

Westbridge Meadows



MASTER PLANNED COMMUNITY

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EXECUTIVE SUMMARY

Rarely are significant land areas, such as the Westbridge Meadows development, available for master plan level planning and design. Westbridge Meadows provides a unique opportunity for West Weber County to create a cohesive and sustainable development. The overall development area is just over 1,400-acres and located between four landmarks:

- Union Pacific Railroad on the north,
- Weber River on the east,
- Ogden Bay Waterfowl Management Area (WMA) and the future Industrial Byway on the south, and
- 7500 West Street on the west.

Westbridge Meadows is located at the convergence of future multiple transportation options which drive the success of such planning. The project is adjacent to an existing railroad right-of-way with plans for mass transit, contains the alignment for the West Weber Corridor with associated interchange, and will provide a major access point across the Weber River. In addition, the planned Industrial Byway is located along the south boundary of the development.

The project is ideally situated to promote an active outdoor lifestyle with immediate access to the Weber River, wetland preservation areas, and the Ogden Bay WMA. Through a master plan development, these existing amenities can be improved, public access installed, and enhancements provided for both Westbridge Meadows and the County. The information and design standards presented with this document will foster a development plan aimed toward open space preservation, and interconnectivity that will make the community a more enjoyable place to live and reside.

The Westbridge Meadows development includes features such as:

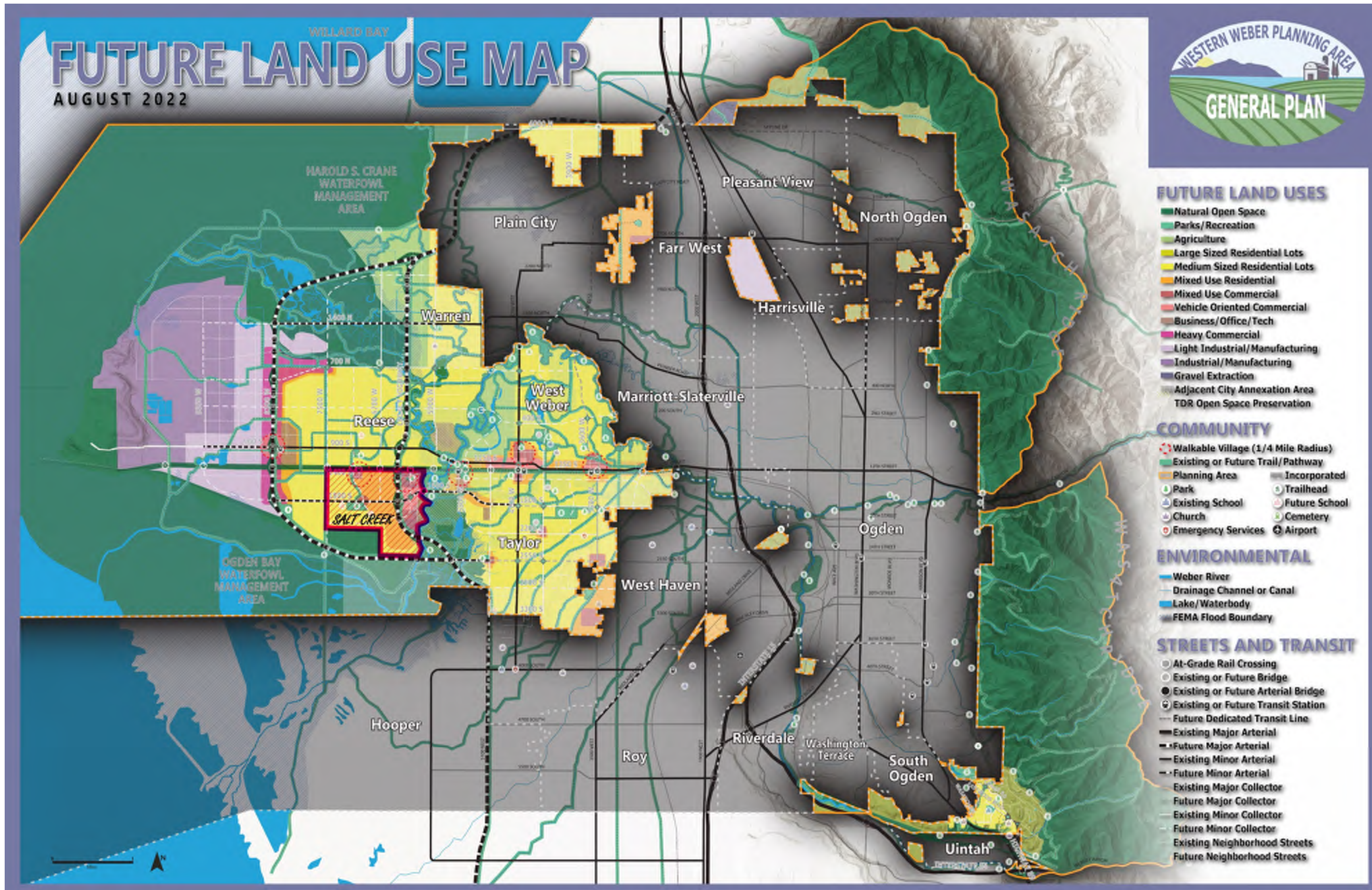
- **Open Space.** A significant area will be dedicated to regional recreational uses, trails, passive open space, and integrated neighborhood amenities. Open space planning will emphasize connectivity between housing and destinations such as regional parks, Weber River, and Ogden Bay WMA.
- **Corridor Preservation.** The preservation of land and coordination with UDOT for the West Weber Corridor and 1600 South will establish future alignments and vital points of access.

This planning will provide the anchor for the location of higher intensity uses such as commercial, retail, and office.

- **Connectivity.** Multiple major transportation corridors will provide connection to each Village area of the community. These corridors will minimize cross-through traffic in residential areas. The connections of the West Weber Corridor, 1600 South and the Industrial Byway across the Weber River will be major traffic enhancements to the area.
- **Diversity of Housing Product.** A master planned community of this size must provide for all levels of housing products for the establishment of a diverse community as well as being necessary for the proper economics to support desired amenities and services. Westbridge Meadows will contain housing products including single-family of all variations, multi-family (townhomes and condominiums), and apartments. The intent is to entice residents to stay within the community as they grow and expand from renters or first-time home buyers to move-up housing, and custom homeowners. With the recent Inland Port designations for properties in the area, Westbridge Meadows is ideally situated to provide the convenient housing and commercial components needed for a successful large-scale industrial development.
- **Commercial Properties.** Incorporation of retail and commercial services is vital to the long-term sustainability of the Westbridge Meadows community and the viability of the overall county area. The convergence of transportation and master planning will ensure adequate opportunities are available not only initially, but for the anticipated build-out.
- **Civic, Education and Religious Facilities.** The livability of a master planned community must incorporate well-placed, good-quality, and walkable; civic, educational, and religious facilities into the framework of the community. Options for these facilities will be planned from the beginning of development.

The proposed community incorporates the following units and approximate acreages:

- | | |
|----------------------------------|---|
| • 1,415 Total Acres | • 123.8 Acres ± of Proposed Regional Open Space |
| • 14,349 Acres Residential Units | ○ 40 Acre Regional Park |
| • 47 Acres of Regional Retail | ○ 68 Acre Weber River Corridor Preservation |
| • 41,899 Estimated Population | • Over 10.5 Miles of Regional Trails |





- **Mixed-Use Commercial (TYPE 3).** This General Plan land use is intended to provide a city center type use in which a variety housing and commercial land uses can interact in a “Main Street” type atmosphere. Commercial uses in this area should provide retail sales, services, eateries, and other related activities. Residential uses would be allowed on floors above commercial as well as in second-tier locations. Access, parking, and transportation options are vital to these development areas and will likely evolve as these options become available in the project development process.



- **Neighborhood Commercial (TYPE 4).** As Villages are planned in detail, areas of neighborhood commercial will be identified to provide necessary daily services without the need to travel a greater distance within the community. Such commercial uses may include gas stations, small retail sales, restaurants, and service-oriented businesses.
- **Vehicle Oriented Commercial (TYPE 5).** This land use type prioritizes vehicle usage and vehicle-related land uses and is generally one of the last areas to build-out within a master planned project. Uses include big box shopping areas, gas stations, vehicle repair shops, and businesses with drive-through restaurants. These vehicle-oriented uses belong at and around the intersections of arterial and collector class roadways and are the long-term economic driver for the community.

- **Office / Technical (TYPE 6).** This commercial land use is generally a low-intrusive use on the neighboring property and can provide significant live-work balance to a community. These uses are located along the Weber River where a combination of access, site design, architecture and landscaping can be addressed to provide a pleasant and harmonious environment for the land use and community as a whole.

Open Space

Open space and its interconnectivity provide the backbone of a cohesive master planned development and contribute greatly to the livability and desirability of the project. Westbridge Meadows will work closely with Weber County and the developing Western Weber Special Parks District Master Plan in establishing a level of service for the development and further County projects. An initial proposal for level of service of 10.0 acres per 1,000 residents is suggested and used within this document. Open space will encompass uses such as:

- The “Emerald Necklace” concept is introduced in the General Plan to preserve and enhance areas along the Weber River to provide access, recreation, and connectivity.



This concept will be integral to the community feel. A 300' wide corridor is to be preserved and dedicated along the Weber River. Initial improvements will include a path for recreation purposes that will also serve as river access and flood protection.

- Regional Parks. With a master plan of this size, a regional park is necessary to provide programmed recreational services. This park would be a minimum of 40 acres and provide amenities such as sports fields, playgrounds, pavilions, restrooms, picnic, and larger grass areas. This regional park will be accessible from main corridors, provide ample parking as well as be at the convergence of trail networks.

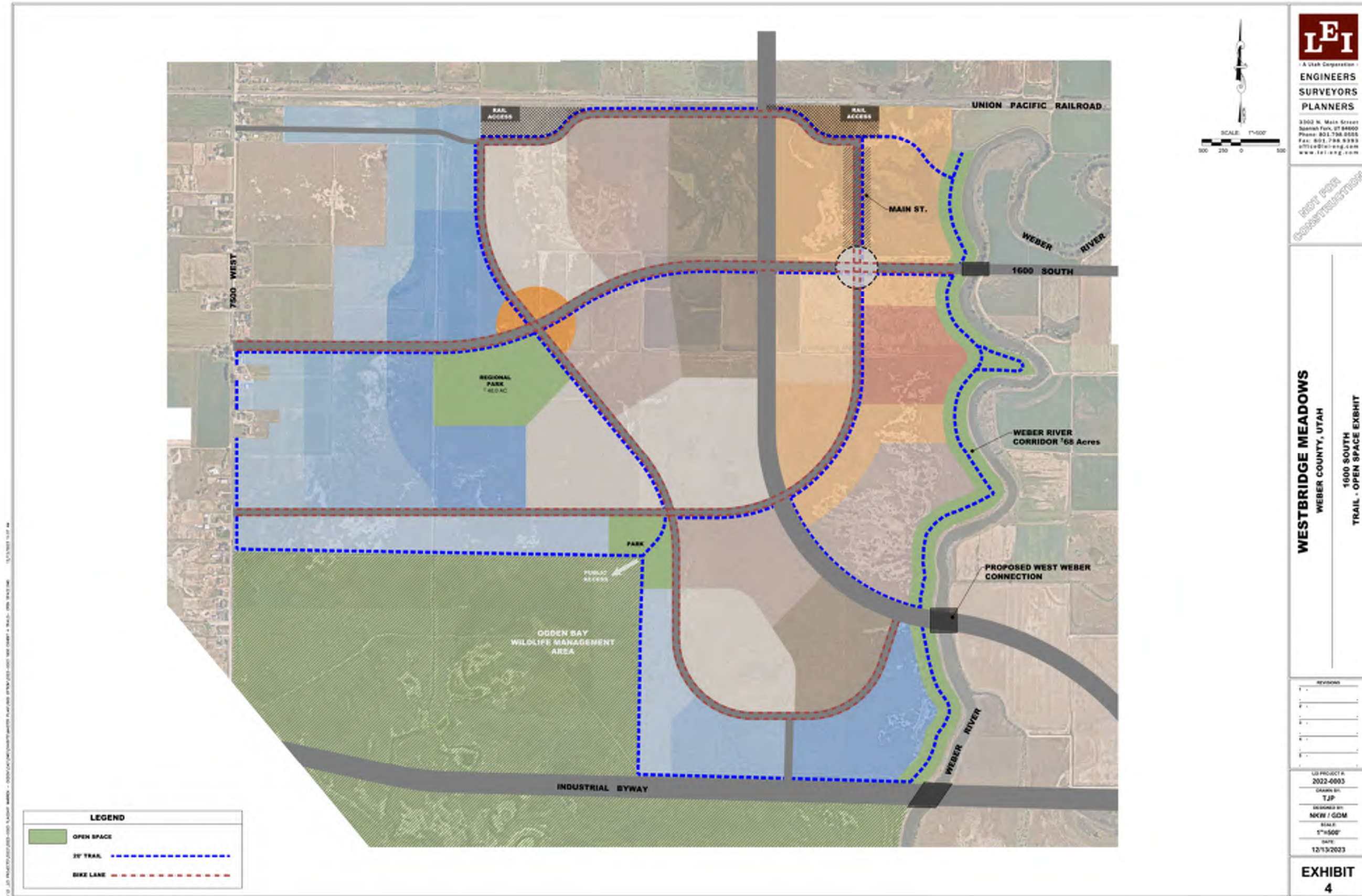


- Neighborhood Parks. Each Village will be enhanced with a neighborhood park or series of parks to meet the day-to-day recreation desires of the Village. These parks will generally be a minimum of two (2) acres in size and incorporate amenities such as sports courts, walking paths, trees, grass areas, playgrounds, pavilions, and seating areas. Larger neighborhood parks may also incorporate restrooms and sports fields.
- Private parks will be incorporated into larger, higher-density development areas of Type 2 and 3 uses. These parks may contain higher intensity amenities such as

pools, clubhouses, playgrounds, dog parks, sports courts, pavilions, and sitting areas. These parks will be owned and maintained by a Homeowners Association.



- Trails are to be installed for connectivity of land uses, parks, transit options, and Villages. A variety of trails (as shown in Exhibit 4) will be incorporated based on anticipated uses and will include both hard and soft surfaces which enhance the experience and use. Pedestrian wayfinding will be introduced by subtle trail markers to provide a sense of safety, orientation and unity as users explore the massive open spaces that surround Westbridge Meadows. Fencing of trail corridors is important to assist in public vs private space and will be sensitively designed and placed to compliment the sites' natural character and promote safety. Trailheads or parking areas will be provided based on anticipated uses and to encourage trail utilization.
- Natural Open Space will be used to produce an open and inviting aspect to the project while also being water conscious. These natural areas may be incorporated within trail corridors, drainage courses, wetland areas, and environmentally sensitive locations. These areas should transition seamlessly with the existing Ogden Bay WMA and allow easy access to this resource. Many of these natural open space areas will also be beneficial for storm drainage collection and conveyance purposes.
- All Open Space areas and types will be allowed to incorporate elements of storm drainage facilities based on safety, usage, and standard engineering practices.



VILLAGES AND BUILDOUT ALLOCATION

The overall Westbridge Meadows development is segmented into six (6) different Villages based on divisions by transportation corridors or natural features, potential development patterns, and the progressive construction of infrastructure improvements. Each Village is intended to provide a variety of housing products, centralized amenities, and connectivity to create cohesive and sustainable neighborhoods. *Exhibit 5, Villages Map* outlines the proposed Types along with their areas and densities.

Each individual Village information is based on the following:

- For population calculations and levels of service, 2.92 persons per residential unit has been used based on the 2022 Weber County Census.
- Eight (8) full-time employees per commercial acre are used for conceptual planning purposes. As the potential commercial uses are further defined these employee numbers may be updated. Office space incorporates forty (40) employees per acre.
- Open Space is provided at a level of service of 10.0 acres per 1,000 residents. Open Space will be met through a combination of Village specific Open Space (both public and private), regional parks, and trail corridors.
- Acreages are approximate and incorporate all roadways.
- Multiple Villages may be under construction at the same time in order to provide a marketable product variety. Availability of utilities, access points, product diversity, and land contracts will dictate the development patterns experienced.



The six (6) Villages and their associated ERU count and acreage are as follows:

- **VILLAGE 1 – Nodding Brome at Westbridge Meadows**

This Village, located at the northwest of the development will likely contain the first phases of Westbridge Meadows. It is adjacent to existing development and utilities located within 7500 West. It is exclusively single-family Type 1 land use. *Nodding Brome at Westbridge Meadows* also incorporates a small commercial node at the future southeast corner.

Total Area:	132 Ac	
Type 1, Single-Family Housing:	129 Ac	550 Units
Type 4, Neighborhood Commercial:	3.8 Ac	30 Employees
Projected Population:	1,606 Persons	
Allocated Open Space Based on LOS:	16.1 Ac	
Overall Village Density:	4.2 Units / Ac	



• **VILLAGE 2 – Blue Grama at Westbridge Meadows**

Village 2 incorporates an area for differing housing product types and establishes the western edge of the West Weber Connector. A future rail access point is reserved at the northwest corner and a 4-acre commercial corner is located at the southwest to complement the corner from Village 1. With the more intense transportation and commercial opportunities, the overall density, open space requirement and amenities associated with the Village increases.

Total Area:	192 Ac	
Type 2, Mixed-Use Housing:	187 Ac	3,264 Units
Type 4, Neighborhood Commercial:	5.4 Ac	43 Employees
Projected Population:	9,530 Persons	
Allocated Open Space Based on LOS:	95.3 Ac	
Overall Village Density:	17.0 Units / Ac	

• **VILLAGE 3 – Sandhill at Westbridge Meadows**

Sandhill at Westbridge Meadows provides additional single-family Type 1 product. The establishment and initial construction of a regional park will take place in this Village which will link previous Villages together as well as providing access to the Ogden Bay WMA.

Total Area:	310 Ac	
Type 1, Single-Family Housing:	209 Ac	793 Units
Type 2, Mixed-Use Housing:	50 Ac	447 Units
Projected Population:	3,621 Persons	
Allocated Open Space Based on LOS:	36.2 Ac	
Overall Village Density:	4.0 Units / Ac	



• **VILLAGE 4 – Foxtail at Westbridge Meadows**

This Village is at the heart of Westbridge Meadows and enjoys the proximity to all that the community has to offer. Trail access and convenient transportation to all commercial, mass transit and recreational amenities will traverse or bound this Village. Due to these circumstances and interior location, *Foxtail at Westbridge Meadows* will contain diverse housing types and therefore, one of the highest Village densities.

Total Area:	152 Ac	
Type 2, Mixed-Use Housing:	148 Ac	2,383 Units
Type 4, Neighborhood Commercial:	4.2 Ac	34 Employees
Projected Population:	6,958 Persons	
Allocated Open Space Based on LOS:	69.6 Ac	
Overall Village Density:	15.7 Units / Ac	



• **VILLAGE 5 – Sweetgrass at Westbridge Meadows**

Sweetgrass at Westbridge Meadows is the most housing diverse of the Villages due to traumatic transitions taking place in the Village. With the West Weber Corridor to the northeast, higher density product is applicable as a buffer with logical transitions down to the lowest densities adjacent to the Ogden Bay WMA at the south and west. This Village provides ideal access to the Emerald Necklace of the Weber River and direct connection to the Ogden Bay WMA. The future Industrial Byway is located directly south of this Village and will provide secondary access to the development. Land uses may shift as the location of this major roadway is solidified.

Total Area:	263 Ac	
Type 1, Single-Family Housing:	109 Ac	528 Units
Type 2, Multi-Use Housing:	134 Ac	2,323 Units
Projected Population:	8,325 Persons	
Allocated Open Space Based on LOS:	83.3 Ac	
Overall Village Density:	10.8 Units / Ac	



• **VILLAGE 6 – Wildrye at Westbridge Meadows**

Wildrye at Westbridge Meadows is the center of business, commercial, office, and retail interaction for the overall development and regional area. The development of this Village may be on a different time track than the other Villages due to the lag time from initial residential uses to the mass necessary for the sustainability of major commercial and retail uses. In addition, master planned transportation services will contribute greatly to the timing of development. This Village has significant and unique elements, including:

- Miles of trails and interactive park uses with the river’s “Emerald Necklace.”
- Centralized monumentation at the City Center Access intersection.
- Main Street design element from the City Center intersection north to the planned rail access point.
- Regional retail component for not just Westbridge Meadows, but for the surrounding County area.
- Office / Tech type uses which can take advantage of the proximity of housing and recreation to provide an ideal work/live/play environment.



- Housing elements in *Wildrye at Westbridge Meadows* would be second tier to the retail and Main Street elements. Housing would, however, provide the driving economic force for these uses while emphasizing walkable and highly amenitized land use.

Total Area:	365 Ac	
Type 3, Mixed Use Commercial Housing:	181 Ac	4,061 Units
Type 5, Vehicle Oriented Commercial:	40 Ac	320 Employees
Type 6, Office / Technical:	36 Ac	1,440 Employees
Projected Population:	11,858 Persons	
Allocated Open Space Based on LOS:	118.6 Ac	
Overall Village Density:	11.1 Units / Ac	

GUIDING PRINCIPLES

As the planning and vision of Westbridge Meadows has evolved over the last several years, the guiding principles have stayed consistent and are the basis for this Master Planned Community. These principles also follow the intents and purposes of the West Weber County General Plan and are intended to produce a quality and livable community that is the showpiece for both the developer and Weber County. Each of these guiding principles follow smart growth planning and will be enhanced and explored further with each subsequent Subdivision submission:

Livable Community

While often overused, the term “livable community” is a main goal of Westbridge Meadows and is defined by the developer to be a community that can be all inclusive for the housing, recreation, interaction, worship, and education needs of an individual or family. To meet this goal, the community must emphasize product diversity, transportation connectivity, integration of open space, and respect for the underlying land.

Variety of Product

Diversity of housing products is imperative to produce a livable community for all stages of life and family situations. Westbridge Meadows will provide housing variety to meet the needs of residents while avoiding stagnant, urban-sprawl type of development.

Density Averaging

While large land use areas have been used to determine and display overall densities of Villages and general placement of product types, blending or blurring of the lines between lot sizes and development patterns should be used. This will result in the same number of units, but also provide the benefit of diversifying neighborhoods rather than simply congregating the exact same intensities and unit types together.

United Theme

In order to set Westbridge Meadows apart from other developments, an overall sense of place will be incorporated and utilize distinguishing features that will be incorporated in street signage and monumentation. These overall themes will be further detailed and enhanced in each Subdivision. Theming is to incorporate the following attributes:

- **Monumentation.** Monumentation will be consistent for the overall project and encompass entry monuments, Village monuments, and directional signage.



- **Fencing.** Consistent fencing will be placed along all major corridors in a manner to blend with the natural surroundings while providing a degree of privacy to the adjacent residential backyards. Standards will be held consistent within subdivision or Village areas to keep a uniform look and feel. Preference will be given to low-maintenance and durable materials. Where possible, housing frontages, open spaces, and community buildings will be placed along major corridors such that fencing of long stretches of roadway is avoided.
- **Streetscapes.** Streetscapes will be used throughout the development to provide character, additional sense of place, and appropriate massing through the incorporation of street trees, materials, landscape, and planter areas. Proposed street tree species will be coordinated with the County’s approved plant list to determine suitability and longevity for the site. With the unique aspects of Westbridge Meadows, the goal for streetscapes within the development is to provide an interesting and varied experience traversing the development. Particular care will be taken to layout major roadways in a curvilinear manner in order to provide character and interest. Roadway vistas are also an important aspect of design that will be further refined with each detailed Subdivision. For example, major road terminations or view corridors will use open space, topography, roundabouts, monumentation, landscaping or specific land uses as a backdrop. These elements soften the perspective of the development and can lead to an enhanced overall experience. In addition, streetscapes will vary based on the intensity of the land use from urban to more rural settings with changes in road widths, planters, sidewalks and plantings.

Community Connectivity

A community must be connected by more than just the roadways that lead to and from homes. Roadways should be interesting and integrated into the fabric of the development to provide not just vehicle lanes but provide safe and purposeful pedestrian and bicycle access. A network of sidewalks may be sufficient for a localized neighborhood, but the upgrade from sidewalk to trail should be emphasized for connectivity of Villages and Open Space amenities. Mid-block trail connections and other intuitive pathways can provide additional interest for pedestrians as well as vistas.

Open Space

The weaving of Open Space into a Master Planned Community is a key contributor to the quality of life experienced by the residents and is therefore, a major component driving design concepts and principles. Open Space can and should take many different forms to meet a wide variety of interests from passive to very active. As previously stated, Westbridge Meadows will work closely with Weber County and the developing Western Weber Special Parks District Master Plan in establishing a level of service for the development and future



County projects. An initial proposal for a level of service of 10.0 acres per 1,000 residents is suggested and used within this document. As a major Land Use Type, information regarding the different aspects of Open Space was outlined earlier.

- **Minimize Impacts.** Master Planned Developments can be impactful to an area and particularly to adjacent properties and uses. Therefore, a variety of techniques will be incorporated within the Westbridge Meadows development to decrease these impacts. It should also be noted that Westbridge Meadows will also greatly enhance the neighboring properties by providing recreational opportunities, trail connectivity, transportation connectivity, and utility infrastructure.

- **Exterior Community Buffer.** Westbridge Meadows is uniquely situated to provide buffering to existing adjacent uses:
 - The full north border is bounded by the elevated double track of Union Pacific which provides distance and visual obstruction from adjacent land.
 - The east boundary follows the Weber River and will be enhanced as stated earlier and following the principles of the Emerald Necklace concept outlined in the General Plan.
 - The south property line is in common with the Ogden Bay WMA and future Industrial Byway. The WMA will be buffered by a trail corridor which both protects and provides enhanced access.
 - The western boundary is adjacent to existing housing, farm ground, and 7500 West. Land planning in this area will be focused on buffering either by trail corridors or a layer of larger lots to create a stepped approach to density increase.
- **Dark Sky.** Dark sky regulations will be implemented in Westbridge Meadows to prevent new development creating additional skyglow as much as possible.



- **Water Conservation.** As a new development, Westbridge Meadows can establish a higher standard in water-wise use and conservation through proper selection of

planting materials, use of native open space, limitations on turf areas, water limiting fixtures, etc. While Weber County does not provide these utility services directly, a Master Plan Community can set criteria and methods of enforcement.

- **Environmental Concerns.** Westbridge Meadows will incorporate principles such as mass transit stops, trail connectivity, solar orientation, and tree cover, etc. to address environmental concerns and mitigation measures. An exhibit has been provided at the end of this document which addresses site specific environmental issues.



Master Planning

One of the most significant benefits of a master planned community is the ability to plan all aspects of the development from housing, commercial uses, open space, and utility serviceability. With master planning, the overall aspects of multiple parcels are considered rather than simply planning individual parcels in a “patchwork” process. This allows efficiencies for not only the developer, but the County as well, through cohesive utility plans, consistency, and patterned development phasing.

- **Public Benefit.** Westbridge Meadows is ideally situated to provide significant benefits to the surrounding area and Weber County as a whole. These benefits include:
 - Transportation connections to I-15.
 - Transportation connections across the railroad.
 - Preservation of corridor for the West Weber Connector.
 - Extension of utility services which is generally cost prohibitive to rural areas.
 - Commercial opportunities which will not require the amount of travel currently experienced.
 - Housing in the proximity to Inland Port industrial areas.
- **Establishment of Standards.** In order to ensure quality throughout the development time required for a large master plan, cohesive architectural and development standards are proposed within this document. Covenants, Conditions and Restrictions (CC&Rs) will be submitted at each final plat approval which would memorialize and provide additional information for the applicable standards.
- **Equivalent Residential Unit Transfer.** Since the build-out of Westbridge Meadows will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density or non-residential intensity may need to be transferred within the master plan as necessary to improve design, accessibility, and marketability in accordance with the following guiding transfer provisions:
 - The overall intent and character of the Master Planned Community shall be maintained.
 - The maximum number of residential units established through the Master Planned Community shall not be exceeded.
 - The transfer of units between, into, or out of any Village established in the Master Planned Community is not to exceed fifteen (15%) percent of the established Village unit count and may be completed based on the developer's business judgement. To enact such transfer of ERU's, the developer is required to provide written notice to the County and details of the "sending" and "receiving" areas.
 - The transfer of units greater than fifteen (15%) percent requires Weber County Commission approval.

- Units may not be transferred into any designated open space or park area unless said open space or park is replaced elsewhere at an equivalent acreage and level of improvement.
- Westbridge Meadows will incorporate a significant number of sites for civic, religious, and school purposes. Transfers of density are allowed for these specific uses without limitation.

Development Standards

Design and architectural standards are included within this document. These standards cover the global development of Westbridge Meadows and address each type of land use ranging from Single-Family and Multi-Family Residential. Development standards include:

- **Lot Regulations.** Lot size, width, setbacks (front, rear, side, etc.) are discussed in more detail within the Development Standards.
- **Building Size.** Details concerning the building heights, minimum square footage, and maximum lot coverage are specified for each land use.
- **Parking Requirements.** Specifies the number of parking stalls required for each land use.

Additional and more detailed standards will be submitted with each Subdivision to reflect the distinctive elements of the Village and product types.



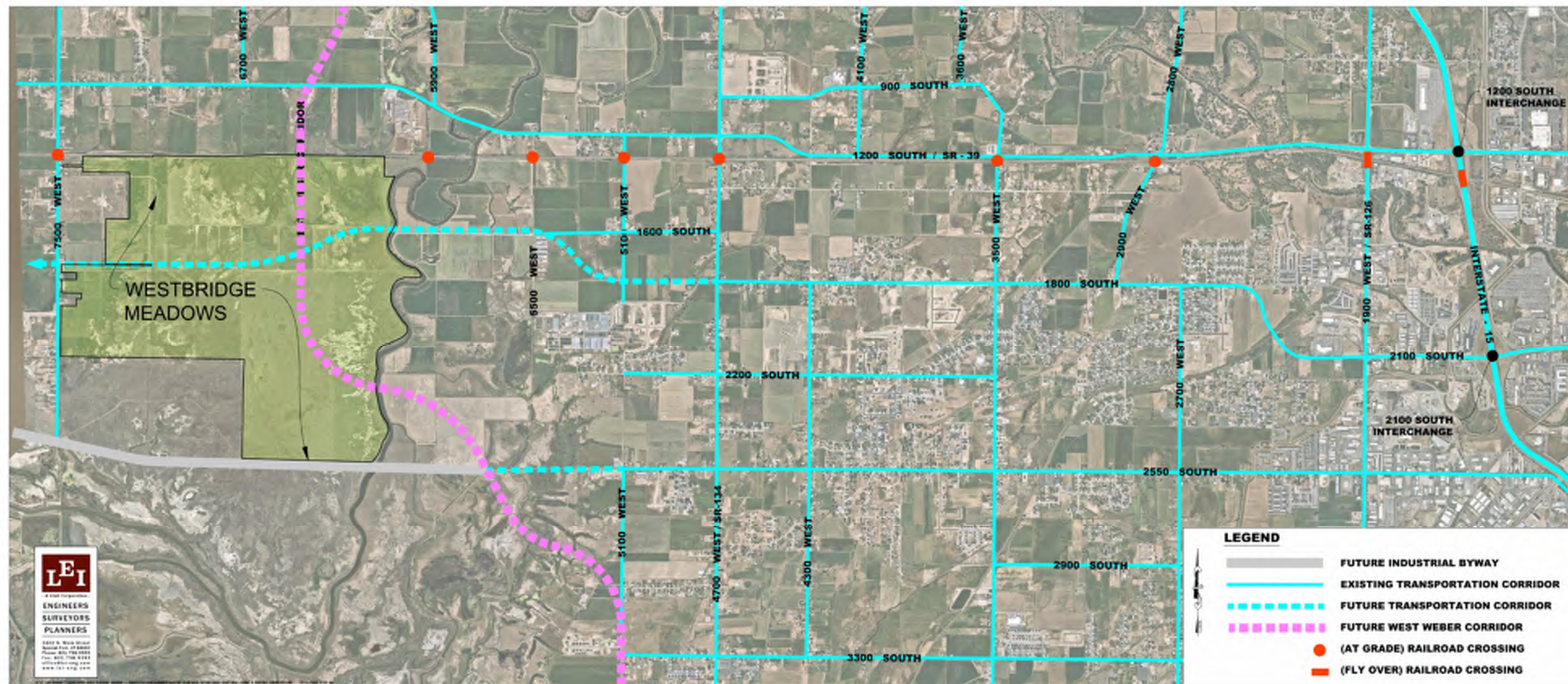
Transportation Connectivity

Westbridge Meadows’s location along with its proposed transportation corridors, integrates into the existing roadway network of West Weber County as shown on the following exhibit.

Transportation elements to note include:

- Existing 1200 South/SR – 39. This is an existing roadway that provides direct connection from 7500 West to Interstate 15 (I-15).
- Existing and Proposed 2100 South/1800 South/1600 South. This masterplan east/west connection includes a bridge over the Weber River which will provide secondary access to Westbridge Meadows and the existing development in the area.

- Proposed West Weber Corridor. Corridor preservation and coordination with UDOT for this regional improvement will be integral to the long-term development of Westbridge Meadows and its associated commercial uses.
- Proposed Industrial Byway. This roadway will direct traffic from 2550 South and the West Weber Corridor to the Inland Port uses to the west and northwest of the project.
- Roadway cross sections which establish a natural hierarchy of roadway networks from alley load to minor arterial. Each cross section will be utilized as determined by a traffic study and applicable land use types. Roadway edge treatment options are provided for differing circumstances.



ARCHITECTURAL STANDARDS

The architectural standards in this section are intended to establish general guidelines for Westbridge Meadows while anticipating additional detail with each subdivision approval. Listed in this section are examples of architectural styles that will be acceptable within the community. Requirements are based on styles rather than general material and coverage percentages to allow for distinction and variety in housing products. Architectural styles that include extreme colors (i.e. bright, non-earth tone), construction materials (i.e. log, un-treated wood), or styling (i.e. flat membrane roof, basement home) will not be allowed within Westbridge Meadows. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the marketplace. All variations in style and material require approval from the Westbridge Meadows Architectural Review Committee (WMARC).

A. Single-Family Residential

a. Elevation and Exterior Color Scheme Mixing:

- i. To promote the design of subdivisions with a variety of product, the following community wide restriction will be enforced on single-family homes:
 1. No home may be built on a lot next door to a previously selected single-family home with the same elevation and color scheme.
 2. Main body exterior color may be used on adjacent homes, but then must be offset by at least one home prior to resuming.

b. Architectural Styles. The following general architectural styles may to be incorporated into Westbridge Meadows:

- i. Traditional Architecture:
 1. A front porch is incorporated as a significant design element.
 2. Stucco or Fiber Cement Siding (FCS) are used for main sections of the house with brick or stone used for post bases, wainscoting or accent walls.
 3. Additional architecture features may include metal roofing accents, window grids, and shed roofs over windows or garages.
- ii. Craftsman Architecture:
 1. Low pitched roof which often incorporates hips.
 2. Porch beams and columns are emphasized as design elements.

3. A variety of materials and textures are encouraged.
4. Vertical, multiple windows are encouraged.
5. Additional architecture features may include metal roofing accents, decorative trim, window grids, and shed roofs over windows or garages.



iii. Farmhouse Architecture:

1. Square front porch beams wrapped in FCS.
2. FCS covering main portions of home.
3. Corbels under metal roofs and front porch are encouraged.
4. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages, and corbels.



iv. Scandinavian Architecture:

1. Simple lines, colors and minimal accents are used.
2. Steeper pitched roofs on front gables creating a taller, more slender prominent feature.
3. Taller, more slender windows used to emphasize height and accentuate the front elevation features.
4. Minimal but strategic placement of faux wood, stone, stucco and FCS used in contrasting colors to highlight and emphasize areas of the home.
5. Additional architecture features may include metal roofing accents and bold facia.

v. Modern Architecture:

1. Incorporation of strong, simple lines for roof and materials.
2. Shallow slope roofs are used.
3. Multiple materials are encouraged.



B. Multi-Family Residential (Attached Units, Townhomes and Stacked Units)



With the variety of products, configurations, theme and materials available for Multi-Family Residential, approval of these uses will be incorporated into the subdivision review process and WMARC. Architectural elements are to be similar to those listed for single-family housing.

DESIGN GUIDELINES

Design guidelines established for the Westbridge Meadows Master Planned Community are intended to establish an initial basis for development within the community. Further standards and more definition may be presented throughout the development process and recorded as Covenants, Conditions, and Restrictions (CC&Rs) with each individual subdivision. A Homeowners' Association (HOA) will be established for the regulation and enforcement of CC&Rs. Over the course of development, sub-HOA areas may be established to address site specific improvements, housing elements or maintenance obligations.

Overall Design Guidelines

- If not specifically addressed by these Design Guidelines or subsequent clarifications, Weber County Code and details apply.
- Accessory Dwelling Units (ADUs) are allowed in all residential products except for apartments, condos or stacked flats. Any ADU must meet the following minimum requirements:
 - Separate entrance.
 - One additional off-street or designated parking stall.
- Accessory buildings or detached garages must be located behind the front setback with a minimum of three (3) feet side and rear setback from a property line. Single-story detached garages may be attached to neighboring garages with a zero-lot line when meeting necessary fire codes.
- Shared driveways may be utilized if adequate parking, backing and access are provided.
- All design criteria for any non-traditional lots will be established with each Subdivision, if applicable.

Type 1 - Medium-Sized Residential Lots

- **Lot Regulations.** Minimum dimensions and distances are established for the Medium-Sized Lots within Type 1 as follows (see Table 1 and applicable details):
 - A. The Average Lot Area will be accounted for on a Village basis and is intended to create variety in lot sizing and frontages to generate more interesting and diverse neighborhoods.

- B. The Minimum Width for any residential lot shall be measured at the *designated* front setback which will be determined based on preliminary subdivision design. This method of measurement allows for design flexibility while maintaining basic lot dimensions.
- C. Minimum Lot Frontage is measured along a public right-of-way. Additional design and detailing may be required to address placement of utility meters and infrastructure such as streetlights, fire hydrants, electrical boxes, etc.
- D. Front Garage Setback is measured from the outside roadway element of back of curb or sidewalk to the garage door face.
- E. Front Living Setback is measured from the outside roadway element of back of curb or sidewalk to enclosed living space or side entrance garage. Unenclosed porches, decks, or overhangs may protrude into this setback a maximum of five (5) feet. Additional design and detailing may be required to address placement of utility services as well as their required clearances.

Table 1. Type 1 Lot Regulations

TYPE 1 - Medium-Sized Residential Lots				
		+/- 1/2 Acre	+/- 1/4 Acre	+/- 1/8 Acre
Minimum Lot Area	sq. ft.	15,000	8,000	4,000
Average Lot Area	sq. ft.	20,000	10,000	5,500
Minimum Width	ft.	80	60	40
Minimum Road Frontage	ft.	30	25	20
Front Garage Setback	ft.	25	22	20
Front Living Setback	ft.	15	15	15
Side Yard Setback, Garage Side	ft.	10	8	5
Side Yard Setback	ft.	8	5	5
Rear Yard Setback	ft.	20	15	15
Corner Lot Setback, Non Garage	ft.	20	15	15

- F. Side Yard Setback, Garage Side is larger for large lots to allow for back lot access as well as possible side storage. Any storage within this setback may also be further regulated by CC&Rs.
- G. Side Yard Setback applied to the side opposite a garage.

- H. Rear Yard Setback is measured from the rear property line to enclosed living space. Unenclosed decks or overhangs may protrude into this setback a maximum of ten (10) feet.
- I. On Corner Lots, the side yard setback on the street side of the lot shall be measured from the outside roadway element of back of curb or sidewalk to enclosed living space. If a side entry garage is proposed, the Front Garage Setback must be met. Unenclosed porches, decks, or overhangs may protrude into this setback a maximum of five (5) feet. Additional design and detailing may be required to address driveway access location and corner sight triangle requirements.

• **Size of Buildings**

- A. Height of Buildings. All single-family buildings shall be no higher than thirty-five (35) feet as measured per the Weber County Land Use Code.
- B. Minimum Square Footage. The following requirements apply to dwelling sizes in Type 1 development areas:
 - a. One-Story Dwellings. The minimum finished square footage shall contain eight hundred (800) square feet of living space above grade.
 - b. Multi-Story Dwellings. The minimum finished square footage shall contain one thousand (1,000) square feet of living space above grade.
- C. Maximum Lot Coverage. The maximum lot coverage shall be sixty (60) percent.

• **Parking Requirements & Garage Mitigations**

- A. All Type 1 housing is to provide a minimum of a two (2) car parking area according to the following criteria:
 - a. Two (2) enclosed parking spaces must be provided except as provided herein.
 - b. Dominant garages, defined as the garage being closer to the road than any living space, must contain detailing consistent with the architectural style of the home and approved by the WMARC. Such detailing may include door panel style, door color, windows, hardware, roof overhang or lighting.
 - c. Garages set back a minimum of five (5) feet behind the front living space must be consistent color and door panel style with the house front, but will not be required to incorporate additional detailing.
 - d. Alley loaded attached or detached garages must be consistent with the house architecture but will not be required to incorporate additional detailing.

- e. Detached garages are not required to be constructed with the initial house if proper planning for placement and foundation are completed with the initial construction.

Type 2 – Mixed Use, Attached & Stacked Unit Residential

- **Lot Regulations.** Minimum dimensions and distances are established for Type 2 as follows (see Table 2 and applicable details):
 - A. Minimum Lot Area for Type 2 housing applies only to detached products. Attached products to be based on required setbacks.
 - B. Distance Between Buildings must be maintained for attached products as follows:
 - a. Ten (10) feet between sides.
 - b. Fifteen (15) feet to a property line or front to side.
 - c. Twenty (20) feet front to front.
 - C. The Minimum Width for any detached residential lot shall be measured at a *designated* front setback which will be determined based on preliminary subdivision design. This method of measurement allows for design flexibility while maintaining basic lot dimensions. This minimum width is not necessarily associated with a roadway but may be an alley, shared driveway, etc.

Table 2. Type 2 Lot Regulations

TYPE 2 – MIXED USE RESIDENTIAL				
		Detached	Attached	Shared Driveway
Minimum Lot Area	sq. ft.	3,000	NA	3,000
Distance Between Buildings	ft.	NA	Varies	NA
Minimum Width	ft.	30	NA	30
Front Garage Setback	ft.	5/20	5/20	5/20
Front Living Setback	ft.	15	10	10
Side Yard Setback	ft.	5	NA	5
Rear Yard Setback	ft.	10	10	10
Corner Lot Setback, Non-garage	ft.	15	10	NA

- D. Front Garage Setback is measured from the outside roadway element of back of curb, shared drive or sidewalk to the garage door face. Short driveways of no greater than five

(5) feet are permitted if access is from shared drive, alley or sub-local road and adequate parking is provided on-site.

- E. Front Living Setback is measured from the outside roadway element of back of curb, shared drive or sidewalk to enclosed living space or side entrance garage. Unenclosed porches, decks, or overhangs may protrude into this setback a maximum of five (5) feet. Additional design and detailing may be required to address placement of utility services as well as their required clearances.
- F. Side Yard Setback applies to detached products and any storage within this setback may also be further regulated by CC&Rs. Zero lot line product is allowed if the opposite side setback is increased to a 10-ft minimum.
- G. Rear Yard Setback is measured from the rear property line to enclosed living space. Unenclosed decks or overhangs may protrude into this setback a maximum of five (5) feet.
- H. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be measured from the outside roadway element of back of curb or sidewalk to enclosed living space. If a detached product side entry garage is proposed, the Front Garage Setback must be met. Unenclosed porches, decks, or overhangs may protrude into this setback a maximum of five (5) feet. Additional design and detailing may be required to address driveway access location and corner sight triangle requirements.

- **Size of Buildings**

- A. Height of Buildings:
 - a. All single-family buildings shall be no higher than thirty-five (35) feet as measured per Weber County Land Use Code.
 - b. All attached buildings shall be no higher than fifty (50) feet as measured per Weber County Land Use Code unless otherwise amended.
- B. Minimum Square Footage. The following requirements apply to dwelling sizes:
 - a. Detached one-story dwellings shall contain eight hundred (800) square feet of living space above grade.
 - b. Detached multi-story dwellings shall contain one thousand (1,000) square feet of living space above grade.
 - c. Attached dwellings shall contain six hundred (600) square feet of living space unless otherwise amended.

C. Maximum Lot Coverage. The maximum lot coverage shall be sixty-five (65) percent for detached products.

- **Parking Requirements & Garage Mitigations**

- A. All detached products to be governed by Parking Requirements & Garage Mitigations associated with Type 1.
- B. All attached products will be governed by adopted standards established during the subdivision approval process due to the unique nature of each product. The following options are allowed:
 - a. Tandem garage spaces.
 - b. Car ports when utilizing architectural elements of the main housing product.
 - c. Studio and one-bedroom products may reduce parking requirements to one-and-a-half (1.5) stalls per unit.

Type 3 – Commercial Mixed Use

- A. Due to the unique nature of products which will best serve the community, Design Guidelines will be established for this Land Use Type during the submittal and approval process with Weber County.

Type 4 – Commercial – Neighborhood

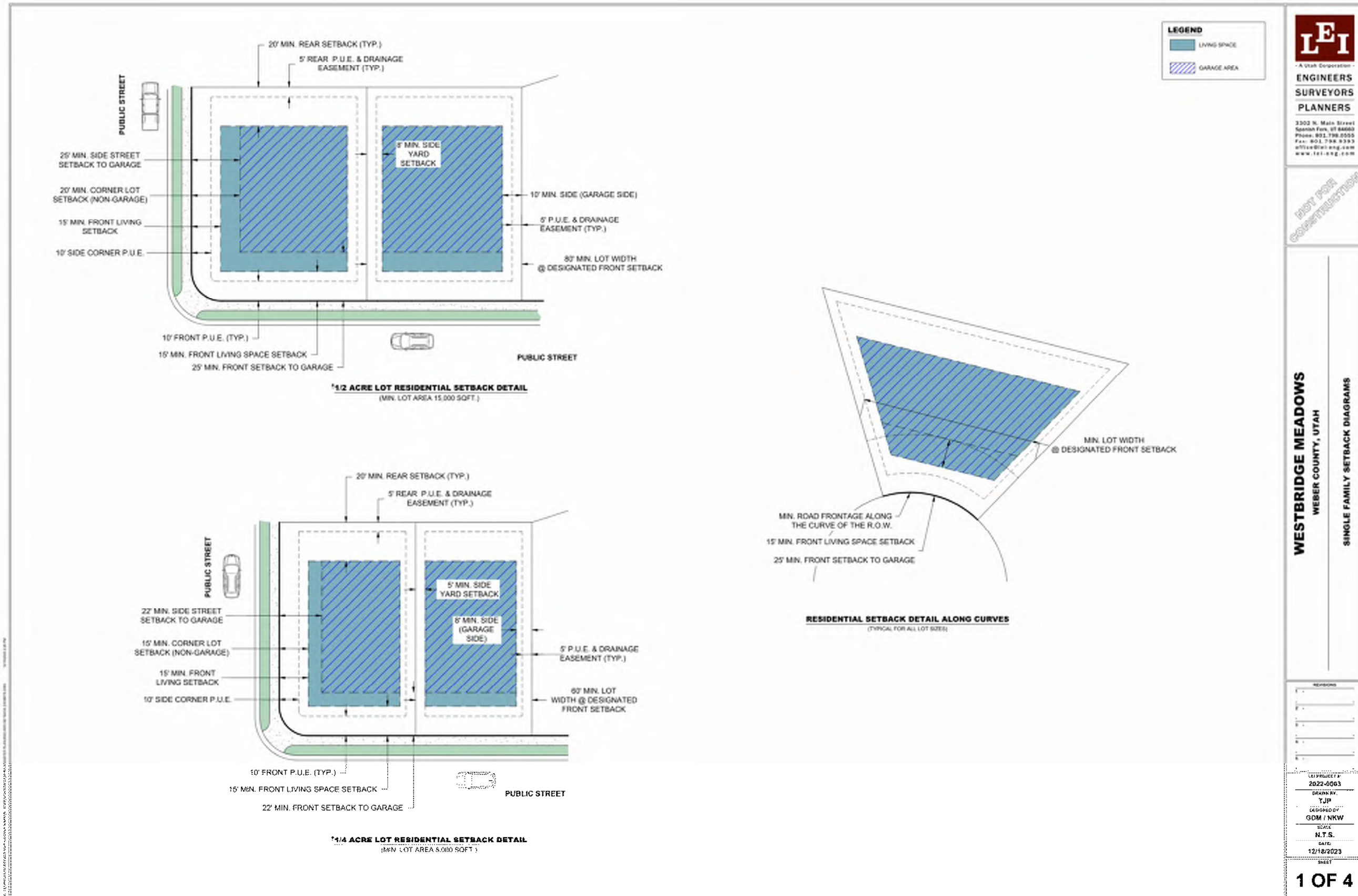
- A. Due to the unique nature of products which will best serve the community, Design Guidelines will be established for this Land Use Type during the submittal and approval process with Weber County.

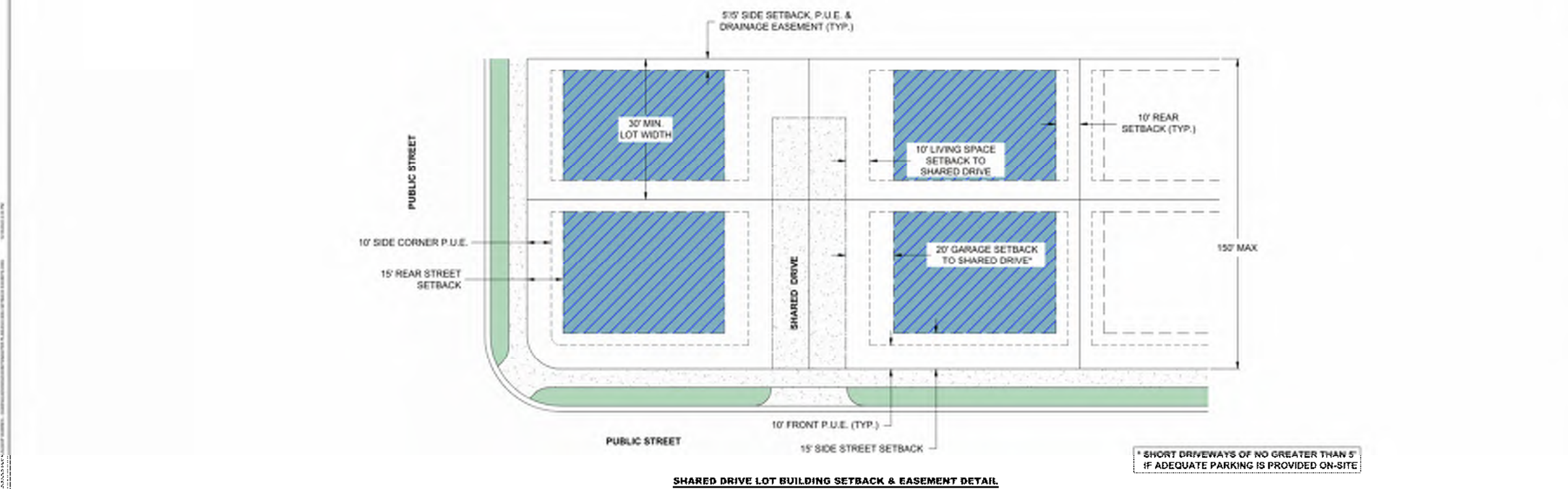
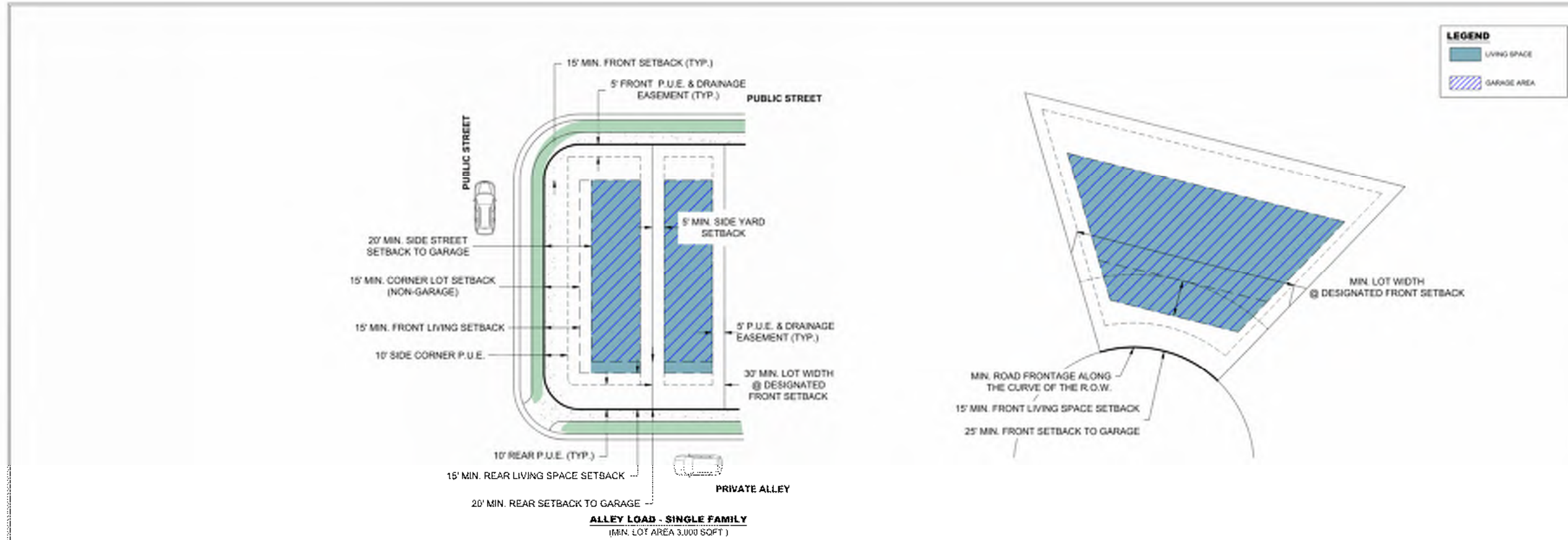
Type 5 – Commercial – Vehicle Oriented

- A. Due to the unique nature of products which will best serve the community, Design Guidelines will be established for this Land Use Type during the submittal and approval process with Weber County.

Type 6 – Commercial – Office / Technical

- A. Due to the unique nature of products which will best serve the community, Design Guidelines will be established for this Land Use Type during the submittal and approval process with Weber County.





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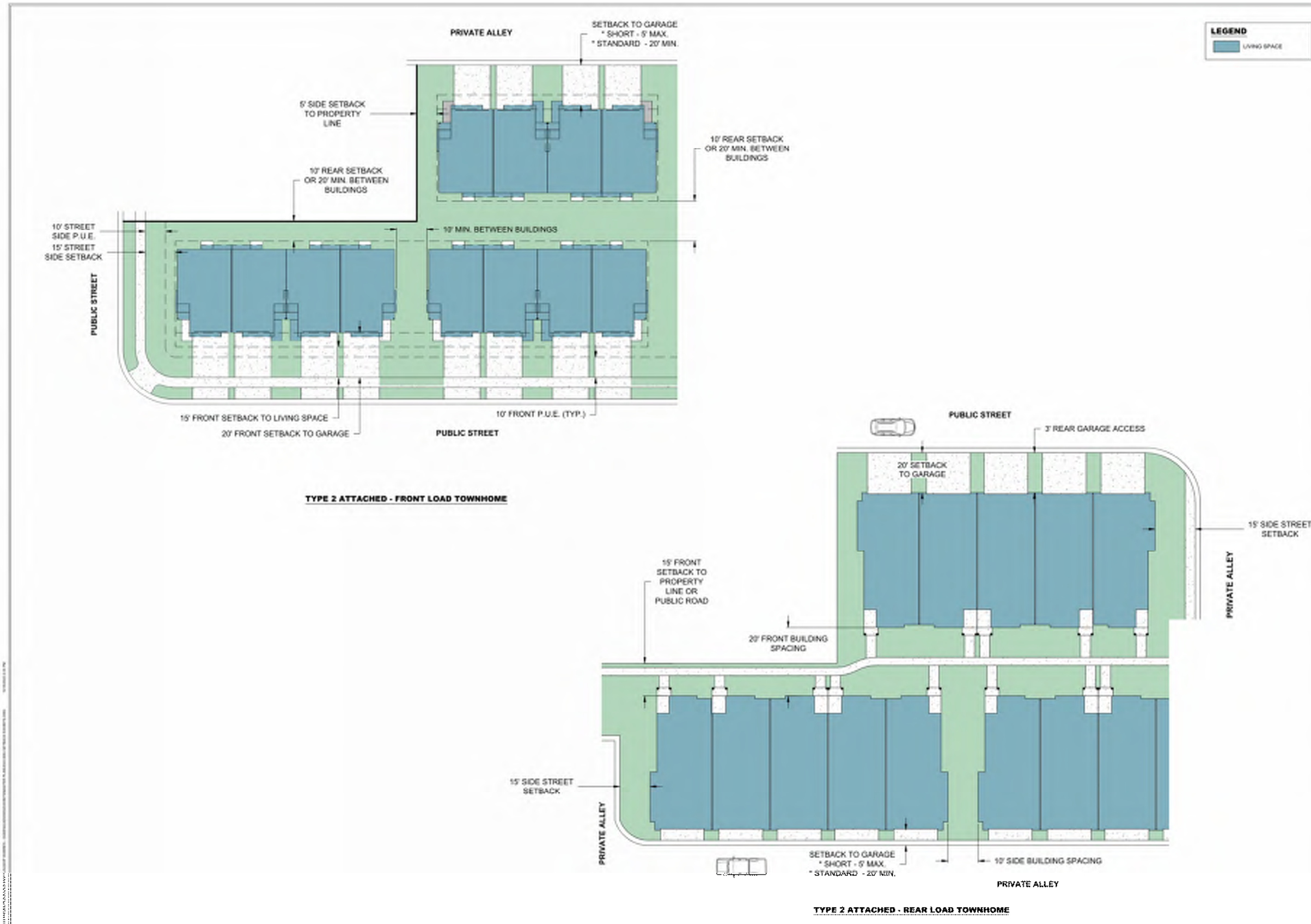
NOT FOR CONSTRUCTION

WESTBRIDGE MEADOWS
 WEBER COUNTY, UTAH
 SINGLE FAMILY SETBACK DIAGRAMS

NO.	DATE	DESCRIPTION

SHEET NO. 2922-0003
 DRAWN BY: TJP
 DESIGNED BY: GDM / NKW
 SCALE: N.T.S.
 DATE: 12/18/2023
 SHEET

2 OF 4



LEGEND
 ■ LIVING SPACE

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NOT FOR CONSTRUCTION

WESTBRIDGE MEADOWS
 WEBER COUNTY, UTAH
 MULTI-FAMILY SETBACK DIAGRAMS

NO.	DATE	DESCRIPTION

LE PROJECT #
 2022-0003
 DRAWN BY
 TJP
 DESIGNED BY
 GDM / NKW
 SCALE
 N.T.S.
 DATE
 12/18/2023

4 OF 4

ENVIRONMENTAL CONDITIONS

