



470 N 2450 W Tremonton, UT 84337
O (435) 257-4963
C (801) 644-6736

Weber County Planning Division,

On May 12, 2020 the Western Weber Planning Commission made a motion to deny preliminary approval of the Taylor Landing Cluster Subdivision located at approximately 4000 W 2200 S, Ogden, UT 84401. The motion was as follows:

*“Motion to deny preliminary approval of the Taylor Landing Cluster Subdivision consisting of 156 lots is based on the finding that it does not meet the intent of the cluster code to utilize the **prime agricultural land** as agricultural open space.”*

Heritage Land Development would formally like to request an appeal regarding the denial of Taylor Landing’s preliminary approval. We are confident that Taylor Landing does comply with the cluster subdivision code and we have proven this through the soil assessment, irrigation capabilities, parcel boundary configuration, and industry best practices. The definition for “**Agriculture land, prime**” is defined in the Weber County municipal code Section 101-1-7 as follows:

“The term ‘prime agricultural land’ means the area of a lot or parcel best suited for large-scale crop production. This area has soil types that have, or are capable of having, highest nutrient content and best irrigation capabilities over other soil types on the property and are of a sufficient size and configuration to offer marketable opportunities for crop-production. Unless otherwise specified by this Land Use Code, actual crop production need not exist onsite for a property to be considered to contain prime agricultural land.”

Heritage Land Development has configured Taylor Landing based on the above definition. Our soil assessment proves that the “open space” is capable of having highest nutrient content with certain improvements. Alliance Engineering and a local farming expert (Tom Favero) both agree that the “open space” has the best irrigation capabilities on the property. Lastly, the size and configuration of the “open space” is conformed in a large rectangular shape to offer marketable opportunities for crop-production. All this information was provided with our preliminary application and was also presented to the Planning Commissioners on May 12th, 2020.



470 N 2450 W Tremonton, UT 84337
O (435) 257-4963
C (801) 644-6736

In addition, code 108-3-5(c)(3)b states:

Open space parcels shall be organized into one contiguous open space area. Contiguity may only be interrupted if preservation of long-term agricultural opportunities is best accomplished by allowing the interruption. The applicant bears the burden of proving this based on soil sampling, irrigation capabilities, parcel boundary configuration, and industry best practices.

Again, Heritage Land Development has taken on the burden of proving everything mentioned in 108-3-5(c)(3)b. We commissioned Martin and Nicholson Environmental Consultants to conduct a soil analysis which proves that with proper improvements the “open space” is capable of having long-term agricultural opportunities. Along with researching the current irrigation capabilities of the property, we consulted with a farming expert and an engineer to determine which space on the property could have best irrigation capabilities. Parcel boundary configuration and industry best practices were achieved by configuring the “open space” to be best suited for large crop production while also locating the “open space” where it would provide the least disturbance to existing homes.

Thank you for your time and consideration. We look forward to presenting our case and working with you as we move forward. It is our pleasure to provide exceptional homes and beneficial open space to enrich the population of Weber County.

Respectfully,

Jessica Prestwich
Land Development
Heritage Land Development

Jay Stocking
Owner
Heritage Land Development