

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **SPECIAL** public meeting on **Thursday, March 29, 2018** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS
AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

THE AGENDA FOR THE SPECIAL MEETING IS AS FOLLOWS*

1. Welcome, Pledge of Allegiance
2. Approval of Consent Agenda—Commissioner Walton
 - a. Minutes March 8, 2018
3. **Public Hearing and Action on Preliminary Subdivision:** Application for Sun Ray (17 lots) located at approx. 1900 E Canyon Drive (Parcel 13-612-0071), approx. 6.64 acres, by applicant Rob Edwards.
4. Public Comments – Please keep public comments to 3 minutes or less per person
5. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)
6. Adjourn

THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED OR POSTED TO THOSE LISTED ON THE AGENDA ALONG WITH THE FOLLOWING:

City Office Building

www.southwebercity.com

Family Activity Center

Utah Public Notice website
(www.utah.gov/pmn)

South Weber Elementary

Each Member of The Planning Commission



DATE: March 19, 2018

LISA SMITH, PLANNING COORDINATOR

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY LISA SMITH, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

* Agenda are flexible and may be moved in order or sequence to meet the needs of the Commission.

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 8 March 2018

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

**Tim Grubb (excused)
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by **Michelle Clark**

ATTENDEES: Brent Poll and Mark Staples.

Commissioner Johnson's concerns: He stated the developer interested in the commercial property on Cornia Drive has dropped his application. He would like to know why. Barry stated it was the requirement for the buffer yard, which limited the developer's space. Commissioner Johnson asked if there is any way that we can ask him to come back. He asked about the canal being a buffer. Barry said the developer's whole issue was the side and not necessarily the back. Commissioner Johnson would like to know how the canal is identified in a buffer plan. Barry said he has discussed with Mayor Sjoblom the idea of dropping the buffer yard ordinance or looking at a buffer yard for each zone.

Commissioner Johnson would like to know why the City Council didn't approve the overlay zone and would like some feedback. Commissioner Osborne said the City Council doesn't answer to the Planning Commission.

Approval of Consent Agenda - Commissioner Walton

- **Minutes February 8, 2018**

Public Hearing and Action on Rezone: Application for property located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx. 23.5 acres from to Agriculture (A) to Residential Patio (R-P and Residential low moderate (R-M) by applicant Nilson Homes:

Barry said this proposal is to rezone 9.846 acres of the Stan Cook property adjacent to the east side of Canyon Meadows PUD to the R-P zone in preparation for a patio home development. Applicants would also like to rezone an additional 13.593 acres to the RM zone. Mark Staples, of Nilson Homes, stated they made a mistake on the rezone application instead of RLM it should be RM Zone.

Public Hearing and Action on Rezone: Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) by applicant Ray Creek LLC: This proposal is to rezone 7.44 acres of property at approximately 1900 east Canyon Drive. This request is consistent with the recommendations of the General Plan. The Sketch Plan Committee has already met with developers several times to discuss the issues of putting in a 17 lot residential development on the property. Plans are proceeding on what will be called the Sun Ray Subdivision. Discussion took place regarding ingress/egress.

Public Hearing and Action on Conditional Use: Application for grading for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres by applicant Wilcoxon Enterprises: This request is for a conditional use permit to allow an excavation of over 200 cubic yards on the 17.44 acre parcel that is the subject of the rezone above.

Barry Burton, City Planner, said the developer of the proposed Sun Ray Subdivision is desirous to proceed with excavations in preparation for future development of the property. Due to the configuration of the property, there are very limited ways that it can be developed for single family homes. The extension of Canyon Drive from the east is a given as is the fact that there will be one north/south road in the middle of the property running its length.

Barry voiced his concerns with the city not receiving a grading plan. He suspects there is a desire to excavate much more than is necessary for the subdivision development. Without a grading plan, he doesn't know how much material the developer is planning on excavating and what effect the hauling of that material will have on the adjacent residential neighborhood or on the city streets.

Brandon Jones, City Engineer, said the developer has turned in a conditional use permit application but there was no excavation plan with it. He said the Planning Commission needs to take a look at whether or not they really want excavation taking place as well as look at how much is exported out. He is concerned that there isn't a lot of excess material to haul off. Commissioner Osborne doesn't have a problem with grading, but would like to see a plan.

Barry recommended tabling this request until the city receives a grading plan that indicates all final grades, the volume of material that will be removed, what the method of excavation will be and what the haul route will be.

ADJOURNED: 6:30 p.m.

APPROVED:

Chairperson: Rob Osborne Date

Transcriber: Michelle Clark

Attest:

Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 8 March 2018

TIME COMMENCED: 6:32 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb (excused)
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Walton

ATTENDEES: Brent Poll, Stan Cook, James Cook, Clay Simpson, Jeannine Bird, Dwight Probasco, Gwyn Collvixos, Jim Collvixos, Glyn Poll, Jan Keim, Gary Eisert, Teresa Eisert, Hilary Bench, Jeff Bench, Hassan Namazi, Todd Cassity, Carl & Margaret Leushen, Rob Edward, Kody Holker, Matt Petersen, and Mike Amann.

APPROVAL OF CONSENT AGENDA: Commissioner Walton

- Minutes of 8 February 2018

Commissioner Johnson moved to approve the consent agenda as amended. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Osborne excused Commissioner Grubb from tonight's meeting.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Johnson moved to open the public hearing for Rezone Application for property located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx.

23.5 acres from to Agriculture (A) to Residential Patio (R-P and Residential low moderate (R-M) for applicant Nilson Homes. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Rezone Application for property located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx. 23.5 acres from to Agriculture (A) to Residential Patio (R-P and Residential low moderate (R-M) by applicant Nilson Homes: This proposal is to rezone 9.846 acres of the Stan Cook property adjacent to the east side of Canyon Meadows PUD to the R-P zone in preparation for a patio home development. Applicants would also like to rezone an additional 13.593 acres to the R-M zone.

The General Plan indicates there is a potential patio home area in this vicinity. The Plan doesn't show this specifically on the Cook property, but it is not intended to be specific to a property, just an indication of the general area where it should be allowed. The General Plan also recommends the rest of the area to be moderate density residential.

Commissioner Osborne asked if there was any public comment.

Brent Poll, 7605 S. 1375 E., said he has evidence to back up his position concerning the Hill Air Force Base contamination. He said the west end of South Weber City has pollution and it has been that way since 1985. He was part of an investigation. His older brother found pollution that was flushed through the town to the river. He said regulations say it is polluted. He said the city has no foundation for their general plan. He said the Planning Commission has regulations. He said you need to read the record of decision. He said the pollution has traveled 2,200 feet. He said it is contaminated. He said the record of decision also has a map, which wasn't used for the city's general plan. He said his credibility is still in tack. He said there is also a risk assessment that has been approved by the Lieutenant General as well as other signatures. He said in 1985 there were 90 homes sitting in the pathway of the pollution. He said everyone within a one-mile radius of Operable Unit 1 is vulnerable. He said the pollution is still there. He said the city has moved ahead stating it is fine to live there. He feels the city is putting people at risk.

Commissioner Osborne asked Mr. Poll who the Planning Commission gets their power from. Brent Poll said you are appointed by the Mayor and City Council. Commissioner Osborne explained that until they enact a law, the Planning Commission is bound by the law in place now. Commissioner Osborne said this body is not the body to preach to about this issue. He pointed out that until he has a different law to follow, he must follow the law the city gives him. Mr. Poll said laws can be changed. Commissioner Osborne agrees, but it is not this body that changes the law.

Mr. Poll said every time the city approves a subdivision, he puts out a letter informing the new landowner of the pollution. He is obligated to tell every one of them that they are at risk or they can sue him.

Carl Leuschner, 1879 E. Shay Lane, asked what is going to be done about the traffic problem with adding more growth to the city.

Commissioner Johnson moved to close the public hearing for Rezone Application for property located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx. 23.5 acres from to Agriculture (A) to Residential Patio (R-P and Residential low moderate (R-M) for applicant Nilson Homes. Commissioner Taylor seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

******* PUBLIC HEARING CLOSED *******

Commissioner Walton referred to the land use map concerning the Hill Air Force Base contamination. Barry explained that the city hasn't found evidence that it is a health risk. He said there is a note on the Canyon Meadows plat that there is potential for groundwater contamination.

Commissioner Johnson feels the overlay will be beneficial to the developer. He said the patio homes will be beneficial to a lot of people. Barry said it is consistent with the general plan.

Barry discussed safety. He said this area will establish an east/west road that will provide for a trail and bike lanes, which is all part of the general plan.

Commissioner Walton moved to approve the Rezone Application for property located at approx. 725 E 6650 S (Parcels 13-275-0005 & 13-275-0006), approx. 23.5 acres from to Agriculture (A) to Residential Patio (R-P) 9.846 acres and Residential moderate (R-M) 13.593 acres for applicant Nilson Homes. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing for Rezone Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) for applicant Ray Creek LLC. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Rezone Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) by applicant Ray Creek LLC: This proposal is to rezone 7.44 acres of property at approximately 1900 east Canyon Drive. This request is consistent with the recommendations of the General Plan. The Sketch Plan Committee has already met with developers several times to discuss the issues of putting in a 17-lot residential development on the property. Plans are proceeding on what will be called the Sun Ray Subdivision.

Commissioner Osborne asked if there was any public comment.

Carl Leushner, 1879 E. Shay Lane, asked how this will affect resident's taxes. Barry said we don't expect it to affect existing residents. He said the city has incorporated fees for new development in impact fees.

Jeff Bench, 1916 Canyon Drive, said he is concerned about big trucks coming into a residential area. He would like to know if there is an outlet onto South Weber Drive rather than Canyon Drive.

Barry said tonight is discussion concerning the rezone, but the city has seen plans for a road going north south. He said there aren't plans to come out onto South Weber Drive. Brandon said it may be possible during construction that access can be onto South Weber Drive, but the permanent road is Canyon Drive. Mr. Bench said his main concern is safety. Commissioner Osborne said the city ordinance requires two outlets for more than 30 residential homes. He said this proposal is for approximately 17 homes.

Todd Cassidy, with Dominion Energy/Questar Pipeline, said this subdivision will go over a high-pressured pipeline. He said this pipeline was replaced fifteen years ago. He met with Ray Creek to discuss their design. He said this 16" line is vital to them being able to deliver gas to this area and most all of Weber County. He said their main concern is the safety of the people that will be working in this area. He said their engineer will be working with Ray Creek during the construction to make sure weight limitations are met and excavation is safe. He said they are concerned about Lots 1, 11, & 12, in which there will be major restrictions for homeowners landscaping. He said we would like to be involved as permits are requested so they can meet with homeowners. He said we don't want future residents to be mad at the city or them. He said Lots 2 & 10 will be affected a little bit with their fence line. He said they are willing to work with landowners.

Barry asked Mr. Cassidy if they are requesting anything from the city as they go through the approval process. Mr. Cassidy said Ray Creek is willing to put a note on the plat. Barry asked about the weight restriction. Mr. Cassidy said generally during the construction they can plate over the top of the pipe. He reported that Ray Creek has agreed to pot hole the depth. Barry asked about the lifetime of the pipe. Mr. Cassidy anticipates up to 100 years with the coating. He said these lines are built to federal standards. He recommended the city encourage residents to call blue stakes before digging.

Dwight Probasco, 1870 E. South Weber Drive, asked if there is any recourse for noise or mess etc. Commissioner Johnson suggested taking pictures of his property boundary. Barry said if there is a temporary road going past your home, the city will make every effort to make sure there is road base to minimize dust. Brandon said during construction the city oversees what is going on, if there is a problem, you need to notify the city.

Kody Holker, of Ray Creek Subdivision, said they attempted access to South Weber Drive, but the neighbor to the east has locked the gate. He said so everything must go through Canyon Drive. He welcomes any comments and is willing to work with neighbors.

Commissioner Taylor moved to close the public hearing for Rezone Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) for applicant Ray Creek LLC.

Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

***** PUBLIC HEARING CLOSED *****

Barry said this request is consistent with the general plan. He said there is a part of this property that the developer is requesting a variance. He said that has gone before the hearing officer, but the verdict has not been given. Commissioner Johnson discussed the detention pond on the north end of the property. He suggested the City Attorney look at wording on the contract. He discussed a retention pond versus detention pond.

Commissioner Johnson moved to approve the Rezone Application for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres from Agriculture (A) to Residential moderate (RM) for applicant Ray Creek LLC. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Walton moved to open the public hearing for Conditional Use Application for grading for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres for applicant Wilcoxon Enterprises. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

******* PUBLIC HEARING *******

Conditional Use Application for grading for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres by applicant Wilcoxon Enterprises:

Commissioner Osborne said this request is for a conditional use permit to allow an excavation of over 200 cubic yards on the 17.44-acre parcel that is the subject of the rezone above.

Commissioner Osborne asked if there is any public comment.

Rob Edwards, Wilcoxon Enterprises, said there is piling of manure and other refuse. He said they want to clean up this material and get rid of some of the dead trees and process some of the material from 9:00 a.m. to 5:00 p.m. to mitigate the truck traffic going through the city. He said they want to process materials by picking up with a loader, take to screen, and separate rock and sand. He said there is a layout of the configuration. It is in a one-acre area. There will be stock piles of topsoil. He said there are various types of materials that need to be removed.

Commissioner Pitts asked where they will enter and exit the property. Mr. Edwards said Canyon Drive. He said they will be using semi-trailers to deliver the loader, sewer pipe, etc. Barry asked if any granular material will need to be delivered to the property. He asked if they will be making road base. Mr. Edwards said he doesn't know for sure until the material is tested.

Commissioner Johnson said the map shows fill area is on the city's easement for the detention pond. Mr. Edwards said he will be working with Brandon Jones. Commissioner Johnson asked about the elevation from the crest. Mr. Edwards estimated 15' to 20'.

Commissioner Pitts said the application states this is for grading for the subdivision. She asked how much grading. Mr. Edwards discussed lot grading meeting the grading standards. He said there are areas we will have to do it in anyways.

Barry asked if any granule material will be shipped off site. Mr. Edwards said no. He said we have done this in other counties if anyone needs references.

Kody Hoker said allowing us to get a start on this will allow them to minimize the nuisance. He feels they can be self-contained without having a bunch of traffic. He said the berm will help shield the mess.

Commissioner Osborne said this is a new idea to us and we don't understand it all. He said we need more written information. Barry said the city needs a grading plan. He would like a list of equipment used in this process. He said this will help the city determine whether there are noise or dust issues. Commissioner Johnson feels there should be a mitigation plan for dust during this period.

Kansas Whitear is concerned about the safety for his children.

Hilary Bench, 1916 E. Canyon Drive, appreciates the developer's concerns. She is not in favor of a gravel pit next door. She is concerned about rock crushing. She doesn't know what the plan is. She said this is changing their life immensely.

Commissioner Osborne suggested continuing this public hearing on this conditional use application.

Commissioner Johnson moved to continue the public hearing until the next Planning Commission meeting April 12th on the Conditional Use Application for grading for property located at approx. 1900 E Canyon Drive (Parcel 13-012-0071), approx. 7.5 acres for applicant Wilcoxon Enterprises subject to the following being submitted to the city:

- 1. Grading Plan**
- 2. Reclamation Plan**
- 3. Equipment List**
- 4. Storm Water Pollution Prevention Plan (SWPPP)**

Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION:

Commissioner Walton: He is concerned about grading and sorting with this conditional use permit. He asked if sorting is considered a conditional use. Barry said it can be considered an ancillary part of excavation. He sees the grading and sorting as two different parts of the process. Brandon said the code doesn't specifically cover the processing; therefore, the Planning Commission will need to be clear on what the developer is doing.

Commissioner Johnson: He said Weber Pathways has acquired 40 acres that will be connect to the trail system.

ADJOURNED: Commissioner Taylor moved to adjourn the Planning Commission meeting at 8:01 p.m. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Walton voted yes. The motion carried.

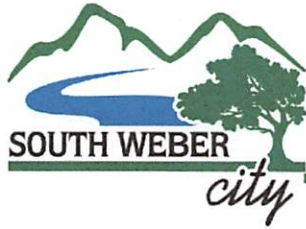
APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest:

Planning Coordinator: Lisa Smith



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

SUBDIVISION PROCESS APPLICATION

Project/Subdivision Name: Sun Ray Subdivision
Approx. Location: 1900 W & Canyon Drive
Parcel Number(s): 13-612-0071 Total Acres: 6.64 ACRES
Current Zone: Agriculture If Rezoning, to what zone: Residential Bordering Zones: Residential & Agriculture
As specified in future zoning map

Developer or Agent

Name: Rob Edwards
Company: Ray Creek LLC & Wilcoxen Ent
Address: 8850 11148 Zealand Ave N
City/State/Zip: Chaplain mn 55316
Phone: 801 558 4740 612 518 7629
Email: Robedwards@gmail.com

Developer's Engineer

Name: Steve Fackrell
Company: Pinnacle Engineering
Address: 327 W GORDON AVE
City/State/Zip: Layton, UT 84041
Phone: 801 773 1910
Email: Sbott@pinnacle-eng-sny.com
State License # 343593

South Weber City
1600 E South Weber Dr
South Weber UT 84405

801-479-3177

Receipt No: 17.048327

Jan 29, 2018

Rob Edwards

Previous Balance:	.00
Miscellaneous	
Miscellaneous Rev	300.00
10-34-105	
Subdivision Review Fee	
Total:	300.00
CASH	300.00
Payor:	
Rob Edwards	
Total Applied:	300.00
Change Tendered:	.00

01/29/2018 4:18 PM

ounding Land Uses: Agriculture and Residential
Number of Lots: 17 # of Lots Per Acre: 2.56 PUD: Yes No

Property Owner, if not Developer

Name: Kody Holker
Ray Creek LLC
Company: Ray Creek LLC
Address: 11148 Zealand Ave N
City/State/Zip: Chowpau MN 55316
Phone: 612 518 7629
Email: Kody@HolkerLawOffices.com

Surveyor, if not Engineer

Name: SA NE
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Process step	Amount Paid	Date	Receipt	Meeting Date
Concept				
Sketch	<u>300</u>			
Preliminary				
Final				

Recommended by Planning Commission on: _____

Approved by City Council on: _____

Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____

Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this 30 day of January, 2018

By Robert Edwards

Notary _____



Seal

Property Owner's Signature: _____

Date: _____

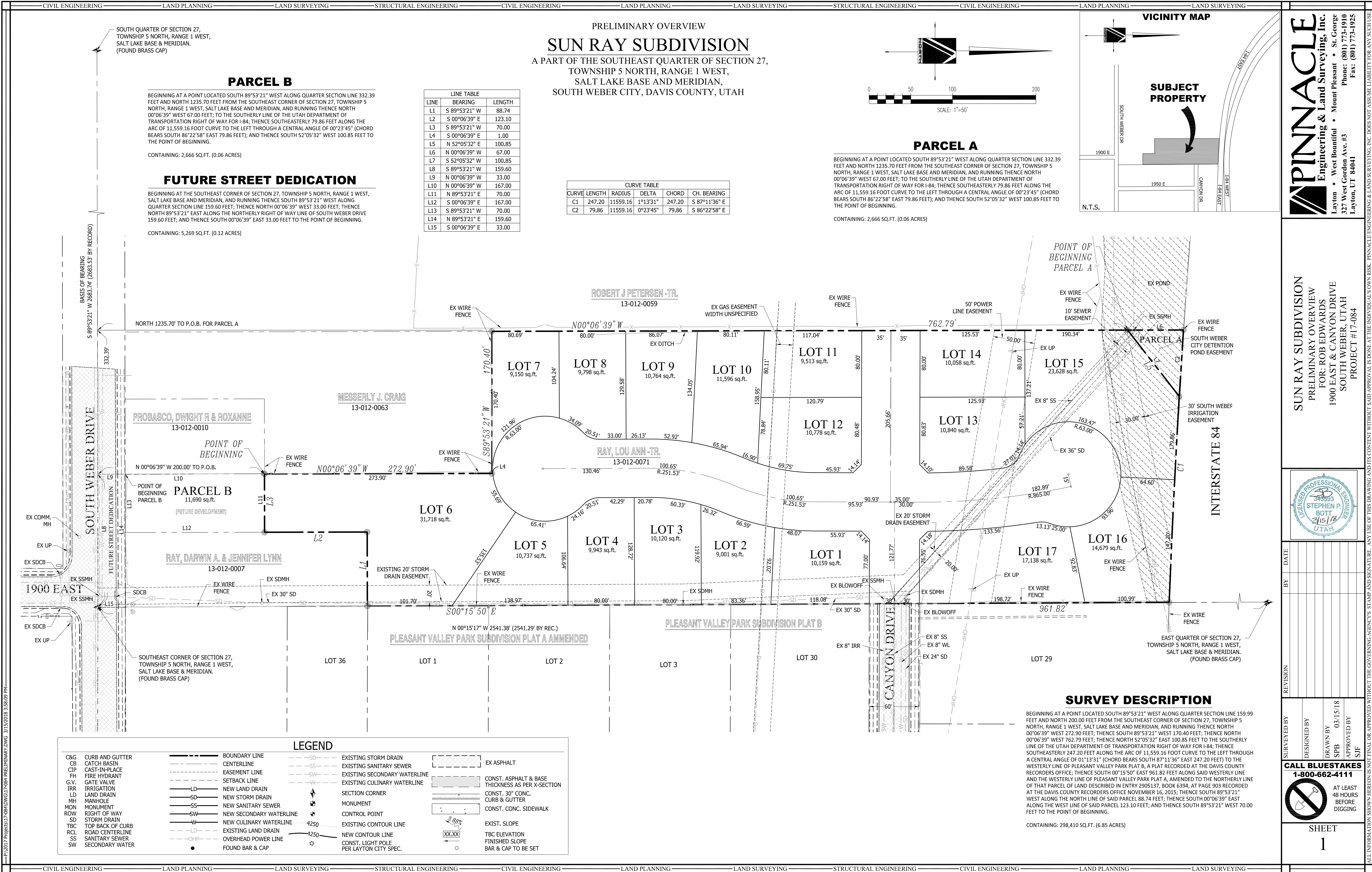
State of Utah, County of Davis

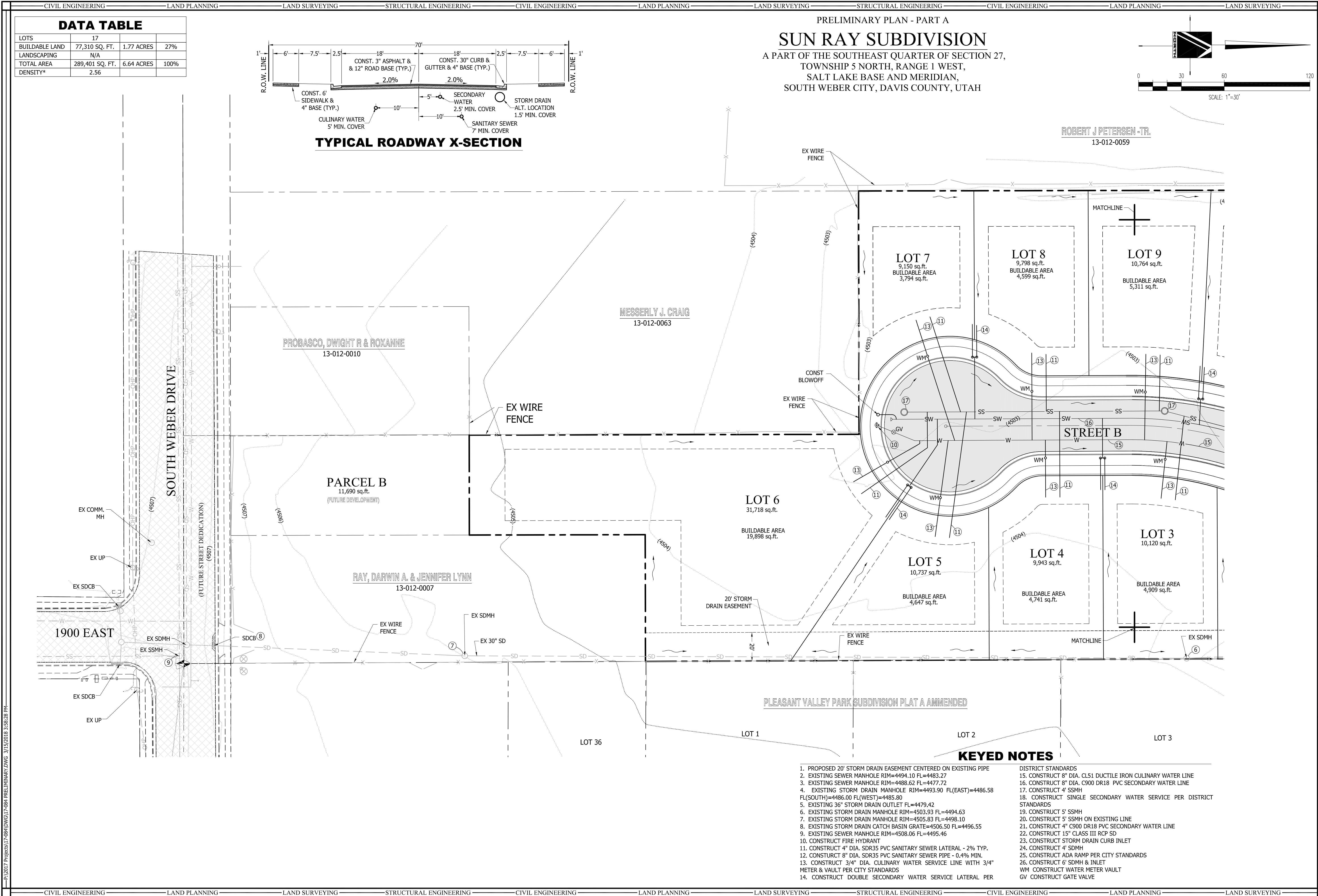
Subscribed and sworn to before me on this _____ day of _____, 201__

By _____

Notary _____

Seal





PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave. #3 Layton, UT 84041
Phone: (801) 773-9110
Fax: (801) 773-1925

SUN RAY SUBDIVISION
PRELIMINARY PLAN - PART A
FOR: ROB EDWARDS
1900 EAST & CANYON DRIVE
SOUTH WEBER, UTAH
PROJECT #17-084

34393
STEPHEN P. BOYD
2/15/18
UTAH

REVISION	DATE	BY

SURVEYED BY

DESIGNED BY

DRAWN BY
SPB 03/15/18

APPROVED BY
SJB

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

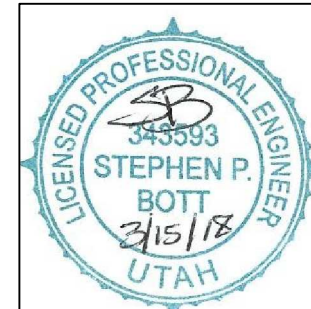
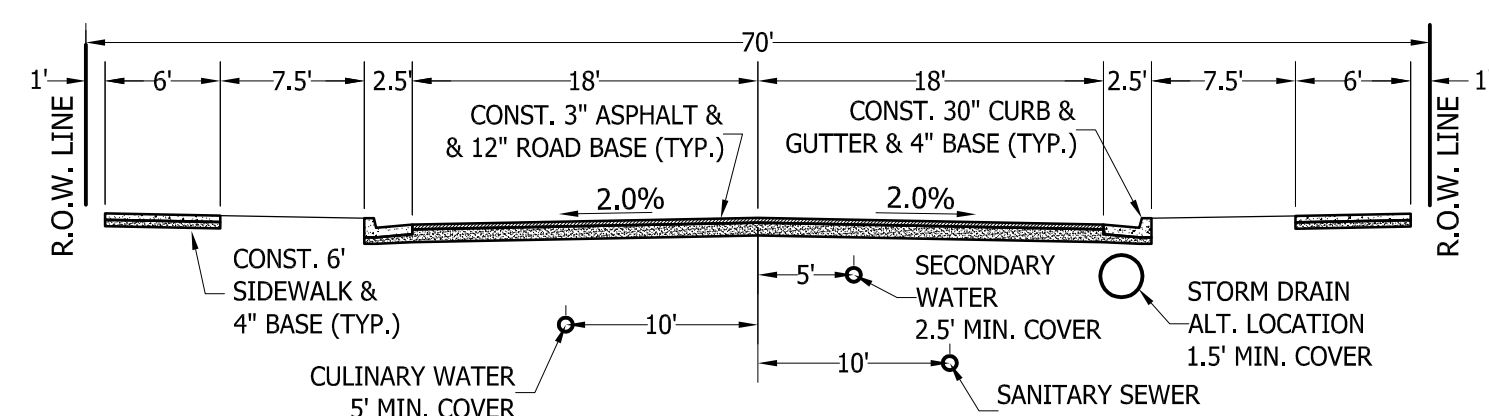
SHEET
2

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- | | |
|--|--|
| 1. PROPOSED 20" STORM DRAIN EASEMENT CENTERED ON EXISTING PIPE | DISTRICT STANDARDS |
| 2. EXISTING SEWER MANHOLE RIM=4494.10 FL=4483.27 | 15. CONSTRUCT 8" DIA. CL51 DUCTILE IRON CULINARY WATER LINE |
| 3. EXISTING SEWER MANHOLE RIM=4488.62 FL=4477.72 | 16. CONSTRUCT 8" DIA. C900 DR18 PVC SECONDARY WATER LINE |
| 4. EXISTING STORM DRAIN MANHOLE RIM=4493.90 FL(EAST)=4486.58
FL(SOUTH)=4486.00 FL(WEST)=4485.80 | 17. CONSTRUCT 4" SSMH |
| 5. EXISTING 36" STORM DRAIN OUTLET FL=4479.42 | 18. CONSTRUCT SINGLE SECONDARY WATER SERVICE PER DISTRICT
STANDARDS |
| 6. EXISTING STORM DRAIN MANHOLE RIM=4503.93 FL=4494.63 | 19. CONSTRUCT 5" SSMH |
| 7. EXISTING STORM DRAIN MANHOLE RIM=4505.83 FL=4498.10 | 20. CONSTRUCT 5" SSMH ON EXISTING LINE |
| 8. EXISTING STORM DRAIN CATCH BASIN GRATE=4506.50 FL=4496.55 | 21. CONSTRUCT 4" C900 DR18 PVC SECONDARY WATER LINE |
| 9. EXISTING SEWER MANHOLE RIM=4508.06 FL=4495.46 | 22. CONSTRUCT 15" CLASS III RCP SD |
| 10. CONSTRUCT FIRE HYDRANT | 23. CONSTRUCT STORM DRAIN CURB INLET |
| 11. CONSTRUCT 4" DIA. SDR35 PVC SANITARY SEWER LATERAL - 2% TYP. | 24. CONSTRUCT 4" SSMH |
| 12. CONSTRUCT 8" DIA. SDR35 PVC SANITARY SEWER PIPE - 0.4% MIN. | 25. CONSTRUCT ADDITIONAL PIPE PER CITY STANDARDS |
| 13. CONSTRUCT 3/4" DIA. CULINARY WATER SERVICE LINE WITH 3/4" METER & VAULT PER CITY STANDARDS | 26. CONSTRUCT 6" SSMH & INLET |
| 14. CONSTRUCT DOUBLE SECONDARY WATER SERVICE LATERAL PER | WM CONSTRUCT WATER METER VAULT
GV CONSTRUCT GATE VALVE |

TYPICAL ROADWAY X-SECTION



SURVEYED BY		REVISION	BY	DATE
DESIGNED BY				
DRAWN BY				
SPB	03/15/18			
APPROVED BY				
S/JF				

CALL BLUESTAKES



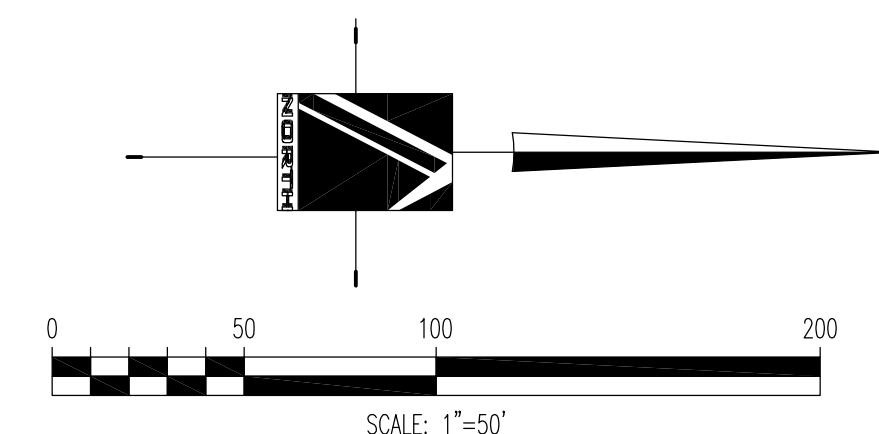
SHEET

3

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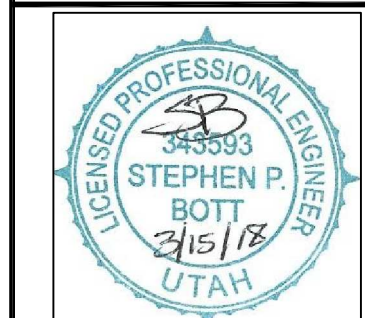
Storm Water Run-off per Zone					
10-Year Storm 15 Min Storm					
Zone	Area (sq. ft.)	C Value	I (in/Hr)	Acres	Q (cfs)
A	94,337	0.35	2.34	2.17	1.77
B	68,732	0.35	2.34	1.58	1.29
C	16,292	0.35	2.34	0.37	0.31
D	17,909	0.35	2.34	0.41	0.34
E	36,085	0.35	2.34	0.83	0.68
F	38,108	0.35	2.34	0.87	0.72
G	8,863	0.35	2.34	0.20	0.17
H	6,440	0.35	2.34	0.15	0.12
Storm Water Run-off per Pipe					
10-Year Storm 15 Min Storm					
Pipe	Zones	Q (cfs)	ASSUMED		
P1	A	1.8			
P2	A-B	3.1			
P3	C	0.31			
P4	OFFSITE	2.50			
P5	C-D	3.1			
P6	A-D	3.7			
P7	F	0.7			



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SUN RAY SUBDIVISION
PRELIMINARY DRAINAGE CALCULATIONS
FOR: ROB EDWARDS
1900 EAST & CANYON DRIVE
SOUTH WEBER, UTAH
PROJECT #17-084



SURVEYED BY		REVISION	BY	DATE
DESIGNED BY				
DRAWN BY				
SPB 03/15/18				
APPROVED BY				
SFE				


CALL BLUESTAKES



SHEET
4

MEMORANDUM

TO: South Weber City Planning Commission

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Barry Burton – South Weber City Planner
Mark Larsen – South Weber City Public Works Director
Lisa Smith – South Weber City Deputy Recorder

RE: **SUN RAY SUBDIVISION**
Preliminary Review

Date: March 22, 2018

Our office has completed a review of the Preliminary Plans for the Sun Ray Subdivision received, March 16, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the Planning Commission.

GENERAL

1. Geotechnical Report. A geotechnical study was performed by Christensen Geotechnical and a report dated June 27, 2017 was submitted. The following should be noted on the grading plan that will be included with the final plans.
 - a. General Site Preparation and Grading. “Within areas to be graded (below proposed structures, fill sections, concrete flatwork, or pavement sections), any existing vegetation, debris, topsoil, undocumented fill, or otherwise unsuitable soils should be removed. Any soft, loose, or disturbed soils should also be removed.” The report identifies areas with ½ to 1 ½ feet of topsoil as well as an area with over 5 feet of undocumented fill. “The topsoil and undocumented fill materials should be removed prior to placement of structural fill, structures, concrete flatwork and pavements.” If over-excavation or soft soil stabilization is required, it should be done in accordance with the recommendations in this report.
 - b. Untreated base. It is the developer’s desire to manufacture the roadbase material needed on site. This report indicates that the existing soils are an “excellent source” of material, but recommend frequent testing to ensure that specifications are met.
 - c. City Standards. The City Standards govern over any other recommendations.
2. Approval Letters. Once final plans are completed, they must be submitted to the following and approval letters received: Rocky Mountain Power, Dominion (High

Pressure Gas line), South Weber Irrigation, and South Weber Secondary Improvement District.

3. No Detention Required. According to the Easement Agreement that South Weber City signed with the Rays on June 12, 1997, the City agreed not to require “retention” for the “parcel’s future runoff.” As retention is more restrictive than detention, we are of the opinion that the typical detention requirement should be waived.
-

The following comments are provided in preparation of the Final Plat and Improvement Plans.

PLAT

4. The streets need to be given names, if desired. Otherwise, we will assign coordinate numbers.
5. Addresses for the lots will be provided by our office.
6. The following note should be added:
“All lots are subject to the requirements of the Geotechnical Report prepared by Christensen Geotechnical, dated June 27, 2017.”
7. Canyon Drive needs to be a 70’ ROW connecting to the existing 60’ ROW. The sidewalk widths and location can transition at the subdivision boundary.
8. The centerline for both legs of Canyon Drive should intersect in the intersection.
9. All easements, in general, need to be verified and shown with bearings and distances in order to locate them exactly in reference to the proposed lots.
10. There is a Parcel A shown at the northwest corner of Lot 15 being dedicated to the City. The size and location of this parcel is not consistent with what was discussed with the developer in the field. The developer is not required to dedicate any property for the detention basin, as the use of the property for a detention basin is already covered by the easement. However, the future owner of Lot 15 will not be able to use any part of the detention basin. Therefore, if the developer would like to eliminate paying taxes on the portion of the property occupied by the detention basin, the City would be happy to have the property dedicated.

IMPROVEMENT PLANS

11. The plans shown filling in the majority of the existing detention basin. This is not consistent with what was discussed in the field with the developer. All of the existing detention basin on Lot 15 needs to remain. There is a small portion of the detention basin on Lot 16 that is insignificant. This could be filled in.
12. The detention basin will need to be fenced, with an offset of at least 3’ feet from the top of the basin.
13. The fencing material and size along I-84 needs to be indicated.
14. Street lights need to be as follows: Cobra head style (400 Watt equivalent LED) at the intersections and post style (Washington Acorn 250 Watt equivalent LED) at a maximum spacing of 300’.
15. Inlet boxes need to be added where the existing storm drain line crosses Canyon Drive.