

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

January 9, 2024

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



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

1. Minutes: 12-12-2023

2. Vote: Rules of Order

Petitions, Applications, and Public Hearings:

3. Administrative items:

3.1 LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W. **Planner: Felix Lleverino**

Petitions, Applications, and Public Hearings:

4. Legislative items:

4.1 ZMA2023-17, an application to rezone approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone. Applicant: Heritage Land Holdings LLC. **Planner: Charlie Ewert.**

4.2 ZMA 2023-08 A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South. **Planner: Felix Lleverino**

4.3 ZTA 2023-06 - Public Hearing – Discussion and possible action on amending the Weber County Land Use Code Section 106-4-2.080 – Street Trees, modifying the requirement for street trees in the public right-of-way and creating new requirements for their installation and maintenance. Also Section 108-7-7.040 – Public Tree Care, modifying the regulations regarding the care, maintenance, and removal of trees on County-owned property. **Planner: Bill Cobabe**

5. Public Comment for Items not on the Agenda:

6. Remarks from Planning Commissioners:

7. Planning Director Report:

8. Remarks from Legal Counsel

9. Vote for Chair and Vice Chair for 2024

Adjourn

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 801-399-8374 before the meeting if you have questions or comments regarding an item.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

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.

November 7, 2023 Minutes

Minutes for Western Weber Planning Commission meeting of December 12, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Bren Edwards-Chair, Andrew Favero—Vice Chair, Sarah Wichern, Wayne Andreotti, Casey Neville **Excused:** Cami Clontz, Jed McCormick

Staff Present: Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pledge of Allegiance

1. **Minutes:** November 7, 2023 Approved.

2. **Planning Calendar 2024,** Approved

Petitions, Applications, and Public Hearings:

3. **Administrative items:**

3.1 LVS111423: Consideration and action on a request for preliminary approval of the Smart Fields Subdivision, consisting of 81 lots located at 1700 S 4300 W, Ogden. **Planner: Steve Burton**

The application was accepted for review on November 14, 2023. The applicant is requesting preliminary approval of Smart Fields Subdivision consisting of 81 lots in five phases. With conditions imposed, the proposal complies with the county land use code and the rezone development agreement. The following is an analysis of the proposal and how it complies with the applicable regulations.

Chair Edwards called for a motion. Commission Wichern motioned the following;

The Planning Commission motions for approval of Smart Fields Subdivision, consisting of 81 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. **The applicant will donate \$2,000 per lot to the West Weber Parks District prior to the recording of each subdivision plat.**
- 2. **Detention basins will be shown as common area owned and maintained by an HOA.**

This recommendation is based on the following findings:

- 1. **The proposed subdivision conforms to the Western Weber General Plan.**
- 2. **The proposed subdivision complies with applicable County ordinances and development agreement.**

Motion was seconded by Commissioner Neville. Motion passed 5-0.

3.2 LVO112223: Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phases 2 and 3, consisting of 115 lots located at 2850 W 2600 N, Plain City. **Planner: Steve Burton**

The Orchards at JDC Phases 2 and 3 includes 15 cluster single family cottage lots and 100 townhome units with 3 acres of open space.

Earlier this year, the Master Developer received a preliminary approval for 148 out of the 725 units allowed under the development agreement. With the addition of these 115 units, the developer will have approvals for 263 out of the 725 units, leaving 462 residential units left to plat in other phases of development.

November 7, 2023 Minutes

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Chair Edwards called for a motion. Commission Wichern motioned the following.

The Planning Commission recommends preliminary approval of the Orchards at JDC Ranch Phases 2 and 3, located at 2850 W 2600 N, Plain City. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

- 1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.**
- 2. Open spaces will need to be properly labeled as common area and publicly owner open space.**
- 3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.**

This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the Western Weber General Plan.**
- 2. The proposed subdivision complies with applicable County ordinances and development agreement.**

Motion was seconded by Commissioner Favero. Motion passes 5-0.

Petitions, Applications, and Public Hearings:

4. Legislative items:

4.1 ZTA 2023-11 and ZTA 2023-12 – PUBLIC HEARING – Discussion and possible action on portions Section 106 of the Weber County Land Use Code regarding subdivision approval procedures and requirements for financial guarantees for public improvements. Planner: Bill Cobabe

In the 2023 Legislative Session, the Utah State Legislature passed a law known as SB 174. This bill requires counties in Utah to change their subdivision review procedure, including several significant process changes that will be discussed in detail below. At the same time, the County desires to amend the provisions in the financial guarantee portion of the subdivision code to ensure the viability of the improvements and bonds the County accepts from developers. These changes must be completed prior to February 1, 2023.

Commissioner Edwards stated that he would like to see at least the preliminary plat approval go to the planning commission. Final is fine with the planning director. Commissioner Wichern agrees and says that it is good to look at the preliminary plats. It gives us a chance to tighten up or clean up the code. Planner Bill Cobabe states that we are looking for binary. We want to get rid of conditional use. Commissioner Favero stated that he feels like we are being punished for other bad actors, like the other planning commission in our county. Commissioner Andreotti stated that he would rather make sure that the general plan is what is solid. Commissioner Neville said that the code should be black and white, but the code is not as defined as we would like. Bill Cobabe stated that there are other bad actors in the state. We are trying to anticipate more restrictions from the State.

Chair Edwards called for a motion to open the public hearing. Motion was made by Casey Neville and seconded by Wayne Andreotti. There were no comments from the public. There was then a motion to close the public hearing made by Andrew Favero and seconded by Sarah Wichern.

With no more discussion, Chair Edwards called for a motion. Commission Neville motioned the following.

I move that we recommend approval ZTA 2023-11, 12. The Planning Commission forwards a positive recommendation to the County Commission for the proposal as laid out in 106-1-5.30 with the exception that preliminary review stays with the

November 7, 2023 Minutes
planning commission.

This recommendation may come with the following findings:

- 1. The proposal helps to accomplish a general plan goal or policy related to development in the M-T Zoning District.

The motion was seconded by Sarah Wichern. Motion passed 4-1 with Commissioner Andreotti voting against the motion.

- 4.2 ZMA 2023-16 (Hancock Rezone) – PUBLIC HEARING – Discussion and possible action on amending the County’s zoning map to reflect an applicant-driven request, changing approximately 20 acres of land located at 5900 W and 900 S in unincorporated Weber County from A-1 (Agricultural) zone to M-T (Manufacturing and Technology) zone.

Planner: Bill Cobabe

On September 27, 2023 the application was accepted for review. On December 5, 2023, the applicant met with the Weber County Commission in work session. Prior to submitting the application, the applicant met with the Planning Division staff to discuss the public street and trail layout, and to discuss the potential for land dedication to the Fire District. This report contains an analysis of the proposal as it relates to the Weber County codes.

Chair Edwards called for a motion to open the public hearing. Motion was made by Casey Neville and seconded by Wayne Andreotti. There were no comments from the public. There was then a motion to close the public hearing made by Andrew Favero and seconded by Casey Neville.

There was no further discussion. Chair Edwards called for a motion. Commissioner Favero made the following motion:

I move that we recommend approval of File # ZMA 2023-16, an applicant driven rezone application to amend the zoning map on 19.43 acres from A-2 to the M-T zone, property located at approximately 5900 W 900 S, Ogden. I do so with the following conditions and findings:

- 1. The proposal implements certain goals and policies of the West Weber General Plan.
- 2. The development is not detrimental to the overall health, safety, and welfare of the community.

And with the following stipulation:

- 1. The Applicant will continue to work with Staff to prepare a Development Agreement, amending the existing Promontory Commerce Center Development Agreement and providing for the dedication of land to the Fire District.

Motion was seconded by Commissioner Andreotti. Motion passed 5-0.

5. Public Comment for Items not on the Agenda: None

6. Remarks from Planning Commissioners: Commissioner Favero said that he was concerned that we are losing control to the State government. I don’t want to see authority and representation go away. . Chair Edwards stated that we will miss Steve Burton , as he is moving on. It has been a pleasure working with you. It has been fun. All the commission agreed.

7. Remarks from Legal Planning Director Report: Steve Burton, filling in for Director Grover let the commission know that the Scadden item passed with the County Commission with a slight change. The park fees will be divided evenly between the plat and the building application.

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8. Remarks from Legal Counsel : None

Adjourn to Work Session

See Below

Adjourn to Work Session

WS 1 A discussion on the topic of a rezone of the Winston Park. Mr. Wade Rumsey will be presenting details addressing the Planning Commission recommendations from the October 17th meeting.

WS 2 A discussion on a rezoning proposal of 72.75 acres, located at 4000 W 3300 S. The Navy Meadows proposal would change the zoning from Agricultural (A-1) to Residential (R1-15). **Planner: Felix Lleverino**

WS3: Discussion about Terakee River Rezone, a potential rezone at the north end of the existing 3600 West street. Developer: Heritage Land Holdings. **Planner: Charlie Ewert.**

Adjourn 7:45

Respectfully Submitted

June Nelson

Lead Office Specialist

Approved _____



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W.

Agenda Date: Tuesday, January 09, 2024

Applicant: Chad Buck (Owner)

Property Information

Approximate Address: 2200 South 4520 W

Project Area: 10 acres

Zoning: R1-15

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-080-0008

Township, Range, Section: 6N 2W Section 29

Adjacent Land use

North: Agricultural/ Residential	South: Agricultural/ Residential
East: Agricultural/ Residential	West: Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 (Agricultural)
- Title 106, Subdivisions

History and Background

A rezone of this property was presented to the Western Weber Planning Commission on December 13th, 2022. On January 10th, 2023, the rezoning request returned to the Planning Commission at which time it received a unanimous positive recommendation.

This rezone proposal was presented to and unanimously approved by the County Commission on May 30th, 2023. Then returned before the County Commission on September 5th, 2023 to approve a revised version of the development agreement that specified the developer's responsibilities regarding the future pathway connection to the new Weber County High School.

Preliminary approval from the Planning Commission was granted on September 19th, 2023 with the following conditions:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies before requesting a positive recommendation for final approval from the planning commission.
 - This condition is satisfied. A final subdivision plat and a second round of final civil drawings are currently under review.
2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office before requesting a positive recommendation for final approval from the planning commission.
 - The Annexation process is under way. This requirement will be carried over to a final condition of approval and must be completed before recording.

3. Before the Singletree Subdivision proposal may return for final approval, final will-serve letters from the culinary, secondary, and sewer providers shall be submitted.
 - A final will-serve letter from the Hooper Irrigation Company is included as Exhibit C with this report. The final letter from Taylor West Weber Water District is attached as Exhibit B with this report.

Summary

The applicant is requesting a positive recommendation for final approval of the Singletree Acres Subdivision (25 lots) at approximately 2200 South 4520 West.

The R1-15 Zone Code allows for lots as small as 9,000 square if within a connectivity-incentivized development such as this. This development plan shows lots no smaller than 10,600 square feet in area and no less than 80' in width, which complies with Section 106-2-4.030 regulating connectivity incentivized subdivisions.

A development agreement accompanies the rezone. Throughout the review process, up until recording the subdivision plat, the planning staff will ensure that all of the development agreement requirements are satisfied, particularly subdivision design elements such as pathways, street trees, and road designs.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to pages 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

Zoning: The property is located within the R1-15 Zone. The purpose of this zone is stated in the LUC §104-12.

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.."

Site Development Standards:

R1-15 Zone:

Minimum lot width: 80 feet

Minimum lot area: 15,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 60 feet

Minimum lot area: 6,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code with incentives from the connectivity-incentivized subdivision code. The total gross area of the subdivision amounts to 10 acres, the base density of 10 acres results in the maximum number of 29 lots.

The developer voluntarily designed the street layout to conform with Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1 acre taken up by roads towards the net developable acreage.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter for the entire 25-lot Subdivision (See Exhibit B).

Secondary Pressurized Water: Hooper Irrigation Company has provided a final will-serve letter for the entire 25-lot Subdivision (see Exhibit C). "The district has pressurized irrigation water available for the project and the appropriate number of water are surrendered." The construction plans have received final approval, and the fees are paid.

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 25-lot development. The District will need to approve the connection plans and inspect the connection. Singletree will need to be annexed into the district.

Development Agreement, Concept: The rezoning proposal of this property from A-1 to R1-15 included a development agreement and concept. The Planning Division has reviewed the development agreement and concept, in Exhibit E, and has found that the Singletree Subdivision plat complies with both.

Review Agencies: The Weber County Planning Division has made the developer aware of the final remaining requirements that will need to be completed before the plat may be recorded. The Weber County Engineering Department agrees that this proposal is ready for recording after the final plat and the final civil drawings are approved. The Surveying Department has submitted a final review of the final subdivision plat. Comments related to a turn-around at the end of 4520 West and the fire hydrant spacing from the Weber Fire District are satisfied.

Staff Recommendations

Staff recommends that the planning commission forward a positive recommendation to the County Commission for final approval of Singletree Acres Subdivision, a proposal to create 25 residential lots. This recommendation is based on the following conditions:

4. All subdivision improvements are designed in accordance with the development agreement.
5. At the time of recording, funds to cover the cost of all remaining unfinished subdivision improvements must be held in an escrow account with the County Engineering Department.
6. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is complete before the subdivision plat is recorded.
7. The civil plans and the subdivision plat have received final approval before the plan is presented before the County Commission.

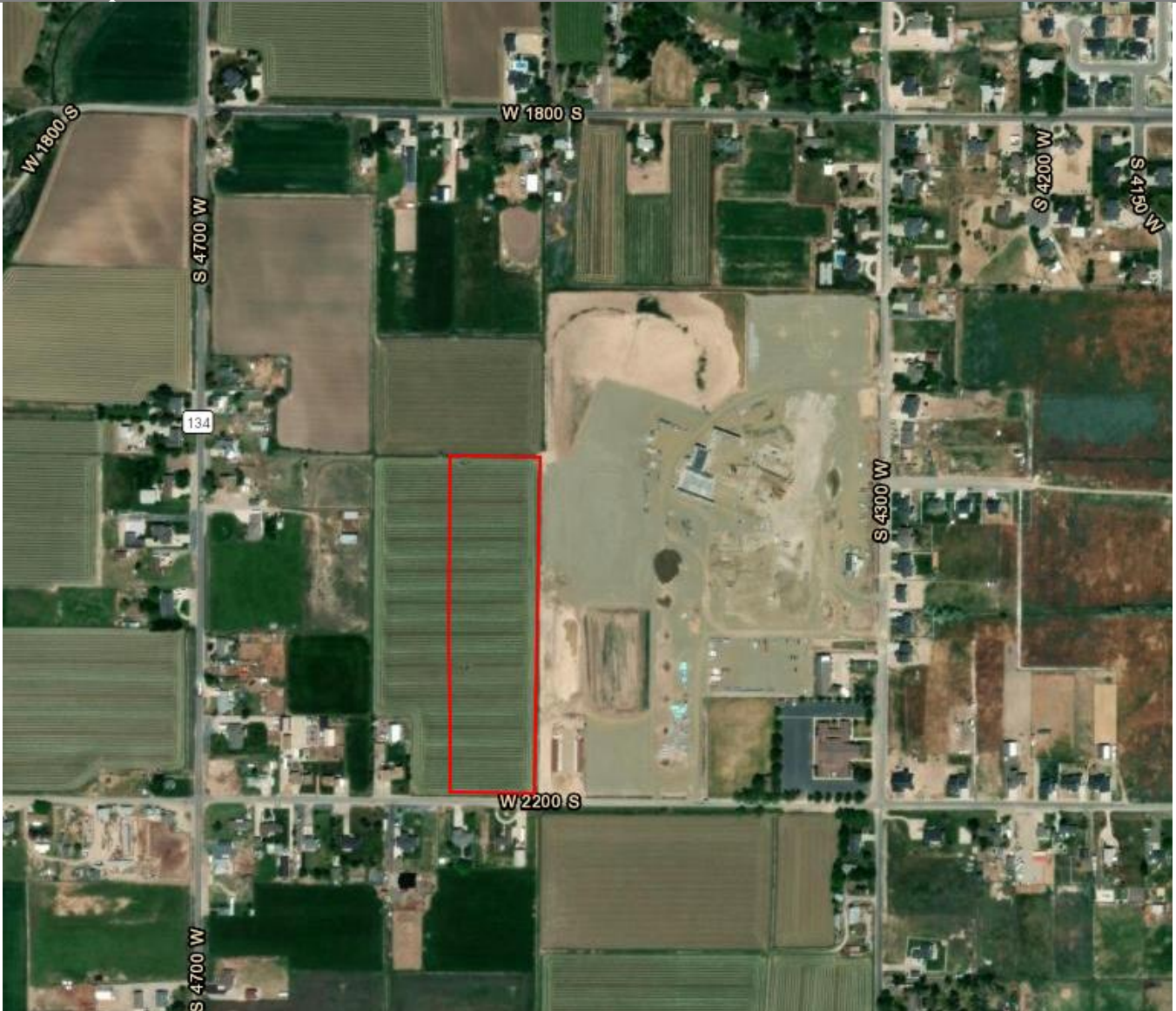
The following findings are the basis for the staff's recommendation:

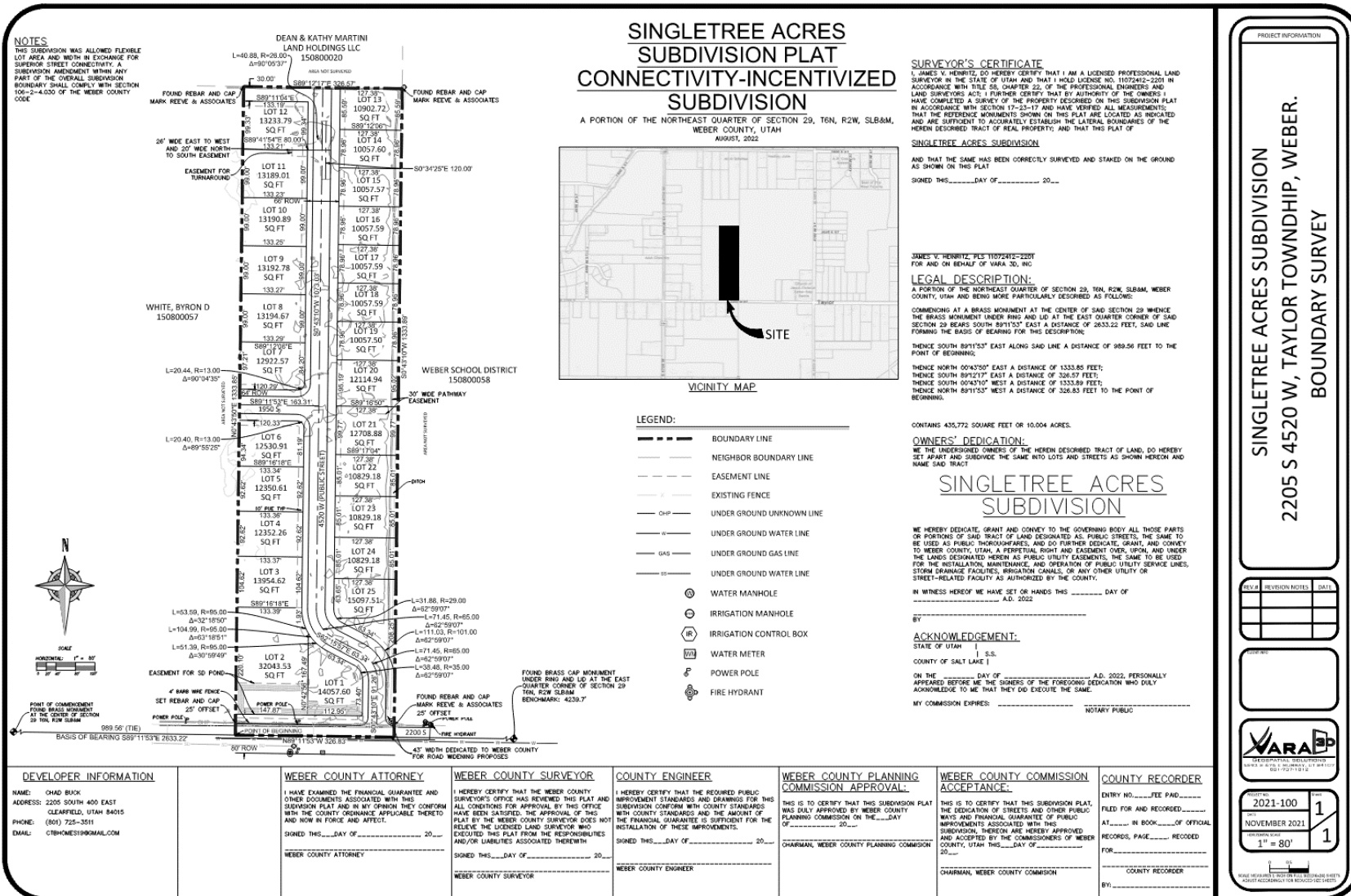
1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable county codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Singletree Acres Subdivision plat
- B. Will serve culinary
- C. Will serve secondary
- D. Will serve sewer
- E. Civil plans (select pages)

Area Map







2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/3/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Single Tree Subdivision, a 25-lot subdivision. The address is approx. 4520 W. 2200 S. Taylor UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$100 per lot (\$2,500.00) **Paid**
- Water Right Impact fee= \$1,078.00 per lot (\$26,950.00) **Paid.**
- Plan review is complete with one minor change final plans need to be stamped by Dan White professional engineer @ Gardner Engineering.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy in any home will be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. This is the January 14, 2024, impact fee. Fees are subject to change when impact studies are completed.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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December 12, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Singletree Acres

The Singletree Acres subdivision is located at approximately 2200 South and 4500 West and consists of a proposed 25 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office.

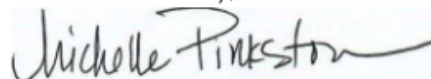
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. The plan review, lot review, and access fees have been paid. There were an adequate number of water shares surrendered for the development water use.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

June 15, 2023

Tucker Weight
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Singletree Acres
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Chad Buck, for Singletree acres development of 25 residential lots located at approximate address of 4500 W 2200 S. We require annexation into the district before service will be provided and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber’s line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber’s Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. **The entire parcel of property to be served will need to be annexed into the District prior to any**



Central Weber Sewer Improvement District

connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

Digitally signed by Clayton
Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER
SEWER", CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.06.15 09:03:15-06'00'

Clay Marriott

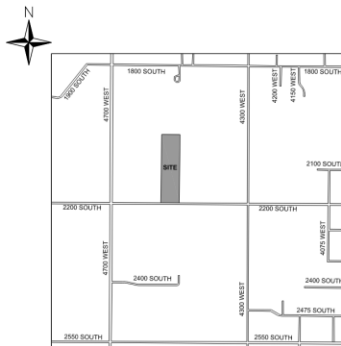
Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Chad Buck

SINGLETREE ACRES SUBDIVISION

4520 WEST 2200 SOUTH
TAYLOR, UTAH 84401

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH



VICINITY MAP

1. ALL WORK SHALL CONFORM TO WEBER COUNTY'S STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	1 OF 1	PLAT
3	C100	GENERAL NOTES
4	C200	SITE PLAN
5	C300	UTILITY PLAN
6	C301-C305	PLAN AND PROFILE
7	C400	GRADING PLAN
8	C500	EROSION CONTROL PLAN



1246 E Driggs Ave
SLC, UT 84106
isaac@reccivil.com (801) 965-2191



SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT

NAME: CHRIS BECK
ADDRESS: 2200 SOUTH 450 EAST
Cedar Hills, UT 84404
PHONE: (801) 728-9919
EMAIL: C@reccivil.com

REV	COMMENT

SHEET NO.

C000

COVER PAGE

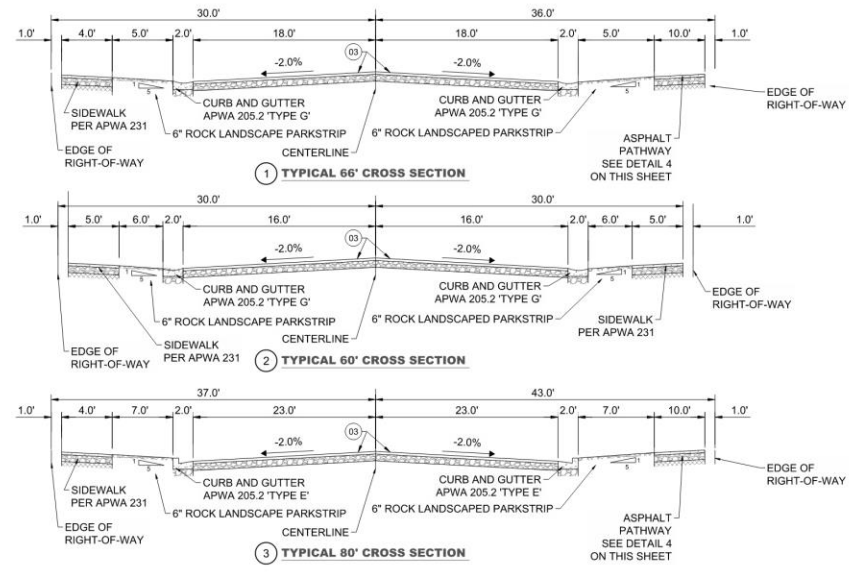
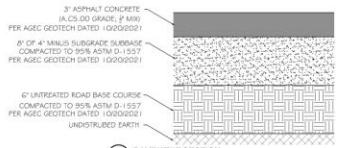
LOT AREAS			
LOT #	AREA	LOT #	AREA
LOT 1	14,057.60 SQ FT (0.32 ACRES)	LOT 13	10,902.72 SQ FT (0.25 ACRES)
LOT 2	32,043.53 SQ FT (0.74 ACRES)	LOT 14	10,051.60 SQ FT (0.23 ACRES)
LOT 3	13,954.62 SQ FT (0.32 ACRES)	LOT 15	10,057.57 SQ FT (0.23 ACRES)
LOT 4	12,352.26 SQ FT (0.28 ACRES)	LOT 16	10,057.59 SQ FT (0.23 ACRES)
LOT 5	12,350.61 SQ FT (0.28 ACRES)	LOT 17	10,057.59 SQ FT (0.23 ACRES)
LOT 6	12,530.91 SQ FT (0.29 ACRES)	LOT 18	10,057.59 SQ FT (0.23 ACRES)
LOT 7	12,922.57 SQ FT (0.30 ACRES)	LOT 19	10,057.50 SQ FT (0.23 ACRES)
LOT 8	13,194.67 SQ FT (0.30 ACRES)	LOT 20	12,114.94 SQ FT (0.28 ACRES)
LOT 9	13,192.78 SQ FT (0.30 ACRES)	LOT 21	12,708.88 SQ FT (0.29 ACRES)
LOT 10	13,190.89 SQ FT (0.30 ACRES)	LOT 22	10,829.18 SQ FT (0.25 ACRES)
LOT 11	13,189.01 SQ FT (0.30 ACRES)	LOT 23	10,829.18 SQ FT (0.25 ACRES)
LOT 12	13,233.79 SQ FT (0.30 ACRES)	LOT 24	10,829.18 SQ FT (0.25 ACRES)
		LOT 25	15,097.51 SQ FT (0.35 ACRES)

TYP. PUE & SETBACKS

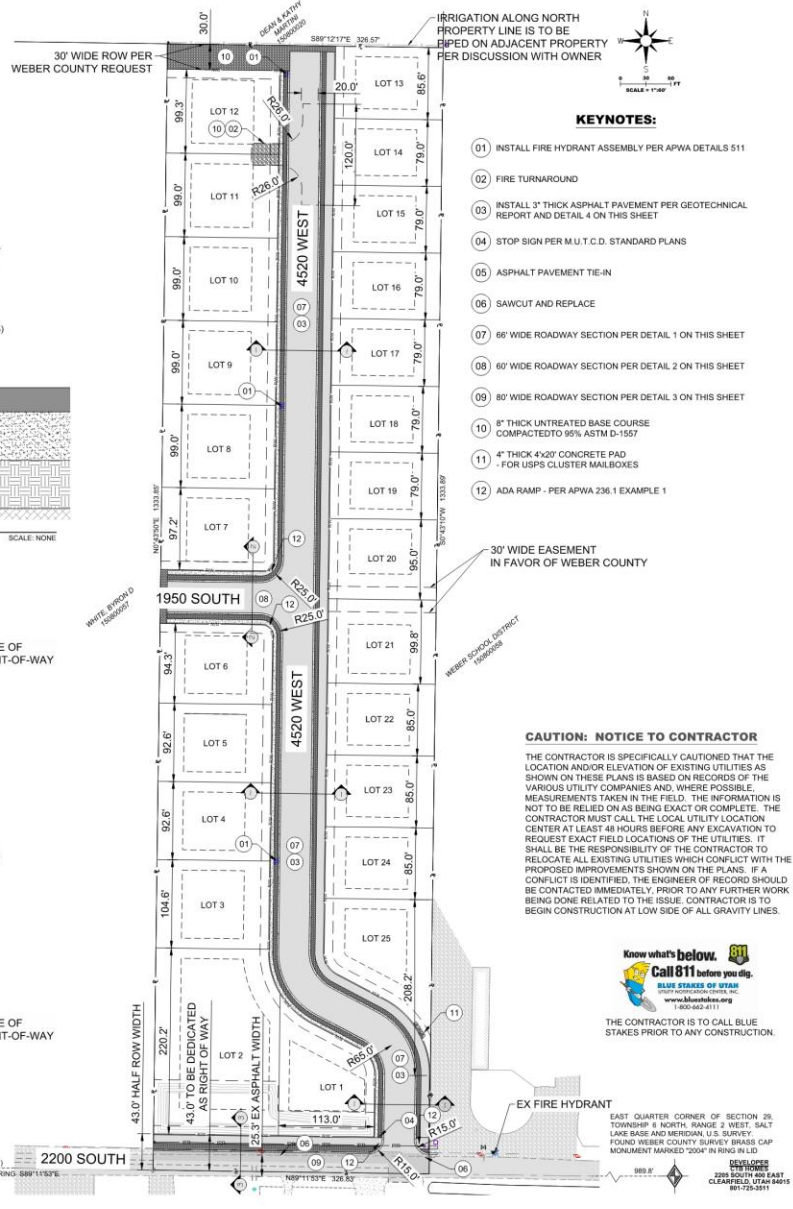
PROPERTY ZONE: R-1.6
 FRONT SETBACK 30.0 FT
 SIDE SETBACK 12.0 FT
 REAR SETBACK 30.0 FT
 CORNER SIDE SETBACK 30.0 FT
 FRONT PUE & DE 10 FT

LAND USE TABLE

TOTAL GROSS ACREAGE (ACRES) 435,947 SQ FT (10.00 ACRES)
 MINIMUM LOT SIZE (ACRES) 10,000 SQ FT (0.23 ACRES)
 AVERAGE LOT SIZE (ACRES) 17,437.88 (0.40 ACRES)
 TOTAL NUMBER OF LOTS 25 LOTS
 RIGHT OF WAY AREA (ACRES) 116,202.64 SQ FT (2.67 ACRES)



CENTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 3 WEST, S&T L&M BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT 5' BELOW GROUND.



RE CIVIL
 1246 E Driggs Ave
 SLC, UT 84106
 (801) 488-1211

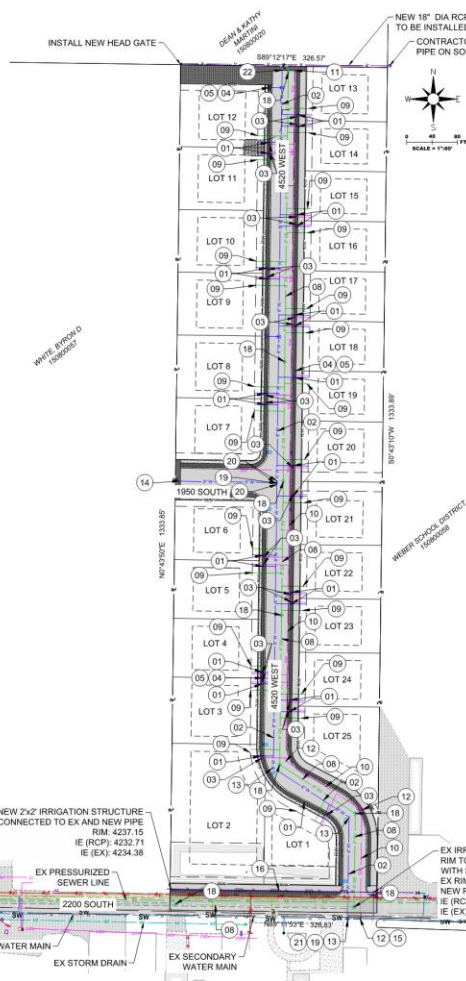
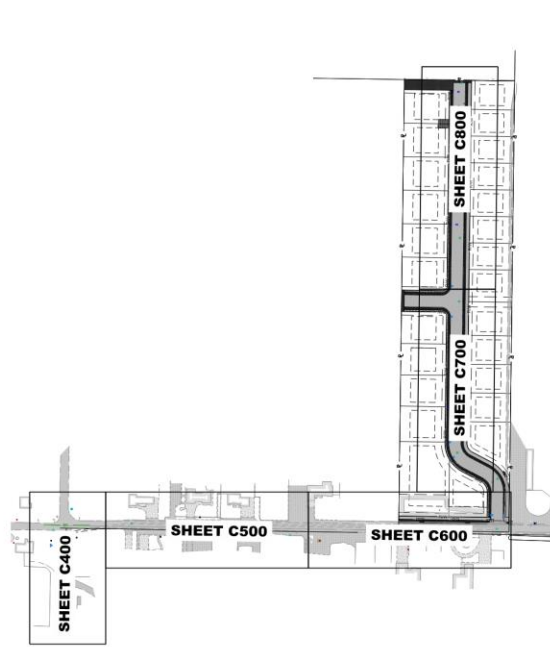


SINGLE TREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
 NAME: CHAD BUCK
 ADDRESS: 2202 SOUTH 900 EAST
 CLEARFIELD, UTAH 84015
 PHONE: 801-738-0511
 EMAIL: CTR@CIVILNORMAL.COM

REV	COMMENT

SHEET NO. **C200**
 SITE PLAN



- KEYNOTES:**
- 01 2"x3/4" POLY WATER LATERAL & WATER METER PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
 - 02 8" C900 DR-18 CULINARY WATER MAIN
 - 03 1" POLY SECONDARY WATER LATERAL & METER PER HOOPER IRRIGATION STANDARD PI-10
 - 04 8" C900 DR-14 WATER LINE
 - 05 FIRE HYDRANT ASSEMBLY PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
 - 06 TIE INTO EXISTING 5' SSMH
 - 07 12" SDR-35 SEWER MAIN
 - 08 8" SDR-35 SEWER MAIN
 - 09 4" SDR-35 SEWER LATERAL PER CENTRAL WEBER SEWER IMPROVEMENT DISTRICT STD DWG #D-6
 - 10 8" C900 DR-14 SECONDARY WATER LINE
 - 11 AIR-VAC PER HOOPER IRRIGATION STD PI-1
 - 12 THRUST BLOCK PER HOOPER IRRIGATION STD PI-3
 - 13 THRUST BLOCK PER APWA #561
 - 14 8" BLOW OFF VALVE PER TAYLOR WEST WEBER WATER DISTRICT STANDARD 11A
 - 15 HOT TAP CONNECTION
 - 16 REPLACE EXISTING TILE PIPE WITH 15" DIA RCP PIPE
 - 17 NEW 2'x2' IRRIGATION BOX
 - 18 NEW SEWER MANHOLE
 - 19 8"x8"x8" TEE
 - 20 8" GATE VALVE
 - 21 CUT IN NEW TEE CONNECTION FOR SUBDIVISION SERVICE
 - 22 CAP AND THRUST BLOCK

- NOTES TO CONTRACTOR**
1. CONTRACTOR IS TO MAINTAIN 10 FT OF SEPARATION BETWEEN SEWER FACILITIES AND WATER FACILITIES.
 2. CONTRACTOR IS TO SLEEVE ALL SEWER MAIN AND LATERALS AT ALL CROSSINGS WITH WATER MAIN OR LATERALS PER TAYLOR WEST WEBER WATER DISTRICT STANDARD #6. AS AN ALTERNATE, CONTRACTOR MAY LOOP NEW WATER LATERALS TO MAINTAIN AN 18" VERTICAL CLEARANCE BETWEEN SEWER FACILITIES AND WATER FACILITIES.
 3. CONTRACTOR IS TO CUT IN AND INSTALL AN 8"x8"x8" TEE INTO THE EXISTING WATER MAIN LOCATED IN 2200 SOUTH. INSTALLATION OF 8" GATE VALVES ARE TO BE INSTALLED ON ALL LEGS OF NEWLY INSTALLED TEE.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



SINGLETREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
 NAME: CHAD BUCK
 ADDRESS: 2200 SOUTH 400 EAST
 CLOUDHURST, UT 84015
 PHONE: (801) 724-9911
 EMAIL: CTHORNTON@GMAIL.COM

REV	COMMENT

SHEET NO. **C300**
 UTILITY PLAN



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File #ZMA2023-17, an application to rezone approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

Agenda Date: January 9, 2023

Applicant: Heritage Land Holdings LLC. Agent: Marshae Stokes

File Number: ZMA2023-17

Frontier Project Link: <https://frontier.co.weber.ut.us/p/Project/Index/18945>

Property Information

Approximate Address: 500 North, 3600 West, Unincorporated West Weber

Current Zone(s): A-2 Zone

Proposed Zone(s): R1-15 Zone

Adjacent Land Use

North: Weber River/Marriott-Slaterville	South: Agricultural and Large Lot Residential
East: Weber River/Marriott-Slaterville	West: Agricultural

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§Title 102, Chapter 5 Rezone Procedures.
 §Title 104, Chapter 2 Agricultural Zones.
 §Title 104, Chapter 12 Residential Zones.

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 a review for compatibility with the general plan and existing ordinances.

Summary and Background

This is an application for a rezone from the A-2 Zone to the R1-15 Zone. The planning commission informally reviewed this request and the associated concept development plan in a work session at the end of the December 2023 planning commission meeting. At the time, the planning commission and staff offered the applicant feedback and recommended adjustments for the proposal. A complete staff review of the proposal was conducted a few days later in which staff offered the applicant formal written comments and recommendations that might help garner a favorable recommendation from the planning commission for the rezone.

The applicant has been attentive at resolving concerns expressed by the planning commission and staff regarding the proposal. The attached revised concept plan substantially addresses review comments and recommendations. With a few minor adjustments and reconsiderations, staff feels the concept plan is ready for a final decision.

The only outstanding concern that poses a possible threat to the viability of the development plan is the code's limitations on development on a terminal street. 3600 West is currently a terminal street. There is provision in the code for allowing additional development on a terminal street as long as there is sufficient secondary emergency

egress provided, and as long as the terminal nature of the street is temporary. The applicant is proposing the construction of one emergency egress for the entire development until such time that additional land can be acquired to extend 700 North (or other street connections) to other existing streets in the area.

This rezone, if approved, is recommended to be accompanied with a development agreement. Through this development agreement the county can modify the application of the terminal street standards to allow for the developer's proposal. If egress is not specifically resolved by the development agreement then the developer will be restricted to 30 lots per emergency egress. This means that in order for the entire development to come to fruition, the developer will need several additional emergency egresses in order to comply with the code.

Whether egress is resolved in a development agreement, or the typical code requirements are applied, it is staff's determination that sufficient regulatory measures are in place or can be put in place to enable the development under the proposed zone. Staff is recommending approval of the rezone, with certain specific requirements being placed in a development agreement, as provided in the staff recommendation herein.

Policy Analysis

This is a proposed rezone of approximately 147.56 acres. The property is currently held as six separate parcels: #150280049 (42.36 acres), #150280001 (29.53 acres), #150280046 (42.58 acres), #150280006 (21.05 acres), #150280005 (10.42 acres), and #150280047 (1.62 acres). The applicant's concept plan appears to also include another parcel, parcel #150280039 (2.18 acres), that is on the east side of the Weber River. Because the Weber River is the border between the unincorporated area and Marriott-Slaterville, this parcel falls within the Marriott-Slaterville incorporated boundaries and cannot be considered as part of this application. The County has no zoning authority within incorporated areas. **Figure 1** shows the subject parcels outlined in red.

Figure 1: County Recorder's Plat Map Depicting Exterior Perimeter of the Subject Parcels.

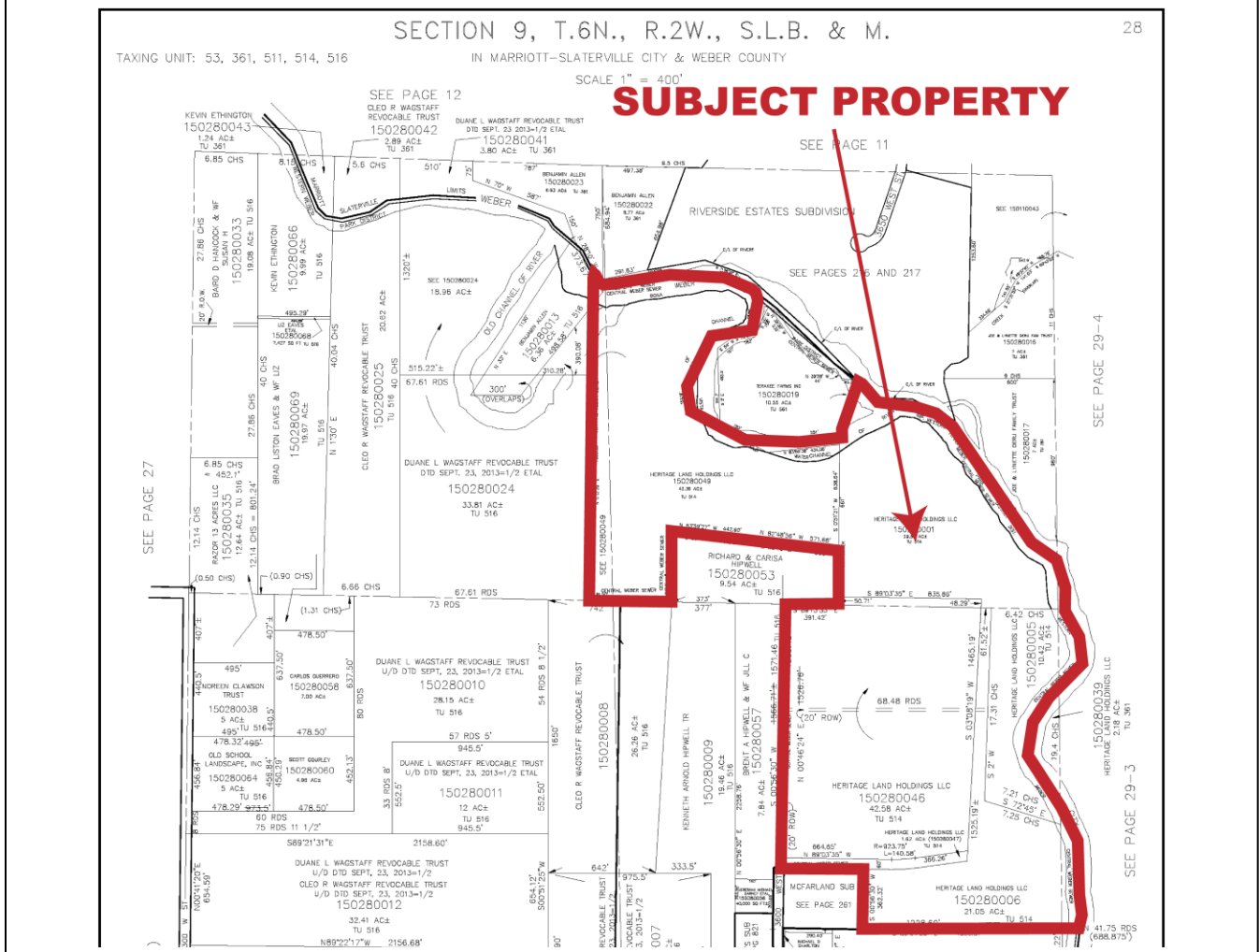
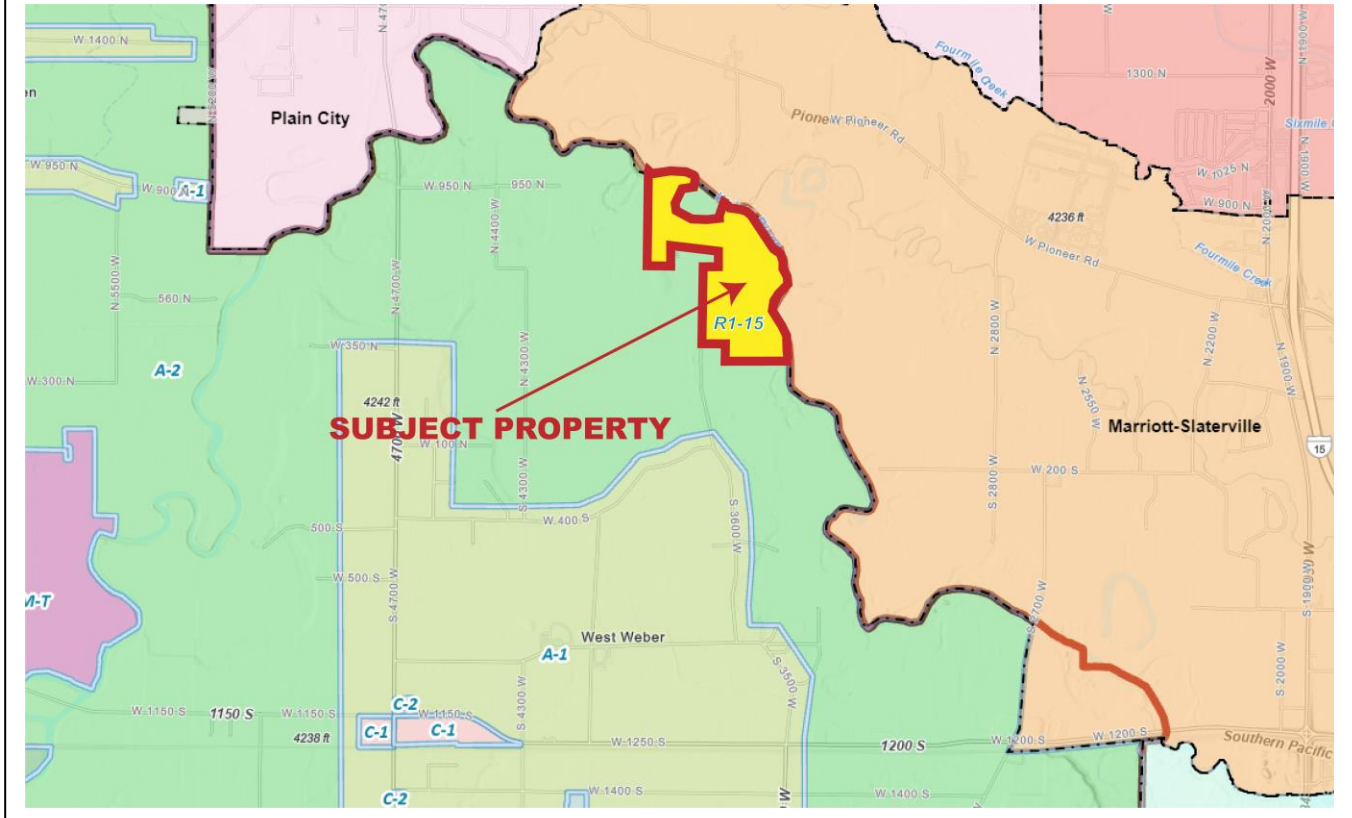


Figure 3: Proposed Zoning Map and the Subject Parcel(s).



The R1-15 Zone is intended to support single-family lots that are an average of 15,000 square feet in area. The R1-15 zone was specifically designed to support the residential directives that the Western Weber General Plan prescribes for this area. In addition to the creation of the R1-15 zone, following the directives of the general plan Weber County also adopted modifications to its previously adopted street connectivity incentivized subdivision standards and have since been applying the new standards to all new residential rezones. Typically, compliance with street connectivity incentives is voluntary. When applied to the project through a rezone development agreement, the county can obligate the developer to comply, and from there on the standards are compulsory.

Connectivity incentivized development allows the developer to maintain a consistent number of lots while still placing streets, pathways, and open spaces where they can be most optimal given the specific site and surrounding area characteristics.

Through a development agreement, the county can also apply other regulations to the project that may help soften the strict requirements of code if those requirements do not make sense for the specifics of the project, or strengthen sections of code that may not adequately govern the specifics of the project.

Working with the applicant, planning staff have a high degree of confidence that the proposal can meet the R1-15 zone requirements, as well as street and pathway connectivity standards. The site plan may need a few minor changes or reconfigurations here or there, as requested by staff, but the planning commission should be able to find that these changes can occur through the process of drafting a development agreement prior to final county commission consideration.

If a land survey finds that the property is accurately describes as 147.56 acres, this rezone will entitle the applicant to 428 dwelling units. Please note that because the base acreage is different than expect by the applicant as noted on the concept plan, this density is also different from the applicant's assumed maximum density of 470 lots. If the applicant can convince the adjoining owner of parcel number 150280019 (Terakee Farms, LLC) to join the rezone application, then that additional acreage can be included in the density calculation to increase the maximum density potential. At this time, Terakee Farms, LLC has been clear that the property should not be included in this rezone consideration. Regardless, the applicant is currently only proposing up to 357 lots in the proposed development.

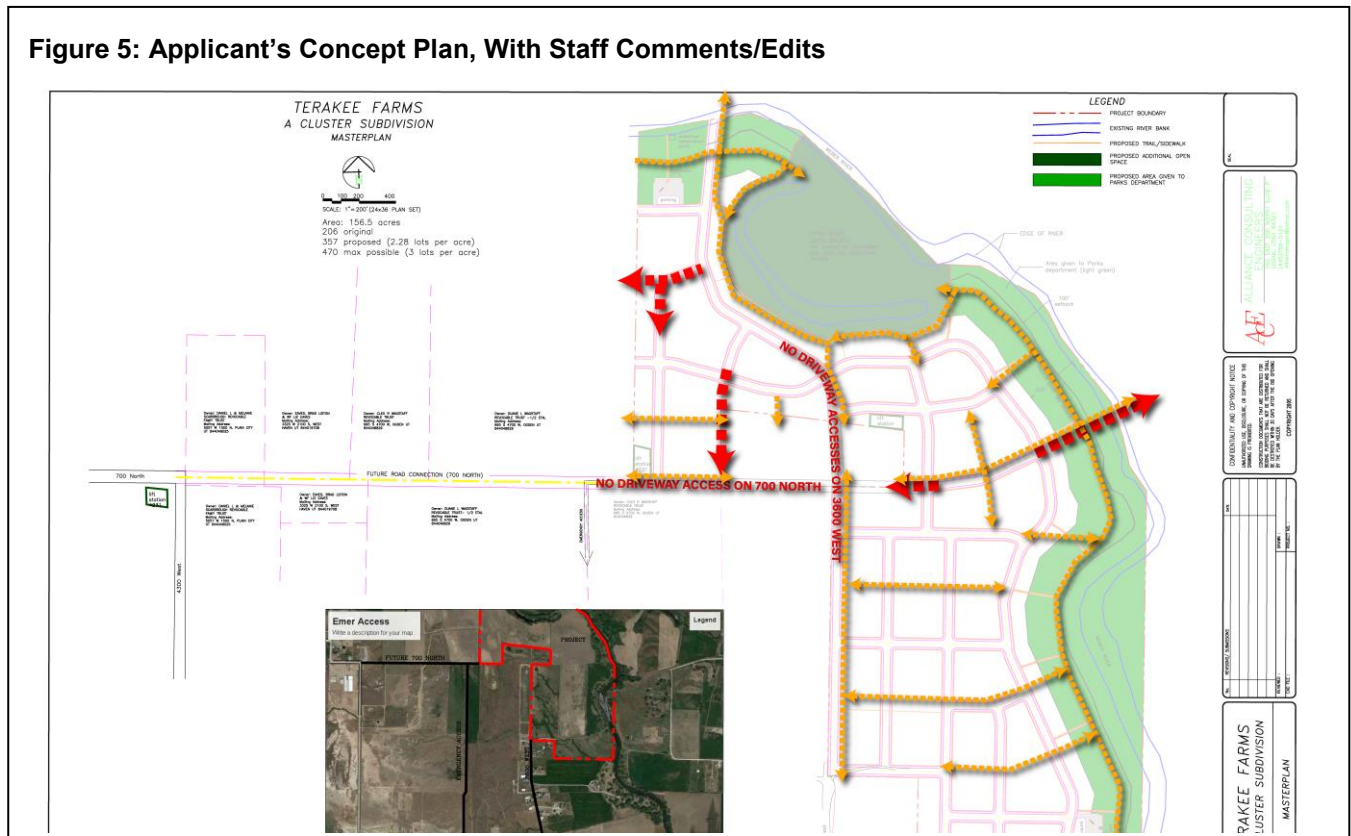
Exhibit D illustrates the proposed concept plan for the property. **Figure 4** is omitted. **Figure 5⁵** illustrates additional staff-suggested details and/or amendments to the proposed concept plan that are anticipated to bring it into full compliance with connectivity standards. Alternatively, the applicant is encouraged to find and propose other satisfactory solutions.

As can be seen, with minimal adjustments, the plan should be sufficient to provide for the conceptual nature of the proposal. In **Figure 5**, the redlines represent street connections that are needed to satisfy the 660-foot street block standard. The gold lines represent the pathway connections that may be needed to satisfy the 400-foot pathway block standard. Most of the pathways staff have outlined are already depicted on the concept plan. Staff outlined them with the intent to specify that these should be 10-foot wide pathways, and not typical sidewalks. Otherwise, the applicant is proposing typical sidewalks along all other streets. The notes written on the concept plan could be clarified on this point.

Weber County Code has six general decision criteria for determining whether a rezone is merited. They are as follows:

- a. Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.
- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.
- c. The extent to which the proposed amendment may adversely affect adjacent property.
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

The following is an analysis of the proposal in the context of these criteria.



⁵ See also Exhibit E

(a) Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

As a legislative decision, a rezone should advance the goals of the general plan, or at the very least, not be detrimental to them without good cause. The general plan is only a guiding document and not mandatory to follow, however, because it sets the desired future community outcome, deviation from it should be done with caution.

The community character vision is the filter through which all interpretation and understanding of the plan should be run. This is the vision to which all other visions and goals within the plan are oriented. It reads as follows:

“While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community.”⁶

The plan prioritizes the implementation of smart growth principles as development occurs. It encourages the county to utilize the rezone process as an opportunity to help developers and land owners gain the benefits of the rezone while implementing for the public the benefits of these principles. Because the general plan is *general* in nature, no one principle is absolutely mandatory except when adopted into the development code. Similarly, allowing a property to be rezoned is also not mandatory. Both the developer and the County have the ability to substantially gain if a rezone is negotiated well enough.

General Plan Smart Growth Principles

The general plan lists both basic and exemplary smart growth principles. The seven basic smart growth standards are:

1. Street connectivity.
2. Pathway and trail connectivity.
3. Open space and recreation facilities.
4. Dark sky considerations.
5. Culinary and secondary water conservation planning.
6. Emission and air quality.

The proposal's compliance with each of these standards are further provided in this report.

The following nine bullet points is a list of the general plan's exemplary smart growth principles (in italics). A staff analysis regarding how they may relate to this potential project follows each bullet point. Some of these principles are similar to the basic smart growth principles aforementioned, but are designed to provide optimal community benefits.

- *Provision for a wide variety of housing options.*
 - While this proposal is anticipated to be exclusively single-family residential, the flexible lot standards of the R1-15 zone and connectivity incentivized subdivision will help the developer create a wide variety of lot sizes. Smaller lots will be more affordable than the larger lots, which in turn will allow the developer to market to prospective single-family homeowners that are at different stages of life.
- *Use of lot-averaging to create smaller lots/housing that responds to the needed moderate income housing.*
 - The applicant has not proposed any moderate income housing for the development. It should be noted that the variety of lot sizes will result in smaller lots, as small as 6,000 square feet. This will help provide the market with a larger supply of smaller lots, which in turn will help curb the inflating housing costs the area has been experiencing. If the planning commission desires the developer to specifically provide deed-restricted moderate income housing within the development, the requirement can be inserted into the proposed development agreement.

⁶ Western Weber General Plan (p. 21)

- *Strong trail network with excellent trail connectivity that prioritizes bicycling and pedestrians over vehicles.*
 - The concept plan has strong pathway and sidewalk connectivity throughout, especially if staff's additional suggestions are provided. In a number of instances, pathways will run between lots instead of adjacent to streets, giving users a greater sense of safety away from vehicle traffic.
 - Of great significance to the implementation of the general plan, the applicant is volunteering to reserve approximately 33 acres of land along the Weber River for a linear nature park. The Weber River parkway can be installed within this park, and provide pedestrian and cycling options that run through preserved natural areas.
- *Strong street connectivity and neighborhood connections that avoid the use of cul-de-sacs or deadends.*
 - As can be reviewed on the concept plan, the applicant has done well to not use cul-de-sacs and permanent dead-end streets. More on this later in this report.
- *Large and meaningful open space areas with improved parks, recreation, etc.*
 - As previously mentioned, the applicant is proposing a 33 acre nature park along the Weber River. This park preserves the 300-foot buffer from the river's high water mark. The 300-foot Weber River development buffer has been adopted into the development code, but donation of the buffer from private hands into public hands is not, and should be noted as a significant public contribution. The park is proposed to be donated to the Taylor West Weber Park District. The park district has expressed their satisfaction with this proposal. As a rule of thumb, the general plan suggests that the county follow the best practice standard of providing approximately 10 acres of open public park land for every 1,000 residents.
 - The Weber River Parkway should be located within this linear park. This will provide about one mile of what the general plan dubs the "emerald necklace," and will provide critical public access to the river and to natural open space and recreational opportunities. There is a note on the concept plan that indicates that the Weber River Parkway is to be completed "by others." If the rezone is approved Staff recommends that the development agreement be written in a manner to obligate this applicant to construct it as the development is being constructed.
- *Homes that have higher efficiency ratings than required by local building codes.*
 - Buildings are required to be constructed to an efficiency standard based on the climate of the area. Usually, buildings located in higher (colder) elevations need to meet greater efficiency standards. However, given the wide degree of temperature swings in the Western Weber area over a one year period, requiring buildings to be constructed to better efficiency ratings will help alleviate the area's future demand on power and gas. This will also help provide better air-quality related to building emissions. Staff suggests buildings be built to an efficiency rating that is compliant with one climate zone greater than currently prescribed for the area.
- *Homes that have solar-paneled rooftops and watt-smart compliant batteries.*
 - Similar to building efficiencies, providing energy independence when possible is integral in a smart-growth community. Staff recommends requiring rooftop solar panels, as well as power storage capabilities such as a solar-charged battery. To assist with affordability, perhaps this requirement can be waived for residences less than 1800 square feet or those deed restricted for moderate income housing.
- *Provisions that create attractive communities for the long term and that create a distinctive sense of place.*
 - The planning commission may determine that the street and pathway connectivity and the Weber River Parkway and linear park dedication accomplishes this principle.
 - One additional item for the planning commission to consider on this point: When a limited access collector or arterial street serves a single-family residential area, these types of streets are likely to be lined with rear and/or side yards. As a result they can trend toward a less attractive aesthetic. The general plan suggests landscaping, fencing, and street art be located along limited access collector and arterial streets to enhance a greater sense of community character and aesthetic. The county does not currently have the organizational or financial structure to operate and maintain such street improvements, so if the planning commission desires to require these improvements in this development then it would be advisable to require a professionally managed homeowners

association to care for the operations and maintenance. This is not included in staff's recommendation herein, but can easily be added by the planning commission if so desired.

- *Use of transferable development rights from agricultural lands identified for protection.*
 - In a manner, by utilizing the flexible lot standards of connectivity-incentivized development this proposal moves potential development and private ownership away from the 300-foot river corridor/riparian area. While this corridor is not land identified for agricultural protection, its public ownership is highly advisable for the benefit of the growing community.
 - The applicant does not desire to transfer more development to this project, but is considering transferring some of the density the zone would otherwise entitle to other property in the unincorporated area. For that to occur, the applicant will first need to own a property in the Form-Based Zone, then transfer any remaining/unneeded rights utilizing the adopted TDR transfer process from this property to the other. It is advisable that this occur prior to the sales or transfer of any lots or parcels within this project.

(b) Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.

It would be challenging to argue that the proposal matches the character of existing development in the area. However, "compatibility" and matching are not necessarily the same thing. There are currently a number of large lot residential properties along 3600 West Street. Regardless of lot size, residential uses are traditionally compatible with, and most similar to, other residential uses than they are other types of land uses.

The general plan identifies that heavy agricultural uses may not be very compatible with residential development/neighborhoods. It is worth evaluating how surrounding agricultural uses may affect this project, and vice versa.

The general plan suggests and acknowledges some incompatibilities will occur as the area develops over time. If the plan is followed, in time, the surrounding area is likely to be more similar to the character of this development than it is the character of the existing area.

(c) The extent to which the proposed amendment may adversely affect adjacent property.

When considering how this rezone might adversely affect adjacent property, there are a wide array of factors at play. These include impacts on private property rights and nuisances, as well as other factors such as impacts on a landowner's desires for their neighborhood and the intrinsic values they've imbued into that neighborhood.

First and foremost, the Planning Commission should prioritize fact-based adverse impacts. Then consider the perception-based impacts.

If rezoned, the development is likely to significantly change the immediate area. Existing streets will need to be upgraded and new streets will be constructed. Small, medium, and medium-large-lot residential uses should be expected. The smaller and relatively denser development will change the visual nature of the area, traffic volumes and patterns, and noise potential. The proposed uses are not expected to be greater than that found in a typical residential neighborhood. When developing, the applicant will be responsible for correcting any material degradation in services that the development might create for the area. Thus, other than potential increases to noise, most of the fact-based effects will be required to be mitigated by the applicant.

From an intrinsic perspective, current neighbors who have grown accustomed to the quiet rural nature of the immediate area may find the increase in development intensity unpleasant and contrary to the current reasons they reside in the area. Even though residents in the area do not own a property right that ensures their neighbor's property will not change, they may find dismay in the perception that changes beyond their control could upend their desired future for the area. This could lead to their eventual self-determined displacement from the neighborhood.

(d) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.

The County's currently adopted development regulations are designed to specifically require the developer to address their impact on local levels of service. As aforementioned, the applicant will be responsible for mitigating any material degradation of levels of service.

Roadways/Traffic.

Figure 6 shows the planned streets for the area, pursuant to the general plan. As it relates to the subject property and surrounding area, the plan recommends securing 3600 West Street as a future major collector street, and 700 North Street as a future minor collector street. Other streets planned for the area, represented by thin dashed white lines, are intended to, in part, represent important smaller section line and quarter section line streets to serve residential neighborhoods. The specific configuration of these dashed lines within subject property's boundary is generally inconsequential. They follow the street alignment previously proposed (and now expired) by a past development approval on the property. As long as residential street connections are being made in a manner that meet expected connectivity standards, the applicant should be given the latitude to arrange the streets as may be desirable for their development.

One important consideration observed by staff is that the applicant's concept plan appears to arrange streets and potential adjacent development lots in a manner as if lot access will be allowed from 3600 West and 700 North. The applicant may be unaware (at the time of this writing) that access to these two streets will not be permitted. However, with a little inconsequential reconfiguration there are ways to amend the concept plan to ensure no lot is given direct access to these streets. It might involve flipping the orientation of some of the street blocks. For the purpose of displaying how it could be done, staff illustrated a potential compliant street layout in **Figure 7**. Please note that this figure is a representation designed by staff. The applicant can choose to reconfigure accordingly or in any other manner that still complies with connectivity standards.

A big challenge for this development is its location at the end what is currently a dead-end street. The applicant is proposing to design and construct 700 North Street at a time the affected landowners are willing to convey the right-of-way (at reasonable market value). Until that time, the applicant is proposing to deposit an escrow with the county for the entire cost to acquire and construct the street and right-of-way. The applicant hopes this gesture and security demonstrates their willingness to ensure reasonable access can be provided to the proposed development.

Figure 6: Planned Streets – Western Weber General Plan

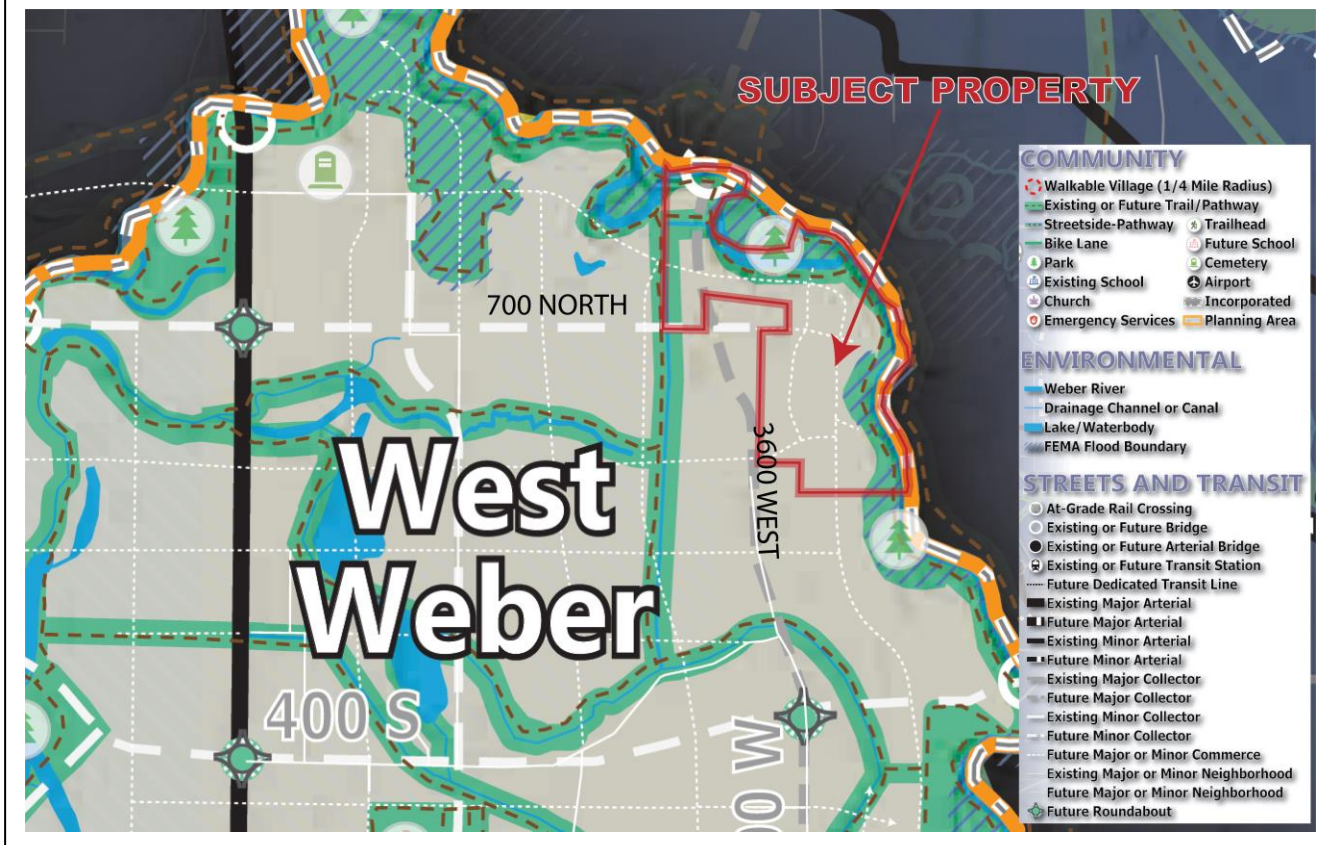
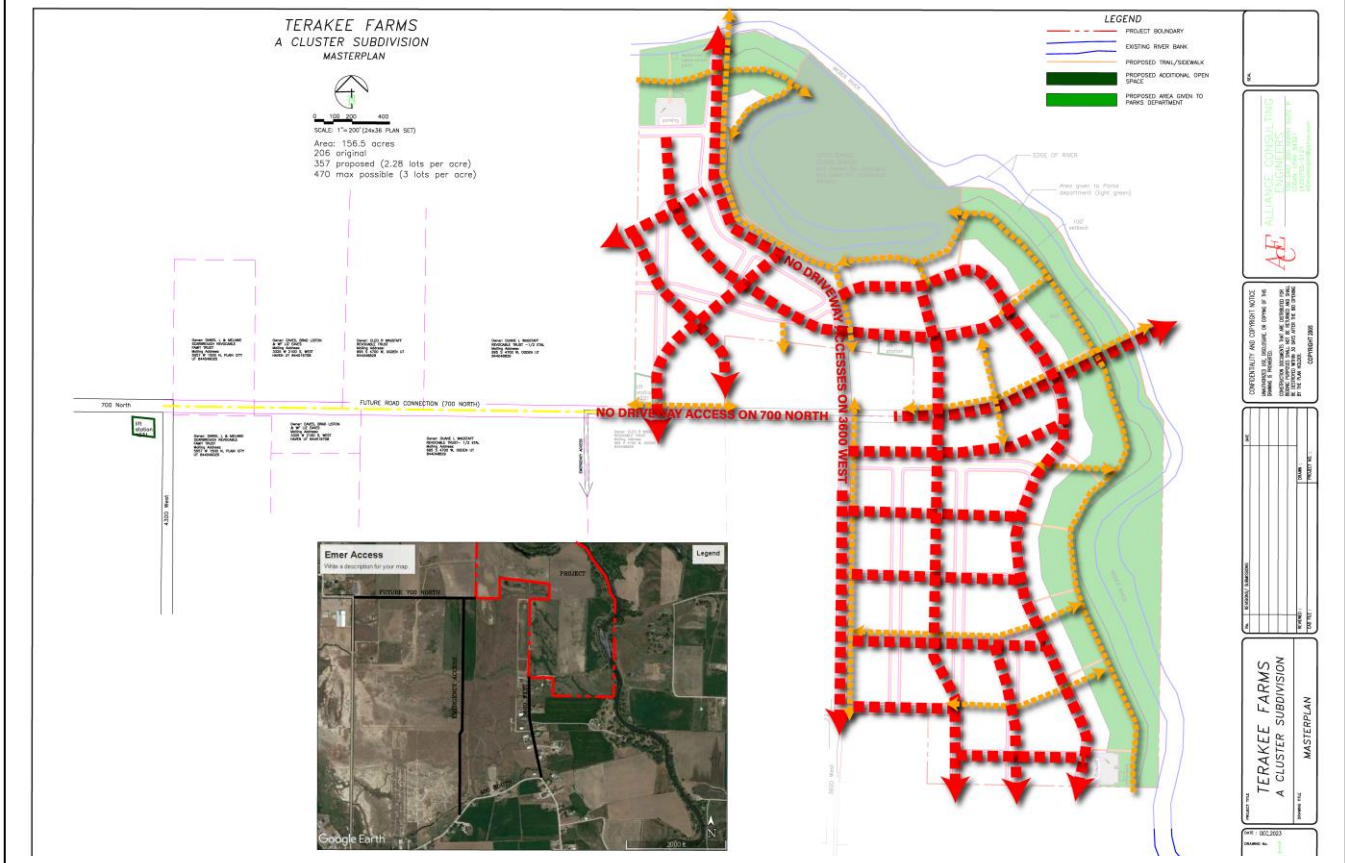


Figure 7: Concept Plan Alternative (Staff Generated) Excluding Lot Frontage from 3600 W and 700 N.



County code does not contemplate a situation involving the applicant's escrow proposal. Strictly applied, the code allows no more than 30 homes to be constructed along a temporarily dead-end street before requiring a separate temporary emergency egress. There appears to be 12 residences already located along the dead-end portion of 3600 West, with what appear to be two additional lots that are currently vacant, and another two lots mostly through the subdivision approval process. This would allow the developer to construct no more than 14 additional lots before being required to construct an emergency egress road. The applicant has proposed an emergency egress road through an adjoining property, as illustrated on their concept plan. If in strict compliance with the Land Use Code, this would allow the applicant to construct another 30 lots, for a total of 44 lots, before being required to construct a second emergency egress that does not double-back on either the first emergency egress or the temporarily terminal dead-end street. This second emergency egress can serve an additional 30 lots, before a third egress would be required, and so on.

The code requires an emergency egress to be constructed of a 20-foot wide all-weather surface capable of supporting a 75,000 lb. fire apparatus. It also requires this egress to be located within a minimum 24-foot easement specifically for the egress. The currently identified emergency egress will need to be improved to this width. The applicant may not be able to secure the minimum 24-foot easement, as they believe they only have a 20-foot easement and the property owner doesn't seem likely to grant any more at this time.

It is also staff's understanding that the current property owner does not agree that this easement can be used for this development, but the applicant is asserting that they have adequate rights to at least the 20-foot easement on record. The County cannot make a determination that the applicant has the legal right to use this easement, as that is a private matter for the courts to decide if the parties choose to obtain a judicial ruling. However, it should be noted that if an eventual judicial ruling does not fall in favor of the applicant, more than the 14 approved lots within the development would violate the code until another egress can be secured and constructed.

These challenges notwithstanding, using the applicants proposed resolution and some carefully considered conditions, it's possible for the development agreement to be crafted in a manner that gives the county adequate egress assurances, and still provides a path forward for the developer's entire project.

To start, staff recommends that only up to 14 lots are allowed to be platted until the following have occurred:

1. The proposed emergency egress is fully constructed to the minimum 20-foot surface width;
2. A 10-percent warrantee guarantee bond is provided to the county to assure performance for at least one year;
3. The egress remains ungated for the entire time it is being constructed plus one month after the County Engineer inspects and approves it;
4. The egress is fully operational and accessible for emergency egress use by any member of the public; and
5. No lawsuits are filed prior to platting more than 14 lots; or

Alternatively, the more than 14 lots may be platted if some other egress is secured and constructed.

If each of the five forgoing criteria can be satisfied or another emergency egress can be secured, then based on the applicant's willingness to escrow for 700 North Street, staff is comfortable with the applicant platting the entire development with only one emergency egress. The agreement should stipulate that the escrow be reevaluated and updated annually to compensate for market fluctuations and inflation.

Police and Fire Protection

It is not anticipated that this development will generate a greater per capita demand for police and fire protection than typical single-family residential development.

Stormwater Drainage Systems

This is not usually a requirement of rezoning, and is better handled at the time specific construction drawings are submitted. This occurs during subdivision application review.

Water Supply

The property is within the Taylor West Weber Water Improvement District boundaries. The applicant has provided a letter from the district that acknowledges the rezone application and the potential for them to serve. The letter, attached within Exhibit A, provides a general list of infrastructure improvements that will be needed and conditions and requirements that will be expected of the developer in order to gain access to this service. One important expectation of the district is for the property to be served with secondary water by Hooper Irrigation Company or another similarly qualified irrigation company. The property is within Hooper Irrigation Company's declared expansion area. Hooper Irrigation Company is the only irrigation company on record that has provided the county a mapped expansion area. Current county code states:

"If any lot within the subdivision is located within a distance of 50 feet multiplied by the number of proposed lots from a public culinary water service provider's existing and functional main delivery line, or that of a secondary water service provider, and the service provider is willing and able to serve the subdivision, then in accordance with the service provider's standards and any applicable County standards, each lot within the subdivision shall be connected to the service provider's water delivery system."⁷

50 times the number of lots proposed in the development equals roughly 3.5 miles. The closest known functioning and well established secondary water system is Hooper Irrigation Company's water system, which is about one mile away.

There may be more than one secondary water system in the area. Current code anticipates this. It states:

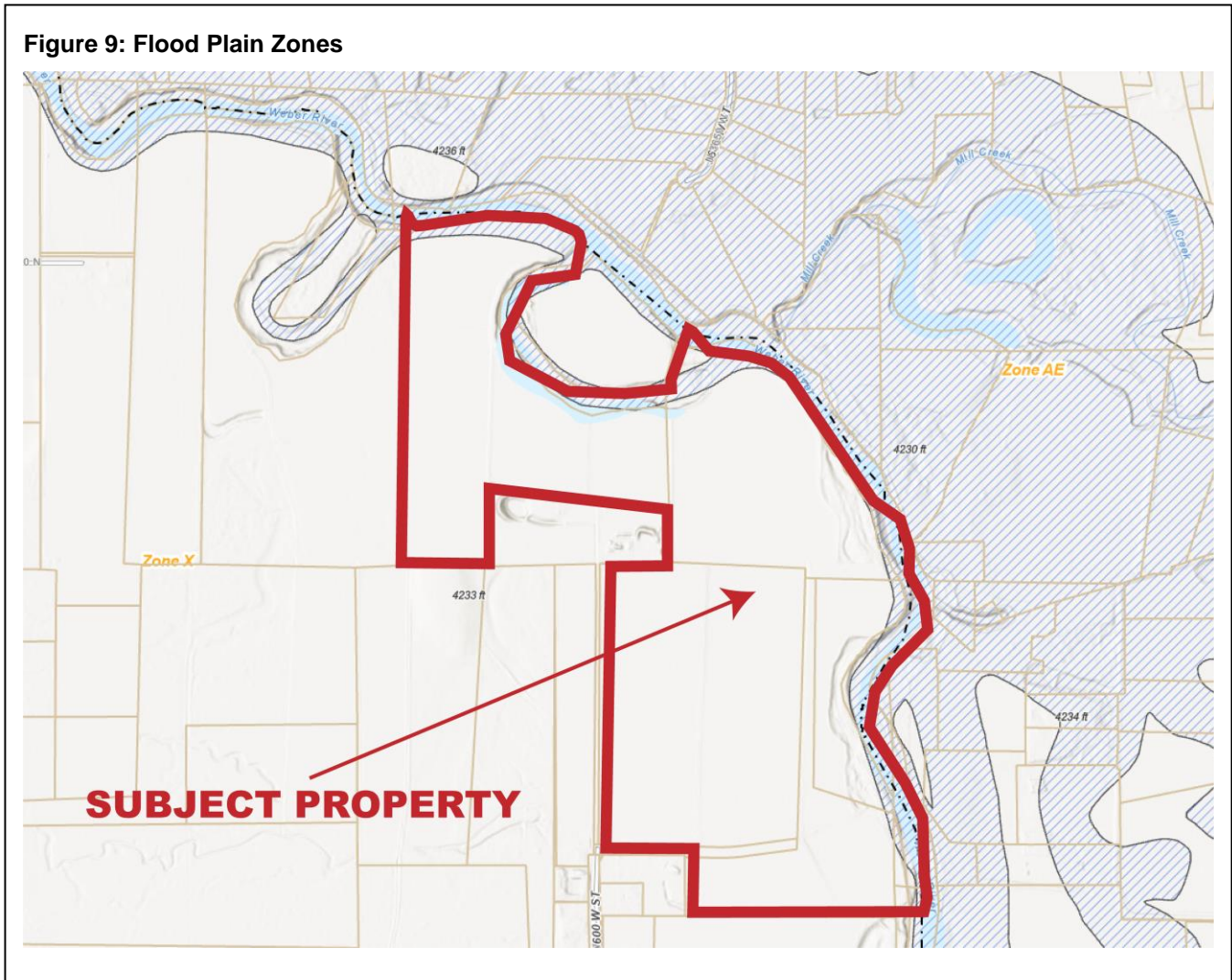
"If multiple existing culinary water delivery systems are available, connection to the culinary system that will yield the best organization of culinary water infrastructure in the area is required. The same shall be required for the secondary water delivery system. If conflict arises in making such a determination, the County Engineer shall make the final determination. Overlapping culinary or secondary water infrastructure should be avoided whenever possible."⁸

Unless there is a secondary water service provider with existing and functional service lines closer to the project than Hooper Irrigation Company's lines, and considering Hooper Irrigation's proven service track record, it is likely indisputable that Hooper Irrigation Company can provide the best organization of secondary water infrastructure to this project should they be willing and able to serve it. Like stormwater, that is likely unnecessary to nail down during the rezone, as it will be required during subdivision review.

⁷ Weber County Code, Section 106-4-2.010.

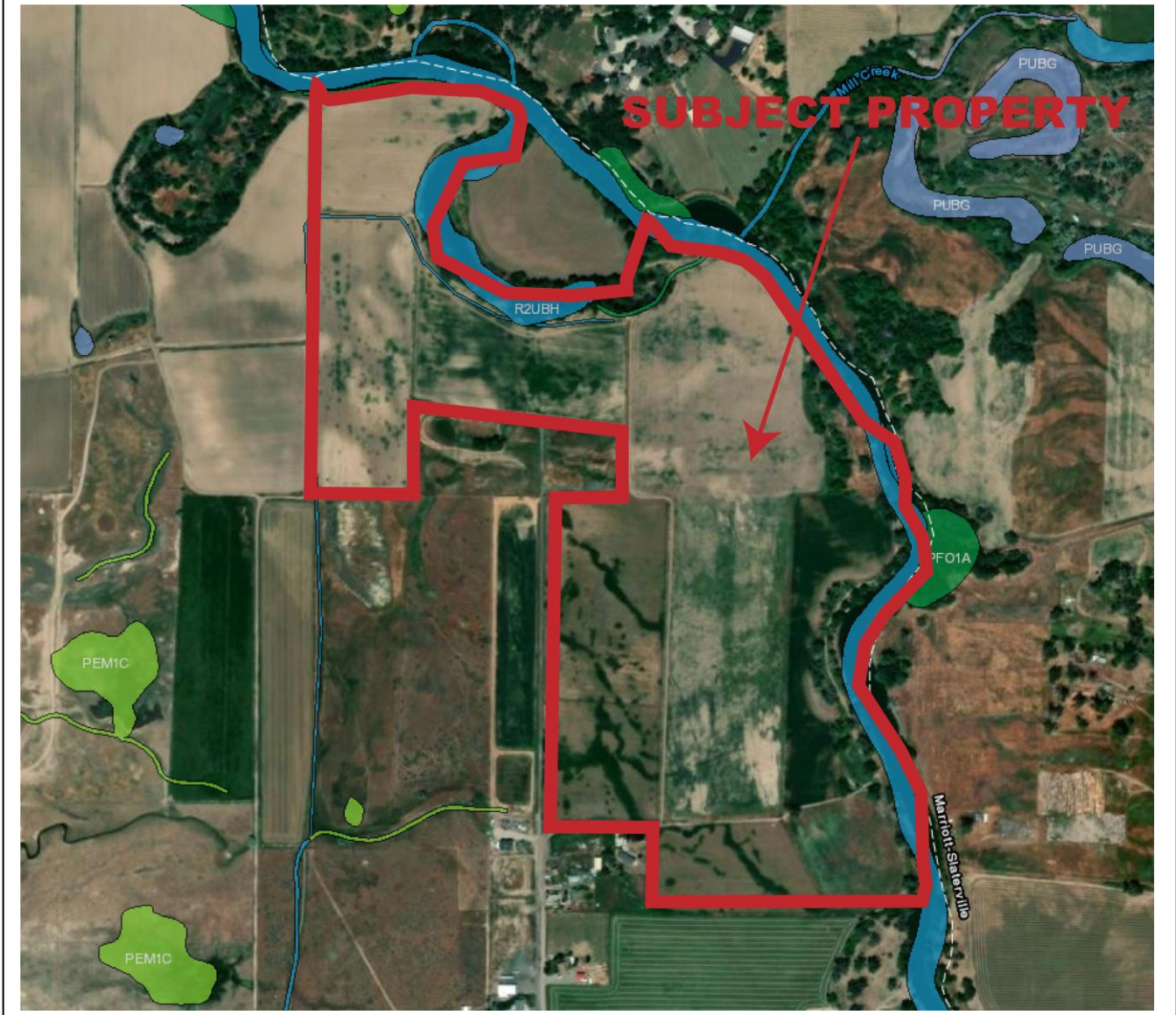
⁸ Weber County Code, See Section 106-4-2.010.

and contained with the proposed nature park to be dedicated to the park district. Zone "AE" means that the base flood elevation has been studied and determined for the area.



The US Fish and Wildlife Service provides an inventory of suspected wetlands across the nation. **Figure 10** illustrates suspected wetlands and how they relate to the subject property. The map shows that there are no suspected wetlands on the property except that affected by the Weber River channel and the adjacent oxbow. The applicant's development proposal avoids these areas.

Figure 10: National Wetland Inventory Map of Area



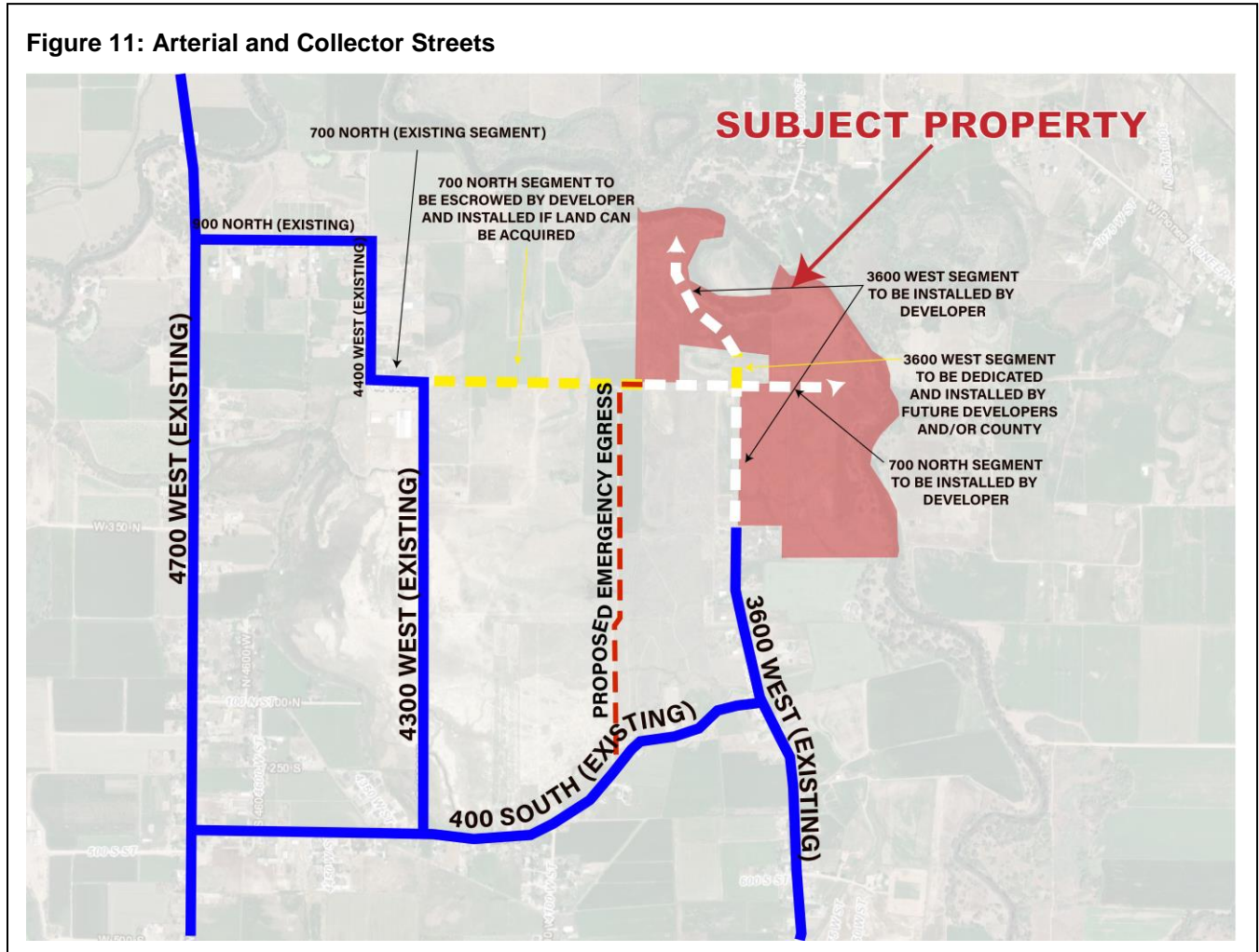
(f) Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

Based on the details already provided regarding street accessibility and street connectivity, the planning commission should be able to make a finding that the applicant is proposing sufficient compensation for their impact on both existing and proposed transportation corridors. **Exhibit 11** illustrates the proposed and potential street collector and arterial street corridors serving the property.

It should be noted that this proposed rezone and development surrounds a five acre parcel, through which 3600 West is planned but not yet fully acquired. This parcel, which is oddly configured as can be viewed in **Figure 1**, recently received final plat approval for two large lots. Once recorded, that subdivision will have dedicated to the county their proportionate width of the 700 North street corridor for the entire east/west length of the parcel, in which this rezone's applicant should be required to install the street. It also dedicates a 30-foot stretch of the 3600 West right-of-way, the street therein this developer is proposing to also install after dedicating the remaining 70-foot right-of-way on their property, for a total 100-foot right of way. However, due to an imbalanced proportionate share

analysis, the subdivision of this oddly shaped parcel was not required to secure the planned north/south 100-foot right-of-way across the main body of the parcel, an approximate 350-foot stretch. As a large-lot subdivision, these two lots are likely to be further resubdivided in the future, at which time the county can secure the remaining segment of the 3600 West right-of-way. For the foreseeable future, it should be expected that the developer will install two 3600 West Street stubs to the main body of this parcel, one from the south and one from the north, with a missing link between the bounds of this subdivision. The applicant's concept plan provides other streets that adequately compensate for the missing link in the interim.

Figure 11: Arterial and Collector Streets



Staff Recommendation

After reviewing the proposal within the intended context of the Western Weber General Plan, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following considerations, which are intended to be incorporated into a zoning development agreement:

1. Concept plan update:
 - a. Provide concept plan amendments for compliance with connectivity standards.
 - b. Remove "by others" from the concept plan's Weber River Parkway proposal.
 - c. Provide a non-street adjacent pathway on the western edge of the property, as generally depicted on the general plan's future land use map.
 - d. To give the property owner the entire benefit of the rezone, instead of listing the proposed number of lots in the development, the concept plan and development agreement should rely on the county's adopted maximum density calculations to govern density. If the developer may choose to plat less than the maximum at its option.
2. Parks, open space, and trails:
 - a. The development's first subdivision plat should include the dedication of the entire linear park to the Taylor West Weber Park District.
 - b. Obligate applicant to install all pathways including the Weber River Parkway and pathway appurtenances as development occurs. If phased, ensure a proportionate amount of pathway and appurtenances is installed both within the phase and, if different, along the Weber River. Follow the adopted 10-foot paved or concrete pathway standards in the Land Use Code.
 - c. Provide a five foot wide equestrian pathway that generally parallels the paved parkway.
 - d. Unless negotiated otherwise with the parks district, pathway/nature park appurtenances should include:
 - i. At least one bench every 500 feet
 - ii. One shade tree per bench.
 - iii. ADA accessible parking, restrooms, ramps, and benches.
 - iv. Two trailheads, as generally located on the concept plan.
 1. A restroom per trailhead.
 2. A parking area per trailhead with sufficient parking for at least 15 typical passenger vehicles and six spaces for large vehicles or vehicles towing trailers.
 3. One bicycle fix-it stand per trailhead.
 4. One drinking fountain or water bottle filling station per trailhead.
 - v. For the northern trailhead, provide a waterfowl viewing area.
 - e. Each pathway and sidewalk within the development should be lined with shade trees in intervals and of species such that the crown of one tree, on average at maturity, will touch the crown of the next tree. Use at least three different tree varieties dispersed in a manner to avoid transmission of pests/disease.
 - f. Maintain existing tree canopy along the Weber River. Replace any tree that needs to be removed for park improvements with another of similar size (at maturity).
 - g. If allowed by the owner of the parcel within the oxbow (shaded dark green on the concept plan), and as long as that parcel owner is willing to allow unrestricted public access along the parkway, construct the Weber River Parkway and associated equestrian trail through the parcel in a manner that is generally paralleling the river. If not allowed by the landowner, stub (construct) the Weber River Parkway to the parcel's property line for potential future connectivity.
 - h. Construct an oxbow pathway, also 10-foot wide paved or concrete, around the outside edge of the oxbow.
 - i. Wherever a pathway intersects with a street, install or cause to be installed a battery powered and solar charged user-activated rapid flashing beacon and associated crosswalk signage, and paint a zebra-style crosswalk on the street. Repaint after sealing the street.
3. Streets:
 - a. The applicant will escrow the total value to acquire and construct 700 North Street to county standards and in a manner that connects this development to the existing portion 700 North Street to the west. This escrow will be reevaluated and updated annually to compensate for market fluctuations and inflation.

- b. Until a second street connection that is compliant with minimum county standards is constructed and accepted by the county, the developer shall provide for the following related to the proposed emergency egress in order to plat more than 14 lots:
 - i. The emergency egress is fully constructed to the minimum 20-foot surface width;
 - ii. A 10-percent warrantee guarantee bond is provided to the county to assure performance for at least one year;
 - iii. The egress remains ungated for the entire time it is being constructed plus one month after the County Engineer inspects and approves it;
 - iv. The egress is fully operational and accessible for emergency use by any member of the public at any time; **and**
 - v. No lawsuits are filed challenging the easement prior to platting more than 14 lots; **or**
 - vi. A different emergency egress can be secured and constructed in compliance with adopted standards.
- c. 3600 West Street should be improved offsite to minimum asphalt width standards from 400 South Street to the development.
- d. Driveway access to 3600 West and 700 North streets should be prohibited.
- e. At least 100 feet of street right-of-way width should be dedicated for 3600 West, and 80 feet for 700 North. The street paralleling the river should have at least a 66-foot dedicated street right-of-way, as should any street with an adjacent 10' pathway. Unless specified otherwise by the county engineer at the time of subdivision platting, other streets may be 60 feet wide.
- f. Stub the street right-of-way (not improvements) for 3600 West to the northern-most part of the property to provide opportunity for potential future road connection over the river northward.
- g. Stub the street right-of-way (not improvements) for 700 North to the eastern-most part of the property to provide opportunity for potential future road connection over the river eastward.
4. Air quality: Require each residence greater than 1800 square feet or not otherwise deed restricted for moderate income housing to:
 - a. Have solar panels and backup batteries installed prior to certificate of occupancy.
 - b. Be constructed to an energy efficiency rating that is one climate zone colder than the area.
5. Weber County's outdoor lighting code should be applied to all lighting in the project.

Staff's recommendation is offered with the following findings:

1. After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is**:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-17, an application to rezone approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone, as illustrated in Exhibit C.

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health and welfare of Western Weber residents.*

4. [_____ *add any other desired findings here* _____].

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-17, an application to rezone approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone, as illustrated in Exhibit C., **but with the following additional edits and corrections:**

Example of ways to format a motion with changes:

1. *Example: Add a requirement for roadside beautification, water wise vegetation, and street art/décor to the development agreement for the two collector streets in the development. Include decorative night sky friendly street lighting at reasonable intervals. Require the creation of a homeowner's association to operate and maintain.*
2. *Example: Amend staff's consideration item # []. It should instead read: [desired edits here].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
3. *The changes will enhance the general health, safety, and welfare of residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to recommend denial:

I move we forward a recommendation for **denial** to the County Commission for File #ZMA2023-17, an application to rezone approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone, as illustrated in Exhibit C. **I do so with the following findings:**

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- [_____ *add any other desired findings here* _____].

Exhibits

- Exhibit A: Application.
- Exhibit B: Current Zone Map.
- Exhibit C: Proposed Zone Map.
- Exhibit D: Amended Concept Plan.
- Exhibit E: Amended Concept Plan with Staff-Suggested Edits.

EXHIBIT A: APPLICATION FILES

TARAKEE THE FARM REZONE NARRATIVE

With the new General Plan in place Heritage Land Development would like to respectfully request a rezone of the project Tarakee the Farm (being renamed to Tarakee the River) from current zone of A-2 to R-3. If rezoned the project could better and more proactively work towards assisting the Weber County Staff and Officials in facilitating the growth and well being of Weber County as a whole.

The newly proposed development, as can be seen in the conceptual plans submitted, will embody the Smart Growth Principles that have been set forth by the new General Plan. The development will show road connectivity, pathways, new sewer infrastructure with a regional lift station and include preserving land that will be used by the Park Department to better the community.



General Plan, Rezoning & Text Amendments

The Weber County General Plan's sets the direction for land use in unincorporated Weber County. This is done through the adoption of goals and policies. State law requires that a variety of County actions be consistent with the general plan. The General Plan is implemented by various means including zoning and subdivision ordinances. The General Plan may necessitate rezoning of property. It is County Policy that rezoning of property be consistent with the County's General Plans. The purpose of zoning regulations is to promote the general welfare, safety, health, convenience, and economic prosperity of the County.

General Plans: This application describes the legislative process by which applications to amend or add new language to the General Plan are considered. If a land use application is not in conformance with the General Plan, an amendment to the General Plan may be required.

Rezoning of property (Zoning Map Amendments): This application describes the legislative process by which applicants can petition to change zoning on a property.

Text Amendments: This application describes the legislative means by which applicants can petition to add, change, or delete language in the Weber County Zoning or Subdivision Ordinance.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- **Staff member assigned to process application:** Charles Ewert

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



The application shall also be accompanied with the following information:

- A. A Concept Development Plan meeting the requirements listed in the Weber County Zoning Ordinance Chapter 35-5.
- B. Feasibility letters from the appropriate state or county agencies for water and wastewater.
- C. Narrative from the project engineer explaining the feasibility for mitigation of storm water run-off.
- D. The applicant shall provide a narrative addressing the following information:
 - 1. How is the change in compliance with the General Plan?
 - 2. Why should the present zoning be changed to allow this proposal?
 - 3. How is the change in the public interest?
 - 4. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
 - 5. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
 - 6. A narrative describing the project vision.

Destination and Recreation Resort Zones have additional approval criteria as listed in the Weber County Zoning Ordinance Chapter 44:

- A. Due to the anticipated scale and potential impact of a Destination and Recreation Resort on Weber County and other surrounding areas, additional information, shall be required to accompany any application submitted for consideration of a Destination and Recreation Resort Zone approval. The additional information shall consist of the following:
 - 1. Concept Development Plan showing sensitive land areas as described/mapped in the Weber County Zoning Ordinance Chapter 43, Ogden Valley Sensitive Lands Overlay Districts
 - 2. Traffic Impact Analysis
 - 3. Cost Benefit Analysis
 - 4. Recreation Facilities Plan
 - 5. Seasonal Workforce Housing Plan
 - 6. Emergency Services Plan including a Letter of Feasibility from the Weber Fire District and Weber County Sheriff's Office
 - 7. Letter of Feasibility from the electrical power provider
 - 8. Density calculation table showing proposed density calculations
 - 9. Thematic renderings demonstrating the general vision and character of the proposed development

Other Weber County Zoning Ordinance chapter requirements may apply as determined in the pre application meeting.

Fee Schedule

- **Rezone Fee**
 - \$600.00
 - Plus \$5.00 per acre; or plus \$10.00 per acre with a development agreement.
 - Plus \$30.00 per hour, if applicable from the Surveyor's Office.
- **Zoning Ordinance or General Plan Amendment Fee**
 - \$1,000.00
 - Plus \$52.00 per page.
 - Plus \$30.00 per hour, if applicable from the Surveyor's Office.



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Approval Criteria

Staff will review your application using the requirements of the Weber County Zoning Ordinance 35-3 as follows:

To promote compatibility and stability in zoning and appropriate development of property within Weber County, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety, and welfare of Weber County and the purposes of this Ordinance.

The Planning Commission and the County Commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the General Plan, surrounding land uses, and impacts on the surrounding area. The Commissions will consider whether the proposed development, and in turn the application-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The County Commission may require changes in the Concept Plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.

Destination and Recreation Resort Zone have additional approval criteria:

- A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Sensitive Lands Overlay District, of the Weber County Zoning Ordinance.
- B. A professional and empirical study has provided substantial evidence determining that the proposed Resort is viable and contributes to the surrounding community's economic well being.
- C. A professional and empirical study has provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Resort, from diminishing below an acceptable Level of Service.
- D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.
- E. The proposed Resort's Seasonal Workforce Housing Plan will provide a socially, economically, and environmentally responsible development.
- F. The proposed Resort can demonstrate that public safety services are and/or will be feasible and available to serve the project in a manner that is acceptable to the County Commission.

For Your Information

An application for a rezoning expires eighteen (18) months after submittal, if not acted upon, provided however, that the Director may extend the application for six (6) months for just cause.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted 09/21/2023	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Heritage Land Development LLC		Mailing Address of Property Owner(s) 470 North 2450 West Tremonton, UT 84337
Phone 801-920-552	Fax	
Email Address marshes@heritagedevelopment.land		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Marshae Stokes		Mailing Address of Authorized Person 470 North 2450 West Tremonton, UT 84337
Phone 801-920-0552	Fax	
Email Address marshaes@heritagedevelopment.land		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Terakee The River	Current Zoning A-2	Proposed Zoning R-3
Approximate Address 700 N 3600 W Marriott-Slaterville, 84404	Land Serial Number(s) 150280049 & 150280001	
Total Acreage 156.5	Current Use Agriculture	Proposed Use Single Family Residential

Project Narrative

Describing the project vision.

The overall vision of the project is to reconcile the previously approved plan to better align with the Weber County Masterplan. It would provide a regional lift station, donating land to used by the Parks Department for public use while creating road connectivity and pathways.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

The newly redesigned concept is in compliance with the General Plan based around the allowed R-3 zone, focused on fulfilling the Smart Growth Practices which allowed for responsible addition of lots, plans to fulfill the need of a regional lift station, and allow the creation of lots to be transferred to a TDR eligible property.

Why should the present zoning be changed to allow this proposal?

The present zoning should be allowed to be changed based on the new concept of the community can more appropriately address the needs for new and additional sewer infrastructure, road connectivity and the demand of public open spaces and parks. This would better align with the current general plan than the previously approved MPC zone. With out the zone change we will be forced to break road connectivity, keep open space for private use, and eliminate much needed park space for the parks department.

Project Narrative (continued...)

How is the change in the public interest?

Making the zone change would be in the public interest for multiple reasons. The development will be providing the physical infrastructure for a regional lift station, as well as financing for that, creating a variety of park space for the public, preserving and building master planned roads that facilitate connectivity currently being sought after by the General Plan. It is our intent to donate roughly 39 acres to the Park Department while building a walking trail, providing parking, bathrooms and trail head for the public to utilize and enjoy all that nature has to offer along the river. This not only creates river access but sets an example of how to maximize the use of the river to other property owners.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

We currently have a development plan that is approved, however, that doesn't fit within the updated General Plan. As we strive to continue to be a responsible developer in Weber County would like to be allowed to remedy that by being awarded the rezone and create a development that better addresses the needs presented in the General Plan.

Project Narrative (continued...)

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

The new concept for this project can better the welfare, health, and safety of the Weber County inhabitants. In this area of Weber County there is a need for public use of land which we can provide by donating not only land to the Parks department but creating and financing the access to land, pathways, trail-head and restrooms. We would be able to provide safe access to the river pathway but also having areas of public land families and everyone can enjoy what nature has to offer in the own backyards which promotes healthier living. Also, improving the sewer infrastructure in the area with the regional lift station supplies a safer and more manageable system as the area continues to grow.

Property Owner Affidavit

I (We), Heritage Land Development, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 21 day of Sep, 2023

(Notary)



Authorized Representative Affidavit

I (We), Heritage Land Development, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Marshae Stokes, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



(Property Owner)

(Property Owner)

Dated this 21 day of Sep, 20 23, personally appeared before me Carole Farnsworth, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)





**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
10/2/2023**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

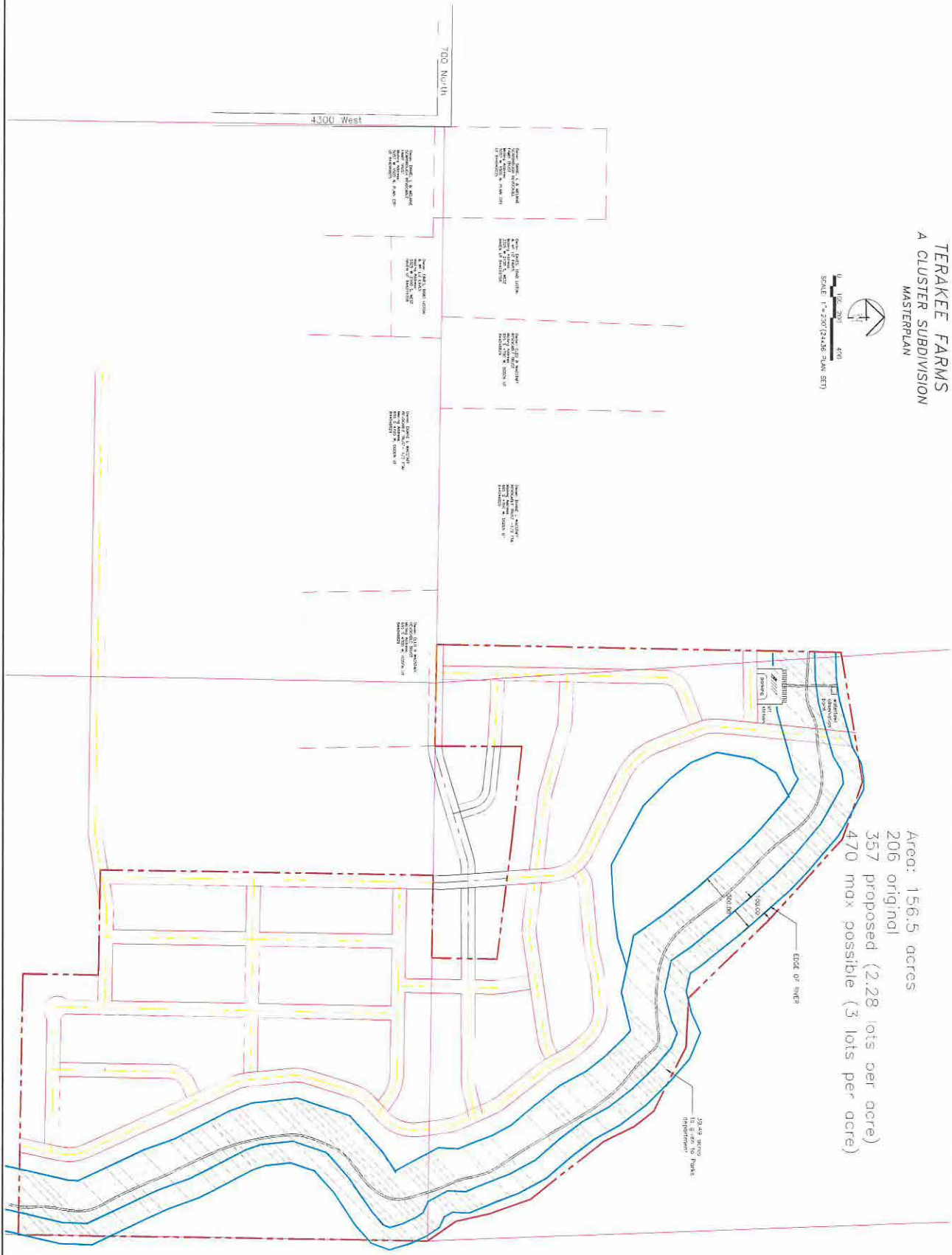
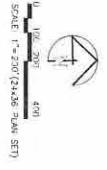
To Whom It May Concern:

Taylor West Weber Water Improvement District ("The District"). Has received a notice of intent to request rezone for an area known as Terakee Farms the River in West Weber, Utah. Attached is a map of the area, it is approx. 156.5 acres. The District has the capacity to support this area to be rezoned to approx. 1/3 acre lots. The area needs to have pressurized secondary water supported by either Hooper Irrigation or a qualified Irrigation Company making this application supportive. There is also inadequate water pressure and volume for the area. A previously signed development agreement will need to be activated. So that proper culinary water pressure and volume can be provided to the area. This is in no way a letter of feasibility for a subdivision or will serve of any kind, this is only a letter of acknowledgment supporting the application to rezone the area. If you have any questions, feel free to contact me.

Best Regards,

Ryan Rogers
Manager
Taylor West Weber Water Imp.

TERAKEE FARMS
A CLUSTER SUBDIVISION
MASTERPLAN



Area: 156.5 acres
206 original
357 proposed (2.28 lots per acre)
470 max possible (3 lots per acre)

	PROJECT TITLE TERAKEE FARMS A CLUSTER SUBDIVISION	DATE 12/15/2013	CONFIDENTIALITY AND COPYRIGHT NOTICE UNAUTHORIZED USE, DISCLOSURE OR COPYING OF THIS DRAWING IS PROHIBITED. CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 90 DAYS AFTER THE BIDDING PERIOD OF THE PLAN CLOSES.	DRAWN BY CHECKED BY DATE
	DRAWING TITLE MASTERPLAN	REVISIONS/SUBMISSIONS NO. DATE DESCRIPTION		



Taylor West Weber Park District

October 9, 2023

To Whom it May Concern,

Heritage Land Holdings LLC (the “Developer”), proposed to the Board of Trustees of the Taylor West Weber Park District (the “District”) a donation to the District as part of its proposed rezone of the development of **Terakee the River**, located within the District boundaries (the “Subdivision”). The District Board discussed and voted on the proposed donation in an open and public meeting.

The District will accept from the Developer a 39.49 acre nature trail park within the Subdivision as depicted in the **attached Master Plan**. The donated nature park will be developed with a parking lot, a trailhead, restrooms, a waterfowl observation/education point, and a riverside trail that can accommodate hiking, biking, and horseback riding. This donation will help the District provide a public park for the benefit of the new residents of the Subdivision and surrounding communities.

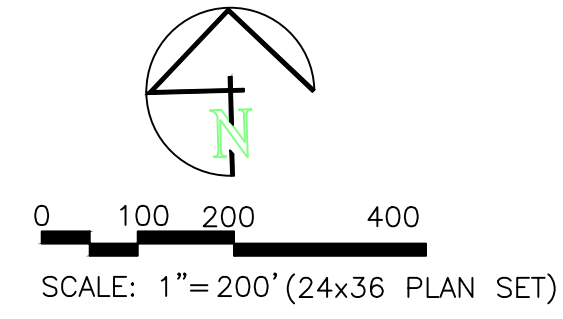
In exchange for the donation, the District hereby declares its support of the proposed rezone of the Subdivision to R1-15. This declaration is only valid to the extent that it satisfies Weber County’s conditions for the rezone and the County’s associated development agreement. If the Developer does not provide the donation to the District, then the District withdraws its support of the proposed Subdivision and rezone.

This letter does not contractually bind the Developer to provide the Donation to the District. Rather, it is a commitment from the District that, if the Developer provides the donation to the District, the District will support the Developer’s proposed Subdivision and associated rezone.

Sincerely,

Roger Heslop, Chair
Taylor West Weber Park District

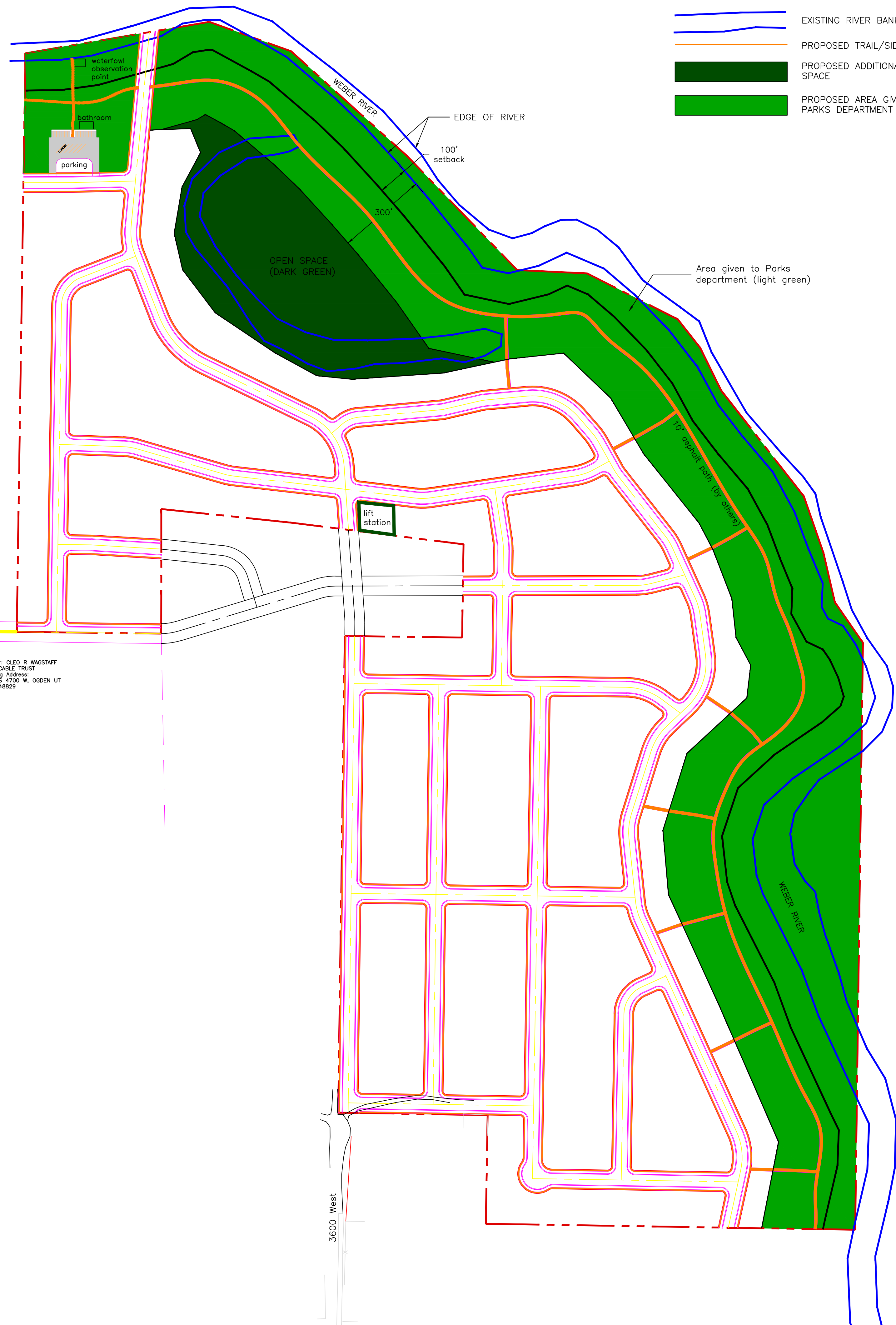
TERAKEE FARMS
A CLUSTER SUBDIVISION
MASTERPLAN



Area: 156.5 acres
206 original
357 proposed (2.28 lots per acre)
470 max possible (3 lots per acre)

LEGEND

- PROJECT BOUNDARY
- EXISTING RIVER BANK
- PROPOSED TRAIL/SIDEWALK
- PROPOSED ADDITIONAL OPEN SPACE
- PROPOSED AREA GIVEN TO PARKS DEPARTMENT



700 North

4300 West

FUTURE ROAD CONNECTION (700 NORTH)

3600 West

Owner: DANIEL L & MELANIE SCARBROUGH REVOCABLE FAMILY TRUST
Mailing Address: 5097 W 1500 N, PLAIN CITY UT 844049025

Owner: EAVES, BRAD LISTON & WIFE LIZ EAVES
Mailing Address: 3325 W 2100 S, WEST HAVEN UT 844019708

Owner: CLEO R WAGSTAFF REVOCABLE TRUST
Mailing Address: 695 S 4700 W, OGDEN UT 844048829

Owner: DUANE L WAGSTAFF REVOCABLE TRUST - 1/2 ETAL
Mailing Address: 695 S 4700 W, OGDEN UT 844048829

Owner: DANIEL L & MELANIE SCARBROUGH REVOCABLE FAMILY TRUST
Mailing Address: 5097 W 1500 N, PLAIN CITY UT 844049025

Owner: EAVES, BRAD LISTON & WIFE LIZ EAVES
Mailing Address: 3325 W 2100 S, WEST HAVEN UT 844019708

Owner: CLEO R WAGSTAFF REVOCABLE TRUST
Mailing Address: 695 S 4700 W, OGDEN UT 844048829

Owner: DUANE L WAGSTAFF REVOCABLE TRUST - 1/2 ETAL
Mailing Address: 695 S 4700 W, OGDEN UT 844048829

SEAL

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

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COPYRIGHT 2005

No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____ PROJECT NO.: _____
COPY FILE: _____

PROJECT TITLE: TERAKEE FARMS A CLUSTER SUBDIVISION
DRAWING TITLE: MASTERPLAN

DATE: OCT, 2023
DRAWING No. 1



W3248234

ANNEXATION

E# 3248234 PG 1 OF 11

LEANN H KILTS, WEBER CTY. RECORDER
01-AUG-22 1013 AM FEE \$00 DC
REC FOR: CENTRAL WEBER SEWER

ANNEXATION TO: CENTRAL WEBER SEWER IMPROVEMENT
DISTRICT

ORDINANCE NO. 2022-13

RECORDED FOR: CENTRAL WEBER SEWER IMPROVEMENT DIST.

RECORDING FEE: NONE

SEC. 29 TOWNSHIP 6N RANGE 2W

BOOK 93 PAGE 76

15-079-0120, 0121, 0122

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation for the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT - TERAKEE FARMS PHASE 1, located in WEBER COUNTY dated July 27, 2022, complying with Section §17B-1-414, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT - TERAKEE FARMS PHASE 1, located in WEBER COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27th day of July, 2022 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2022-14
Annexation Approval Resolution
(100% landowner petition)

WHEREAS, the Central Weber Sewer Improvement District (the “District”) is a duly organized improvement district primarily located in Weber County, Utah, but also including a relatively small part of Davis County, Utah, established and operating as prescribed in Title 17B, Chapter 2a, Part 4 of the Utah Code and other relevant portions of Title 17B of the Utah Code;

WHEREAS, the District owns and operates sanitary sewer outfall collection and treatment facilities which serve much of Weber County and a small portion of Davis County, Utah;

WHEREAS, a Landowner Annexation Petition (the “Petition”) has been filed with the District requesting that the real property identified on Exhibit “A” attached to this Resolution (the “Subject Property”) be annexed into the District in order to receive sanitary sewer treatment and disposal services from the District (the Landowner is referred to herein as “Applicant”);

WHEREAS, the District requires that Applicant’s property be annexed into the District as a condition to receiving, and continuing to receive, sewer service;

WHEREAS, the District Board of Trustees (the “Board”) has the statutory authority to annex areas into the District pursuant to the requirements of Title 17B, Chapter 1, Part 4 of the Utah Code, which outlines the procedure to be followed to accomplish such annexations;

WHEREAS, Applicant owns 100% of the Subject Property;

WHEREAS, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

WHEREAS, within thirty days after the Petition was filed, at a duly called meeting of the Board of Trustees of the District for which certification of the Petition was listed on the agenda, the Board voted to certify the Petition in accordance with Utah Code Ann. § 17B-1-405;

WHEREAS, the identified contact sponsor was notified, in writing, of the certification of the Petition as required by Utah Code Ann. § 17B-1-405;

WHEREAS, since the Petition has been signed by the sole owners of the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the District Board is not required to hold a public hearing pursuant to Utah Code Ann. §§ 17B-1-409 and -410 and the protest provisions of Utah Code Ann. § 17B-1-412 are not applicable to this annexation proceeding;

WHEREAS, a notice of the proposed annexation was given pursuant to the requirements of Utah Code Ann. § 17B-1-413;

WHEREAS, the written Notice referenced in the immediately preceding paragraph contained a brief description of the proposed annexation and included the name of the Central Weber Sewer Improvement District, the services provided by the District, a description and/or map of the area proposed to be annexed, a local district telephone number where additional information about the proposed annexation could be obtained and an explanation of the right of an owner of property located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition to request a public hearing on the proposed annexation in accordance with Utah Code Ann. § 17B-1-413(2)(a)(ii)(B), provided that such request was submitted to the District Board of Trustees within 20 days after the date the Notice was given;

WHEREAS, more than 20 days have passed since the notice was given, no property owner or registered voter having a right to do so has requested a hearing, and the time for submitting a request for a public hearing has passed;

WHEREAS, not more than 30 days has passed since the expiration of the time for submitting a request for a public hearing;

WHEREAS, no part of the area proposed to be annexed is located within the boundaries of any local district or special service district which is authorized to perform the same functions or provide the same services as the District, nor is it located within the boundaries of any municipality or any county that provides the same service that the District provides;

WHEREAS, it is not necessary to provide a notice of the proposed annexation to any county or municipality pursuant to Utah Code Ann. § 17B-1-406 and the provisions of Utah Code Ann. §§ 17B-1-407 through -408 are not applicable; and

WHEREAS, the Board has determined that all applicable statutory requirements have been satisfied and, having considered the proposed annexation, has determined it to be in the best general interest of the District and of the property owners, residents and taxpayers within both the District as presently constituted and the area proposed to be annexed for the requested annexation to be completed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Central Weber Sewer Improvement District, as follows:

1. That all of the legal requirements stated in Title 17B, Chapter 1, Part 4 of the Utah Code that must be satisfied before the adoption of this Resolution have been satisfied.

2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of the Central Weber Sewer Improvement District.

3. That, from and after the issuance by the Lt. Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b), the Subject Property shall be an integral part of the District and, upon the submittal of the original notice of annexation, the original certificate of annexation issued by the Lieutenant Governor, the approved final local entity plat, and a certified copy of this Resolution to the Weber County Recorder for recordation, the taxable property located within the Subject Property shall be subject to taxation for the purposes of the District, including the payment of any bonds and other obligations now outstanding or hereafter authorized and issued. All properties within and users of services provided by the District, as enlarged by this annexation, shall be subject to the payment of service and user fees and such other applicable fees and charges as may be assessed from time to time by the District and shall be subject to all rules, regulations, powers and authority of the District and of the Board as provided by law or otherwise.

4. That the Chairman and/or General Manager of the District be and are instructed, within 30 days after adoption of this Annexation Resolution, to file a written notice of annexation with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an approved final local entity plat. The Chairman and/or General Manager are further instructed, upon receipt of the certificate of annexation from the Lieutenant Governor, to submit the documents identified in paragraph 3 above to the Weber County Recorder for recordation.

5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 11th day of July, 2022.

Mark Allen
Mark Allen, Chair

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

The foregoing Resolution was subscribed before me, a notary public and also the Clerk of the Central Weber Sewer Improvement District, this 11th day of July, 2022 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

John E. Cardon
John Cardon, Notary Public



EXHIBIT A

ANNEXATION BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at a point 300.32 feet South 89°15'20" East along the Section line from the Center of Section 9; and running thence North 89°15'20" West 300.32 feet to the Center of Section 9; thence North 89°15'28" West 181.50 feet along the Quarter Section line; thence North 00°51'29" East 1,963.33 feet to the Center of the Weber River; thence Southeasterly twenty seven (27) courses along said Centerline as follows: (1) North 82°13'27" East 457.93 feet; (2) North 89°15'23" East 233.23 feet; (3) South 71°56'20" East 170.94 feet; (4) South 37°10'59" East 222.20 feet; (5) South 53°13'05" East 354.16 feet; (6) South 43°59'43" East 525.50 feet; (7) South 87°10'08" East 234.06 feet; (8) South 63°08'28" East 360.93 feet; (9) South 20°17'28" East 218.48 feet; (10) South 41°53'36" East 432.81 feet; (11) South 26°34'13" East 197.60 feet; (12) South 13°55'18" East 236.85 feet; (13) South 19°03'20" East 77.85 feet; (14) South 45°23'05" East 53.27 feet; (15) South 32°23'15" East 74.39 feet; (16) South 25°16'31" East 77.17 feet; (17) South 21°13'57" West 56.86 feet; (18) South 04°00'08" West 132.31 feet; (19) South 43°43'12" West 289.05 feet; (20) South 40°18'29" West 122.50 feet; (21) South 35°48'14" West 67.07 feet; (22) South 20°10'26" West 56.38 feet; (23) South 18°27'11" East 109.49 feet; (24) South 24°45'18" East 278.73 feet; (25) South 32°18'05" East 112.10 feet; (26) South 21°48'25" East 134.52 feet; and (27) South 24°13'55" East 103.09 feet to the Section Line; thence South 00°45'18" West 583.32 feet along the Section line; thence North 89°04'28" West 1,228.24 feet to the Southeast corner of McFarland Subdivision; thence two (2) courses along said Subdivision as follows: (1) North 00°56'30" East 362.32 feet; and (2) North 89°03'07" West 498.30 feet; thence North 00°46'31" East 1,588.31 feet; thence South 89°15'44" East 391.46 feet; thence North 00°51'15" East 310.76 feet; thence North 82°49'12" West 571.68 feet; thence North 83°59'43" West 442.90 feet; thence South 00°00'24" East 415.73 feet to the POINT OF BEGINNING.

Containing 152.2759 acres, more or less

**NOTICE OF PROPOSED ANNEXATION
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

Notice is hereby given pursuant to the requirements of Utah Code Ann. § 17B-1-406 through 418 that it is proposed that the following described real property located in Weber County, Utah be annexed into and become part of the Central Weber Sewer Improvement District:

ANNEXATION BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at a point South 89°26'19" East 628.05 feet along the Section Line and North 00°33'41" East 2639.481 feet from the South Quarter Corner of Section 9; and running thence North 89°15'20" West 300.32 feet; thence North 89°15'28" West 181.50 feet to the Quarter Section line; thence North 00°51'29" East 1,963.33 feet along the Quarter Section line to the Center of the Weber River; thence Southeasterly twenty seven (27) courses along said Centerline as follows: (1) North 82°13'27" East 457.93 feet; (2) North 89°15'23" East 233.23 feet; (3) South 71°56'20" East 170.94 feet; (4) South 37°10'59" East 222.20 feet; (5) South 53°13'05" East 354.16 feet; (6) South 43°59'43" East 525.50 feet; (7) South 87°10'08" East 234.06 feet; (8) South 63°08'28" East 360.93 feet; (9) South 20°17'28" East 218.48 feet; (10) South 41°53'36" East 432.81 feet; (11) South 26°34'13" East 197.60 feet; (12) South 13°55'18" East 236.85 feet; (13) South 19°03'20" East 77.85 feet; (14) South 45°23'05" East 53.27 feet; (15) South 32°23'15" East 74.39 feet; (16) South 25°16'31" East 77.17 feet; (17) South 21°13'57" West 56.86 feet; (18) South 04°00'08" West 132.31 feet; (19) South 43°43'12" West 289.05 feet; (20) South 40°18'29" West 122.50 feet; (21) South 35°48'14" West 67.07 feet; (22) South 20°10'26" West 56.38 feet; (23) South 18°27'11" East 109.49 feet; (24) South 24°45'18" East 278.73 feet; (25) South 32°18'05" East 112.10 feet; (26) South 21°48'25" East 134.52 feet; and (27) South 24°13'55" East 103.09 feet to the Section Line; thence South 00°45'18" West 583.32 feet along the Section line; thence North 89°04'28" West 1,228.24 feet to the Southeast corner of McFarland Subdivision; thence two (2) courses along said Subdivision as follows: (1) North 00°56'30" East 362.32 feet; and (2) North 89°03'07" West 498.30 feet; thence North 00°46'31" East 1,588.31 feet; thence South 89°15'44" East 391.46 feet; thence North 00°51'15" East 310.76 feet; thence North 82°49'12" West 571.68 feet; thence North 83°59'43" West 442.90 feet; thence South 00°00'24" East 415.73 feet to the POINT OF BEGINNING.

Containing 152.2759 acres, more or less

The owner of the above-described property has filed an annexation petition requesting that the property be annexed into and receive service from the Central Weber Sewer Improvement District ("Central Weber"). Central Weber owns and operates a sewage treatment plant and outfall lines that deliver untreated sewage to the treatment plant for treatment and disposal. Upon being annexed into Central Weber, and after satisfying applicable requirements, the subject property may receive sewage treatment and disposal services provided by Central Weber.

Inasmuch as the owners of all of the subject property signed the annexation petition, a public hearing respecting this proposed annexation is not required. However, notice is hereby given that a public hearing will be held if a written request to do so is submitted, within 20 days after the date of this notice, to the Central Weber Board of Trustees at 2618 West Pioneer Road, Ogden, Utah 84404, by an owner of property that is located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition. Otherwise, no public hearing will be held and, after the expiration of the above-referenced 20-day period, the proposed annexation will be presented to the Central Weber Board of Trustees for final action.

If additional information concerning the proposed annexation is desired, please telephone (801)731-3011.

DATED this 21st day of June, 2022.



Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

Heritage Land Holdings
470 North 2450 West
Tremonton, UT 84337

Terakee Farms Inc.
PO Box 14016
Ogden, UT 84412

Reference: Terakee Farms Phase I

EXHIBIT B: CURRENT ZONE MAP

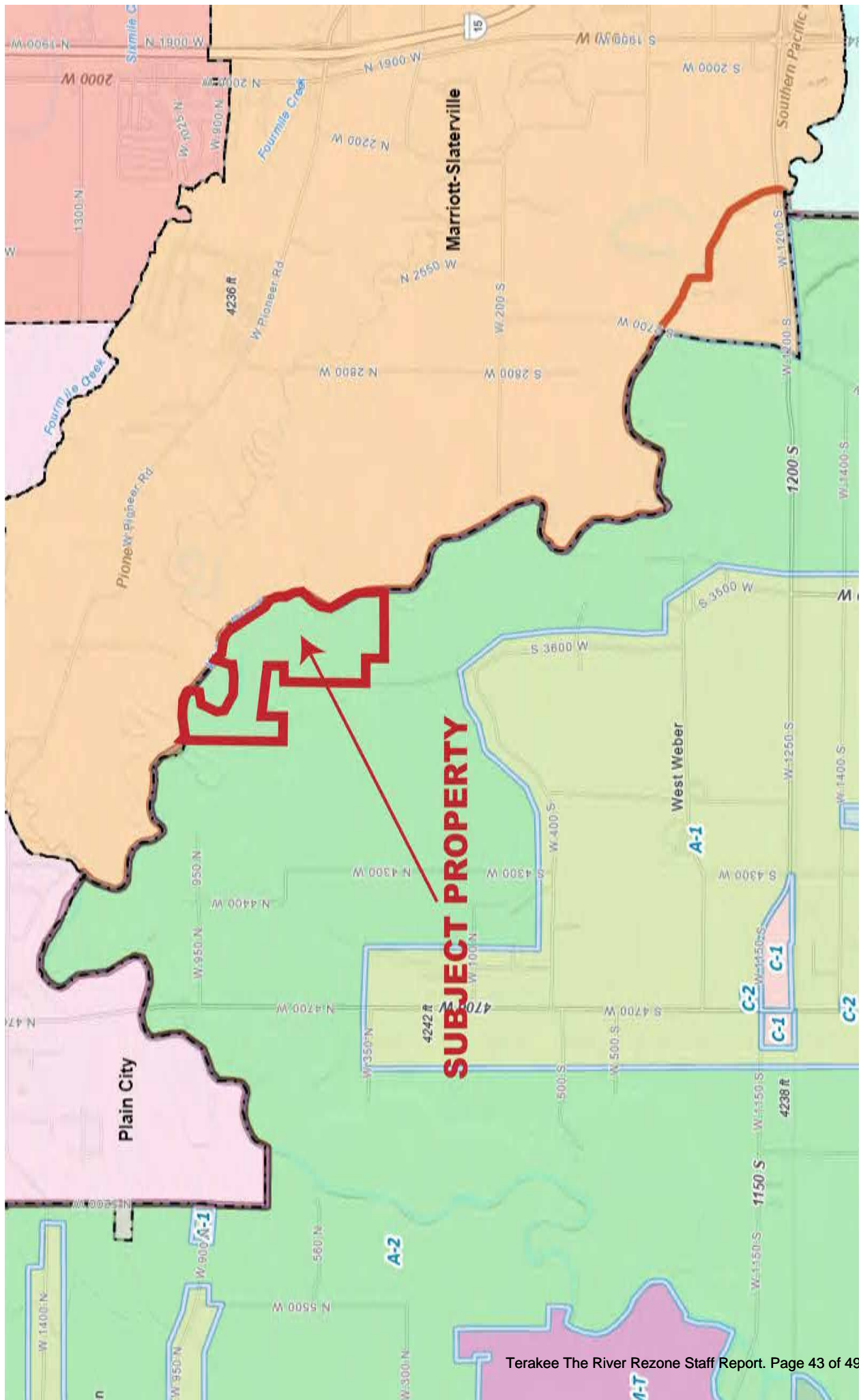


EXHIBIT C: PROPOSED ZONE MAP

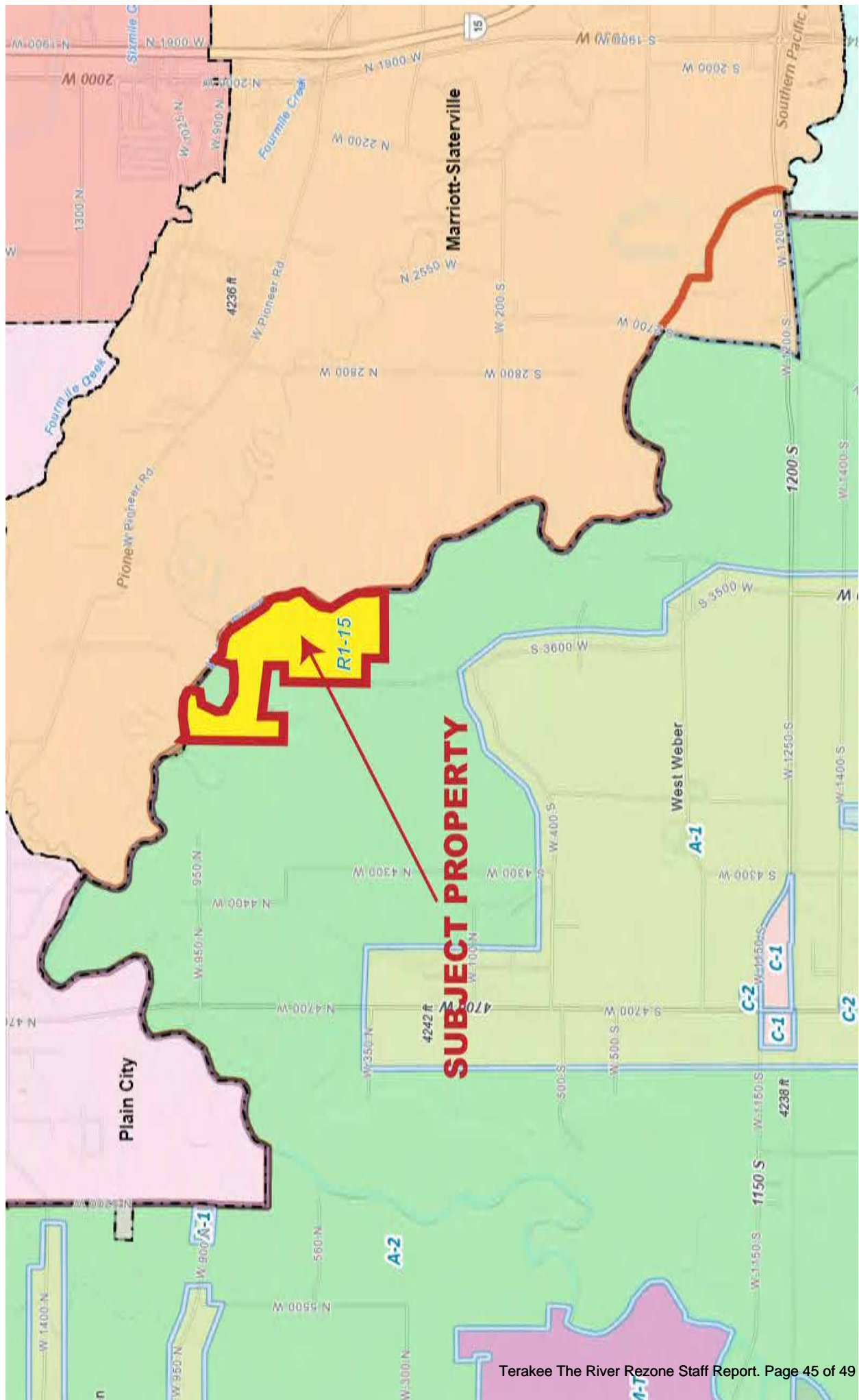


EXHIBIT D: AMENDED CONCEPT PLAN

**EXHIBIT E:
CONCEPT PLAN WITH
STAFF-SUGGESTED EDITS**



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Application Request: ZMA 2023-08 A public hearing for consideration on a request to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South.
Agenda Date: Tuesday, January 9th, 2024
Applicant: Doug Hamblin

PROPERTY INFORMATION

Approximate Address: 4000 W 3300 S, Ogden, UT, 84401
Zoning: The area to be rezoned is currently A-2
Proposed Land Use: Residential, R1-15

ADJACENT LAND USE

North: Agriculture	South: Residential
East: Agriculture	West: Residential/Agricultural

STAFF INFORMATION

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767
Report Reviewer: CE

Applicable Ordinances

§ 102-5: Rezoning Procedures

§ 104-2: Agricultural Zones (A-2), 104-12: Residential Estates Zones (R1-15)

Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Development History

This request was presented before the Planning Commission on December 12th 2023 as a work session item. In that meeting, the planning commission discussed roadway alignments and park space.

Summary

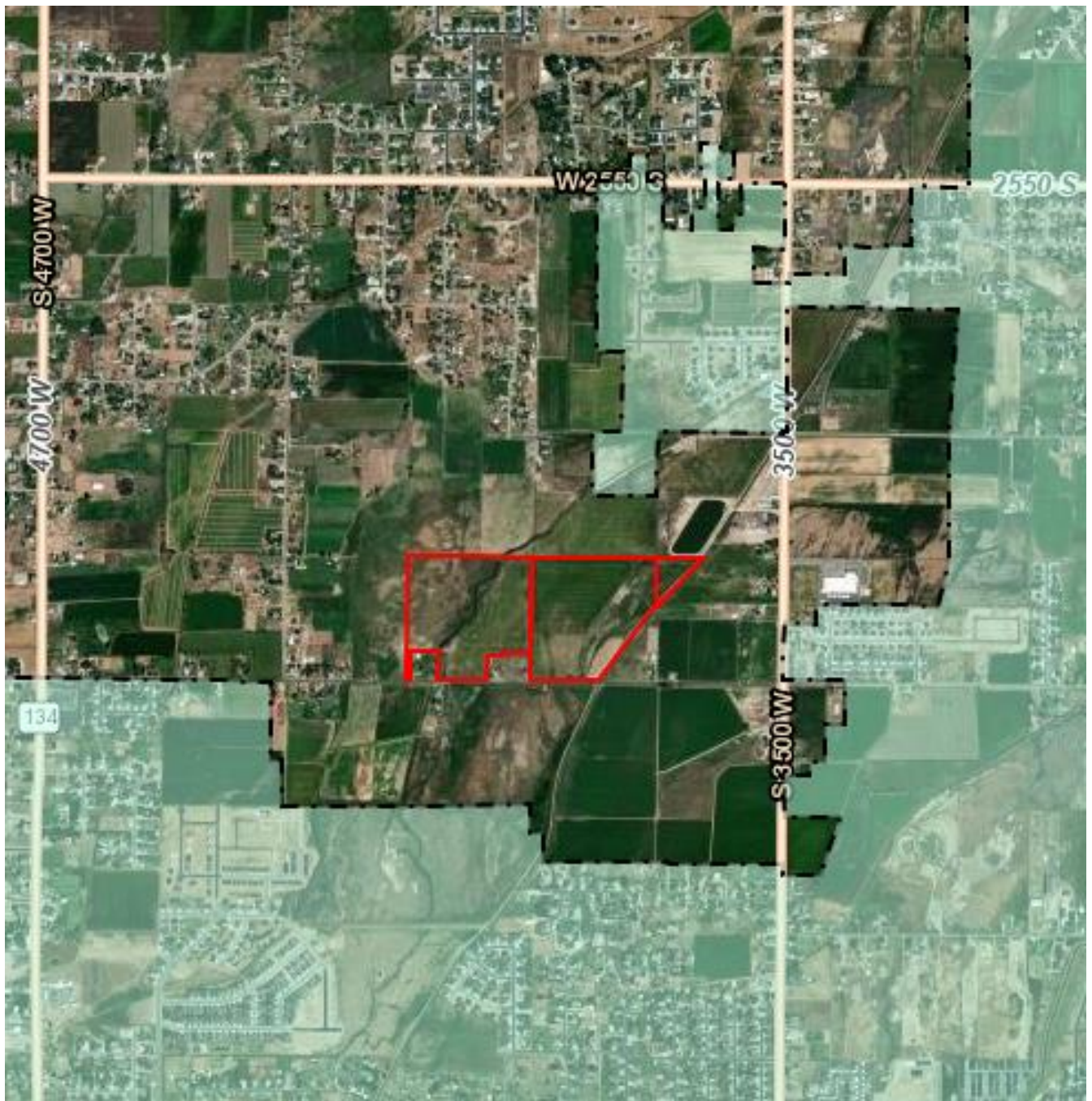
On November 15th 2023 the Weber County Planning Division and Weber County Engineering held a road and pathway connectivity discussion of the Navy Meadows site, it was agreed that several amendments to the concept plan should be made to better conform to the West Central Weber General plan and section 106-2-4.030, which directly pertains to subdivision design for connectivity.

The applicant, Mr. Doug Hamblin, requests that the West Weber Planning Commission forward a positive recommendation of this rezone from the Agricultural A-2 zone to the Residential R1-15 zone and the Residential R-3 zone. The entire project area amounts to 72.75 acres.

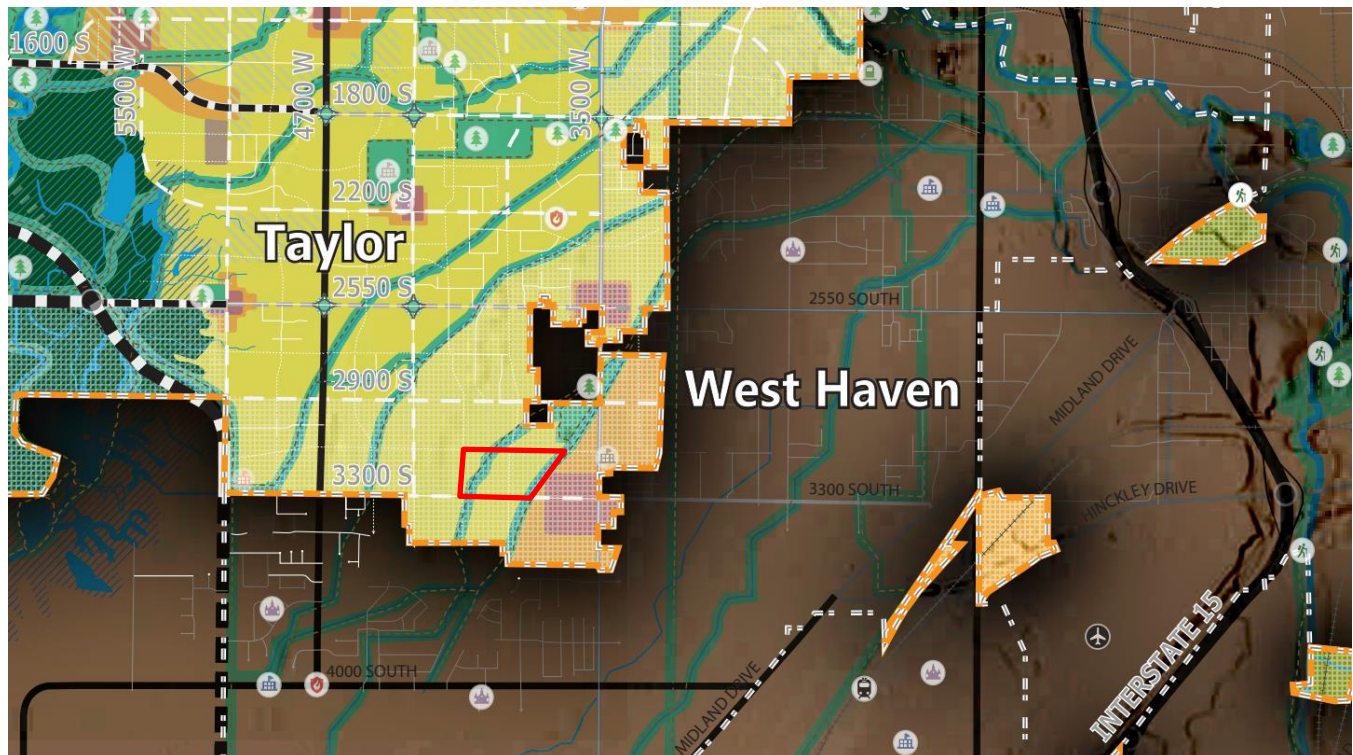
To give the Planning Commission an understanding about of the potential number of units, the planning staff has prepared the following paragraph describing the calculations used for determining the residential development potential.

The concept plan is requesting approval for a total of 98 townhouse units which would require at least 5.87 acres. The concept plan designates 374,268 square feet or 8.59 acres for R-3 zoning. The remaining area that would be rezoned to R1-15 equates to 64.16 acres which would allow for the potential of 186 dwelling units.

Area Map



Future Land Use Map 2022 Western Weber General Plan



Western Weber County General Plan

Section 102-5-2 of the Weber County Code suggests that a rezone should comply with the applicable general plan. The general plan that applies to the subject property is the Western Weber General Plan (2022).

The General Plan's Future Land Use Map shows that this location is part of the West Haven City Annexation plan while also planned for medium-density residential development. For the developer to create multi-family housing in the form of townhouses, the Planning Commission may consider designating the southeast corner of the property as R-3 zoning after considering the proximity of neighboring mixed-use commercial and mixed-use residential development planned to the east. Pages 52 and 56 of the general plan guide the allowance of medium-sized residential lots and multi-family housing:

"In areas planned for medium-large sized lots, the County should consider rezoning the property to allow 15,000 square-foot lots."

Generally, this coincides with the R1-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle 1.2. Proposed roadway layouts should provide for good network connectivity, and limit dead-end/cul-de-sac streets (2022, pg. 86). Street and pathway networks should be proposed to connect neighborhoods and adjacent land uses (2022, pg. 100, Transportation Principle 6.2). With the inclusion of the staff-recommended pathway and street connections, this development will be able to meet the needs of the local users while aligning with the intentions of the general plan.

"Townhomes, connected patio homes, du, tri, and quad plexes, and similar housing styles may provide a more palatable option for families who cannot afford a single-family residence, but do not want the lifestyle of a higher density apartment complex."

The townhouse is a great option for young couples and first-home buyers who are looking for more affordable housing options. The creation of townhouses in this location will provide for a better mix of housing options while creating an incentive for the developer to afford the park spaces with park amenities.

Zoning

The R1-15 zone would be considered a 'medium-density' zone, with a minimum lot area of 15,000 square feet, and a minimum lot width requirement of 100 feet. However, with a development agreement, and the standards in the R1-15 zoning ordinance, the actual area standards may be averaged across all lots within the development. The table below is included to help make a comparison between the existing A-1 zone and the R1-15 zone code:

The R-3 zone would accommodate Single-family Dwellings and Multi-family dwellings. It would also serve as a transition from medium and low-density zoning, found within the A-1, RE-15, and R1-15 zones, to more intensive mixed-use residential and mixed-use commercial.

Site Development Standards

Zone	A-1	R1-15	R-3
Area	40,000	15,000	8,000
Width	150	100	50
Front	30	30	15
Side	10,14	10, 14	8
Rear	30	30	20
Max height	35	35	35

Unique standards that apply to the Navy Meadows development can be found in the development agreement. There are several standards related to pathways, right-of-way improvements, and Parks District contributions that will help ensure fulfillment. The following standards about site development, or some slight variation of them, shall be included in the recorded development agreement:

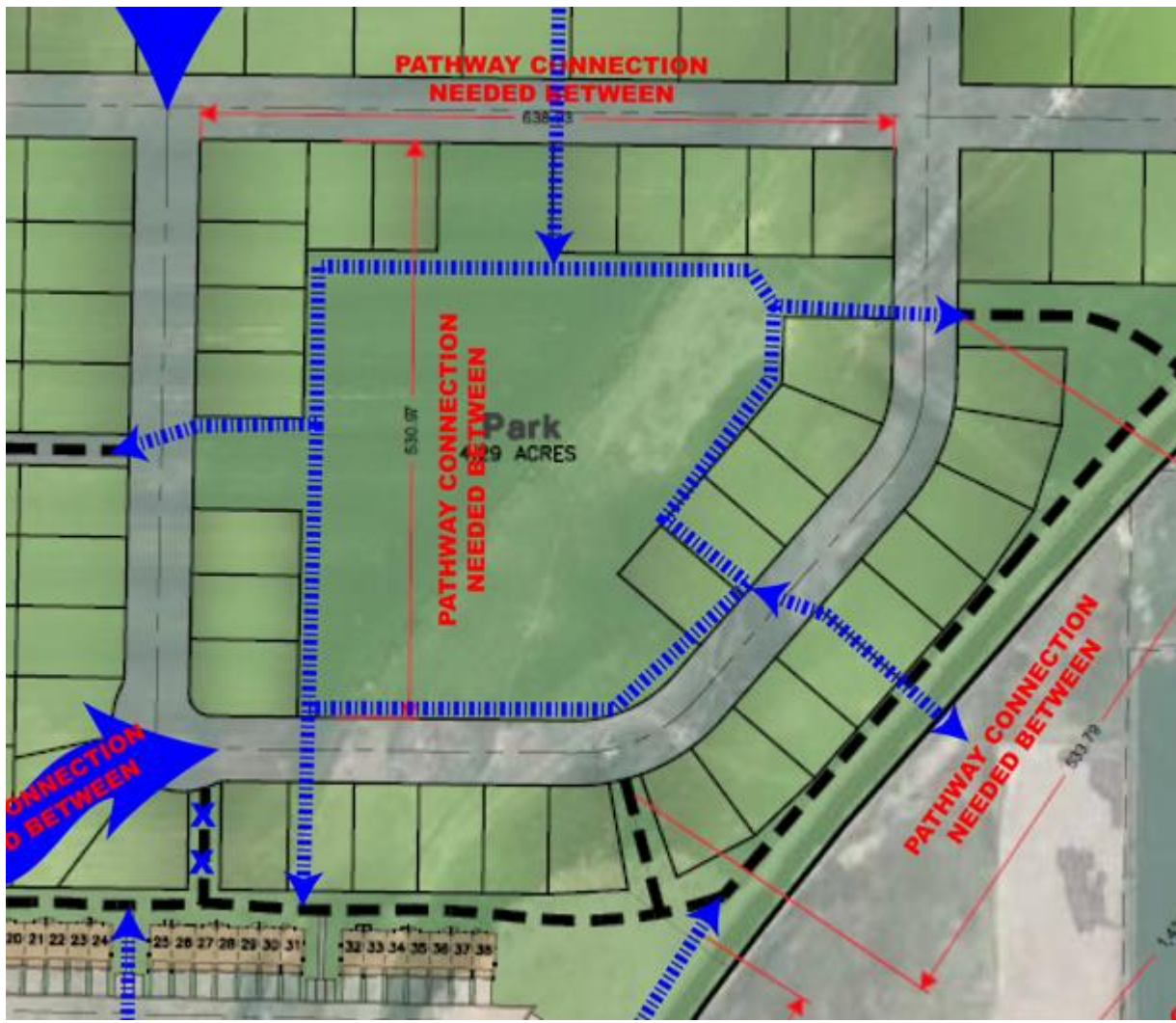
- In a subdivision, the actual allowed minimum lot area may be reduced to no less than 6,000 square feet in the R1-15 zone and 8,000 square feet in the R-3 zone for a multi-family building if in compliance with the following:
- The total number of lots allowed in the subdivision shall be no greater than the gross developable area divided by the minimum Lot area specified in the R1-15 zone and the R-3 zone.
- Each lot adjacent to a lot in another subdivision, including across a street, shall be no smaller than 80 percent of the minimum lot area of 15000 square feet. The area proposed for the R-3 zone is adjacent to vacant land and will not be subject to this requirement.

Smart-Growth Principles

The following are smart growth principles and how the developer is proposing to meet these goals as a requirement of their rezoning request.

Public Roads and Trails (Street Connectivity and Pathway & Trail Connectivity)

Mr. Hamblin has created a concept plan that shows a mix of residential street widths throughout Navy Meadows that are designed as minor neighborhood collector streets of 50'-60' wide, major neighborhood streets that are 66', and minor collector streets that are 80'. The Minor Neighborhood Collector Streets from the Future Streets and Transit Map indicate that 50' to 60' ROW is sufficient for two-way travel with enough space for street parking and a sidewalk on both sides. These neighborhood streets can be designed in a manner that provides for slow speeds with many residential driveway accesses, and local pedestrian use. The Major Neighborhood Streets are designed to extend through local residential areas while providing multimodal connectivity. The Navy Meadows plan facilitates connections northward and westward for further residential adjacent development. The planning staff review of the concept plan includes the creation of a 10' pathway surrounding the 4.29 acre park with connections to adjacent pathways and a mid-block pathway connection northward.



Parks and Recreation (Open Space and Recreation Facilities)

The vision written in the Western Weber General includes public parks that are connected by pathways, where residents and visitors can participate in recreational activities improving the life and well-being of families. The Staker Farms Park to the north includes a pathway along the Hooper Slough with a 100' open space corridor on both sides of the slough which will eventually align with the Navy Meadows pathway.

The Taylor West Weber Park District will be the owner of the park and two parkways within the Navy Meadows development. Discussions with the Parks District indicate that the typical amount of water shares needed is one share per acre, and it is preferable by the District that the developer remove a couple of lots from the east side of the park to accommodate a parking lot. The developer and the District will organize further negotiations for park amenities such as trees, benches, parking areas, restrooms, a playground, and a pavilion. The Planning Division will write into the development agreement that the developer include the sufficient amount of water shares with the voluntary donation and other mutually agreed upon park amenities.

Culinary and Secondary Water Conservation Planning

Water-wise landscaping is regulated by a recently adopted code that will apply to all new development. Section 108-7-12 states that no more than 35 percent of the front and side yard or 3,000 square feet of the lot may be irrigated turfgrass, the turf grass within a landscaped area is capped at 15 percent within multi-family developments, and irrigated land areas less than eight feet in width may not be planted with turfgrass.

Dark Sky

Outdoor lighting standards found in Chapter 108-16 apply to all new developments in the unincorporated western weber area. Community Character Action Item number 3.1.1. states that all new lighting is downward-directed away from the sky.

Emissions and Air Quality

With the addition of interconnected pathways and streets residents will have more options to efficiently access their community rather than complete reliance on a vehicle.

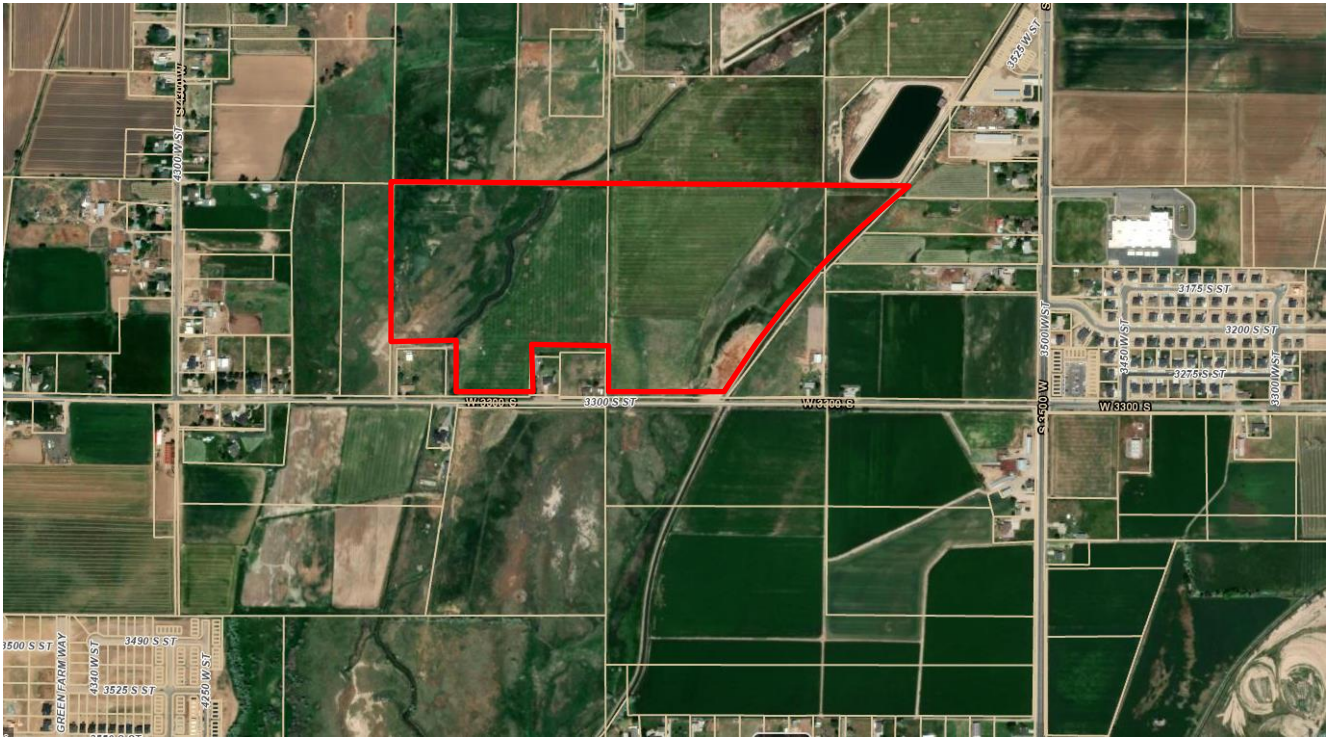
Renewable Energy

The developer has not specifically addressed this item, however, the Planning Commission may require added measures, and make recommendations that are proportionate to what the developer is asking for.

County Rezoning Procedure (b)

- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*

Existing development eastward is largely compatible with the Navy Meadows Proposal and other vacant parcels can be anticipated to develop similarly. Property to the north and west can become medium-large size residential, according to the general plan. Surrounding landowners have the option to convert the land to residential uses, doing so will create opportunities to create a more cohesive built environment along major transportation corridors.



As you can see, residential uses are intermingled with agricultural uses of the surrounding land. Several residential subdivisions to the south and east have a mix of lot sizes from 1,075 square feet to one acre.

County Rezoning Procedure (c)

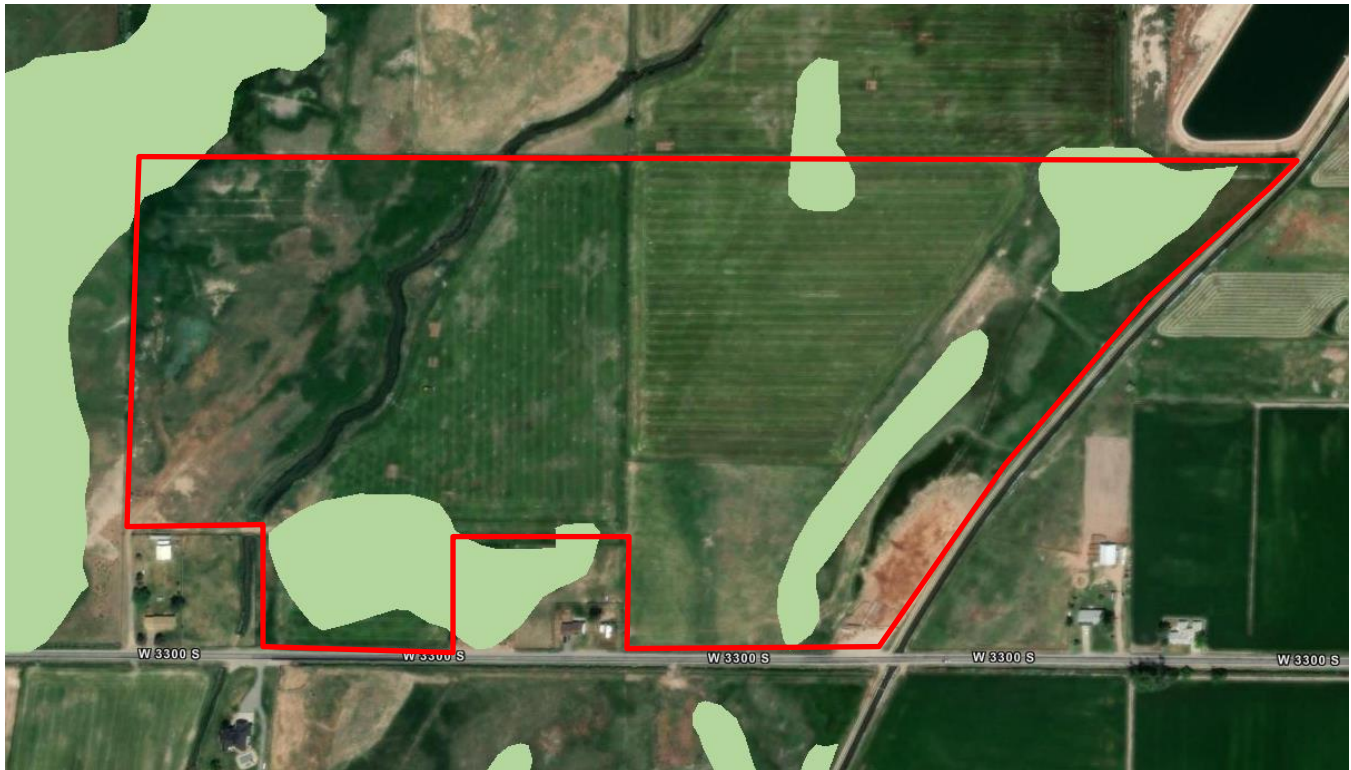
c. The extent to which the proposed amendment may adversely affect adjacent property.

Agricultural land throughout Western Weber that is actively producing a seasonal crop carries with it impacts that affect the natural landscape and create numerous nuisances such as noise, dust, light pollution and others. New residents who choose to live in an area that remains largely agricultural must understand that the sites and smell of agriculture contribute to the rural feel of Western Weber, making it a unique place for the enjoyment of all walks of life. It remains undeniable that the addition of over two hundred dwelling units will result in more traffic and more people, which in-turn will place an increased load on utilities, facilities, and services. However, with the extension of sewer services, the implementation of water conservation measures, and the enforcement of county codes intended to implement smart growth principles, the impacts will be lessened.

County Rezoning Procedure (d)

d. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

The County regards the Hooper Slough as an important local place-making ecological feature of Western Weber. The Hooper Slough pathway with its natural buffer of trees and grasses has the potential to become an invaluable public amenity. It is for this reason that the General Plan identifies this area for preservation. A rezone of this land and subsequent development of this land will not degrade areas designated by the General Plan. The image below is taken from the Utah Geological Survey Wetlands Mapper and indicates the presence of what is classified as a Freshwater Emergent Wetland. The County Code contains standards for the identification, preservation, and replacement of these wetlands. A discussion with the County Engineering Department indicates that this feature should first be investigated by the Army Corp of Engineers. If they are found to be wetlands, the County will enforce mitigation and replacement measures.



County Rezoning Procedure (e)

- e. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

The Navy Meadows Development will undoubtedly increase the traffic demands on roads and intersections, particularly at the intersections of 3300 South. The General Plan's Future Streets Map shows 3300 South becoming 80' wide minor collector street which will facilitate 3300 South becoming a three-lane road with curb, gutter, and a ten-foot pathway on the north side of the street. These improvements to 3300 South will be made to the entire length of the development. 3300 South Street is included as part of the Wasatch Front Regional Council's Regional Transportation Plan as being re-aligned to connect to Hinckley Drive which will provide direct access to Interstate I-15.

County Rezoning Procedure (f)

- f. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater, and refuse collection.*

Residential development in western weber will take place in tandem with the expansion of facilities and services. The Navy Meadows Development is under consideration because of the proximity to, and location within, utility services that will be extended to serve this residential development. Culinary and secondary water infrastructure connections exist within proximity to this proposal, for which, the district has provided an Ability to Serve letter. The Central Weber Sewer District will require annexation into the district. The total number of units has increased since the initial application submittal which has led to a discrepancy between the total number of units shown on the concept plan and the total number of units stated in the ability to serve letters. Before this is presented before the County Commission, the staff will require updated letters.

Staff Recommendation

Staff recommends that the Planning Commission consider the rezone request and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Planning Commission Model Motion

Staff provides to the planning commission the following model motions:

Motion for positive recommendation **as is**:

I move we forward a positive recommendation to the County Commission for File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South. I do so with the following findings:

Example findings:

1. *The zoning map amendment are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health and welfare of Western Weber residents.*
4. [add any other desired findings here].

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 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 concept plan includes the creation of a 10' pathway surrounding the 4.29 acre park with connections to adjacent pathways and a mid-block pathway connection northward.
4. Coordinating with the Parks District, the developer includes sufficient water shares for the park spaces.
5. The Pathways include shade trees, plantings and benches placed at distances recommended by the Parks District.
6. The final layout of streets and infrastructure shall conform to the County Commission-approved concept plan.
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.

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.

Motion to table:

I move we table action on File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South to [state a date certain], so that:

Examples of reasons to table:

1. *We have more time to review the proposal.*
2. *Staff can get us more information on secondary, culinary, and sewer services.*
3. *The applicant can get us more information on traffic impacts to 900 South Street.*
4. *More public noticing or outreach has occurred.*
5. [add any other desired reason here].

Motion to recommend denial:

I move we forward a recommendation for denial to the County Commission for File #ZMA2023-08, a developer-initiated application to rezone a 72.75-acre property from A-2 to R1-15, and R-3. The development is known as Navy Meadows, located at 4000 West 3300 South, with the following conditions. I do so with the following findings:

Examples findings for denial:

1. *The proposal is not adequately supported by the General Plan.*
2. *The appropriate Ability to Server letters are not provided*
3. *The area is not yet ready for the proposed changes to be implemented.*
4. [add any other desired findings here].

Exhibits

Exhibit A: Concept Plan & Narrative.



Design Specs.

Total Area.....72.75 ac.
Density:
3,169,142 S.F./15,000 S.F. = 212.28 Lots
84 - 10 - 15K Lots
64 - 6000 S.F.+ Lots
98 - Townhouse Units
245 - Total Unit Count

Hamblin Investments

Weber County Planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Navy Meadows- Recreational Facilities Plan

To whom it may Concern,

With the passing of the new Master Plan of Western Weber County, we are requesting Navy Meadows be zoned to R-1-15 Zoning. We have met with the Planning Department Staff and have provided the requested roadway and pathway connections. The Development is in accordance with the General Plan. It provides a mix of lot sizes needed to create a livable community.

We met with the Western Weber Parks District on September 26, 2023 to show them our plans for a large community park, several natural parkways and a walking trail that runs throughout the subdivision. We plan on donating this property to Weber County to ensure its use as open space for future residents within and around the community. The Western Weber Parks District is excited to receive this property to meet future demands of the residents of West Weber County.

There will be a large community park within the center of the subdivision that is 2.74 acres. There will be a large natural parkway which incorporates a walking trail that runs through it which is 4.98 acres on the western side of the subdivision. There will also be a smaller natural parkway that will incorporate a walking trail that runs through it which is 2.28 acres on the eastern side of the subdivision.

The proposed development will incorporate the Smart Growth Principals of the Master Plan. We look forward to working with the Weber County staff; Planning Commission and County Commission on creating a well thought out and planned community.

Please contact us with any questions or concerns.

Sincerely,

Hamblin Investments
Jason Hamblin
Phone: 801-726-5886 / Email: jasonhamblin34@gmail.com

Doug Hamblin
Phone: 801-725-3782 / Email: db_hamblin@msn.com

Exhibit B: Ability to serve letters



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
5/24/2023**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that Taylor West Weber Water District (the "District") has the ***Ability to serve*** the District has the capacity to provide **only** culinary water for the Navy subdivision consisting of 211 eru's and possibly connections for facilities at the parks. By means of a 10" water line on 3300 S. The property is located near 3300 S. 3700 W. Taylor UT. This is simply an ability to serve letter.

Requirements:

Requirements will be issued pending Board approval and a preliminary will serve letter will be issued.

Taylor West Weber Water reserves the right to make or modify the level of service based on the engineering review or other circumstances that may arise before subdivision approval is issued.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

Expires 11/24/2023

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

June 14, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Navy Meadows

The Navy Meadows Subdivision is located at approximately 3300 South and 4300 West. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. The plans are still preliminary and there will be items confirmed prior to final approval of the plans, specifically piping of private ditches and considerations for the Hooper Irrigation Canal which traverses within the boundaries of the proposed subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

This development alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

May 25, 2023

Felix Leverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Navy Meadows
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Jason Hamblin, for Hamblin investments proposed 211 residential residences, located approximately 3300 S. 3500-4300 W Weber County. This property has previously been annexed into the district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the district prior to any connection to the district's line. This annexation must be complete before the sale of any lots in



Central Weber Sewer Improvement District

the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

Digitally signed by Clayton Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER",
OU="CENTRAL WEBER SEWER",
CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.05.25 14:35:41-0600

Clay Marriott

Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Jason Hamblin



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Agenda Item:	ZTA 2023-06. A public hearing to consider a County-initiated ordinance amendment to Section 106-4-2.080, Street Trees, providing for the requirement for street trees including financial guarantees required for public improvements, installation and maintenance of street trees, and the adoption of a species list of approved street trees/vegetation, and Section 108-7-7.040, Public Tree Care, providing for the long-term maintenance and care of street trees.
Agenda Date:	Tuesday, January 9, 2023
Applicant:	Planning Division
File Numbers:	ZTA 2023-06

STAFF INFORMATION

Report Presenter:	Bill Cobabe bcobabe@webercountyutah.gov 801-399-8772
Report Reviewer:	CE

Applicable Ordinances

Utah State Code Section 17-27a-503 – Zoning District or Land Use Regulation Amendments
Weber County Code Section 102-2-4 – Powers and Duties of the Planning Commission
Section 106-4-2.080 - Street Trees
Section 108-7-7.040 - Public Tree Care

Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Summary

Due to ongoing concerns related to the installation and maintenance of street trees throughout the County, County Commissioners have directed Planning Staff to review our procedures and requirements. On September 12, 2023, the Western Weber Planning Commission held a work session to discuss proposed changes and review the species list, and on October 24, 2023, the Ogden Valley Planning Commission held a similar work session. The proposed changes allow for a more orderly and efficient development standard for street trees in the County.

Proposed Changes

The following is a brief explanation of the changes proposed:

1. **Section 106-4-2.080 – Street Trees** – The purpose of the section is explained.
2. **Section 106-4-2.080 (a)** – The requirement for street trees is set forth, including a financial guarantee.
3. **Section 106-4-2.080 (b)** – Specific regulations for planting trees, including replacement, spacing, irrigation required, an approved species list, and deviations from required landscaping plans.

4. **Section 108-7-7.040 – Public Tree Care** – Explaining the County’s right to maintain/remove vegetation from public property.
5. **Section 108-7-7.040 (a)** – Making it illegal to remove or top trees without permission.
6. **Section 108-7-7.040 (b)** – Providing for keeping sidewalks and corners clear of obstructions.
7. **Section 108-7-7.040 (c)** – Outlining the responsibilities for adjacent property owners removal of trees.
8. **Section 108-7-7.040 (d)** – Setting forth the requirements for obtaining a tree removal permit.

Policy Analysis

The Ogden Valley General Plan, adopted in 2016, notes that:

Weber County will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley’s character (page 4).

The Western Weber General Plan, adopted in 2022, states:

Consider also the urban heat islands effects of areas without sufficient landscaped area. Consider planting and preserving healthy trees that have a reasonable water requirement or are resistant to dry soil conditions (page 158).

The proposed changes to the Code reflect these principles.

Weber County Code Section 102-2-4 requires the Planning Commission to make a recommendation to the County Commission:

The planning commission shall be an advisory board to the county commission, and shall make recommendations regarding:

1. *Amendments to changes in zoning map.*
2. *Land Use Code text amendments.*

Utah State Code further explains the role of the Planning Commission, as found in Section 17-27a-503 Zoning District or Land Use Regulation Amendments:

- (1) *Only a legislative body may amend:*
 - (a) *the number, shape, boundaries, area, or general uses of any zoning district;*
 - (b) *any regulation of or within the zoning district; or*
 - (c) *any other provision of a land use regulation.*
- (2) *A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission’s recommendation.*
- (3) *A legislative body shall comply with the procedure specified in Section 17-27a-502 in preparing and adopting an amendment to a land use regulation.*

The referenced State Code Section 503 states that:

- (1) *A planning commission shall:*
 - (a) *provide notice as required by Subsection 17-27a-205(1)(a) and, if applicable, Subsection 17-27a-205(4);*
 - (b) *hold a public hearing on a proposed land use regulation;*
 - (c) *if applicable, consider each written objection filed in accordance with Subsection 17-27a-205(4) prior to the public hearing; and*
 - (d)

- (i) *review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within:*
 - (A) *all or any part of the unincorporated area of the county; or*
 - (B) *for a mountainous planning district, all or any part of the area in the mountainous planning district; and*
 - (ii) *forward to the legislative body all objections filed in accordance with Subsection 17-27a-205(4).*
- (2)
- (a) *The legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.*
 - (b) *After providing notice as required by Subsection 17-27a-205(1)(b) and holding a public meeting, the legislative body may adopt or reject the proposed land use regulation described in Subsection (2)(a):*
 - (i) *as proposed by the planning commission; or*
 - (ii) *after making any revision the legislative body considers appropriate.*
 - (c) *A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation if the legislative body has provided for that consideration by ordinance.*

Today's public hearing is in fulfillment of these requirements.

Staff Recommendation

Staff recommends that the Planning Commission consider ZTA 2023-06 and if the Planning Commission approves, the Planning Commission may forward a positive recommendation to the County Commission for the proposal.

This recommendation may come with the following findings:

1. The proposal helps to accomplish a general plan goal or policy related to development in the County.

Model Motion

The model motions herein are only intended to help the planning commission provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is:**

I move that we recommend approval of File # ZTA 2023-06. **I do so with the following findings:**

Example findings:

- The proposed ordinance amendment is supported by the General Plan.
- [_____ add any other desired findings here _____].

Motion to **table:**

I move that we **table** action on File # ZTA 2023-06 to [_____ state a date certain _____], so that:

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on [_____ specify what is needed from staff _____].
- The applicant can get us more information on [_____ specify what is needed from the applicant _____].
- More public noticing or outreach has occurred.
- [_____ add any other desired reason here _____].

Motion to recommend **denial:**

I move that we deny File # ZTA 2023-06. **I do so with the following findings:**

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.

- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed change to be implemented.
- [_____ add any other desired findings here _____].

Exhibits

Exhibit A. Draft Ordinance Language

Exhibit B. Street Tree List

Exhibit A. Draft Ordinance Language

106-4-2.080 Street Trees

The purpose of this section is to provide guidance for the development and maintenance of landscaped areas, both natural and enhanced, and recognize the importance of trees within the community. The

County has adopted and implemented landscaping standards to address both aesthetics and conservation concerns for new development. These provisions are included in various chapters of this Code relating to but not limited to water connection/development fees for residential and commercial development, master planned development and subdivision applications, and construction projects subject to sensitive lands criteria. Trees add to the beauty of the community, stabilize surface drainage, soil erosions, and mitigate siltation of streams. A well-designed landscape planting can reduce air and sound pollution, mitigate impacts due to urban heat islands, increase shady areas for pedestrian, and regulate solar radiation and wind control.

(a) Street Trees Required

All new development shall submit a landscaping plan showing areas to be landscaped, including street cross sections and park strips, common areas, and other landscaped areas. Trees, shrubs, and other plantings shall be shown on the plans in accordance with the appropriate regulations and as noted herein. Street trees shall be included in the Financial Guarantee as outlined in Section 106-4-3.

(b) Regulations For Planting Trees And Landscaping In The County's Right-Of-Way

Tree planting on public ways shall be coordinated with required open or landscaping areas on private property so as to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. All trees planted in the public rights-of-way and all tree planting spaces shall be approved by the Planning Division Director who shall supervise such locating and planting according to approved plans and in a manner meeting the following considerations:

- (1) **REPLACEMENT**. Trees that must be removed shall be replaced by a new planting except in circumstances which the Planning Director deems impractical.
- (2) **SPACING**. Unnatural regularity of spacing and arrangement shall be avoided; staggered or irregular locations are preferred, depending upon tree type.
- (3) **DISTANCE FROM CURB AND SIDEWALK, STREET CORNERS, FIRE HYDRANTS, UTILITIES AND SNOW STORAGE**. The County shall give special consideration to locations and species of plantings from curb and sidewalk, street corners (clear view triangle areas, as defined in Sec 108-7-7.030 Clear View of Intersecting Streets), fire hydrants, utilities and for snow removal. Determinations will be based on health and safety issues and will be based in what is best for the County's needs.
- (4) **IRRIGATION REQUIRED**. The installation of street trees in the County's right-of-way shall be accompanied by an appropriate irrigation system providing water to the street trees. These irrigation systems shall be the responsibility of the developer to maintain until the adjacent property is sold, after which time it shall be the responsibility of the adjacent property owner. All irrigation systems shall be reviewed by the Planning Director and installed by the developer at the time the street trees are planted.
- (5) **SPECIES LIST**. A list of plant materials and trees is hereby adopted and maintained separately. These plant materials and trees are approved for use in the County's rights-of-way and public spaces. Any deviation from this list must be approved by the Planning Division Director. Information for each plant regarding botanical name, mature size, light exposure, foliage color, flower season, fruit, and if the plant is native or Water Wise is available through contacting the Planning Division.
- (6) **ADDITIONS TO REQUIRED LANDSCAPING**. Any deviation from the required landscaping plans may be reviewed and approved by the Planning Commission, provided they meet the minimum standards stated in this Section and other Sections of this Code.

Section 108-7-7.040 Public Tree Care

The County shall have the right, as determined by its sole discretion, to plant, prune, maintain, and remove trees, plants and shrubs within rights-of-way, streets and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

(a) Illegal To Cut Trees And/Or Tree Topping

It is unlawful for any person to remove trees situated on County property, including streets and roadways of the County, without obtaining permission from the Planning Division Director for that purpose.

It is unlawful as a normal practice for any person, firm, or County department to top any tree. Topping is the severe

cutting back of limbs to stubs larger than three inches (3”) in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this section at the determination of the Planning Division Director.

(b) **Pruning, Corner Clearance**

Subject to the provisions of Section (f), every owner of any tree or shrub overhanging any street, sidewalks, or right-of-way within the County shall prune the branches so that such branches shall not severely obstruct the light from any street lamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove and replace all dead, diseased, or dangerous trees and shrubs, or broken or decayed limbs, which constitute a menace to the safety of the public. The County shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light, interferes with visibility of any traffic control device, sign or sight triangle at intersections, or constitutes a hazard on a sidewalk. Any costs incurred by the County will be collected from the adjacent property owner.

(c) **Removal and Replacement Of Dead And/Or Hazardous Trees/Plantings On The County's Right-Of-Way; Property Owner Responsibility**

The removal of any tree, living or dead is subject to the permit process, as outlined in Section (g). Dead trees and/or hazardous planting on the County's right-of-way will be removed and replaced at the adjacent property owner's expense. If the dead tree is determined by the County to be a hazard and the adjacent property owner refuses to cooperate with its removal, it shall be removed and replaced by the County and any costs incurred will be collected from the adjacent property owner. Except for routine trimming, pruning, and watering, the County accepts responsibility for maintenance of planted areas on public property and the County's rights-of-way for County installed projects, which are regularly maintained by County staff.

(d) **Permit To Remove Trees Or Vegetation From County Property**

Any person desiring to cut and remove trees or vegetation from County property, including the County's rights-of-way, shall first make written application to the planning director and the application shall contain the following information:

- (1) The exact number of trees to be removed and the location of each with reference to street designations.
- (2) A statement that the applicant will cut and remove the trees at his/her own cost and expense within thirty (30) days of the date of the permit.
- (3) A statement that the applicant will restore the County property to the satisfaction of the County and will replant such trees as the County may require and where the County may specify.
- (4) That the applicant will indemnify the County against any damage to the County property or to the adjacent property owners or to any injury to persons or property sustained in cutting and removing of the trees.

Exhibit B. Street Tree List

Weber County Street Trees - Small Trees at Maturity (for park strips less than 5' wide)

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
American Smoke Tree *	Cotinus obovatus		20-30'	20-30'	irregular oval	yellowish green	small, sparse, unnoticeable	yellow, red, orange, purple	produces some of the best fall color of any of the native American trees
Amur Maackia	Maackia amurensis		20-30'	15-20'	rounded vase	white fragrant in summer	flat see pods	yellow	tolerant of urban conditions
Beech, Tricolor	Fagus sylvatica	Tri Color, Roseo-marginata	20-30'	15-20'	oval	yellow green, insignificant	spiny capsule	light bronze	very showy purple, rose with cream leaves
Chinese Catalpa	Catalpa ovata		20-30'	20-30'	spreading	yellow-white flowers	long slender green pods	yellow	tolerant of heat and a wide range of soil conditions
Chokecherry	Prunus x virginiana	Sucker Punch	20-30'	18-20'	rounded	bright white, fragrant	dark purple	deep purple	sucker-free, leaves emerge green turning dark purple
Dogwood, Corneliancherry	Cornus mas	Various	15-20'	15-20'	low branched/rounded	yellow, before leaves	red, edible	reddish purple	scaly exfoliating bark when mature
Eastern Redbud *	Cercis canadensis	Various	15-25'	20-30'	irregular	pink/purple before leaves	small, brown pod 2-3" long	yellow	tolerant of partial shade, vibrant in the spring
Flowering Cherry, Akebono *	Prunus x yedoensis	Akebono	20-25'	20-25'	spreading	double, light pink	black purple	yellow	blossoms are showy in the spring
Flowering Cherry, Kwanzan	Prunus serrulata	Kwanzan	20-25'	15-20'	vase shaped	double deep pink	sterile flowers do not produce fruit	yellow	blossoms are showy in the spring
Flowering Crabapple *	Malus spp. Various	Spring Snow, Snow Drift, Sargent, Zumi	15-25'	15-25'	rounded to oval	varies with cultivar	fruit varies with cultivar	yellow	showy in spring
Flowering Plum, Krauter Vesuvius	Prunus cerasifera	Krauter Vesuvius	15-20'	10-15'	upright	light pink showy	sparse plums	purple	dark purple leaves year round
Fringetree *	Chionanthus virginicus		20-25'	20-25'	spreading oval	green-white in spring, fragrant	1/2"-3/4" blue-black fruit	yellow	stunning when in full bloom
Fringetree, Chinese *	Chionanthus retusus		20-25'	20-25'	broadly oval	large green-white clusters in spring, fragrant	1/2"-1" blue-purple fruit	yellow	light brown exfoliating young bark
Hawthorn *	Crataegus laevigata	Pauls Scarlet, Crimson Cloud	20-25''	15-20'	broad round	double rose red	red edible	no fall color	vibrant in the spring
Hawthorn, Lavelle *	Crataegus x lavellei	Lavelle	20-30'	15-20'	dense oval	white in spring	red edible	coppery red	lustrous green leaves, persistent fruit
Hawthorn, Thornless Cockspur *	Crataegus crus-galli	Thornless Cockspur	20-30'	20-35'	rounded, spreading	white in spring	red edible	orange-scarlet	persistent fruit in to winter, thornless
Hawthorn, Winter King *	Crataegus viridis	Winter King	20-30'	20-30'	wide vase	white in spring, showy	bright red edible	purplish red	tolerant of urban pollution
Lilac, Japanese Tree Lilac *	Syringa reticulata	Ivory Silk	20-25'	15-20'	upright, oval/rounded	creamy white fragrant dense clusters	dry capsules	yellow	tolerant of urban conditions
Lilac, Peking Lilac *	Syringa pekinensis	China Snow, Summer Charm	20-25'	15-20'	rounded	creamy white fragrant dense clusters	dry capsules	yellow	attractive exfoliating, amber colored bark
Linden, Summer Sprite	Tilia cordata	Summer Sprite Linden	18-20'	12-15'	dense pyramidal	tiny yellow fragrant in spring	gray nutlets with bracts	yellow	perfect for confined urban spaces
Maple, Amur	Acer ginnala		15-20'	15-20'	round spreading	white, clusters	samaras	red	showy red samaras in fall
Maple, Bigtooth*	Acer grandidentatum	Rocky Mt. Glow, Mesa Glow	20-25'	15-25'	oval to round	small green-yellow in spring, insignificant	green samaras	yellow to orange	native to Utah
Maple, Paperbark*	Acer griseum		20-25'	15-20'	upright oval	small green in spring, insignificant	brown samaras	Yellow-orange-red	attractive exfoliating cinnamon colored bark
Maple, Rocky Mountain	Acer glabrum		20-25'	10-15'	oval	small green-yellow in spring, insignificant	green samaras	Yellow-orange-red	native to Utah, heat tolerance may be a concern, prune to develop strong branching structure
Maple, Shantung	Acer truncatum	Pacific Sunset, Norweigan	20-30'	20-30'	rounded to oval	pale yellow insignificant	samaras	yellow, orange,	heat tolerant
Maple, Shantung	Acer truncatum	Ruby Sunset	20-25'	18-20'	broad oval to round	pale yellow insignificant	samaras	deep red	heat tolerant, glossy green leaves
Maple, Trident	Acer buergerianum	Streetwise	20-30'	15-25'	oval/round	small green-yellow in spring, insignificant	green samaras	orange-red	slow growing
Maple, Tatarian*	Acer tataricum	Hot Wings, Pattern Perfect, Rugged Charm	20-25'	15-20'	oval to round	white clusters in spring	red samaras	yellow-red	showy seeds
Mimosa	Albizia julibrissin		20-30'	20-40'	vase to spreading	Showy pink in early summer	Bean-like seed pods	no fall color	Fragrant flowers attractive to bees, long bloom time
Netleaf Hackberry *	Celtis reticulata		20-25'	20-25'	rounded, spreading	green in spring, insignificant	orange-red	yellow	very tolerant to adverse growing conditions
Oak, Gambel	Quercus gambelii		20-25'	20-30'	round, clump	insignificant	acorns	brow-brownish red	native to Utah, clump form
Parrotia	Parrotia persica	Vanessa	20-30'	15-20'	upright vase	insignificant	insignificant	yellow-orange-red	slow growing
Serviceberry *	Amelanchier laevis	Spring Flurry, Snow Cloud, Autumn Brilliance	20-28'	15-20'	upright oval	white clusters in spring	purplish-blue, edible	orange-red	great for naturalizing or as a specimen
Serviceberry *	Amelanchier x grandiflora	Robin Hill	20-25'	15-18'	upright oval	light pink in spring	small purple-red, edible	orange-red	great for naturalizing or as a specimen
Zelkova, City Sprite *	Zelkova, City Sprite *	City Sprite	20-24'	15-18'	compact oval to vase	insignificant	insignificant	yellow	perfect for confined urban spaces
Zelkova, Wireless *	Zelkova, Wireless *	Wireless	20-24'	30-35'	flat topped broad spreading	insignificant	insignificant	reddish orange	ideal under utility lines

*** = Proven Performer**
Trees with BOLD heights indicated are to be planted under utility lines.
 All parkstrip trees must be a single trunk form unless approved by the Urban Forestry Office.
 Other tree species may be appropriate with approval from the Urban Forestry Office.

Weber County Street Trees - Medium Trees at Maturity (for park strips 5' - 8' wide)

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
Amur Corktree *	Phellodendron amurense	Macho, Eye Stopper, His Majesty	30-45'	30-60'	rounded broad spreading	non showy yellow-green	pea sized black	yellow	once established very tolerant to urban conditions
Black tupelo	Nyssa sylvatica	Wildfire, Firestarter	30-50'	20-30'	rounded	small, greenish white	oval, dark blue	red, orange	striking fall color
Catalpa *	Catalpa speciosa	Heartland	45-50	20-25	narrow upright	white, large bell shaped	long slender seed pods	greenish-yellow	tolerant of urban conditions
Elm, Emerald Flair	Ulmus parvifolia	Emerald Flair	40-45'	30-35'	spreading vase	insignificant	flat round samara	red-orange red	has better red fall color than most cultivars
Elm, Emerald Sunshine	Ulmus propinqua	Emerald Sunshine	30-35'	20-25	vase	inconspicuous	small, flat, papery	yellow	tolerant of all urban conditions
Elm, Frontier *	Ulmus. carpinifolia and U. parvifolia.	Frontier	30-40'	20-30'	upright, vase	inconspicuous	small, flat, papery	burgandy-purplish	tolerant of all urban conditions
European Alder	Alnus glutinosa		40-50	20-40'	pyramidal	drooping male catkins	small woody cones	none	tolerates a wide range of soils
Ginkgo *	Ginkgo biloba	Autumn Gold, Princeton Sentry, Magyar, Colonade	40-45'	15-30'	pyramidal	insignificant	fruitless	yellow-golden	tolerant of a wide range of soil conditions, adapts well to urban environments
Goldenrain *	Koelreuteria paniculata		30-40'	30-40'	round	very showy bright yellow flowers in upright clusters	black seed in papery capsule	yellow-orange	tough adaptable tree
Hackberry	Celtis occidentalis		40-60'	30-50'	rounded spreading	insignificant	berry-like drupe	yellow	tough adaptable tree with attractive bark
Hardy Rubber Tree	Eucommia ulmoides	Emerald Point	35-40'	15-20'	narrow oval	insignificant	winged seed	none	tolerates a wide range of soil conditions, glossy green leaves
Honeylocust *	Gleditsia triacanthos inermis	Street Keeper, Skyline, Shademaster, Northern Acclaim, Sunburst, Perfection	35-50'	20-40'	pyramidal to round dependent on cultivar	insignificant yet smell very sweet	reported as fruitless	golden yellow	small fine leaves give filtered shade
Hophornbeam	Ostrya virginiana	Autumn Treasure, Sun Beam	25-40'	20-30'	oval to rounded	brown-green in summer	hop-like sac	yellow	tolerant of urban conditions once established
Horsechestnut, Red	Aesculus x carnea	Briotii, Fort McNair	30-40'	25-35'	oval to rounded	deep pink	nut	yellow	large showy flowers
Hornbeam, American	Carpinus caroliniana		20-35'	20-30	oval, vase	catkins	clusters of small nutlets in bracts	yellow-orange	smooth gray bark with fluting
Hornbeam, European	Carpinus betulus		40-60'	30-40'	oval, vase	catkins	clusters of small nutlets in bracts	yellow-orange	smooth gray bark with fluting
Katsura	Cercidiphyllum japonicum		40-60'	20-35'	pyramidal to round	insignificant	small green pods, female only	yellow-orange	foliage may scorch in hot, dry conditions
Linden, Crimean	Tilia x euchlora		40-50	20-30'	rounded pyramidal	fragrant creamy yellow	gray nutlets with bracts	yellow	reported to have more resistance to aphids
Maple, Hedge	Acer campestre	Metro Gold, Queen Elizabeth	25-35'	25-35'	oval/round, dense	small green-yellow in spring, insignificant	green samaras	yellow	doesn't tend to get leaf scorch
Maple, State Street	Acer miyabei	State Street, Rugged Ridge	30-45'	30-35'	oval to rounded	Small green-yellow in spring, insignificant	green samaras	yellow-orange	hardy, tough, pest free maple
Maple, Sycamore	Acer pseudoplatanus		40-55'	35-55'	round	Small green-yellow in spring, insignificant	green samaras	yellow	Gray flaking bark
Maple, Sugar	Acer saccharum	John Pair Caddo, Flash Fire Caddo, Autumn Splendor Caddo	30-45'	30-45'	rounded to oval	Small green-yellow in spring, insignificant	green samaras	orange-red	tolerant of harsh urban conditions and alkaline soil
Mayday Tree	Prunus padus	Merlot	30-40'	18-30'	pyramidal to round	showy white pendulous	pea sized black	yellow	showy in spring
Mulberry, Fruitless	Morus alba	Fruitless Mulberry	30-50'	30-50'	wide spreading	small yellowish green	fruitless	none	tough tolerant tree
Osage Orange	Maclura pomifera	White Shield, Wichita	30-25'	30-35'	upright spreading	none	none	yellow	tough tolerant, thornless,
River birch	Betula Nigra	Dura Heat, Cully	30-40'	25-35'	Pyramidal to rounded	drooping male catkins, upright green female catkins	insignificant	yellow	attractive, exfoliating bark
Turkish Filbert	Corylus colurna		40-50'	15-35'	pyramidal	insignificant	edible nut		tolerant tree once established
Yellowwood *	Cladrastis kentukea	American, Perkins Pink	30-50'	30-50'	round	large hanging fragrant white or	flat papery pod	yellow	very showy flowers in late
Zelkova *	Zelkova serrata	Village Green, Green Vase	40-55'	30-50'	vase	insignificant	small wingless drupe	rusty red	mature smooth gray bark exfoliates to reveal orange inner bark

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 All parkstrip trees must be a single trunk form unless approved by the Planning Director.
 Other tree species may be appropriate with approval from the Planning Director.

Weber County Street Trees - Large Trees at Maturity (for park strips 8' wide or wider)

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
Catalpa *	Catalpa speciosa		50-70'	20-50'	irregular open	white with spots inside	long slender	yellow	beautiful when in flower
Elm, Accolade *	Ulmus japonica × wilsoniana 'Morton'	Accolade	50-60'	30-40'	arching vase	insignificant	flat round samara	yellow	excellent DED resistance
Elm, Commendation *	Ulmus (japonica x wilsoniana Morton) x (pumila x carpinifolia)	Commendation	50-70'	40-50'	pyramidal	insignificant	flat round samara	yellow	fast growing but not wild
Elm, Green stone *	Ulmus davidiana 'JFS KW2UD'	Greenstone	50-60'	40-50'	upright vase	insignificant	flat round samara	yellow	strong branch attachments at open angles
Elm, New Horizon *	Ulmus japonica × pumila 'New Horizon'	New Horizon	50-55'	30-40'	upright oval	insignificant	flat round samara	yellow	proven rugged street tree
Elm, Triumph *	Ulmus wilsoniana, U. japonica, and U. pumila	Triumph	50-60'	40-45'	upright oval to vase	insignificant	flat round samara	yellow	very dark green glossy leaves
Elm, Valley Forge	Ulmus americana 'Valley Forge'	Valley Forge	60'	40-50'	upright vase	insignificant	flat round samara	yellow	American elm cultivar
European Beech	Fagus sylvatica	various	50-60'	35-50'	rounded, pyramid	Inconspicuous	nuts in a prickly husk	bronze-yellow	thin, smooth gray bark
Ginkgo *	Ginkgo biloba	Autumn Gold, Princeton Sentry, Magyar, Colonade	50-70'	15-30'	pyramidal	insignificant	fruitless	yellow-golden	tolerant of a wide range of soil conditions, adapts well to urban environments
Hackberry *	Celtis occidentalis	Chicagoland	40-60'	40-60'	rounded spreading	insignificant	purple drupe	pale yellow	tolerates both wet and dry conditions
Hardy Rubber Tree	Eucommia ulmoides	Hardy Rubber Tree	40-60'	30-50'	rounded	insignificant	winged seed	none	tolerates a wide range of soil conditions, glossy green leaves
Hornbeam	Carpinus betulus	Emerald Avenue, Frans Fontaine	40-60'	15-40'	narrow fastigate to broadly pyramidal	insignificant	nutlets in papery bracts	yellow	very symmetrically shaped
Horsechestnut	Aesculus hippocastanu		50-75'	40-65'	upright oval	deep pink or white	nutlets in papery bracts	yellow	large showy flowers
Honeylocust *	Gleditsia triacanthos inermis	Street Keeper, Skyline, Shademaster, Northern Acclaim	40-45'	20-35'	pyramidal to round	insignificant yet smell very sweet	reported as fruitless	golden yellow	small fine leaves give filtered shade
Kentucky Coffee *	Gymnocladus dioicus	Espresso, Prairie Titan, Stately Manor	60-80'	40-45'	irregular open	Greenish white, female are fragrant	seedless	yellow	leaves drop early in the fall
Linden, Silver *	Tilia tomentosa	Sterling Silver, Green Mountain, Satin Shadow	50-70'	25-40'	pyramidal	fragrant creamy yellow	gray nutlets with bracts	yellow	best heat and drought tolerant of all lindens
London Plane *	Platanus × acerifolia	Bloodgood, Exclamation, Ovation	60-70'	30-60'	spreading rounded	insignificant	round fuzzy seed ball in clusters of 2-3	brown	exfoliating cream colored bark
Maple, black	Acer nigrum		60-75'	40-50'	oval to rounded	green-yellow in spring, insignificant	Green samaras	yellow-orange-red	similar to sugar maple but more heat and drought tolerant
Maple, State Street	Acer miyabei	State Street, Rugged Ridge	30-45'	30-35'	oval to rounded	Small green-yellow in spring, insignificant	green samaras	yellow-orange	hardy, tough, pest free maple
Maple, Sycamore	Acer pseudoplatanus		40-55'	35-55'	round	Small green-yellow in spring, insignificant	green samaras	yellow	Gray flaking bark
Mulberry, Fruitless	Morus alba	Fruitless Mulberry	30-50'	30-50'	wide spreading	small yellowish green	fruitless	none	tough tolerant tree
Oak, Bur *	Quercus macrocarpa	Bullet Proof, Cobblestone	60-80'	60-80'	broad rounded	insignificant	oval acorns with fringed cap	yellow brown	tolerant of all soil conditions
Oak, Chinkapin	Quercus muehlenbergii	Red Autumn	40-60'	50-60'	oval to rounded	insignificant	acorn	yellow brown or red	tolerant of alkaline soils
Oak, English *	Quercus robur		50-70'	50-70'	broad rounded	insignificant	acorn	none	tolerant of alkaline soils
Oak, Sawtooth	Quercus acutissima		40-60'	40-60'	broad spreading	insignificant	acorn	dull yellow-brown	adapts to a wide range of soils
Oak, Northern Pin Oak	Quercus ellipsoidalis		55-60'	30-40'	broadly pyramidal	insignificant	acorn	red	tolerant of alkaline and dry soils
Oak, Shingle	Quercus imbricaria		50-60'	50-60'	conical broadening with age	insignificant	acorn	yellow-brown to red-brown	adapts to a wide range of soils
Oak, Shumard	Quercus shumardii		40-60'	30-40'	oval	insignificant	acorn	brownish red	does well in wet and dry soil
Oak, Swamp White	Quercus bicolor	American Dream	50-60'	50-60'	broad rounded	insignificant	acorn	orange gold	tolerant of urban conditions
Sweet Gum	Liquidambar styraciflua		60-80'	40-60'	oval, rounded	non-showy yellow-green	gum ball hard brown spherical cluster	yellow, orange, red, purple	large shade tree, brilliant fall color
Tulip Tree	Liriodendron tulipifera		60-70'	30-50'	broad conical	yellow with orange bands	dry brown oblong	golden yellow	flowers somewhat hidden by leaves
Zelkova *	Zelkova serrata	Village Green, Green Vase	40-55'	30-50'	vase	insignificant	small wingless drupe	rusty red	mature smooth gray bark exfoliates to reveal orange inner bark

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