



Uinta Land Company
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South Weber City
Attn: Mayor and City Council
1600 E. South Weber Drive
South Weber, Utah
Delivered via email to all

May 29, 2014

Re: June 3, 2014 Special Mtg., ULI Company Name, Bryson Meadows & Riverbend Estates

Dear Mayor and City Council:

It has come to our attention that there may be some confusion as to our Company Name, Subdivision Name(s), and the status of those entities within South Weber City. It has also "unofficially" come to our attention that the Tuesday, June 3 Combined Work-Session with the Planning Commission and City Council has been cancelled. On that agenda was also Bryson Meadows Subdivision as a *discussion* item. We are hoping we can still hold that meeting on June 3, 2014 to discuss the Bryson Meadows Subdivision even though the Planning Commission is unable attend the Combined Work Session that evening.

To help clarify any misconceptions or confusions:

1. **Uinta Land Investments (ULI)** is the overarching entity we use to develop land. Publicly that entity is also known as *Uinta Land Company*. ULI is currently representing TWO SEPARATE developments in South Weber City; namely, **Bryson Meadows** and **Riverbend Estates**.
2. **Bryson Meadows** is the property located WEST of 475 East and NORTH of 6650 South (see Figure 1 on page 2). This subdivision represents approximately 38 acres. Of the total 38 acres, 8 acres were zoned R-H and the remaining 30 acres are currently waiting a final decision for the R-M density from City Council.



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Regarding the 30 acre R-M rezone request Councilmember Gertge moved on December 10, 2013 to:

"Table Resolution 13-18B for a period not to exceed six months to give the Planning Commission time to address the master plan. Councilmember Thomas seconded the motion. Erika called for the vote. Councilmember Thomas, Gertge, and Hilton voted yes. The motion carried.

In listening to the audio recording, following the approved motion to table the R-M portion (30 acres) the question was raised by staff if the developer needed to wait for the entire General Plan to be adopted and accepted by the City Council before requesting to be on the agenda again. Council said no because the Revision of the entire General Plan for the entire City could take longer than

those 6 months. The City Council wanted to see ***the general direction*** the planning commission was heading in once the general plan had been revisited.

In that spirit, and to help further the discussion, I have attached the latest draft document from Brandon Jones (see figure 2 on page 3) regarding the "Proposed General Plan." This is the draft document the Planning Commission was to present to you at the June 3 combined work meeting.

The plan shows a blend of R-H to R-M specifically on the Bryson Meadows section and immediately following the R-LM zone between Bryson Meadows and Heather Cove Subdivision (i.e. the Kendall Property).

The six-month "table" period will expire June 10, 2014. We have been diligent in attending required meetings, individually trying to contact each of you for specific concerns you may have with the subdivision, and trying to gather any extra information you have requested or had questions about. Specifically, Councilman Casas on the location of the UDOT culvert and Councilwoman Poore who spoke with us on the phone but declined to visit with us until further Environmental Issues were presented by HAFB. It is our understanding that HAFB presented that information on April 15, 2014.

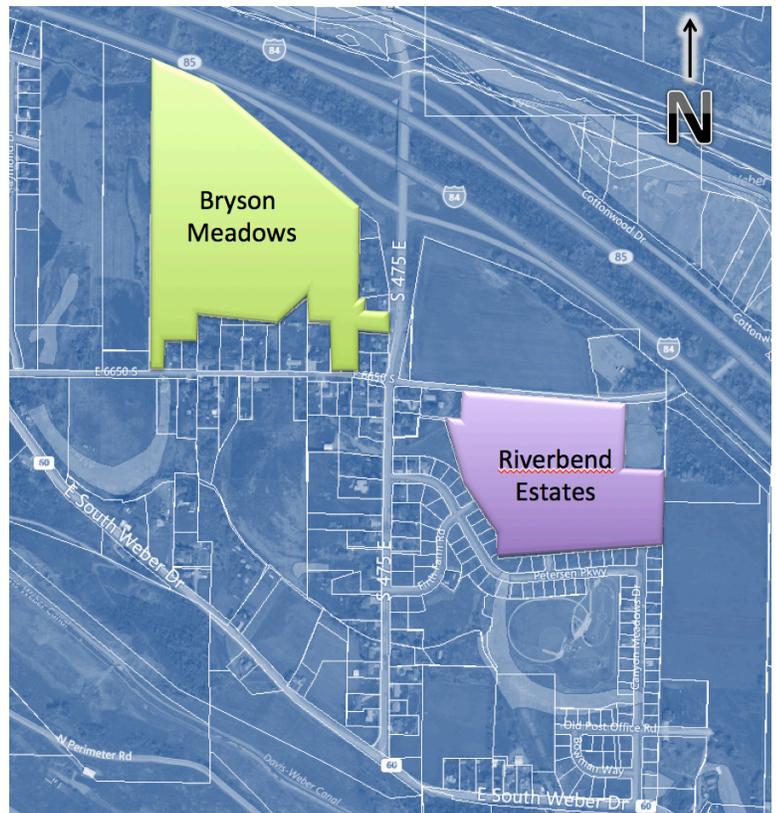


Figure 1: Bryson Meadows and Riverbend Estates



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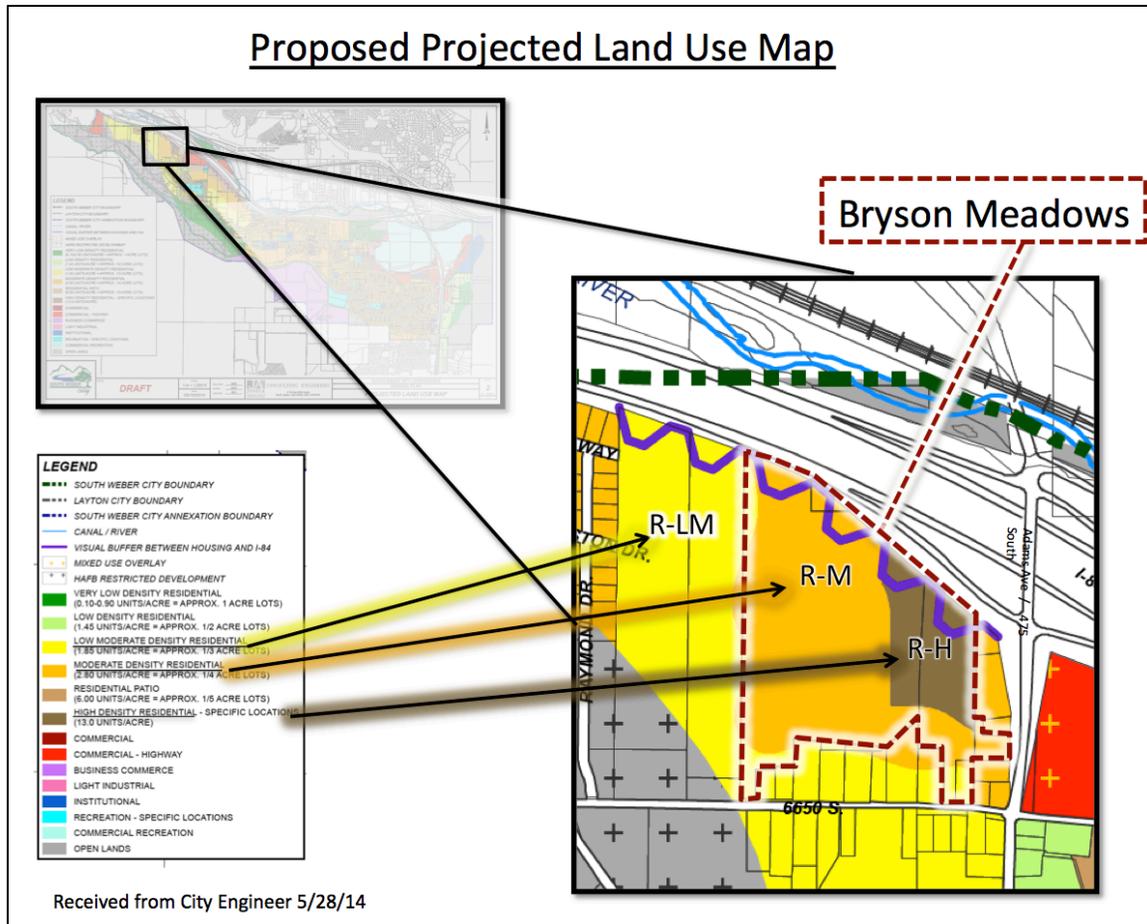


Figure 2: Blended "Proposed" Zones in and around Bryson Meadows. (Larger Map at bottom of document)

We have also tried to be sensitive to the current operational environment you each find yourself in with staffing issues. We applaud your efforts to move forward.

From Tuesday nights meeting it was mentioned that a four-lot subdivision could present to City Council for a rezone request. In so many words, it was mentioned that staff was sufficient to accommodate the necessary information needed for Council to make a decision. We feel we meet that same format and respectfully request to be treated the same.

We have tried not to be adversarial or malicious; rather, we have tried to partner with the City to give a cohesive approach to development. If you ask any of your staff, especially planning commissioners, we have worked very well with them. We have tried to be partners with staff, Planning Commission, two different city planners, city



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engineer, citizens, and the City Council. Just as you have responsibilities to the citizens to South Weber we also have fiduciary responsibilities to the land owners we are representing to finalize our purchase of their property and to further the development.

We have included everything that has been asked of us from a development standpoint from the very beginning working through major obstacles and hurdles to benefit the City. The current zoning map shows R-LM. We have run numbers on every portion of the development and in order for a developer to accommodate the items the City has requested, the higher density (R-M) is needed even with the current R-H zone in place. Some of those items requested and AGREED upon if the R-M zone is approved are:

1. Not having both access points to the subdivision along 6650 South thus taking traffic off 6650 South as in the City's General Transportation Plan.
2. Right-hand only turn out of our future subdivision for 6650 South....
3. Purchasing an existing home, tearing it down, and replacing the entire frontage into the subdivision with street and full improvements to accommodate the general transportation plan. This easily calculates into the \$400K - \$500K range.
4. Providing a regional detention basin for the west end of the City. A developer will lose 3-4 lots minimum in order to accommodate this regional pond.

If we are unable to obtain the density required to fulfill the City's requests then another alternative will have to be reached on our end with the current R-LM zone. We believe we have a legal right to access our subdivision with to access points from 6650 South but we also know it is not what staff, planning commission, city engineer or city planner desire to have happen. We have reviewed over 12 different conceptual plans to accommodate the City's requests.

Along those lines, a R-LM zoning of this area would allow for 44 homes. A R-M zone would allow for 88 homes. We have only requested 66 to 68 homes depending on final calculations with the City Engineer on the Regional Detention Pond. In other words, we are not maximizing the lots in the zone in fact we are nearly 18-20 lots short from maximizing the R-M zone. We did this on purpose to blend from the R-H zone through Bryson Meadows and into the surrounding community.

It has been **364 days since our first conceptual plan meeting with the City Planner and staff**. The following meetings have been held specifically about Bryson Meadows since that time:



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Meeting	Date	Highlights
Conceptual Plan Meeting	May 29, 2013	Old plan re-evaluated
Sketch Plan Meeting 1	Sept. 24, 2013	Conceptual Plans Presented
Sketch Plan Meeting 2	Sept. 30, 2013	Conceptual Plans Revisited
Sketch Plan Meeting 3	Oct. 10, 2013	Conceptual Plans Revisited
USAF Final EIS Study	Sept. 2013	Final EIS Study giving by United States Air Force regarding F-35A Fighter Jets indicating no increased noise at Bryson Meadows and in fact possible decreasing the noise in the area.
Planning Commission Meeting 1	Oct. 24, 2013	It was decided a special meeting will be held on 14 November 2013 at 6 p.m.
Special Planning Commission Meeting 2	Nov. 14, 2013	<ul style="list-style-type: none"> • Public Hearing Rezone. • Public Hearing Subdivision • Rezone Approved (3/4 approval) • Preliminary Plat Approved (4/4 approval)
City Council Meeting	Dec. 10, 2013	<ul style="list-style-type: none"> • Public Hearing Rezone • Public Hearing Preliminary Plat • R-H zone approve • R-MH zone tabled
City Planner letter to City Council	Jan. 14, 2014	Secondary letter from City Planner recommending approval of R-M Zone
ULI Appeal to City Council	Jan. 14, 2014	R-M Tabled; 5 more months
Planning Commission	Jan. 23, 2014	General Plan Review:
Planning Commission	Feb. 27, 2014	General Plan Review:
Planning Commission	March 13, 2014	Special Work Session; General Plan Review:
Planning Commission	March 27, 2014	Special Work Session; General Plan Review:
Online Public Comment Open	April 1, 2014	Public Comments were officially accepted by the City via online, email, letters, etc.
Public Open House	April 10, 2014	Public Open House held at Family Community Center
Planning Commission Public Hearing	April 24, 2014	Public Hearing regarding General Plan
Planning Commission Special Work Session	May 8, 2014	Discussion of new zone R-Patio; preparation to meet with City Council in join meeting
Combined Work Session CC & PC	May 22, 2014	Cancelled. Joint meeting with PC and CC
Combined Work Session CC & PC	June 3, 2014	Cancelled. Joint meeting with PC and CC
Combined Work Session CC & PC	June 12, 2014	PC to recommend the General Plan update to CC

We, again, respectfully request that we have the opportunity to discuss our subdivision with you on the June 3, 2014 as previously scheduled in May 19th's meeting.

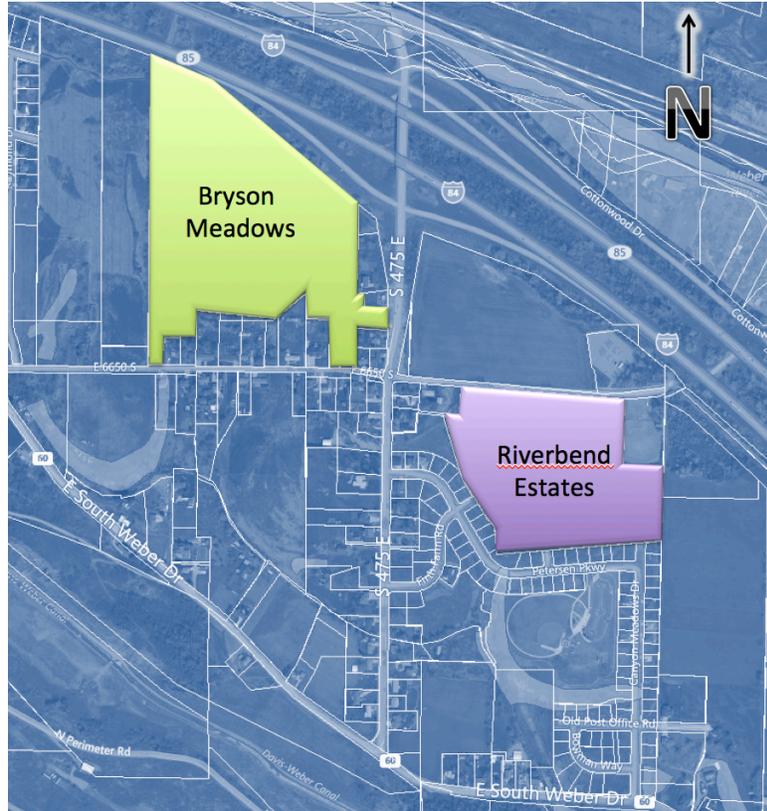


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3. Riverbend Estates Subdivision

The Riverbend Estates Subdivision is the property located EAST of 475 East and SOUTH of 6650 South (Betty Jean Spaulding's property, directly NORTH of Canyon Meadows Subdivision.)

This subdivision is currently tabled at the Planning Commission. During the General Plan Review a new Zoning Ordinance was suggested as well as several areas where the new zone would “fit” into the newly "Proposed General Plan" allowing a Patio Home style community. We did not suggest the zone or the placement; rather, once Planning Commission



mentioned locations they were going to recommend to the City Council we offered Bruce Dickamore and Brent Stuafter (both representing Betty Jean Spaulding) the opportunity to purchase their ground surrounding the parameters we could use this new zone. After signing a contract with them, we submitted our application for rezone knowing the new zone was going to be placed on the Planning Commission Agenda.

We are encouraged by the new zone, as is another developer on the east end of town. This product type works very well for new families and seniors alike who do not want to care for larger lots, yard maintenance, and the like. If the zone is adopted, we believe it will further encourage improvements to Canyon Meadows Park, the road to the Posse Grounds, and add further interest to the Commercial Land in the area.

We hope this clarifies any confusion or misconceptions. As always, we are available at your request. Please feel free to contact me, or my business partner Gardner Crane, below.



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Thank you again for your time and service.

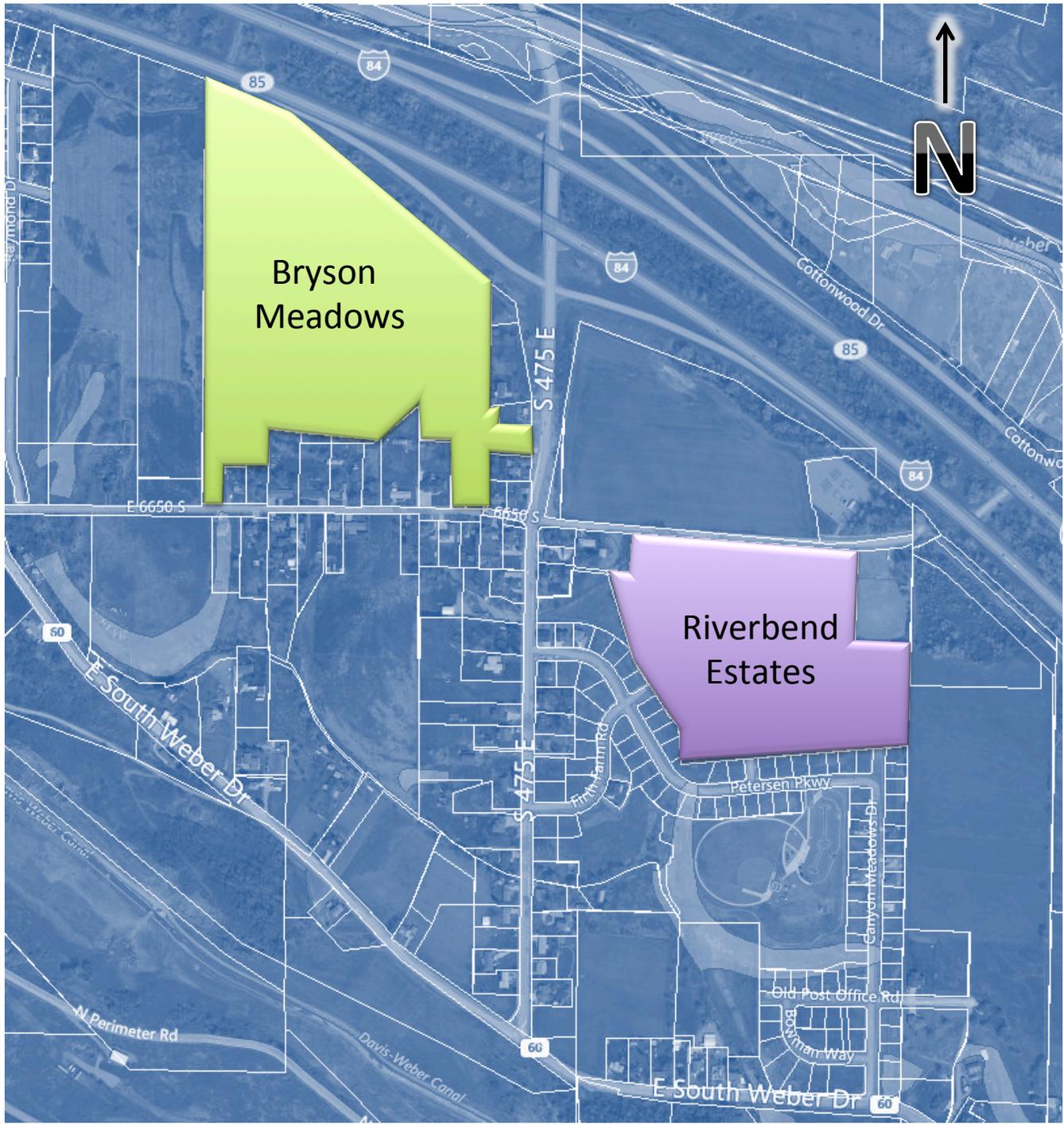
Sincerely,

Jared B. Bryson
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President, CEO
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Bryson Meadows

Riverbend Estates



85

84

84

85

84

60

60

60

S 475 E

S 475 E

S 475 E

E 6650 S

E 6650 S

E South Weber Dr

Cottonwood Dr

Cottonwood Dr

Petersen Pkwy

Canyon Meadows Dr

Old Post Office Rd

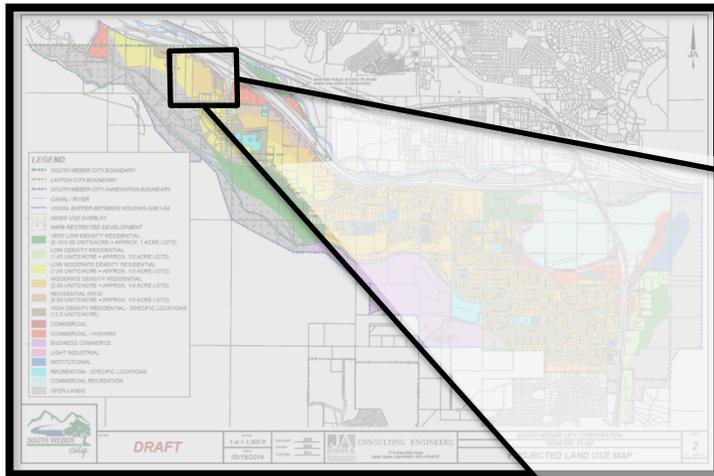
Bobman Way

E South Weber Dr

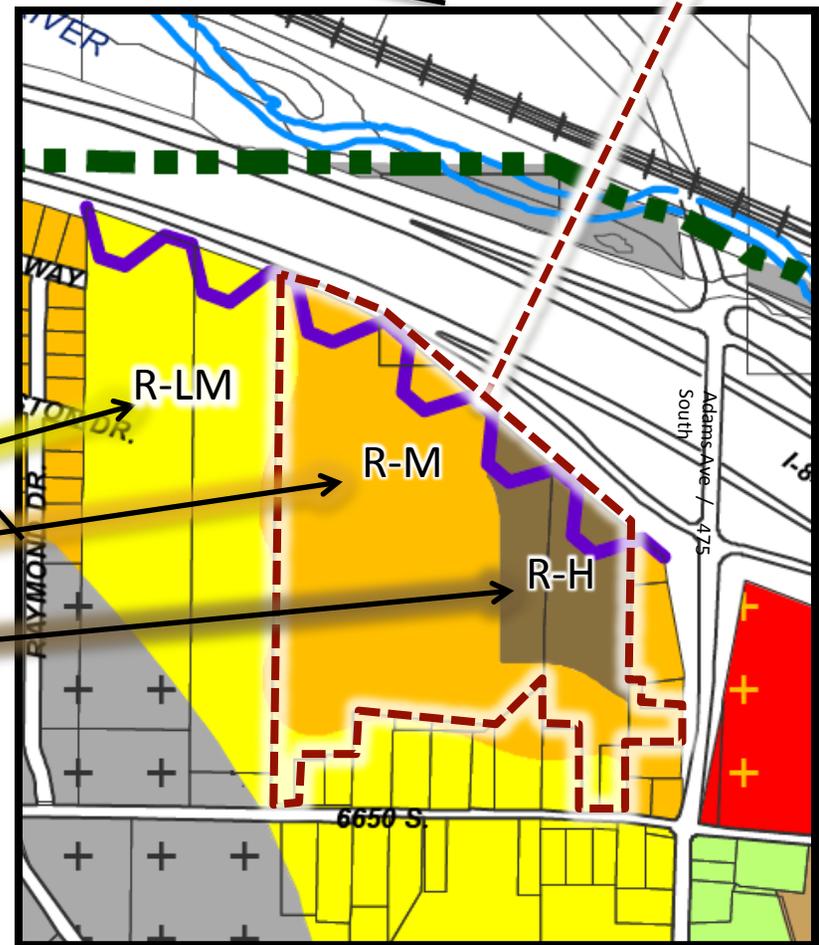
Davis-Weber Canal

N Perimeter Rd

Proposed Projected Land Use Map



Bryson Meadows



Received from City Engineer 5/28/14