

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:

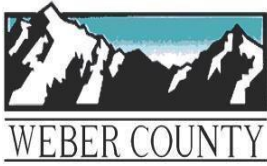
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information 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.



WESTERN WEBER PLANNING COMMISSION WORK SESSION

MEETING AGENDA

JULY 9, 2024

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



- Pledge of Allegiance
- Roll Call:
- Minutes 5-14-2024

Petitions, Applications, and Public Hearings:

1. Legislative items

2.1 ZMA 2024-07: Request to amend the Master Development Agreement for JDC Ranch, to allow for an additional 275 dwelling units. This request is being made to address the need for more attainable housing within Weber County.

2. Public Comment for Items not on the Agenda:

3. Remarks from Planning Commissioners:

4. Planning Director Report:

5. Remarks from Legal Counsel

Adjourn to Work session

WS1: A discussion on a request to amend the general plan future land use map expanding the mixed residential boundary to include a portion of the West Creek (GBAR) development.

WS2: Planning Commission Rules of Order.

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

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.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

WESTERN WEBER PLANNING COMMISSION

May 14, 2022 Minutes

Minutes for Western Weber Planning Commission meeting of May 14, 2024, 2380 Washington Blvd. 1st Floor Breakout Room

Members Present: Bren Edwards – Chair; Andrew Favero – Vice Chair; Cami Clontz; Casey Neville; Wayne Andreotti; Jed McCormick

Members Excused: Sarah Wichern

Staff Present: Rick Grover- Planning Director; Charlie Ewert – Principal Planner; Bill Cobabe – Planner III, Tammy Aydelotte – Planner II; Felix Lleverino – Planner II, Tiffany Snider – Secretary

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

Petitions, Applications, and Public Hearings:

1. Legislative items

- 2.1 ZMA 2023-15:** A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15. The development is known as Navy Meadows, located at 4000 West 3300 South.

Staff Presenter: Felix Lleverino

Felix Lleverino presented a request from Doug Hamblin to rezone 72.75 acres from A-2 to R1-15. This request was previously presented to the County Commissioners. The County Commission requested a few changes with regard to density with limits as to the number of town and patio homes. Also uninterrupted access to 3900 West.

No questions from the WWPC were presented in response to the presentation.

Chairman Edwards accepted a motion to open a public hearing. This was seconded and voted unanimously to open the public hearing.

Val Saunders of 3889 West 2900 South, Taylor was the first member of the public to speak. Mr. Saunders owns the property just north of the subject property. Mr. Saunders is in favor of the proposed development as it will be governed by an HOA. His opinion is with an HOA in place, code violations will be dealt with swiftly.

Steve Cox of 3366 West 1680 North Clinton was second to speak. Thanked the County Commission and Planning Commission for their efforts in listening to the public regarding the rezone request.

Chairman Edwards then accepted a motion to close the public hearing. It was seconded and unanimously voted to close.

Chairman Edwards then called for questions or discussions from staff or the planning commission. None were offered.

Chairman Edwards then asked for a motion for a positive recommendation to the Commission with changes listed in the staff report for ZMA 2023-15. The motion was seconded. Amendment was made to add the agenda item file number 2.1 ZMA 2023-15. A previous second was repeated by Commissioner Andreotti. Commissioner Neville requested confirmation of the motion including the nine items listed on the staff report presented as follows:

Motion for a positive recommendation with changes: 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, but not be limited to, provisions listed below: 1. That the concept plan includes the appropriate width of right-of-way for all planned streets within the development to conform with the latest version of the general plan. 2. The streets and pathways are designed to comply with the Section 106-2-4.030 Connectivity Incentivized Subdivision code. 3. Coordinating with the Parks District, the developer includes sufficient water shares for the park spaces. 4. The Pathways include shade trees, plantings and benches placed at distances recommended by the Parks District. 5. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan. 6. There shall be no single-family dwelling access from the planned 80' wide right-of-way collector streets. 7. 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. 8. Developer agrees to install townhouses in the location as depicted in the concept plan. The townhouse buildings shall comply with the lot development standards of the R1-15 zone and be treated as if the building is a single-family residence. The townhouses shall comply with the following standards: a. No more than 47 townhouse units shall be created. No more than eight units are allowed per building, and no more than seven townhouse buildings are allowed. b. Each townhouse building shall face away from 3300 South Street. The rear of the building(s) that is visible from 3300 South shall be designed to appear to the common lay-person as a single-family dwelling. This shall be accomplished, among other means, by avoiding repetitive unit facades but rather providing design and architectural treatments and relief commonly found on single-family residential buildings. 9. Developer agrees to install patio homes in the location as depicted in the concept plan. The patio home buildings shall comply with the lot development standards of the R1-15 zone. The patio homes shall comply with the following standards: a. No more than 23 patio home units shall be created. No patio home lots shall be below 5,000 S.F. b. Each patio home building shall face away from 3300 South Street and 3900 West Street. The rear of the building(s) that is visible from 3300 South and 3900 West shall be designed to avoid repetitive unit facades. This recommendation comes with the following findings: 1. The proposal implements certain goals and policies of the West Central Weber General Plan. 2. The development is not detrimental to the overall health, safety, and welfare of the community.

This information was confirmed.

Chairman Edwards requested either positive or negative responses to the approval from each of the Commissioners individually. All responses were positive. The motion to approve legislative item **2.1 ZMA 2023-15** was unanimously approved.

Chairman Edwards then called for items not on the agenda. Commissioner Favero referenced the meeting with the County Commissioners on 5-6-24 with regard to his appreciation for attendance. Commissioner Neville expressed his gratitude for being included. Director Grover expressed the opinion of the County Commissioners gratitude for the WWPC attendance.

Legal opinions were solicited from present counsel; none were offered.

Chairman Edwards set forth a motion to adjourn to a work session.

Motion to adjourn was offered and seconded. It was unanimously voted to adjourn.

Work Sessions Items

1.

- Pat from Lync Construction discussed a 12th Street overlay in reference to the zone change to R1-15 for West Creek Estates (to 6700 West). He suggested R-3 instead of R1-15.
- Cost of infrastructure for Black Pine.

2.

- Second water system in conjunction with Black Pine for West Creek.

3.

- Could not discuss Longhorn as it was not on the agenda.

4.

- JDC off agenda



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To hold a public hearing, and consider and take action on file ZMA2024-07, an application to amend a development agreement located at approximately 2875 W. 2600 N. that includes the following zoning: C-1, R-2, R-3, R-1-10, RE-15, and Master Planned Development (MPD) Overlay Zones.

Agenda Date: Tuesday, July 09, 2024

Applicant: JDC Ranch Properties, Nilson Homes Agent: Bryan Bayles

File Number: ZMA 2024-07

Property Information

Approximate Address: 2875 W. 2600 N.

Zoning: C-1, R-2, R-3, R-1-10, RE-15, and MPD Overlay Zones

Existing Land Use: Vacant Residential

Proposed Land Use: Residential and Commercial

Adjacent Land Use

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

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Date: July 9, 2024

Applicable Ordinances

§102-5: Rezoning Procedures

Proposal History

This project was first proposed to Weber County early in 2020. The proposal was placed on hold by the applicant pending negotiations with adjacent cities. The applicant is now requesting that the project continue to be processed by the County.

10/12/2021 – Western Weber Planning Commission recommended approval for this rezone request to the Weber County Commission.

9/13/2022 – Weber County Commission issued approval for this rezone request.

6/25/2024 – The applicant submitted a request for an amendment to the development agreement, allowing an additional 275 dwelling units to the previous approval. Each of these additional dwelling units shall be considered 'attainable housing'.

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require compatibility with the general plan and existing ordinances.

Summary

This purpose of this application is to amend the recorded development agreement in order to provide for 275 additional attainable housing units within this development

Staff have determined that the applicant's proposal meets Housing Goal 1.1.1, within the Western Weber General Plan, to balance housing opportunities within Unincorporated Weber County. Best planning practices for master planned development, and to provide more housing types that can accommodate the varied populations in Weber County.

The applicant has proposed a self-imposed price limitation that the attainable homes shall not be priced at more than \$400,000 per dwelling, with reasonable inflation increases per year. They can do this using existing market pricing because the homes will be smaller starter homes, some without garages. This commitment will be documented in the development agreement and enforced by Weber County. Weber County will look to the Weber Housing Authority for oversight and enforcement. Based on the applicant's self-imposed attainability threshold, which helps the County meet its' housing goals and recommendations in state statute, staff are recommending approval of the increased housing units.

In this report, you will find an analysis of the applicant's proposal, which is accompanied by staff's review and final recommendation. The staff recommendation at the end of the report is intended to be used by the planning commission as a guide to make a planning commission recommendation to the county commission.

Staff is recommending approval of the proposal with an increase to density, in order to allow for various housing types and meet the housing goals in the Western Weber General Plan, with slight modifications to proposed infrastructure.

Policy Analysis

The applicant is not proposing to change the Weber County Zoning map, but rather amend the development agreement tied to the Master Plan Development Overlay Zone. A change to a zoning or development agreement has the potential to change the character of an area. Careful analysis of the change should be considered in order to assure the protection of the overall health, safety, and general welfare of the community. Rezones may not always be optimally beneficial to everyone affected. The rezone process is a time in which the county should try to anticipate whether the detriments to some are appropriately and reasonably mitigated and balanced with the overall desired community outcomes. Figure 1 provides a proximity map of the area.

Zoning. The current zone of the subject parcels are C-1, R-2, R-3, R-1-10, RE-15, and MPD Overlay Zones. This is not proposed to change.

Figure 2B: Current Zoning Map and the Subject Parcel(s).



The following were studied by staff when performing an analysis of the application submitted by the developer:

Housing Goal #2, Principle 2.1 (Western Weber General Plan pg. 83): Encourage residential development projects to incorporate a mix of housing sizes, types, and prices while aligning with neighborhood design standards and supporting community sustainability.

Housing Action Item 2.1.1 (Western Weber General Plan pg. 83): Amend cluster, PRUD, and Master Planned Development Overlay Zone ordinances to require a variety of housing types in development projects larger than 10 acres. Monitor this number and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary based on the location of the development in relation to the future land use map.

The Developer is proposing a variety of more affordable housing types with smaller footprints and optional features such as garages and finished basements. These features can be used as tool, specifically by first-time homebuyers, towards building wealth and equity as they can choose to install/build these at a later date. As the population continues to grow within Weber County, and companies continue to develop within the County and create more jobs, it is becoming increasingly necessary to provide more affordable housing for the local population, in order to allow for better quality of life that has shorter commutes for employees, more time with families, and stronger ties to their communities.

With the addition of 275 dwelling units, the developer finds it necessary to modify interior street widths, the shape of park areas/open space, and drainage locations. The developer is also proposing the conversion of detached single-family dwellings into townhomes, to allow for the space needed for the additional density. The developer is proposing converting up to 100 single-family dwellings into townhomes (1:1). For each attainable housing unit that receives final approval of the building permit application, the developer would be granted a single conversion of a detached dwelling to townhome.

Each attainable dwelling unit shall be deed restricted, to mandate owner occupancy for a certain period of time. The developer is proposing a ten-year deed restriction. During the Planning Commission and County Commission joint work session on this item there was discussion regarding a 50-year restriction, not a 10 year restriction. Staff is recommending a 20-30 year restriction at the Planning Commission's preference. The required deed restriction will also have a right of first refusal (ROFR) included to allow for a pre-sale priority offering to those who either work within the boundaries of Weber County, or to specific professions within Weber County. In addition to the deed restricting owner-occupancy, staff would ask that the deed restriction to obligate the developer to prioritize housing sales based on the staff recommendations listed below.

Staff Recommendation

If the Planning Commission supports the proposed amendment, then staff recommends that the Planning Commission forward a positive recommendation to the County Commission for the rezone, specifically the amendment to the recorded Master Development Agreement, File #ZMA 2024-07 with the following requirements to be executed by means of recording an amended development agreement:

1. The development agreement should contain a requirement for the applicant to not protest an annexation from an adjacent city.
2. The development agreement should limit the number of townhomes to no more than 200 total units, per the stipulations outlined above.
3. The development agreement should limit the total number of housing units to no more than 1000 units.
4. The development agreement shall require a time-specific owner-occupied deed restriction for every attainable housing unit. The deed restriction shall include a list of those groups that have a right of first refusal.
5. The deed restriction for the 14-day presale period should prioritize sales of the attainable homes to the best qualified applicants with the lowest household income in the following order:
 - a) Those who work within the boundaries of Weber County and are first-time homebuyers;
 - b) Those who work within the boundaries of Weber County and are active duty military, first responders, or teachers;
 - c) Those who work within the boundaries of Weber County and are other public service sector or non-profit sector employees;
 - d) Any others that work within the boundaries of Weber County;
 - e) Those that do not work within the boundaries of Weber County and are active duty military, first responders, or teachers; then
 - f) Anyone else.

6. The development agreement should allow for necessary flexibility to make minor adjustments to street alignments and widths, as well as open space/parks improvements, on an as-needed basis, to allow for the development of additional residential units.
7. That all other agency concerns should be accounted for as may be necessary in the development agreement.

This recommendation is based on the following findings:

1. The proposal complies with the Plain City General Plan.
2. The proposal offers public recreation, shopping, jobs, and has the potential to offer a mixture of housing options, all cornerstones of sustainable community planning principles.
3. The impacts of the development on adjacent landowners is proposed to be appropriately minimized by buffering similar land uses, and screening higher density housing from view by locating it in the middle of the project.
4. The development is not detrimental to the overall health, safety, and welfare of the community.

Exhibits

Exhibit A: Application and Narrative.

Exhibit B: Amended Exhibits Submitted by Applicant

Exhibit A – Application and Narrative

JDC Zoning Agreement Amendment

+ Add Follower

✎ Change Status

✎ Change Review Due Date

✎ Edit Project

Address: Approximately 2700 N 2700 W, Weber County, UT, 84404
Maps: [Google Maps](#)
Project Type: Zoning Map Amendments
Sub Type: Zoning Map Amendments
Created By: [Steven Anderson](#)
Created On: 6/14/2024

Project Status: Accepted
Status Date: 6/25/2024
File Number: ZMA2024-07
Project Manager: [Tammy Aydelotte](#)

Application

Documents 6

Comments 1

Reviews 0

Followers 3

History

Reminder 0

Payments 1

Internal 0

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

✎ Edit Application

Print

Building Permit

Project Description

JDC Ranch Development Agreement

Property Address

Approximately 2700 N 2700 W
Weber County, UT, 84404

Property Owner

Steve Anderson
801-430-3996
steve.anderson@nilsonid.com

Representative

--

Accessory Dwelling Unit

False

Current Zoning

Subdivision Name

Number of new lots being created

0

Lot Number

Lot Size

Frontage

Culinary Water Authority

Secondary Water Provider

Sanitary Sewer Authority

Nearest Hydrant Address

Signed By

Owner, Steve Anderson

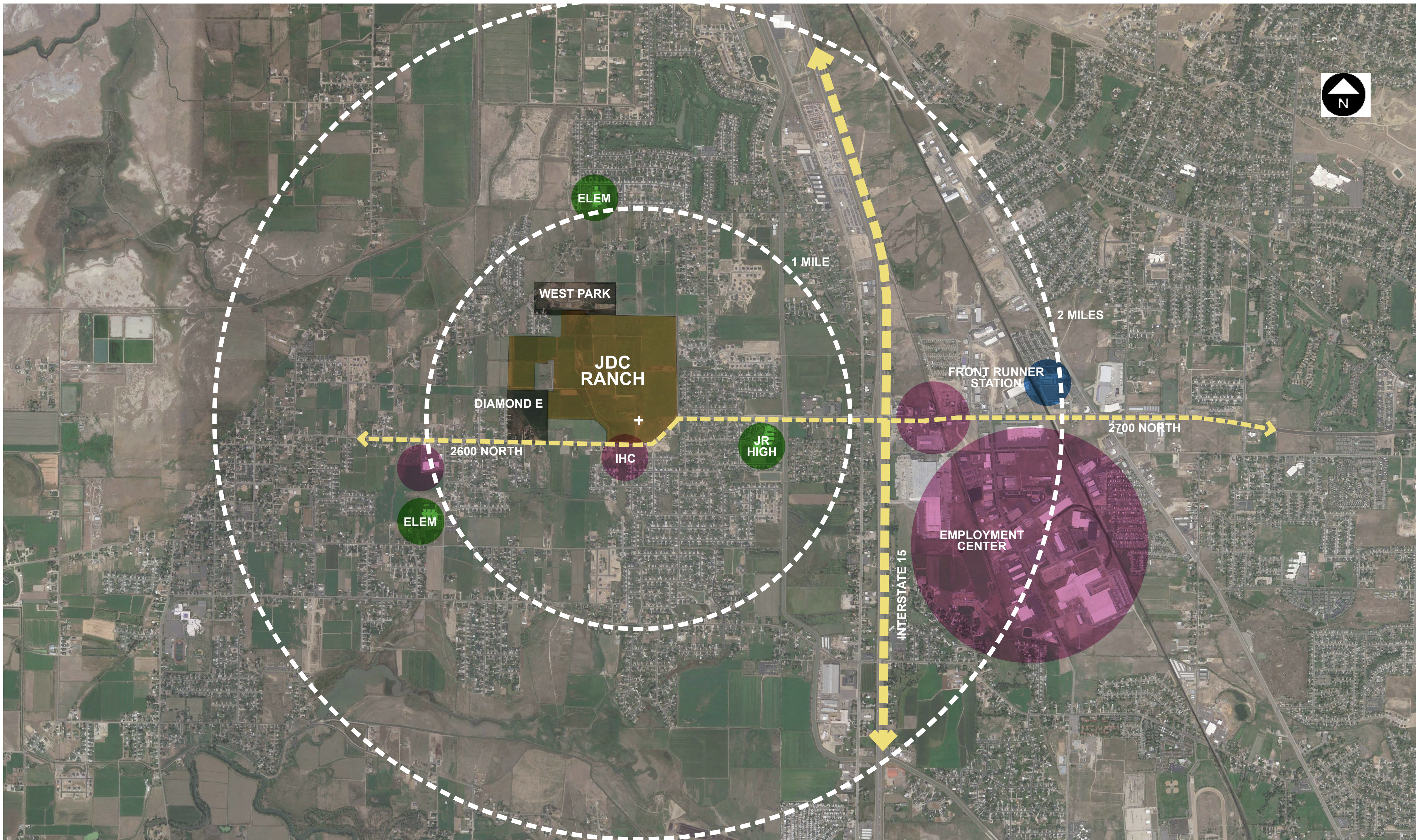
The JDC Ranch Subdivision Development Agreement was approved in December of 2022. The total number of units entitled was 725. Since that time, in response to the attainable housing crisis in our county, the developer has worked with state and local officials to develop a plan to provide integrated, attainable, owner-occupied starter homes within the JDC Ranch Community.

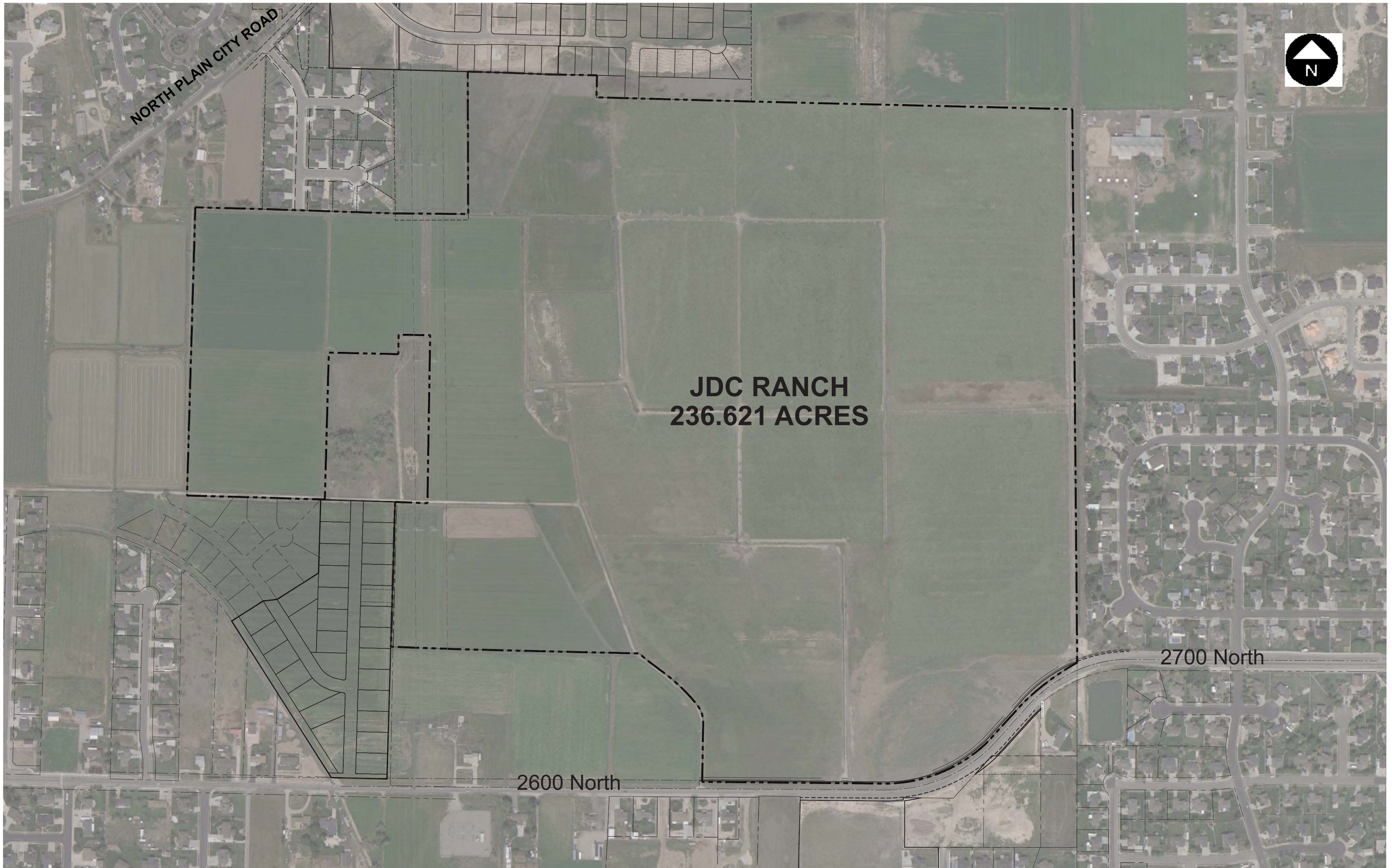
This application is to amend the DA to include language defining attainable starter homes, providing a mechanism for deed-restriction for owner occupancy, and laying out the process by which up to 275 additional homes (all of which will be detached, owner-occupied, and attainable) may be built in the JDC Ranch development. The application includes amended exhibits reflecting the above proposals.



JDC Ranch Development Report

1000



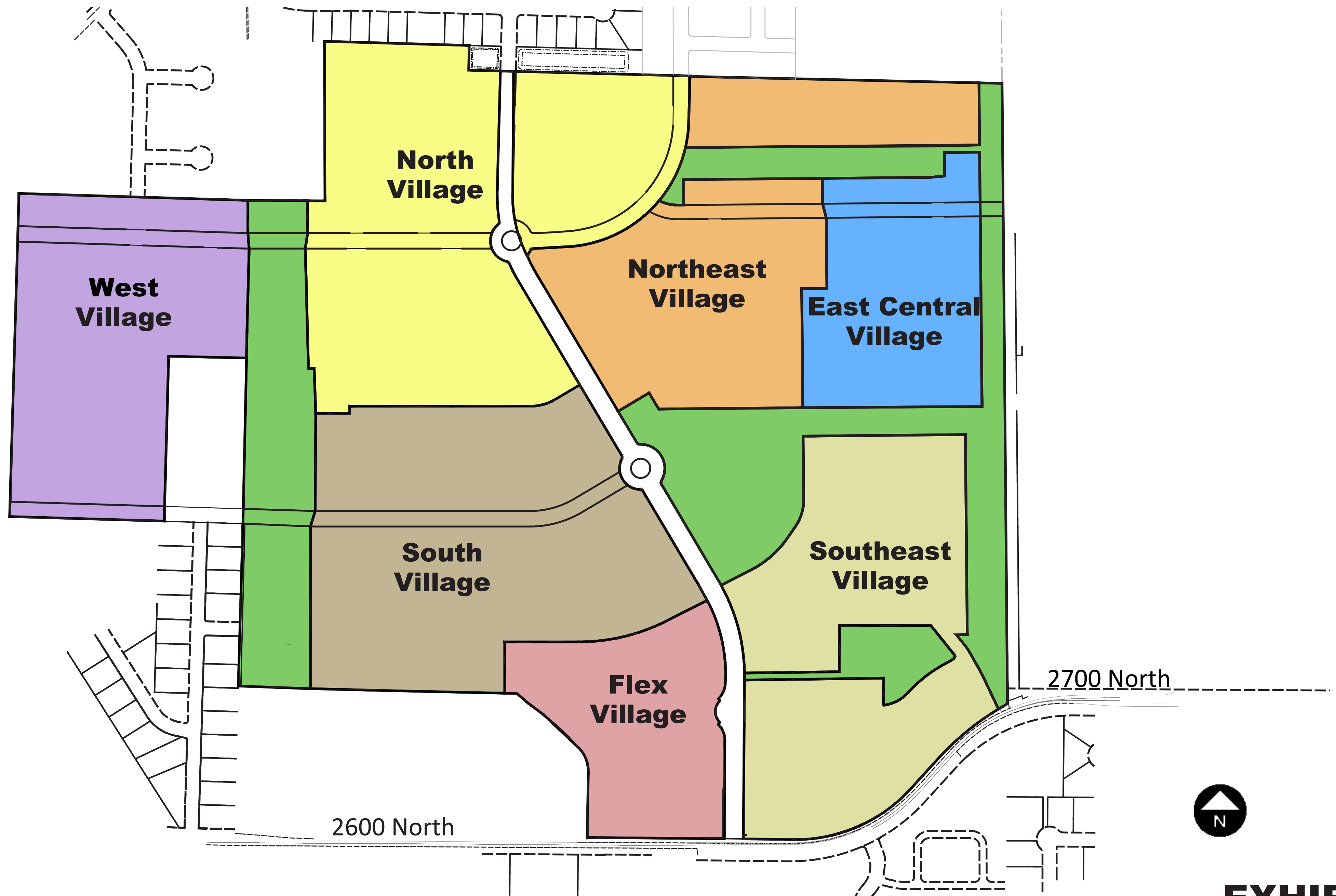


JDC RANCH
236.621 ACRES

NORTH PLAIN CITY ROAD

2600 North

2700 North

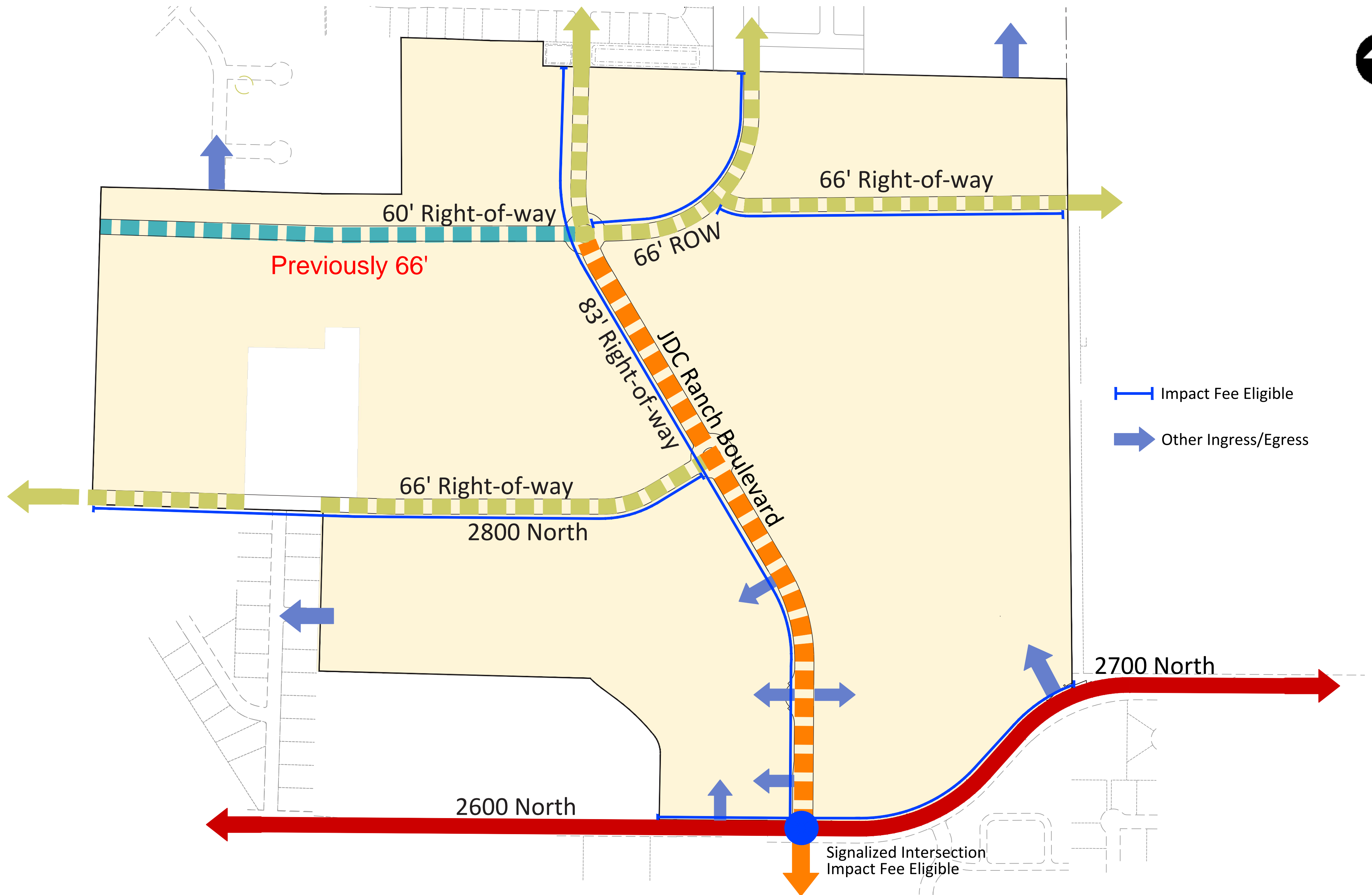


Land Use Table

Village Area	Lot Type 15	Lot Type 12	Lot Type 10	Lot Type 6	Lot Type 5	Lot Type 4.5	Lot Type 4	Lot Type 3.5	Clustered Single-family Cottages (attached)	Clustered Single-family Cottages (detached)	Town-homes	Long-term Care Center	Asst'd Living	Flex Village Land Uses	Attainable Homes
Southeast	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
West	P	P	P	P	P	P	P	P	N	P	N	P	P	N	P
East Central	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
South	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Northeast	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
North	P	P	P	P	P	P	P	P	P	P	N	P	P	N	P
Flex	See Design Standards, D-3 "Flex Village Land Uses"													P	

Not to exceed		200		200		275
Total	Maximum 725 Units					Max 275

TOTAL: Up to 1,000 Units

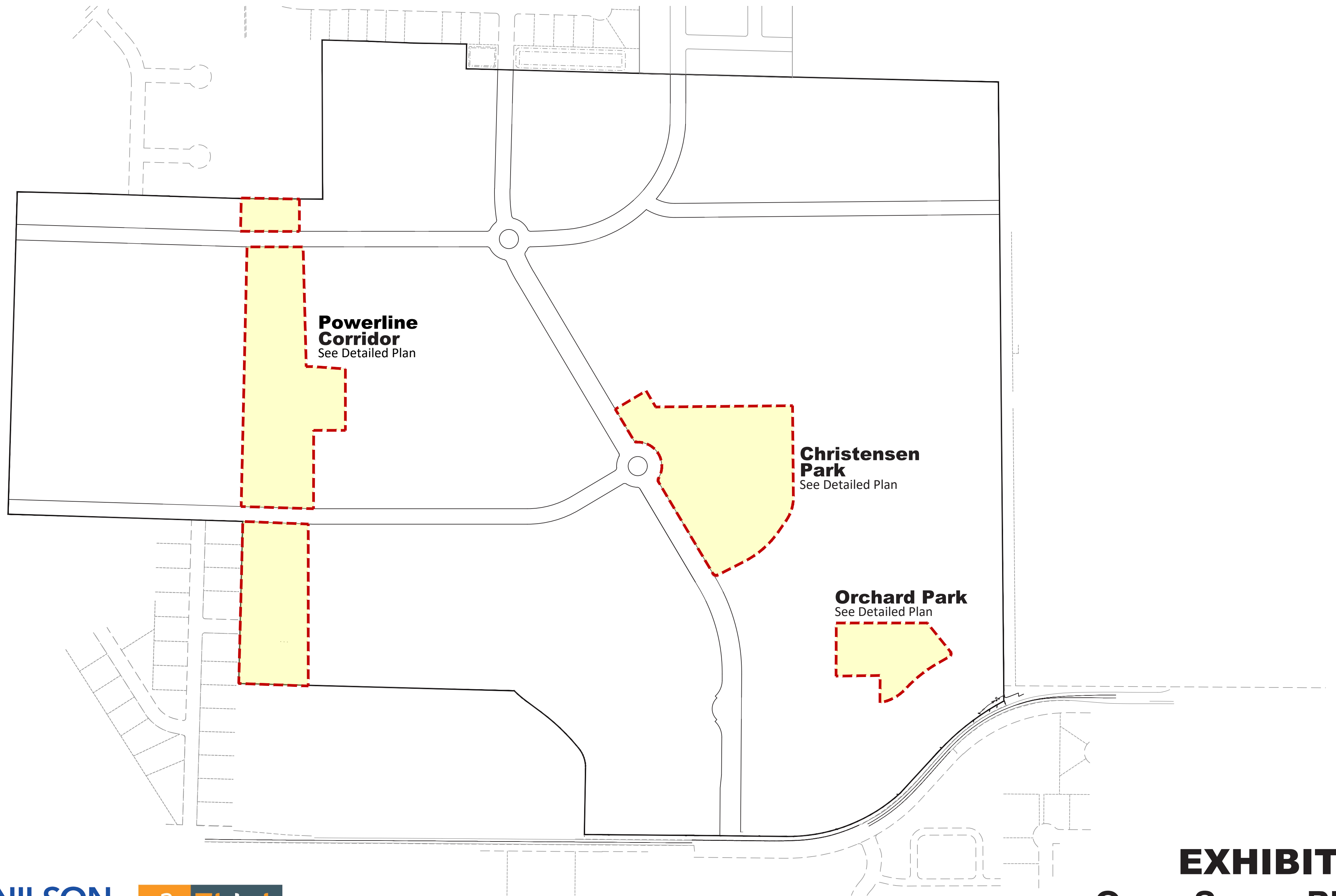


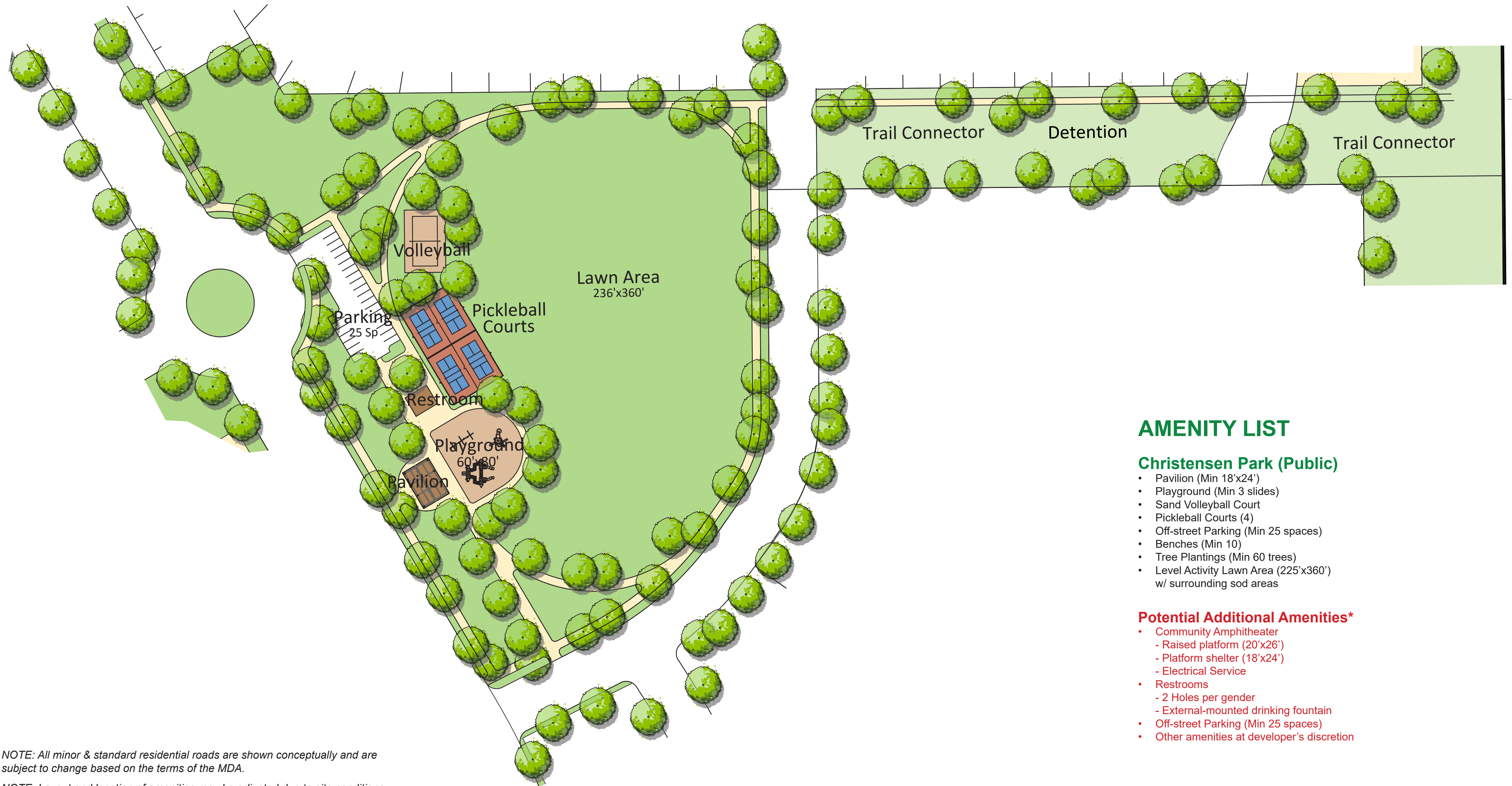


#1 has different location
N Park is slightly different size and shape
S Park different size and shape



* Publicly-dedicated amenities are subject to impact fee reimbursement according to the terms of the MDA





NOTE: All minor & standard residential roads are shown conceptually and are subject to change based on the terms of the MDA.

NOTE: Layout and location of amenities may be adjusted due to site conditions and will be shown on final plans.

* These potential additional amenities are entitled with the approved development agreement but are not required to be constructed unless identified open space and amenities are dedicated to and maintained by a public entity, and impact fee reimbursement is agreed on by the time of plat recordation for each open space area.

AMENITY LIST

Christensen Park (Public)

- Pavilion (Min 18'x24')
- Playground (Min 3 slides)
- Sand Volleyball Court
- Pickleball Courts (4)
- Off-street Parking (Min 25 spaces)
- Benches (Min 10)
- Tree Plantings (Min 60 trees)
- Level Activity Lawn Area (225'x360') w/ surrounding sod areas

Potential Additional Amenities*

- Community Amphitheater
 - Raised platform (20'x26')
 - Platform shelter (18'x24')
 - Electrical Service
- Restrooms
 - 2 Holes per gender
 - External-mounted drinking fountain
- Off-street Parking (Min 25 spaces)
- Other amenities at developer's discretion

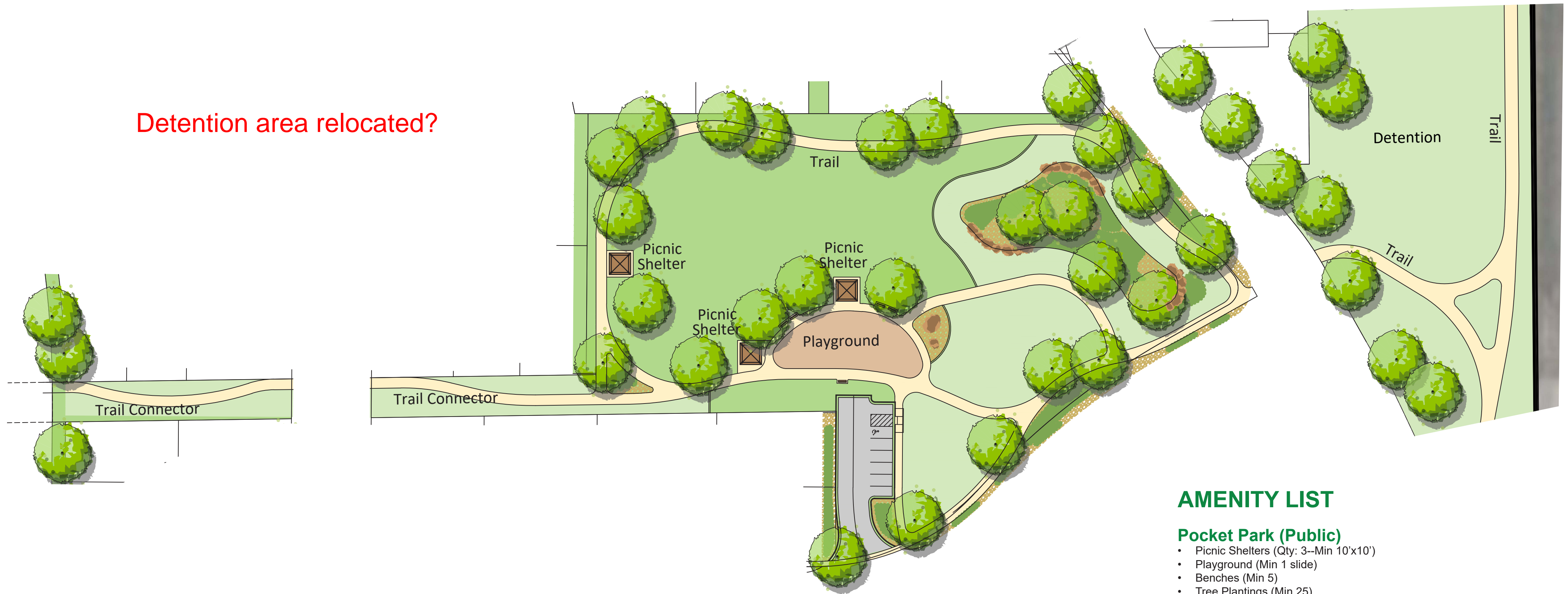
CHRISTENSEN PARK & TRAIL CONNECTORS

EXHIBIT H

Open Space Plan

Page 3

Detention area relocated?



AMENITY LIST

Pocket Park (Public)

- Picnic Shelters (Qty: 3--Min 10'x10')
- Playground (Min 1 slide)
- Benches (Min 5)
- Tree Plantings (Min 25)

NOTE: All minor & standard residential roads are shown conceptually and are subject to change based on the terms of the MDA.

NOTE: Layout and location of amenities may be adjusted due to site conditions and will be shown on final plans.

* These potential additional amenities are entitled with the approved development agreement but are not required to be constructed unless identified open space and amenities are dedicated to and maintained by a public entity, and impact fee reimbursement is agreed on by the time of plat recordation for each open space area.

ORCHARD PARK & TRAIL CONNECTORS

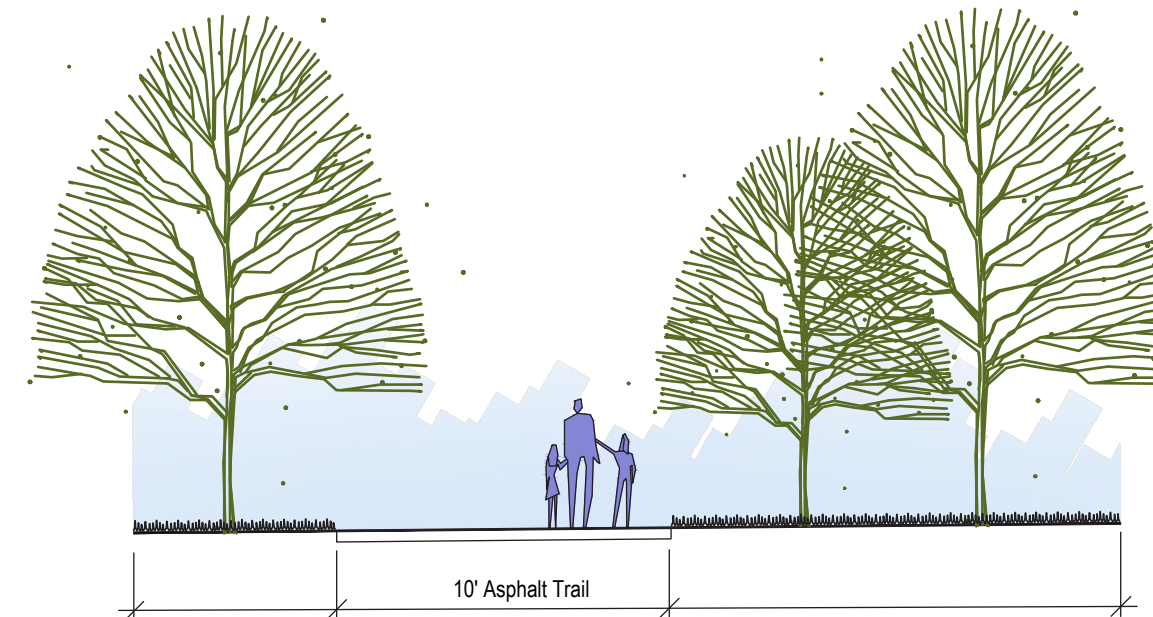
EXHIBIT H

Open Space Plan

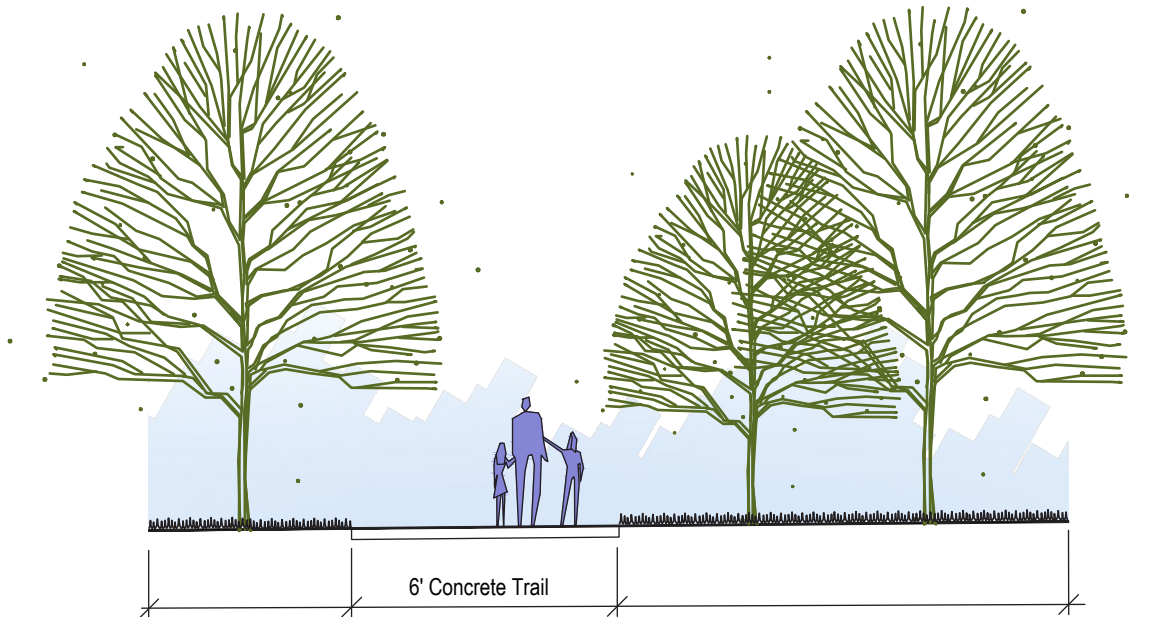
Page 4



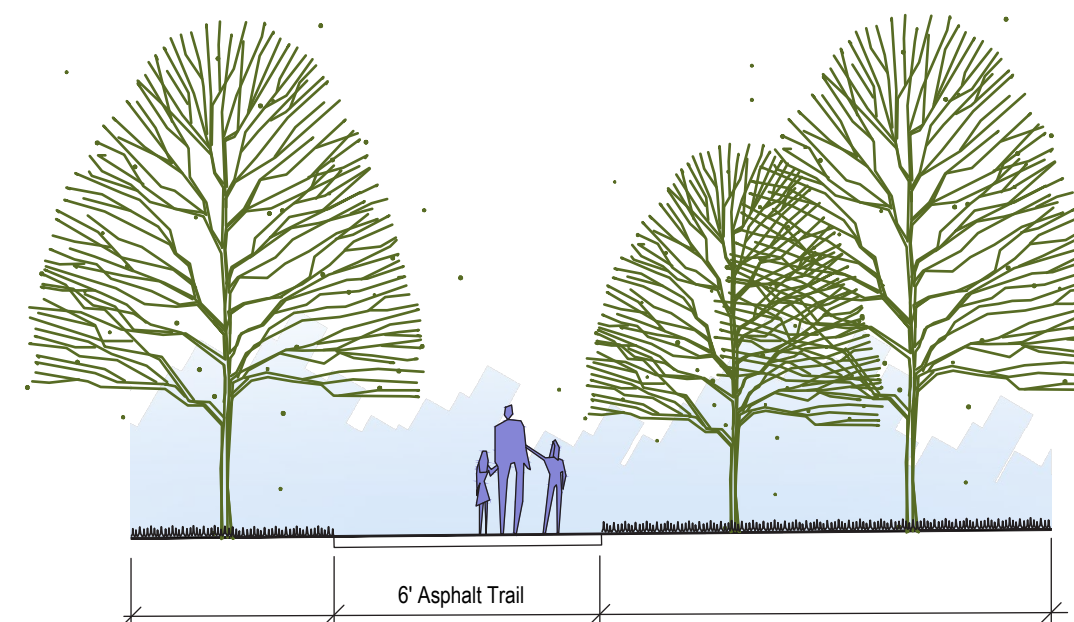
Note: Where a trail runs within or adjacent to a public right-of-way, the trail shall replace the sidewalk in the road cross-section and a second path is not required.



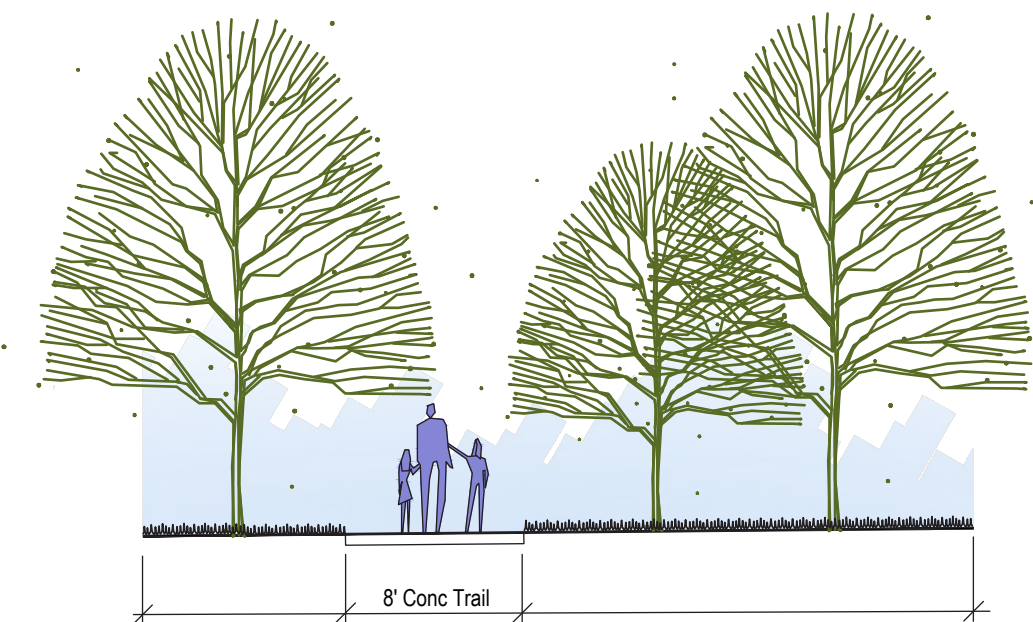
Class 1 Trail —————



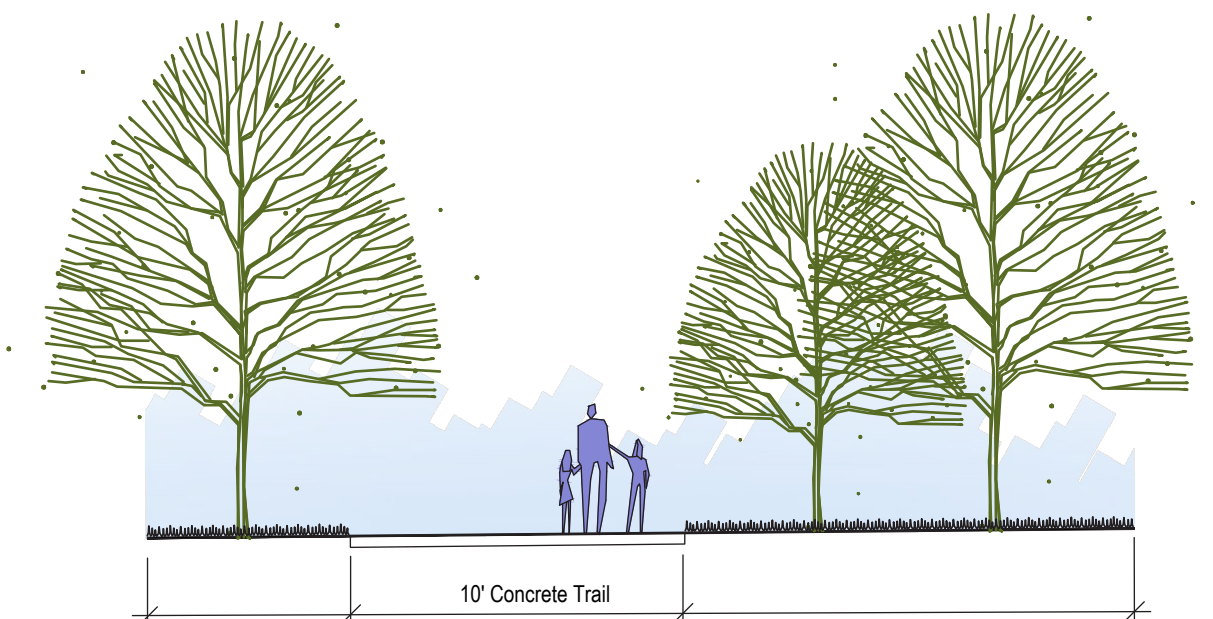
Class 3 Trail - - - - -



Class 2 Trail - - - - -



Class 4 Trail - - - - -



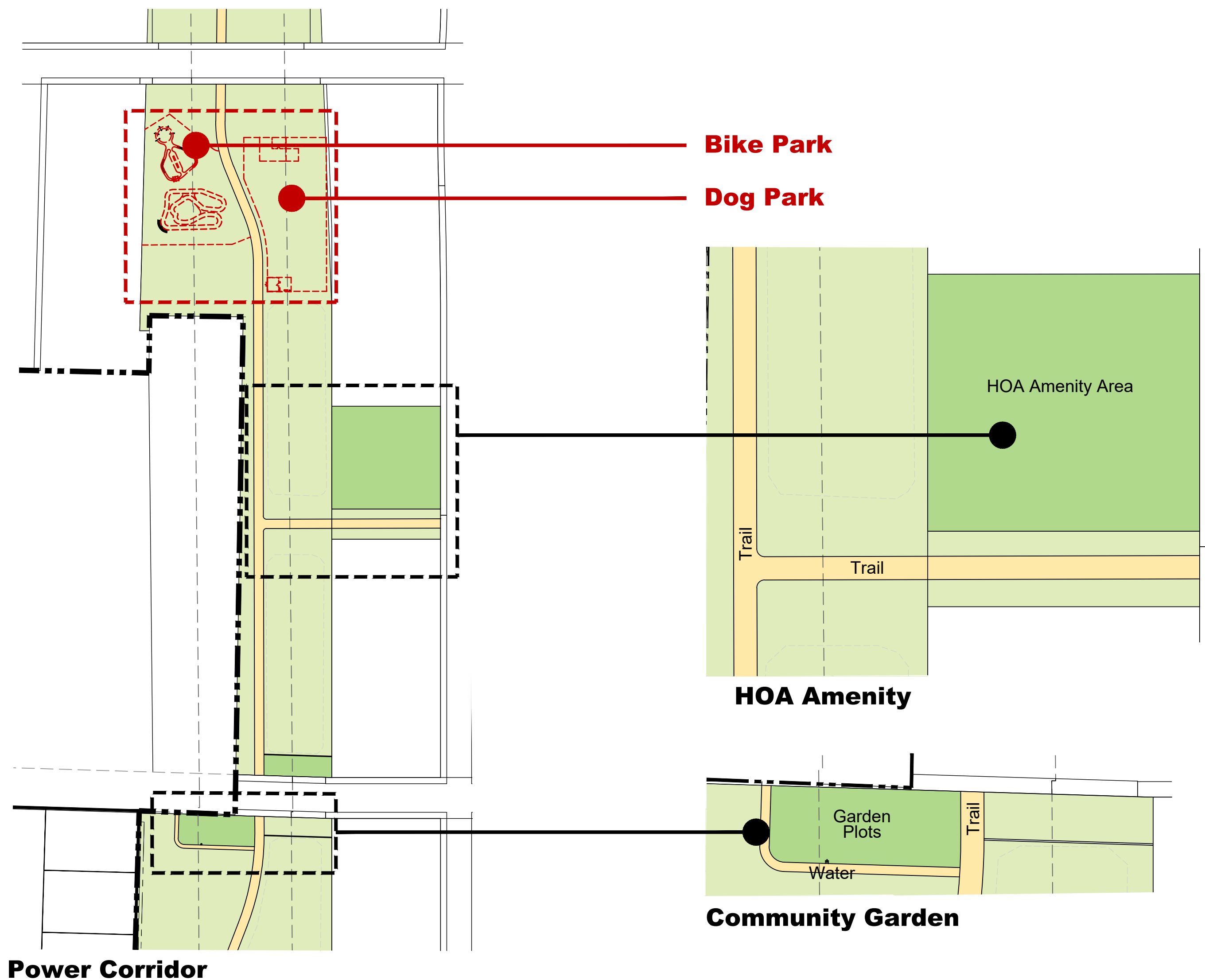
Class 5 Trail —————

NOTE: Layout and location of amenities may be adjusted due to site conditions and will be shown on final plans.

TRAIL CLASSIFICATIONS

EXHIBIT H

Open Space Plan



AMENITY LIST

Power Corridor

Community Gardens (Private)

- Garden Plots
- Secondary Water access
- Future Expansion
- Perimeter Fencing

Potential Additional Amenities*

Dog Park (Public)

- 6' perimeter fencing
- Double-gated entries
- Benches (Min 3 benches)
- Pet waste bag dispensers (Min 2 dispensers)
- Off-street parking (Min 18 spaces)
- Shelter (Min 10'x10')

Bicycle Park (Public)

- Bicycle Playground (beginner-dirt/gravel track)
- Bicycle Pump Track (intermediate-dirt/gravel track)
- Benches (Min 3 benches)

NOTE: All minor & standard residential roads are shown conceptually and are subject to change based on the terms of the MDA.

NOTE: Layout and location of amenities may be adjusted due to site conditions and will be shown on final plans.

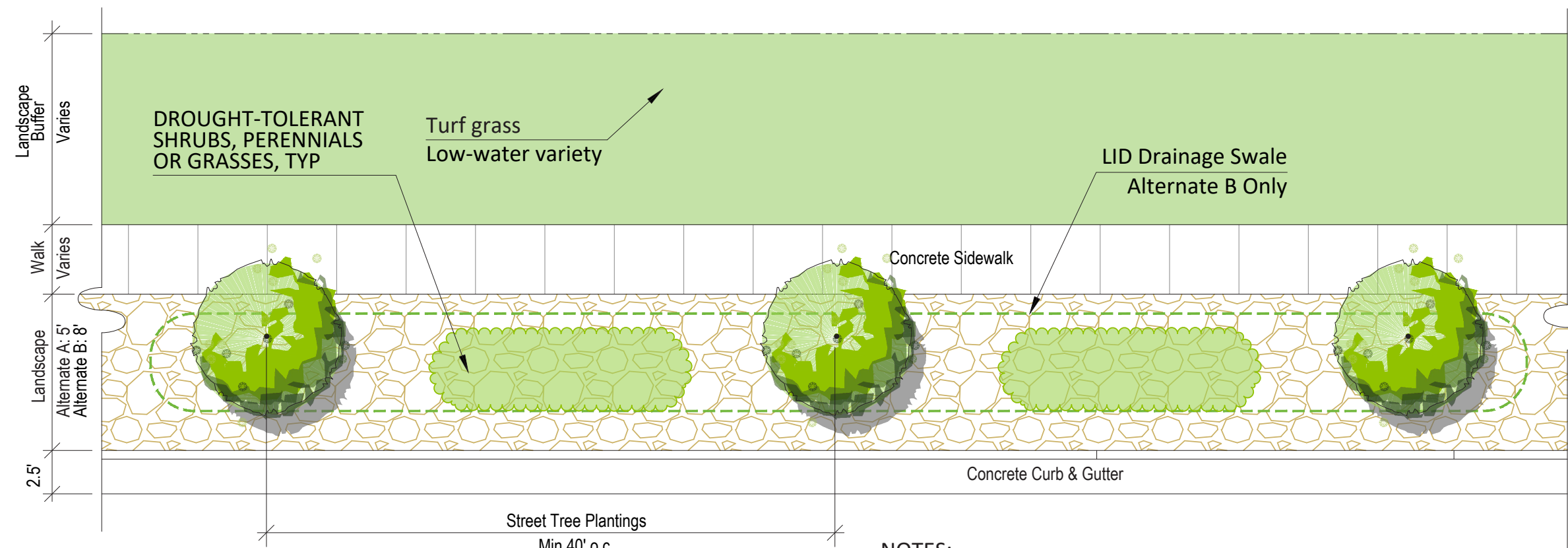
* These potential additional amenities are entitled with the approved development agreement but are not required to be constructed unless identified open space and amenities are dedicated to and maintained by a public entity, and impact fee reimbursement is agreed on by the time of plat recordation for each open space area.

POWER CORRIDOR: BIKE PARK,
DOG PARK & COMMUNITY GARDENS

EXHIBIT H

Open Space Plan

Page 6

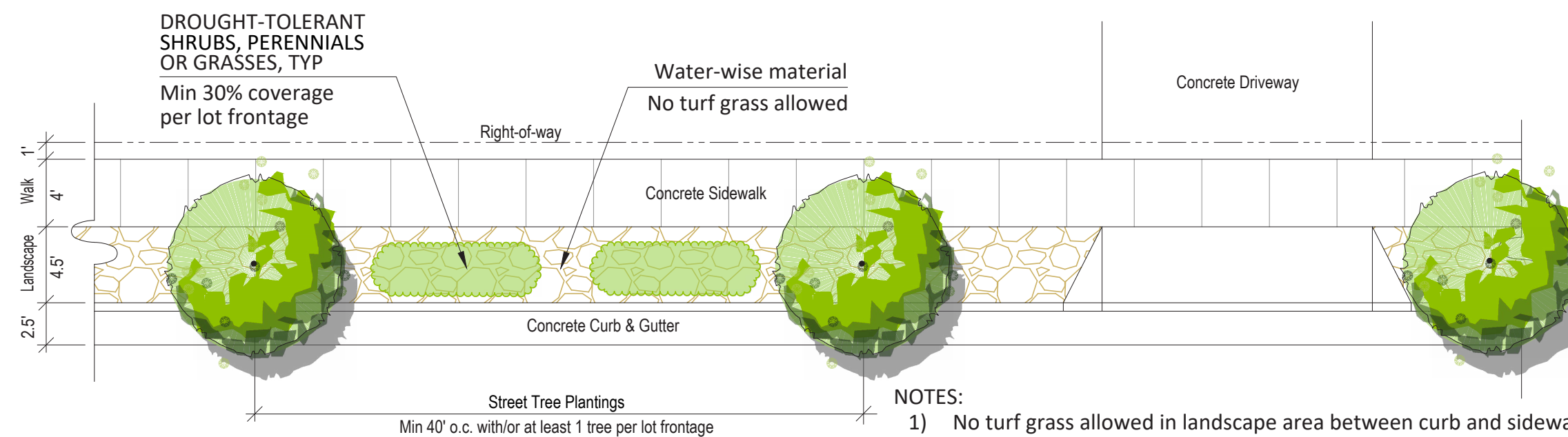


NOTES:

- 1) No turf grass allowed in landscape area between curb and sidewalk. Water-wise material to include low water plantings, mulch or stone. Trees shall be planted at 40' on center.
- 2) Spacing of trees/shrub plantings may be adjusted to accommodate site utilities, driveways and sight triangle clearances at intersections.
- 3) Water-wise material to be placed over landscape weed fabric.
- 4) All trees within the right-of-way or landscape buffer shall conform to the Plain City (Resolution 2020-06) or Weber County-approved list of park strip trees (Resolution 04-2024).

83' RIGHT-OF-WAY

Typical Landscaping



NOTES:

- 1) No turf grass allowed in landscape area between curb and sidewalk. Water-wise material to include low water plantings, mulch or stone.
- 2) Min 1 tree per lot frontage
- 3) All irrigation within park strip area to be drip system
- 4) Water-wise material to be placed over landscape weed fabric
- 5) Spacing of trees/shrub plantings may be adjusted to accommodate site utilities, driveways and sight triangle clearances at intersections.
- 6) Where concrete sidewalk is integral with curb and gutter (i.e. no park strip), required trees shall be planted within lawn areas a maximum of 6' from back of walk. No shrubs or perennials are required in this condition.
- 7) All trees within the right-of-way or landscape buffer shall conform to the Plain City (Resolution 2020-06) or Weber County-approved list of park strip trees (Resolution 04-2024).

STANDARD ROADS

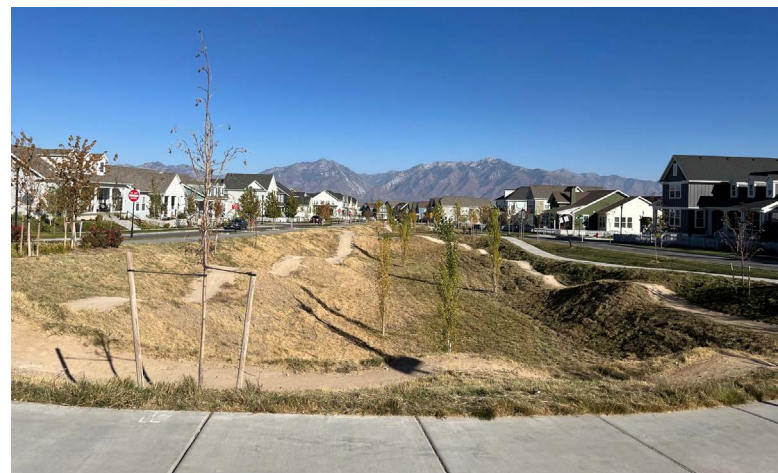
Typical Landscaping

STREET LANDSCAPE

EXHIBIT H

Open Space Plan

Page 7



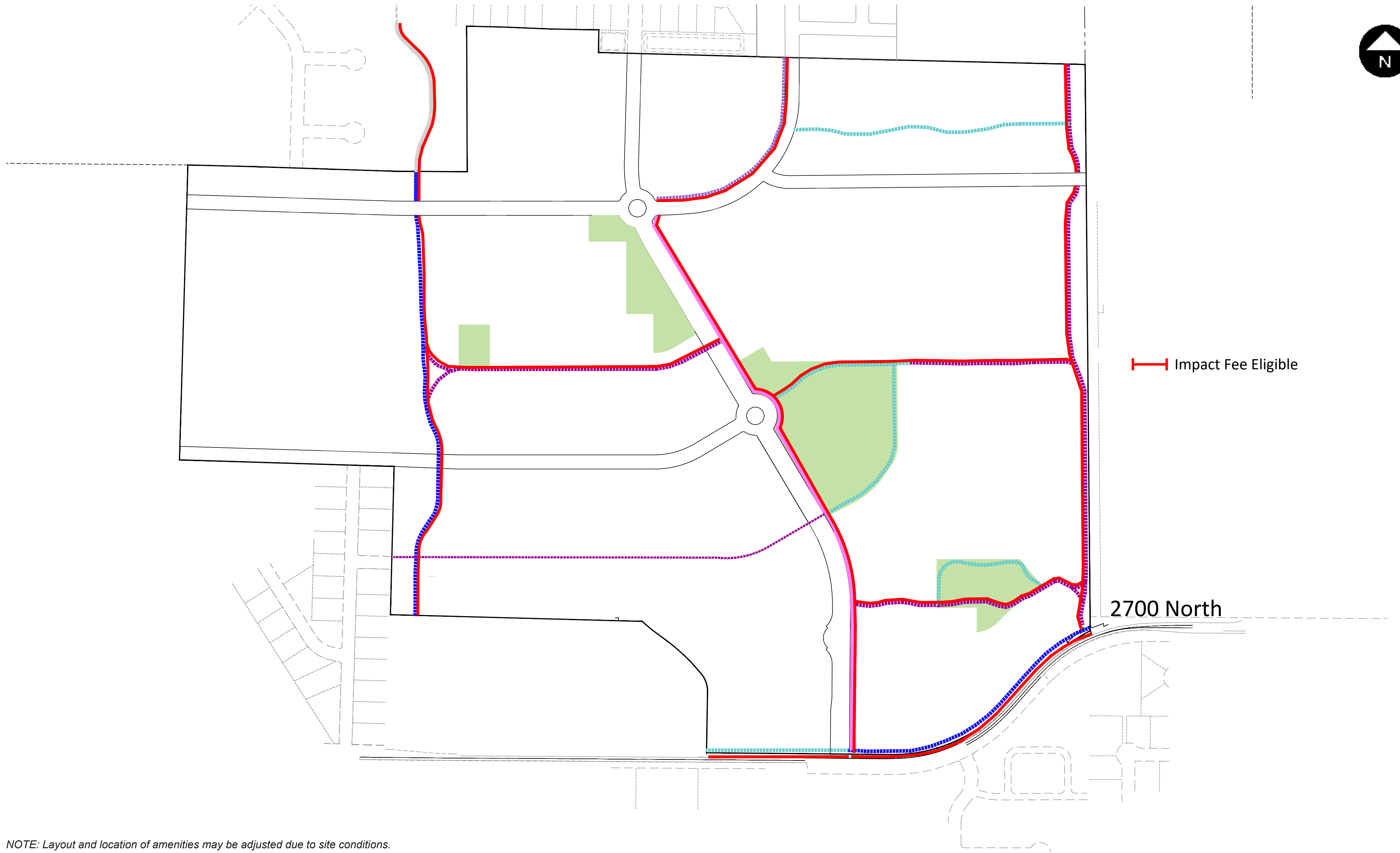
--- These potential additional amenities are entitled with the approved development agreement but are not required to be constructed unless identified open space and amenities are dedicated to and maintained by a public entity, and impact fee reimbursement is agreed on by the time of plat recordation for each open space area.

Images are for illustrative purposes only. Exact layout and amenities will be determined through the design process.

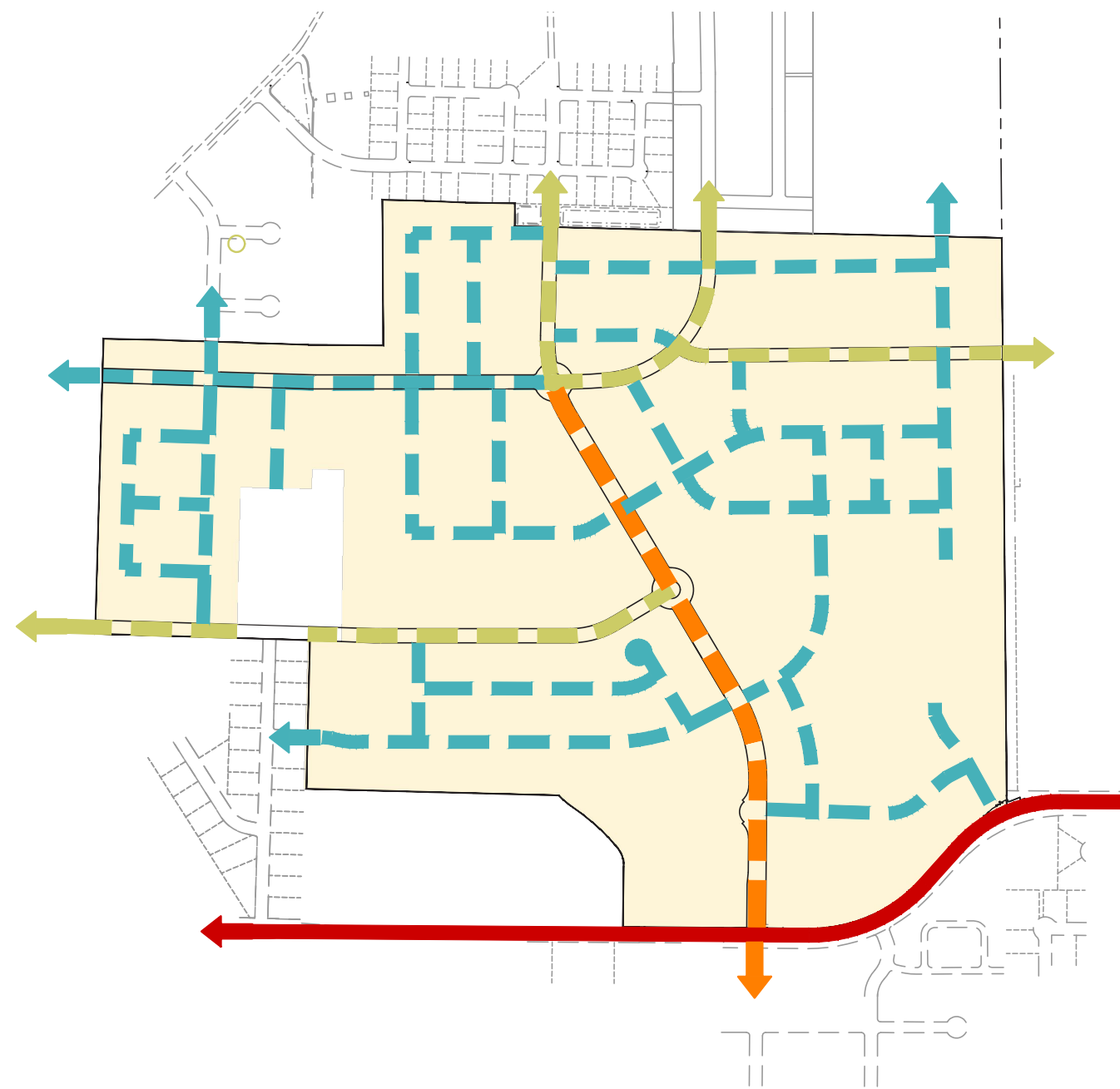
AMENITY EXAMPLES

EXHIBIT H

Open Space Plan

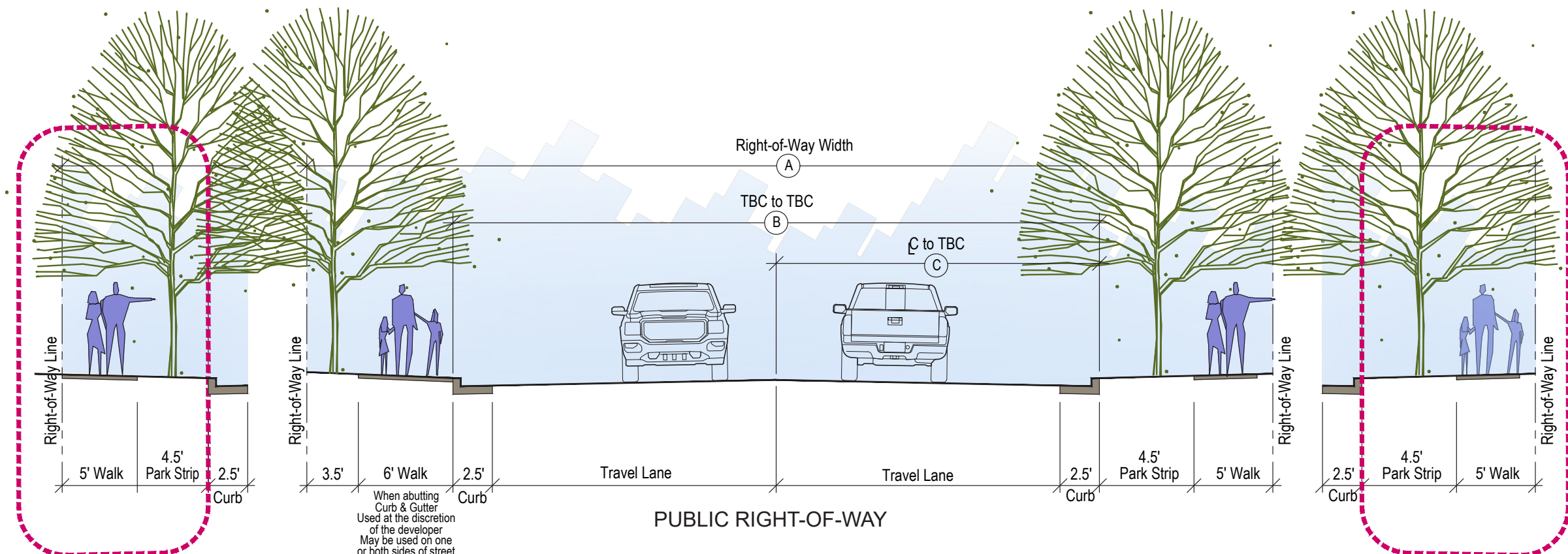


NOTE: Layout and location of amenities may be adjusted due to site conditions.



Standard Road Dimensions

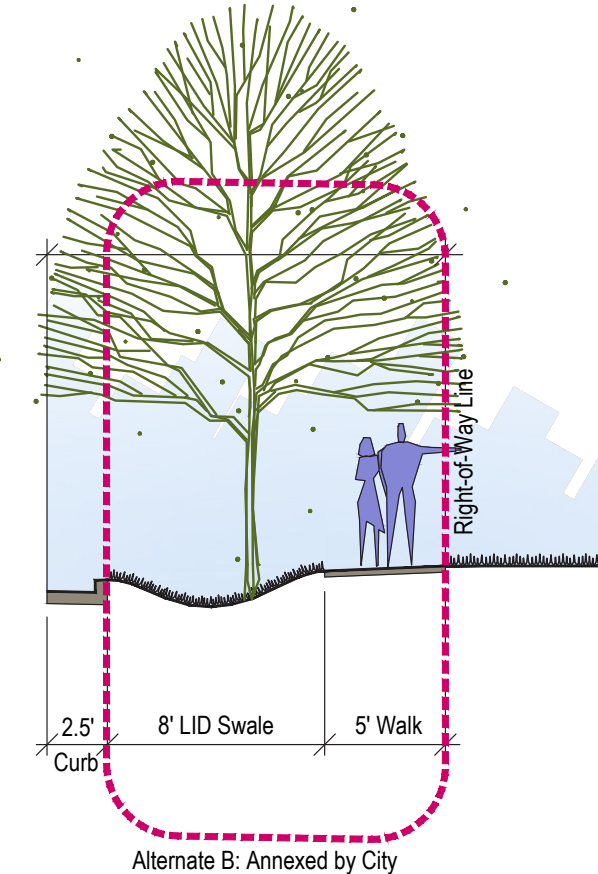
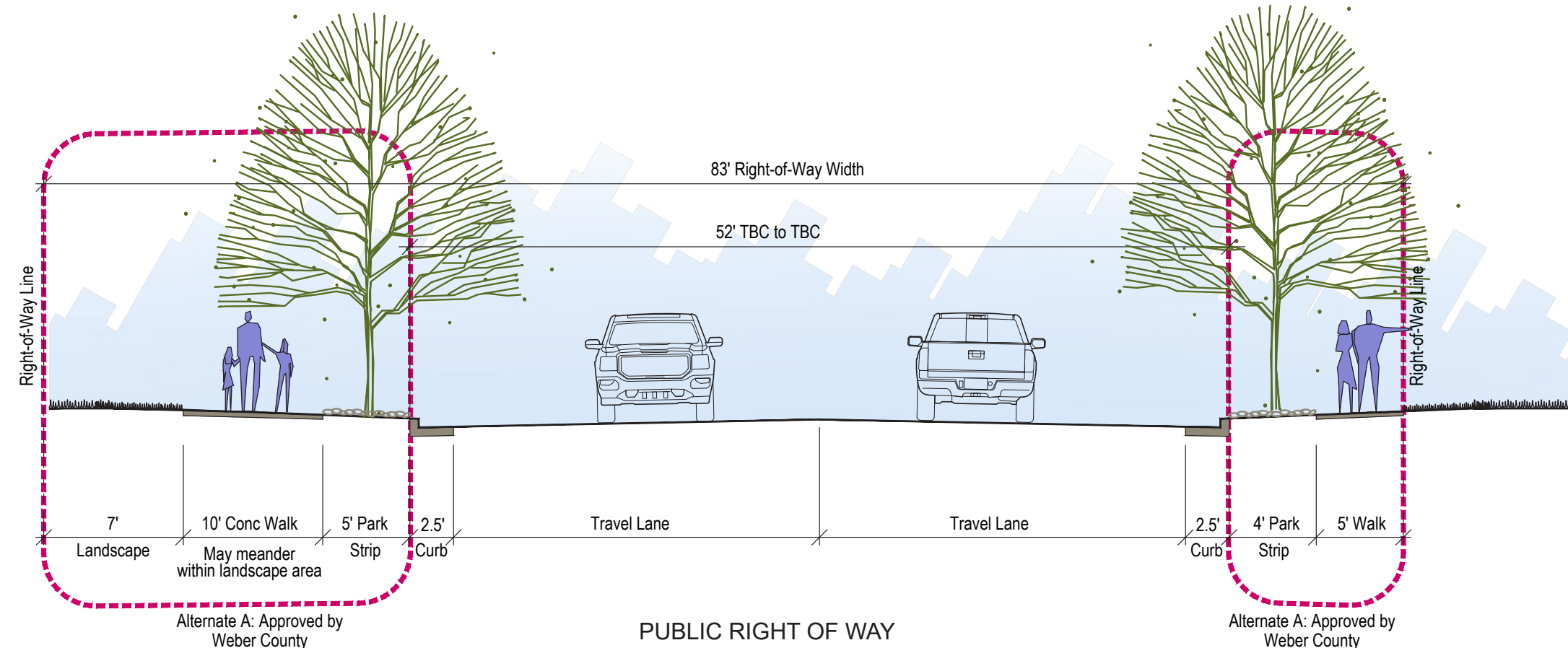
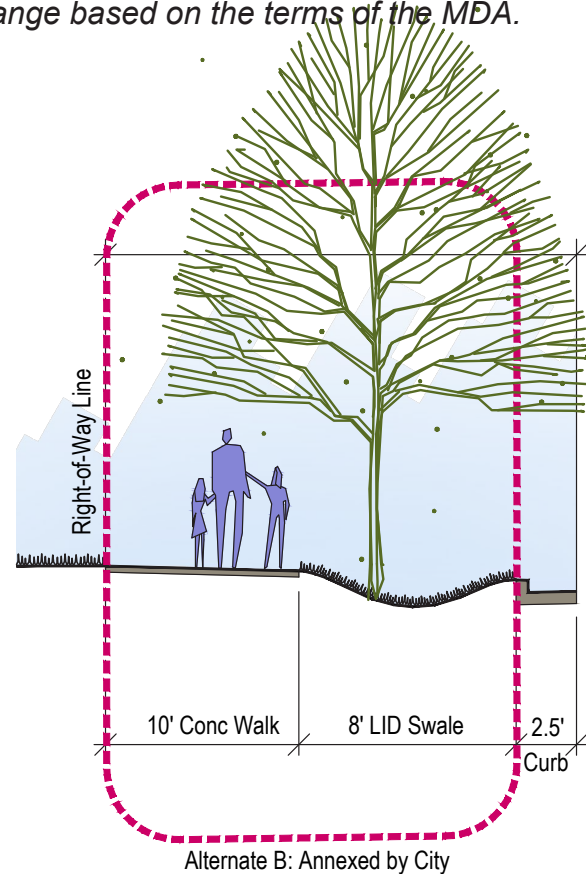
Map Color	Street Designation	ROW Width A	TBC to TBC B	CL to TBC C	Park Strips
■ ■ ■ ■ ■	Minor Roadway	50'	31'	15.5'	4.5'
■ ■ ■ ■ ■	Standard Residential	60'	41'	20.5'	4.5'
■ ■ ■ ■ ■	Collector	66'	47'	23.5'	4.5'



Standard Roads

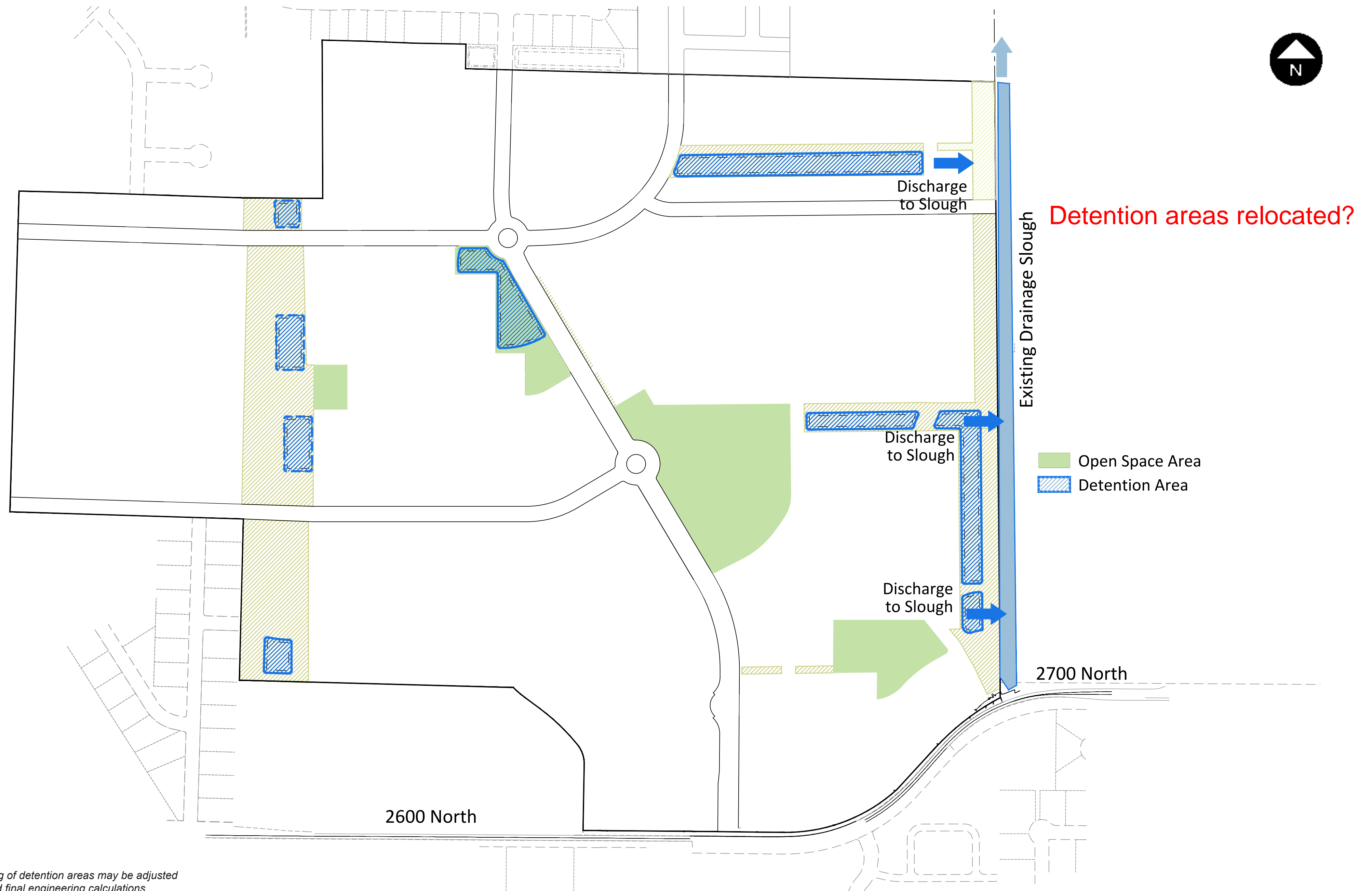
Where a trail is shown along a standard roadway, the trail shall fulfill the requirement for a sidewalk within the right-of-way where trail occurs along the same side of the street.

NOTE: All minor & standard residential roads are shown conceptually and are subject to change based on the terms of the MDA.

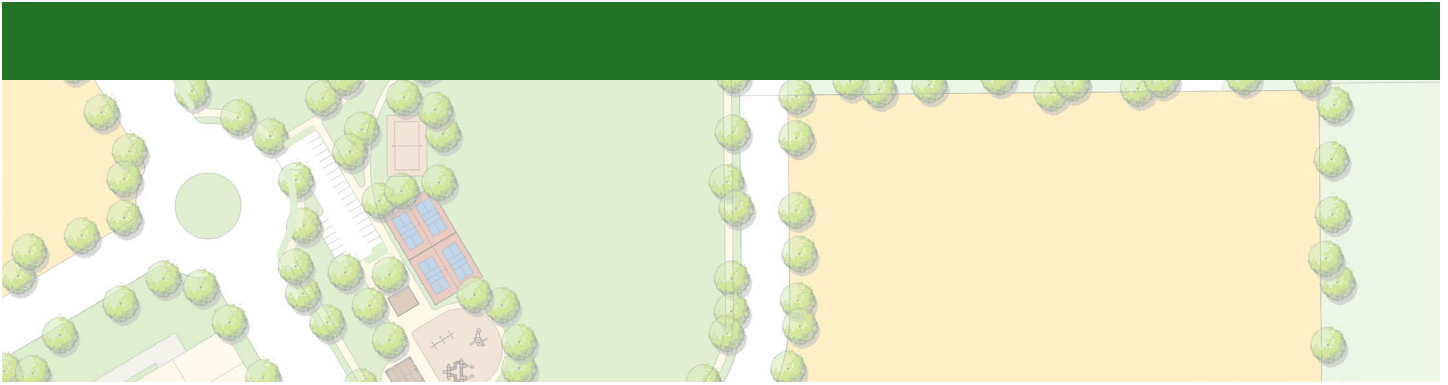


Note: Alternate B may be built at the discretion of the Master Developer if annexed by the City.

83' Right-of-way



NOTE: Location and shaping of detention areas may be adjusted based on site conditions and final engineering calculations.



Design Standards

JDC Ranch Development

Weber County, Utah

June 1, 2024



Table of Contents

A. Introduction	
Project Introduction	3
B. Project Standards	
Design Review Committee.....	3
Purpose & Intent	3
Modification of Design Standards	3
C. Residential Building & Site Standards	
Scope & Authority	4
Residential Lot Design Standards	4
Residential Lot Standards	5
Residential Screening	6
Color	6
Architectural Detail.....	6
Residential Lot Building Heights	6
Exterior Building & Architectural Elevation Standards	6
Typical Architectural Elevations.....	7
Parking Standards.....	8
Residential Landscape Standards	8
Side & Rear Setbacks	8
Park Strips.....	8
Plant Material Requirements.....	8
Turf Grass.....	9
Erosion Control.....	9
Replacement.....	9
Design Scale.....	9
Pedestrian Connectivity.....	9
Double-fronted Lots	9
D. Commercial Building & Site Standards	
Scope & Authority	10
Commercial Lot Standards	10
Flex Village Land Uses.....	10
Screening.....	11
Commercial Building Heights	11
Exterior Building & Architectural Elevation Standards	11
Parking Standards.....	11
Commercial Landscape Standards.....	12
Commercial Landscape Area	12
Commercial Signage	12
Double-fronted Lots	12

A. Introduction

The Master Development Agreement (MDA) for the JDC Ranch Project (Project) was developed with the ability to adapt with flexibility to the changing market, and to cultural and commercial conditions during the course of the Project build-out. While the MDA allows a high degree of flexibility in layout and distribution of land uses throughout the site, the standards set forth herein (Design Standards) incorporate additional detail to guide development of the Project.

B. Project Standards

1. Design Review Committee

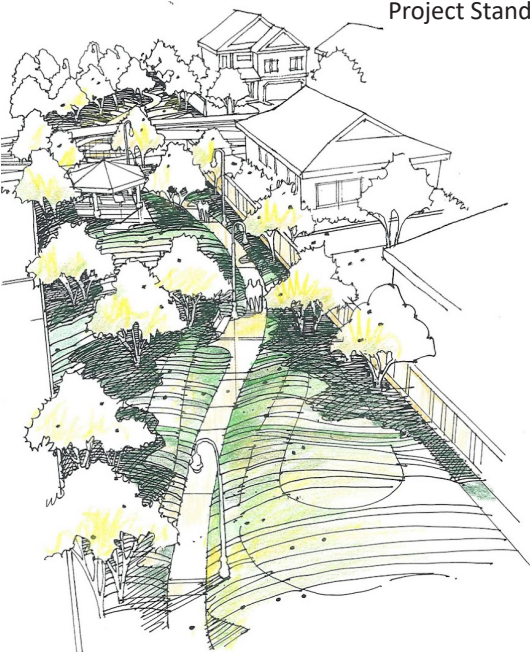
Residential land within the Project will be subject to Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs will establish a Design Review Committee (DRC), which DRC will make decisions by referring to the Design Standards but shall have the ability to reject any land use, building type or architectural elevations in accordance with the terms and conditions of the CC&Rs and Design Standards. The intent of the DRC is to ensure that the property is developed in a way that meets or exceeds the standards established by the MDA and to ensure a cohesive and quality development.

2. Purpose & Intent

These Design Standards will govern the site development, architectural, and landscape concepts for neighborhoods within the Project boundaries. Specific issues not addressed by the standards in Section C of these Design Standards will be subject to the applicable provisions of the Weber County Municipal Code (see Exhibit K to the MDA) unless otherwise noted in the MDA.

3. Modification of Design Standards

The Design Standards are subject to change when the Master Developer determines such changes are in the best interest of the Project. Any change in these standards shall be in writing or documented and shall be at the sole discretion of the Master Developer. Notwithstanding the foregoing, any modification of the Design Standards by the Master Developer will not change Project Standards in Section C without the County's consent.



C. Residential Building & Site Standards

1. Scope & Authority

The Administrator shall review all Development Applications within the Project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with applicable provisions of the County's Vested Laws (see Exhibit K to the MDA), subject to the terms and conditions of the MDA. Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Residential Lot Design Standards

Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Administrator during plat approval for each phase):

Lot Type	Min Lot Size	Front Setback	Rear Set-back	Side-yard Setback**	Lot Frontage*	Max Building Coverage	ADU Allowed	Zero Lot Line**
Type 15	15,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (min 18' between structures)	90'	n/a	P	N
Type 12	12,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (min 16' between structures)	80'	n/a	P	N
Type 10	10,000 Sq Ft	20'	20'	8' (min 14' between structures)	70'	n/a	P	N
Type 6	6,000 Sq Ft	20'	20'	10' between structures	55'	n/a	P	P
Type 5	5,000 Sq Ft	15'	10'	10' between structures	50'	n/a	P	P
Type 4.5	4,500 Sq Ft	15'	10'	10' between structures	45'	n/a	P	P
Type 4	4,000 Sq Ft	10'	10'	10' between structures	40'	n/a	P	P
Type 3.5	3,500 Sq Ft	10'	10'	10' between structures	35'	n/a	P	P
Clustered-Cottages Single-family (attached)	n/a Max 4 attached units	15'	15'	8' (min 16' between structures)	n/a	n/a	N	P
Clustered Single-family Cottages (detached)	n/a Max 8 clustered units per dead end/private drive	10' (from public right-of-way) 5' (from Private Driveway)	10'	Minimum 10' between structures	n/a	n/a	P	P
Town-homes	n/a Max 6 attached units	15'	10'	Minimum 10' between structures	n/a	n/a	N	N

* Measured at front setback line

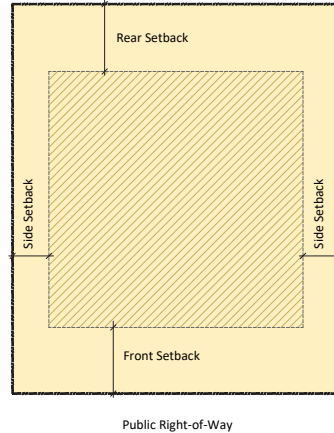
** Where a zero lot line is utilized, separation between adjacent buildings will be dictated by fire code.

P=Permitted
N=Not Permitted

Notes: 1) Porches and patios can encroach into setbacks
2) Rear-loaded lots are allowed

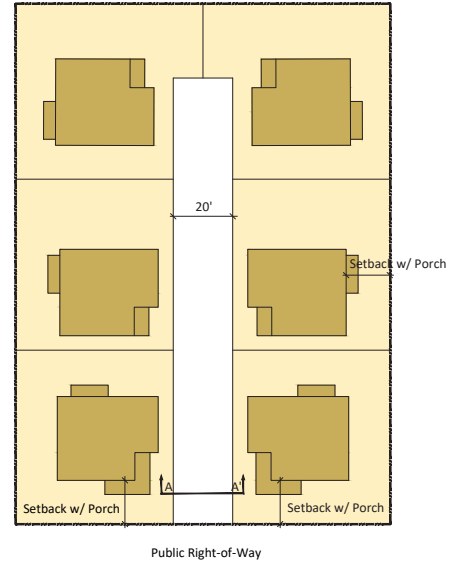
3. Residential Lot Standards

Typical setback measurements by product type:



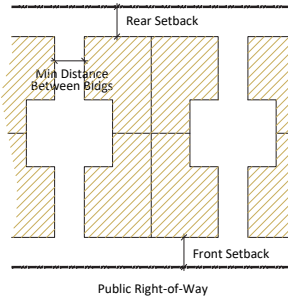
Single-family Lots

Types 15, 12, 10, 6, 5, 4.5, 4 & 3.5
Detached garages are allowed
Accessory Dwelling Units (ADU) are allowed on all detached product
Front, Side & Rear setback designations will be noted on plats



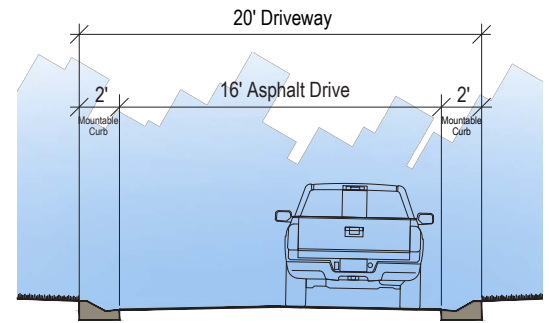
Detached Clustered Single-family Cottages

Typical up to 8 Homes (Clustered)
Alley-loaded garages are allowed
Accessory Dwelling Units (ADU) are allowed on all detached product
Front, Side & Rear setback designations will be noted on plats

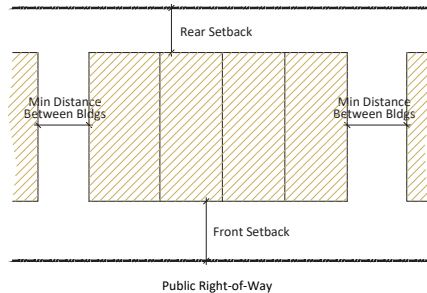


Clustered Single-family Attached Cottages

Typical
Front, Side & Rear setback designations will be noted on plats



Typical Alley Section A:A1'



Townhomes

Maximum 6-plex
Front, Side & Rear setback designations will be noted on plats

C. Residential Building & Site Standards *(continued)*

4. Residential Screening

For multi-family residential units that abut a collector street 80' wide or greater, a 6' wall or fence shall be required, along with required street tree plantings. Screening along any other street is not required for multi-family or single-family land uses.

5. Color

Use of color in residential external elevations is allowed. No restrictions on color may be applied to residential uses.

6. Architectural Detail

Detailing of architectural elevations shall be consistent with the architectural style of building.

7. Residential Lot Building Heights

Residential building height restrictions shall be as follows (unless otherwise approved by the Administrator):

<i>Structure Type</i>	<i>Max Height including roof</i>
Single-family Residential	35'
Accessory Building	20'
Multi-family	35'

Additional restrictions for accessory structures:

- Must be located in back yard
- 5' minimum setback off any property line

Building height is measured at the finished grade at the front two corners of the building to the ridgeline of the building.

8. Exterior Building & Architectural Elevation Standards

The County shall not impose architectural or aesthetic standards on the residences or other buildings within Project which exceed the building code provisions of the County's Vested Laws. Without in anyway limiting the foregoing, and by way of example only, the following are approved materials and design features:

<i>Exterior Building Material</i>	<i>Allowed</i>
Brick / Stone	Y
Stucco	Y
Fiber-cement siding	Y
Prefinished metal siding (vinyl or aluminum)	Y
Exposed architectural concrete	Y
Colored/Textured CMU Block	Y

<i>Architectural Building Elements</i>	<i>Allowed</i>
Front-facing Garage (without restriction)	Y
Side-facing Garage	Y
Alley-loaded garage	Y
Detached garage	Y

C. Residential Building & Site Standards *(continued)*

9. Typical Architectural Elevations



C. Residential Building & Site Standards *(continued)*

10. Parking Standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

<i>Dwelling Type</i>	<i>Parking Required/Lot</i>	<i>Guest Parking Spaces</i>	<i>Notes</i>
Single-family Residential (Attached & Detached)	2 sp/unit	0	Tandem parking to meet required parking is allowed behind garage spaces provided the space does not encroach into sidewalks or public rights-of-way
Multi-family Residential (Attached Townhomes)	1.75 sp/unit	0.25 per unit	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes.

11. Residential Landscape Standards

Rear Yards

No landscape requirement shall apply to rear residential yards. These yards shall be landscaped at the discretion of the Master Developer and/or homeowner.

Front & Side Yards

Front and side yard turf shall be limited to the greater of 3,000 square feet or 35% of the landscaped area.

Park Strips

All park strips shall be installed per the master plan detail, Exhibit H, Page 7.

Plant Material Requirements for Park Strips

<i>Plant Type</i>	<i>Minimum Size</i>
Deciduous Trees (Med-Large)	2" caliper
Flowering Trees (Small-Med)	1.5" caliper
Shrubs	Dependent on variety, spaced to provide 80% coverage at maturity
Groundcover	Dependent on variety, spaced to provide 100% coverage within three growing seasons

Turf Grass

Turf grass should be selected for appropriate microclimate and consideration of water useage.


Erosion Control

Areas of slope greater than 30 percent shall utilize plantings, mulch or cobble to control and prevent erosion.

Replacement

Within the first growing season, any dead or removed plants within the public right-of-way shall be replaced with the same or like plant material originally specified. Modifications may be made based on micro site conditions.

Design Scale



Scale and nature of landscape materials shall be appropriate to the size of the structures to be landscaped. Large buildings shall be complemented by plant materials that will reach appropriate design scale at maturity.

Pedestrian Connectivity

- Pedestrian access from a public street shall be required to all commercial uses as required by Federal ADA Standards.
- All pedestrian crossings throughout the development shall be at-grade and shall be striped/painted per public works standards.
- Pedestrian walkways throughout the development shall be constructed as generally illustrated in the accompanying exhibits.

12. Double-fronted Residential Lots/Building Pads

Double-fronted residential lots or building pads are allowed.

D. Commercial Building & Site Standards

1. Scope & Authority

The Administrator shall review all applications for development within the project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with the applicable provisions of the County's Vested Laws (Exhibit K to the MDA), subject to the terms and conditions of the MDA. The Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Commercial Lot Standards

Minimum lot sizes and setbacks shall be as follows (unless otherwise approved by the Administrator):

<i>Lot Type</i>	<i>Min Lot Size</i>	<i>Front Setback</i>	<i>Rear Setback</i>	<i>Side-yard Setback</i>	<i>Max Building Coverage</i>
Lot Type Flex	None	15' Min	10'	15'	60%

3. Flex Village Land Uses

Allowed and conditional land uses for the flex parcels in the Project (Flex Village) shall follow Section 104-20-3 of the County's Vested Laws, Land Use Table for the C-2 zone (See Appendix A), with the following exceptions:

<i>Land Use</i>	<i>Allowed</i>
Self-storage facility	Permitted without exception
Assisted Living/ Long-term Care Facility	Permitted without exception

D. Commercial Building & Site Standards *(continued)*

4. Screening

Any portion of the rear elevation or loading area of a commercial use that abuts a public right-of-way shall be screened with a 6' wall or fence along the public right-of-way. Parking areas within 10' of a side or rear property line shall be screened with a wall or fence.

5. Commercial Building Heights

Building height restrictions shall be as follows (unless otherwise approved by the Administrator):

<i>Building Type</i>	<i>Bldg Height</i>	<i>Height Measurement</i>
Commercial	45'	Maximum height measured to top of building
Office	60'	

Building height is measured at finished grade of front two building corners.

6. Exterior Building & Architectural Elevation Standards

Building materials for Flex Village developments shall conform, at a minimum, to conditions of the Design Review Committee. The County shall not impose building or architectural elevation standards on the residences or other buildings within Project which exceed the building code provisions of the County's Vested Laws. Without in anyway limiting the foregoing, and by way of example only, the following are approved external building materials:

<i>Exterior Building Material</i>	<i>Allowed</i>
Brick / Stone	Y
Wood	Y
Stucco	Y
Ornamental Metal Panels	Y
Fiber Cement Siding	Y
Precast concrete	Y
Storefront door & window systems	Y

7. Parking Standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

<i>Dwelling Type</i>	<i>Parking Required/ Net 1,000 Sq Ft</i>
Retail	4 sp
Restaurant	1 per table
Office	4 sp

8. Commercial Landscape Standards

Minimum landscape standards shall be as follows (unless otherwise approved by the Administrator):

- 1) Min 5% Landscape area within parking lots
- 2) Landscape islands shall be required at the end of each parking row.
- 3) Landscape islands (min 6' width) shall be required every 20 spaces within a parking row.
- 4) Landscape plantings within parking areas shall require 1 tree for every 500 square feet of parking area. Such tree plantings may be located within the parking area if the landscape island is greater than 10' in width, or may be located around the perimeter of the parking area.
- 5) Water-wise plantings and xeriscape treatment are required in all interior parking islands. A minimum of 20% of landscape islands shall be live plant material, with an appropriate irrigation supply.

9. Commercial Landscape Area

A minimum of 10% of commercial land use area shall be landscaped with appropriate landscape treatments. Any parking lot landscaping shall be counted toward this requirement.

10. Commercial Signage

Signage standards shall be as follows (unless otherwise approved by the Administrator):

- 1) Ground-mounted/freestanding signs shall not exceed the maximum building height and shall be a minimum of 10' setbacks from property lines. Ground signs shall be placed so as to not infringe on the sight triangle at vehicular turning movements.
- 2) Signs attached to building facades shall not exceed 25% of the face area of each public facing facades.
- 3) All signs may be illuminated with indirect lighting or back lighting.

11. Double-fronted Commercial Lots/Building Pads

Double-fronted commercial lots or building pads are allowed.

Appendix A

Design Standards

LAND USE TABLE: C-2