



# Staff Report of the Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of the Taylor Landing Cluster Subdivision Phase 1A 1st Amendment consisting of a minor modification of the existing open space preservation parcel.

**Agenda Date:** Wednesday, April 6, 2022

**Applicant:** Marshae Stokes

**File Number:** LVT021722

### Property Information

**Approximate Address:** 4000 W 2200 S

**Project Area:** 12.8 Acres

**Zoning:** Agricultural (A-1)

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-750-0029

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

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential
<b>East:</b> Agricultural	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Scott Perkes  
sperkes@co.weber.ut.us  
801-399-8772

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

## Background and Summary

Taylor Landing Phase 1A was originally recorded on May 18, 2021. Phase 1A consisted of 28 clustered residential lots along with the dedication of 12.81 acres of open space. Since this time, the applicant has worked with local residents and the Western Weber Parks District to identify 9.5 acres of land within the previously dedicated 12.81 acre open space parcel that could be donated to the Western Weber Parks District.

This proposed minor amendment to Phase 1A (see **Exhibit A**) serves as an instrument to create the 9.5 acre park parcel. It will also serve as an amendment to the original Open Space Preservation Plan and Preliminary Plan for the 5-phase, 156-lot Taylor Landing Cluster Subdivision as a whole.

## Analysis

General Plan: The Western Weber General Plan supports cluster type development as a means to preserve open space (see page 2-12 of the Western Weber General Plan).

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

*“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”*

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

Open Space: The proposal keeps the originally dedicated 12.81 acres of open space needed for all of Phase 1A and Phase 1B. However, the proposed amendment splits the 12.81 acres into an Open Space Parcel A (9.5 ac.) and an Open Space Parcel B (3.07 ac.). Parcel A will be donated to the Parks District to serve as a regional park. LUC Sec. 108-3-5(6)b. allows for open space parcels within cluster subdivisions to be conveyed to a local park district. Parcel B will continue to be utilized as an agricultural parcel.

LUC Sec. 108-3-5(a) calls for the following to occur in regards to the modification of an existing open space preservation parcel:

*“If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan.”*

Culinary water and sanitary sewage disposal: Taylor West Weber Water and Hooper Irrigation Company will continue to provide the culinary water and secondary water connections. Wastewater disposal systems (sewer) for the subdivision will continue to be served by the Central Weber Sewer Improvement District.

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

## Planning Division Recommendation

Planning staff recommends final approval of the Taylor Landing Cluster Subdivision Phase 1A 1<sup>st</sup> Amendment. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed amendment adheres to the open space requirements the Cluster Subdivision Ordinance
3. The proposed subdivision complies with applicable County ordinances.

## Administrative Approval

Administrative final approval of the Taylor Landing Subdivision Phase 1A 1<sup>st</sup> Amendment, is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

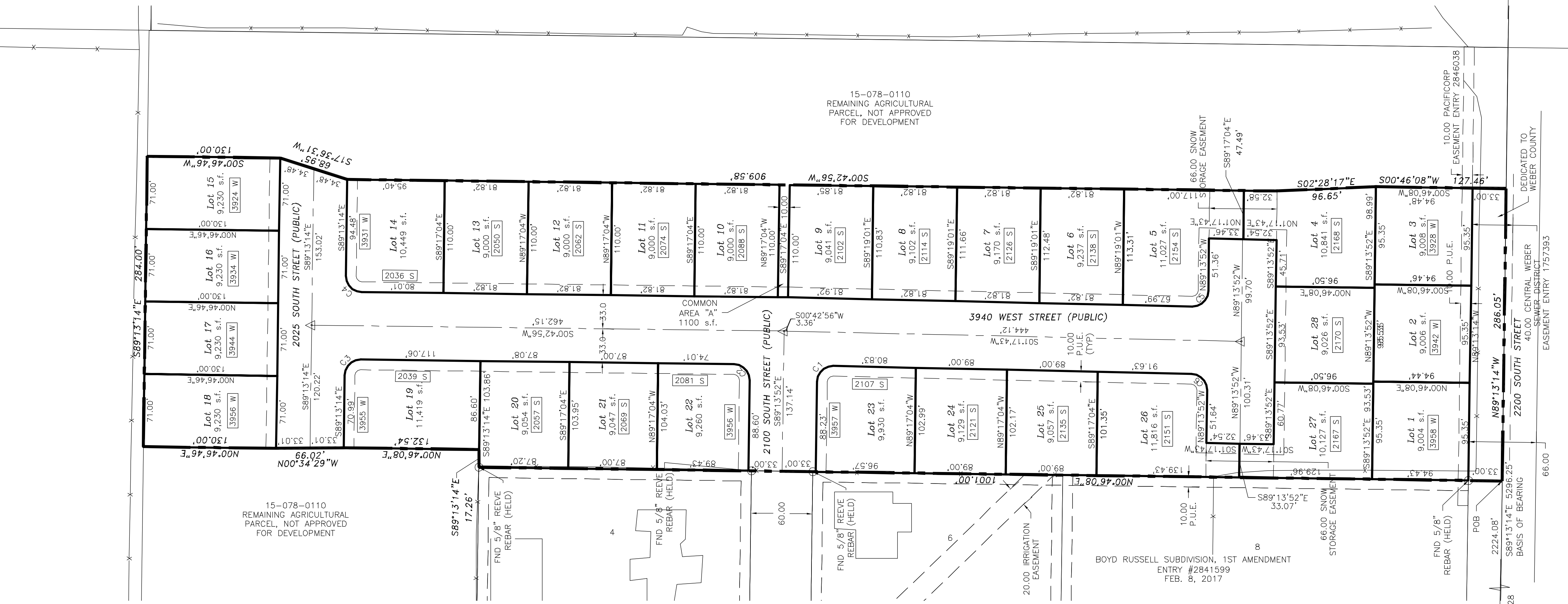
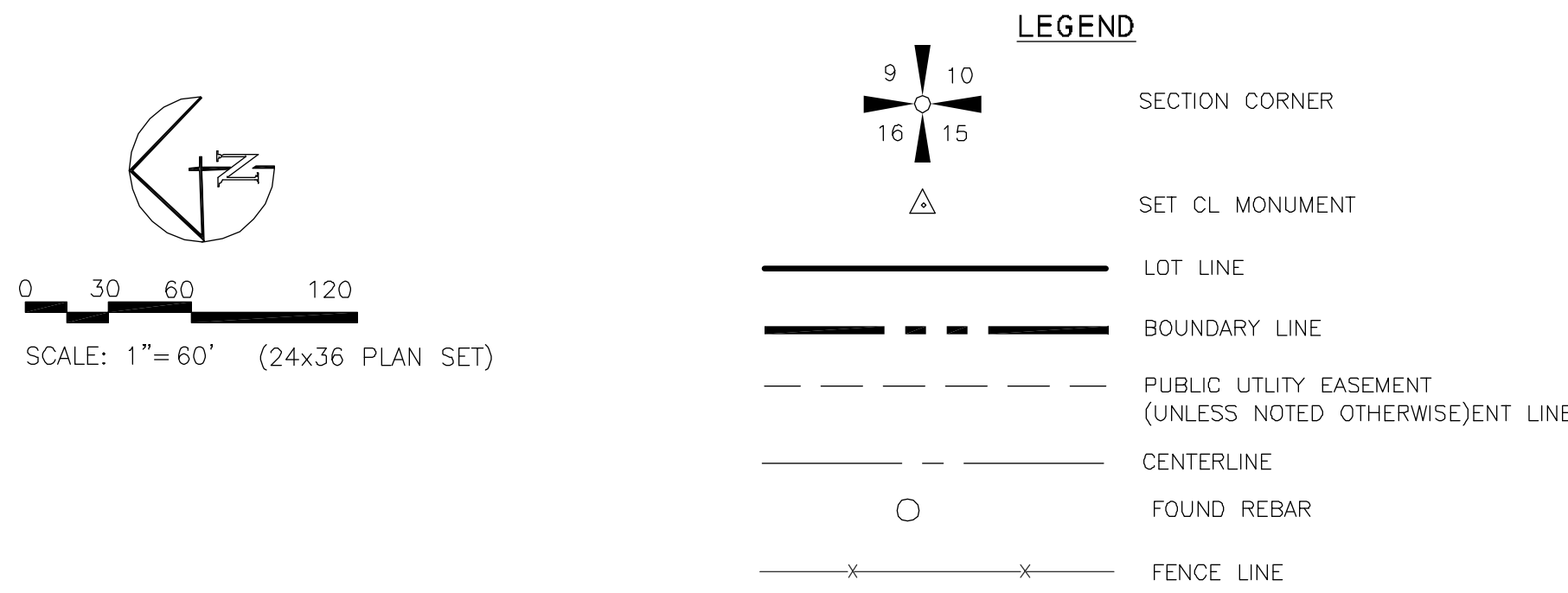
## Exhibits

- A. Taylor Landing Phase 1A 1<sup>st</sup> Amendment Final Plat

TAYLOR LANDING PHASE 1A, 1st AMENDMENT A CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH

FINAL PLAT MARCH 2022



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C6.

WEBER COUNTY ATTORNEY section with signature lines and date.

WEBER COUNTY SURVEYOR section with signature and record information.

WEBER COUNTY PLANNING COMMISSION APPROVAL section with signature line.

SURVEYOR'S NOTES NARRATIVE section containing numbered notes 1 through 5 regarding survey purpose, bearings, and easements.

GENERAL NOTES section containing numbered notes 1 through 5 regarding utility easements, rebar, and tree placement.

WEBER COUNTY ENGINEER section with signature line.

WEBER COUNTY COMMISSION ACCEPTANCE section with signature line.

AGRICULTURAL NOTE section regarding farm operations and restrictions.

SURVEYOR'S CERTIFICATE section with professional seal and text.

BOUNDARY DESCRIPTION section detailing lot dimensions and street locations.

OWNER'S DEDICATION section regarding public use of streets and common areas.

LIMITED LIABILITY ACKNOWLEDGEMENT section with signature lines.

LIMITED LIABILITY ACKNOWLEDGEMENT section with signature lines.

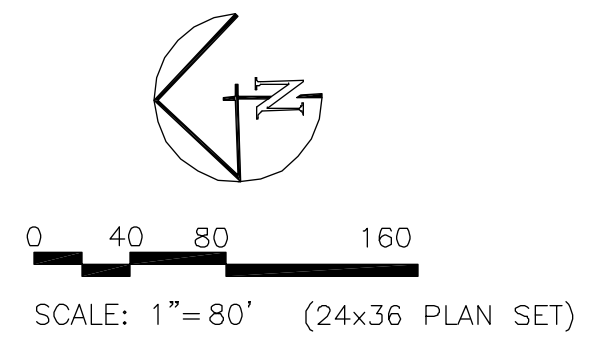
COUNTY RECORDER section with signature and date.

ALLIANCE CONSULTING ENGINEERS logo and contact information.

Developer: Heritage Land Development Tremonton, Utah 84337

REVISIONS/SUBMISSIONS table with columns: No., DATE, DESCRIPTION.

TAYLOR LANDING PHASE 1A 1st AMENDMENT A CLUSTER SUBDIVISION title block with drawing title and date.



**TAYLOR LANDING PHASE 1A,  
1st AMENDMENT  
A CLUSTER SUBDIVISION**  
PART OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
WEBER COUNTY, UTAH  
**FINAL PLAT  
MARCH 2022**

**OPEN SPACE PHASE I BOUNDARY DESCRIPTION**  
Part of the East Half of the Northwest Quarter of Section 28,  
Township 6 North, Range 2 West of the Salt Lake Base and  
Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N0°46'08" E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14" W 362.04 feet to the POINT OF BEGINNING and running thence N 89°13'14" W 594.10 feet; thence N 00°48'18" E 100.00 feet; thence N 11°33'40" E 213.77 feet; thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3; thence N 00°46'11" E 664.28 feet to the north line of the Northwest Quarter of said Section 28; thence S 89°07'58" E 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 acres, more or less.

**NOTES:**

TAYLOR LANDING OVERALL SUBDIVISION  
TOTAL AREA: 109.63 ACRES  
PUBLIC R-O-W: 13.39 ACRES  
NET DEVELOPABLE GROUND: 96.08 ACRES  
NET OPEN SPACE: 55.97 ACRES (58.25%)  
  
PHASE 1 (INCLUDES PH1A AND FUTURE PH1B)  
TOTAL AREA: 12.80 ACRES  
PUBLIC R-O-W: 3.84 ACRES  
NET DEVELOPABLE GROUND: 8.96 ACRES  
NET OPEN SPACE: 12.81 ACRES (58.25%)

**ALLIANCE CONSULTING ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
allianceclogan@yahoo.com

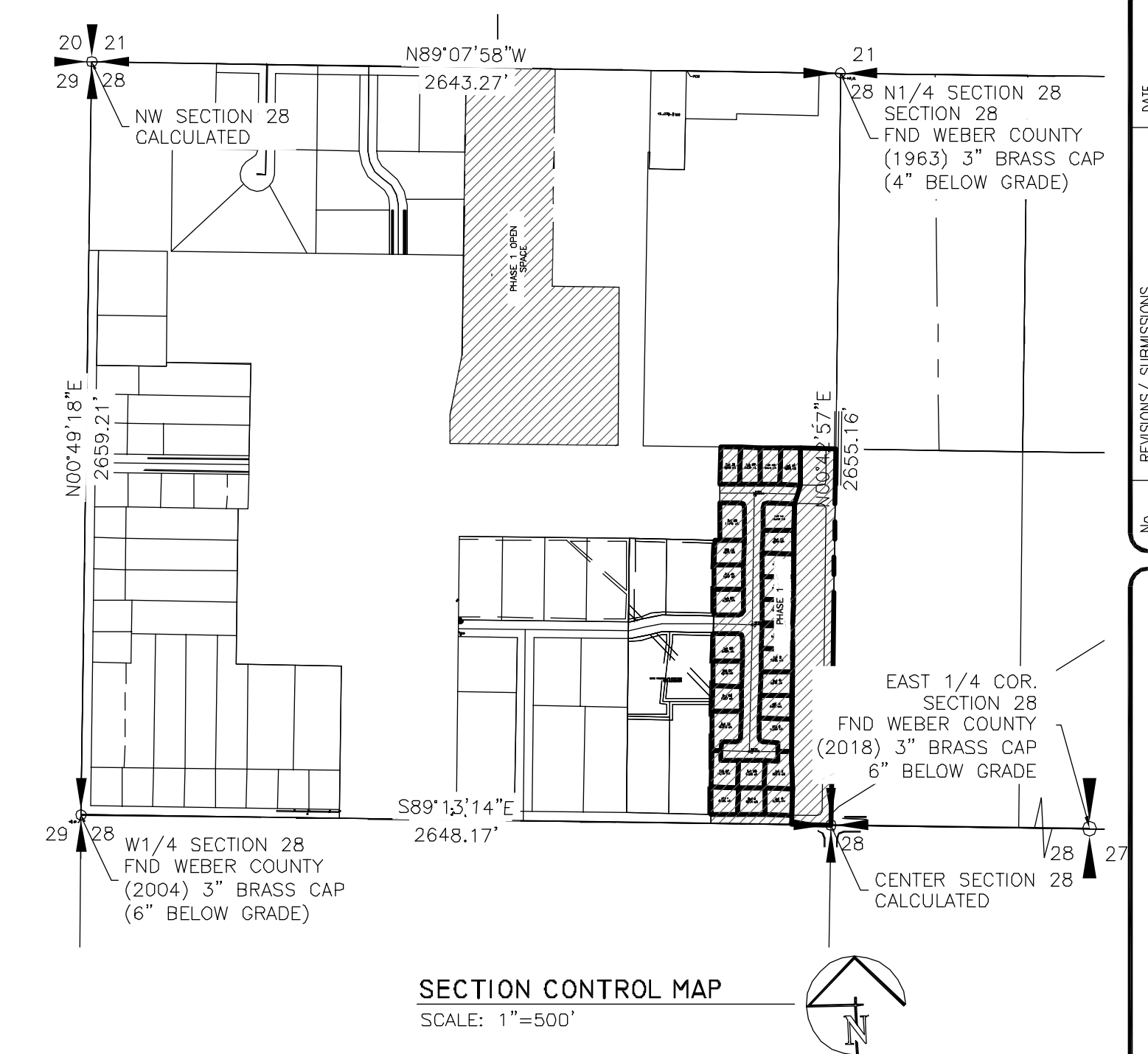
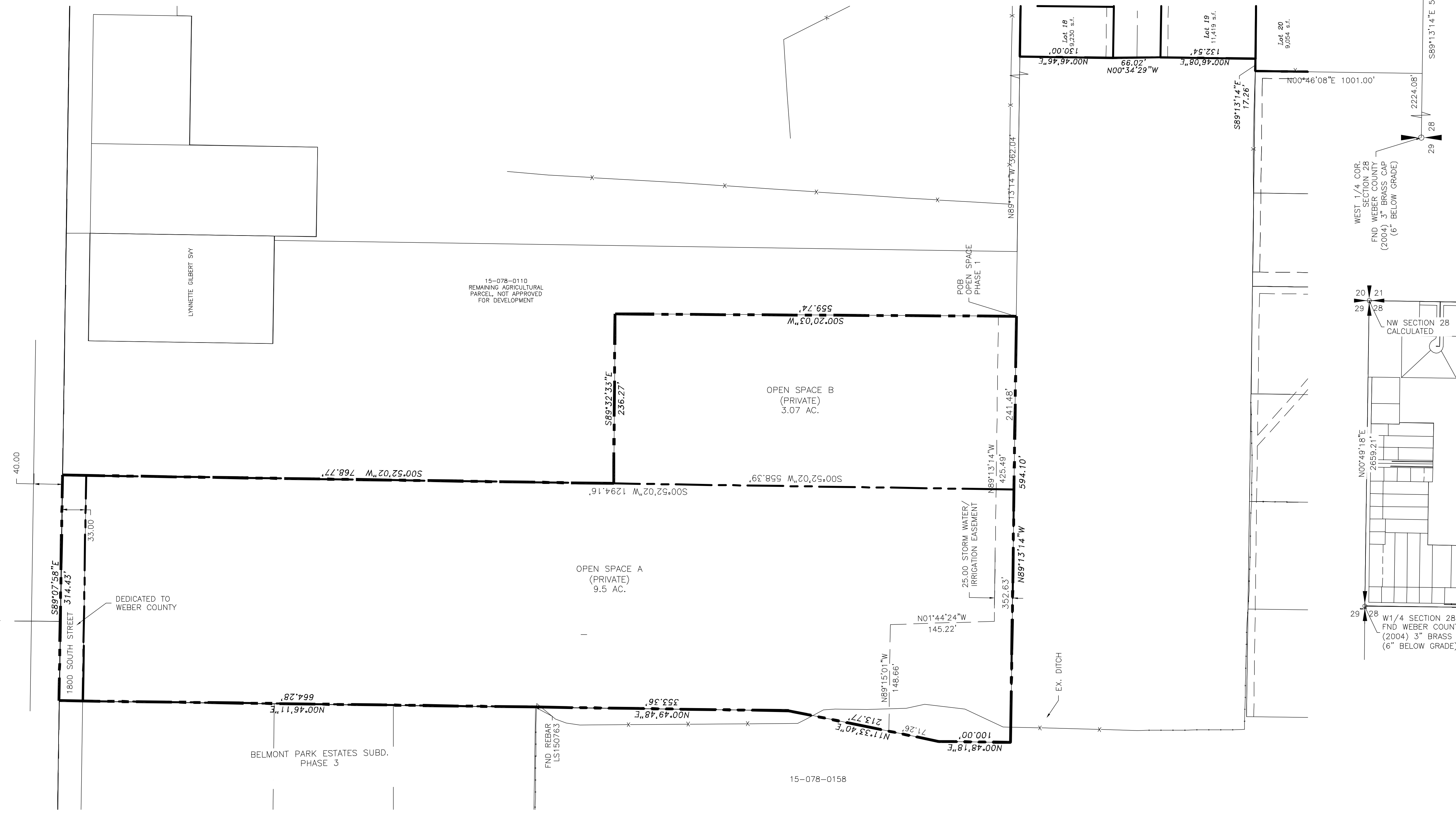
Developer: Heritage Land Development  
Tremonton, Utah 84337

NO.	REVISIONS/SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_

**TAYLOR LANDING PHASE 1A  
1st AMENDMENT  
A CLUSTER SUBDIVISION**  
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
WEBER COUNTY, UTAH  
**FINAL PLAT**

DATE: MARCH, 2022  
DRAWING No. **2**  
2 of 2



**SECTION CONTROL MAP**  
SCALE: 1"=500'

**COUNTY RECORDER**  
State of Utah, County of Weber, recorded and filed at the request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Entry \_\_\_\_\_  
  
Index \_\_\_\_\_  
Filed in: File of plats \_\_\_\_\_ County Recorder \_\_\_\_\_