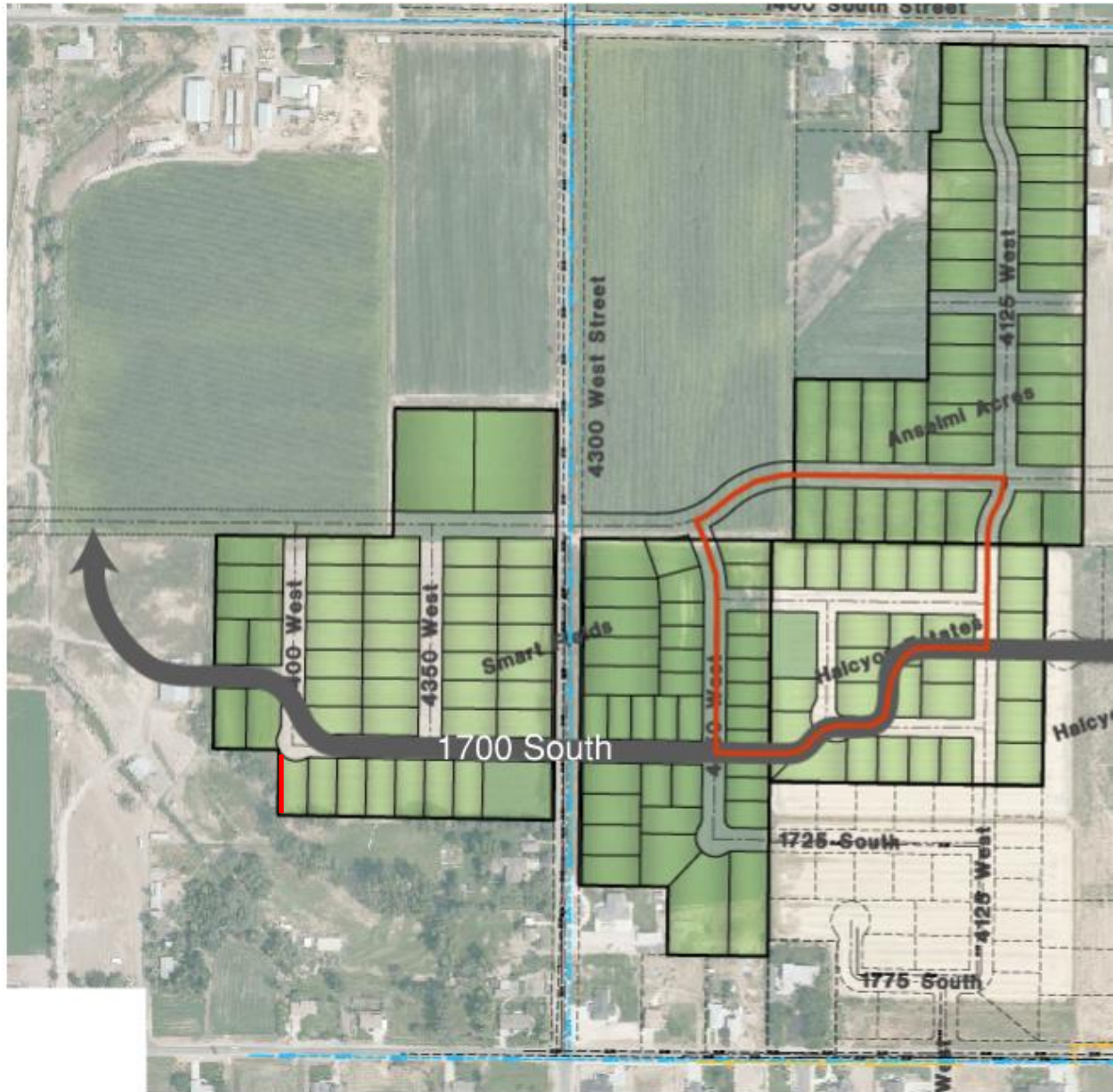


Exhibit D

3. Forward a positive recommendation to the County Commission. Before consideration by the County Commission, the owner will voluntarily enter into a development agreement with the County; that development agreement will include provisions listed below:
 - j. That the concept plan includes the appropriate width of right-of-way for 1600 South at 66' and 4300 West at 80'
 - k. The concept plan shall display that 1700 South Street continues through adjacent developments eastward
 - l. That the concept plan includes a 30' pathway southward from the corner of 4400 West and 1700 South.
 - m. The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).
 - n. The development agreement will specify that the zoning will govern the allowed uses, except that uses that require a one-half acre of land or more shall not be permitted.
 - o. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
 - p. The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.
 - q. The park strips shall have six-inch angular rock
 - r. Multiple elements of water-conserving landscape plans, designed by a licensed landscape architect, are implemented for all lots within the development.