

SOUTH WEBER CITY PLANNING COMMISSION AMENDED AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, October 11, 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 REGULAR MEETING IS AS FOLLOWS*

1. Welcome, Pledge of Allegiance—Commissioner Grubb
2. Approval of Consent Agenda
 - a. Minutes September 13, 2018
 - b. Minutes July 12, 2018
3. **Public Hearing and Action of Conditional Use Permit 18-09:** Application to build a duplex at 7408 S 1900 E by Mike Bastian.
4. **Action on Revised Developer Agreement for the Cook Property**
5. Public Comments – Please keep public comments to 3 minutes or less per person
6. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)
7. 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: 09-27-18

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: 13 September 2018

TIME COMMENCED: 6:07 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mike Bastian, Blair Halverson, and Bruce Nilson,

Approval of Consent Agenda

- **Minutes July 12, 2018**
- **Minutes August 9, 2018**

Dan Murray Property: Discussion took place concerning Dan Murray property located on the frontage road of 2700 East. Blair Halverson stated Mr. Murray attended the last City Council meeting and asked their opinion on his 4.0 acre property located south of the Maverik. He said Mr. Murray said he doesn't have any interest from individuals for commercial and wanted to know about the possibility of high density. Brandon Jones, City Engineer, said if there are areas in the city that keep coming up, we may need to look at amending the land use map. Barry Burton, City Planner, said he feels it is time. He has had several developers interested in high density. Brandon said the last time the land use map was reviewed was in 2014. Council Member Johnson said the city needs input from the residents as to what they want. Commissioner Osborne said he would like to allow the City Manager some time to get to know the city first.

Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07

Conditional Uses: This proposed ordinance amendment would allow two-family dwellings at Major Intersections. Major Intersections are intersections of a minor arterial street (South Weber Drive) and a major collector street or of two major collector streets.

Barry Burton, City Planner, said there are potentially four intersections, three currently and one in the future, where this condition could occur. One of those intersections would be eliminated if the proposal only allowed the condition to occur at intersections of minor arterials and major collectors. The two existing intersections of a major collector and South Weber Drive, 1200 E and 1900 E, would allow only two lots to contain a two-family dwelling. The future intersection of South Bench Drive and South Weber Drive would potentially have four lots where there could be two-family dwellings. The one intersection of two major collectors, Deer Run Dr. and 2700 E, would only have potentially one lot where this could occur.

Commissioner Johnson feels there could be a safety issue with this proposal. He said going back to the planning process survey, the citizens of the city don't want duplexes in the city. Commissioner Osborne said if this is approved, he would like to identify the specific intersections. Blair Halverson asked if the code limits access from the busy street. Barry said that can be an addition to the amendment. Commissioner Osborne doesn't understand how this is a financial burden for Mike Bastian to purchase the lot on 1900 East and South Weber Drive. Mike Bastian discussed those who can only afford to purchase a duplex versus someone who can afford residential. Commissioner Pitts said duplexes are not esthetically pleasing.

Lisa Smith stated there will be a joint City Council and Planning Commission meeting on 25 September 2018 at 6:00 p.m. to discuss mixed use development.

Public Hearing and Action on Conditional Use 18-08. Application for PUD Overlay for the Cook Property at approximately 725 E 6640 S (29 lots) by applicant Bruce Nilson: (No Discussion on this item)

Public Hearing and Action on Revised Preliminary Plat Approval. Revised plat for the Cook Property at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson: (No Discussion on this item)

Public Hearing and Action on Amending Title 10 Code Ordinance, Residential Patio. Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson: (No Discussion on this item)

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: 13 September 2018

TIME COMMENCED: 6:31 p.m.

PRESENT: COMMISSIONERS:

Tim Grubb (arrived at 6:41 p.m.)

Debi Pitts

Rob Osborne

Wes Johnson

Taylor Walton (excused)

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 Osborne

ATTENDEES: Blair Halverson, Lynn Poll, Jeanine Bird, Paul Sturm, James Cook, Stanley Cook, Jed Nilson, Ivan Ray, Mark Reese, Stacey Eddings, Darrell Byram, and Michael Head.

APPROVAL OF CONSENT AGENDA

- Minutes July 12, 2018 Not a full quorum to approve
- Minutes August 9, 2018

Commissioner Grubb moved to approve the minutes 9 August 2018. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, and Johnson voted yes. Commissioner Osborne abstained. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Johnson moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson and Osborne voted yes. The motion carried.

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

Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07

Conditional Uses: Commissioner Osborne stated this item was brought up because there are certain locations in the city that have been difficult to develop. He said this proposed ordinance amendment would allow two-family dwellings at Major Intersections. Major Intersections are intersections of a minor arterial street (South Weber Drive) and a major collector street or of two major collector streets.

Commissioner Osborne stated there are potentially four intersections, three currently and one in the future, where this condition could occur. One of those intersections would be eliminated if the proposal only allowed the condition to occur at intersections of minor arterials and major collectors. The two existing intersections of a major collector and South Weber Drive, 1200 E and 1900 E, would allow only two lots to contain a two-family dwelling. The future intersection of South Bench Drive and South Weber Drive would potentially have four lots where there could be two-family dwellings. The one intersection of two major collectors, Deer Run Dr. and 2700 E, would only have potentially one lot where this could occur. It is proposed that the following amendments be made to Title 10 of the South Weber Code:

10.01.100 Definitions

Add the following definition:

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

10.5A.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5B.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5D.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

16. Two-Family Dwelling on a corner lot of a Major Intersection.

10.07 Conditional Uses

Add the following to Chapter 7 Conditional Uses:

Add to the index:

Article L Two-Family Dwellings at a Major Intersection

*Add Article L***Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

10.7L.1 Purpose

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

10.7L.2 Conditions Required

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.

B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.

C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Commissioner Osborne asked if there was any public comment.

Mark Reese, 1519 East South Weber Drive, asked what the current zoning is for these areas. Commissioner Osborne said they are currently single family residential. Mr. Reese asked the reason for the change. Commissioner Osborne stated purchasing a single-family home is more difficult than renting a duplex. He said a lot on two major intersections is not worth as much as with a single-family home. Mr. Reese asked about safety issues. Barry explained access would come off the major collector versus the minor arterial.

Stacey Eddings, 2645 E. 7800 S., said when you put extra homes there will be more congestion. She is not okay with these houses or the traffic.

Ivan Ray, 7268 S. 1600 E., asked if this will affect the current zoning as it now exists. Barry said the proposal doesn't change the zoning. Mr. Ray said he has property at 1550 East South Weber Drive that is zoned commercial. Barry said 1550 is a minor collector and this is for only major collectors.

Commissioner Pitts moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

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

Commissioner Grubb arrived at 6:41 p.m.

Commissioner Pitts asked about how many intersections this affects. Barry said four current intersections but up to ten in the future. Commissioner Grubb doesn't think the impact is great. He understands safety being an issue and would push for some sort of turnaround within the property with a hammerhead or circular drive. Barry said he understands the difficulty in selling property on a busy corner. He said the number of potential incidents where this can happen is low. He said if you can design driveways that can help enter and exit safer, then he doesn't see it is a real problem. Commissioner Johnson is concerned about doubling the amount of traffic. Barry discussed adding a condition item D – *the driveway or driveways would be required to come out on the major collector and not the minor arterial*. Commissioner Osborne suggested identifying the specific intersections. He said any plans will be brought to the Planning Commission for approval.

Commissioner Grubb moved to recommend approval of Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses with the following:

- 1. Add Item D - the driveway or driveways would be required to come out on the major collector and not the minor arterial.**
- 2. Add Item E identifying intersections future South Bench Drive & South Weber Drive, intersection at 1900 East South Weber Drive, and intersection at 1200 East and South Weber Drive, and intersection of Deer Run Drive and 2700 East.**
- 3. Add Item F any building plan to be approved by Planning Commission**
- 4. Add Item G Driveways must be designed so that vehicles enter and exit in a forward motion.**
- 5. Barry will make sure language is correct prior to going before the City Council.**

Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, and Osborne voted yes. Commissioner Johnson voted no. The motion carried 3 to 1.

Commissioner Pitts moved to open the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Osborne voted yes. The motion carried.

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

Public Hearing and Action on Conditional Use 18-08. Application for PUD Overlay for the Cook Property at approximately 725 E 6640 S (29 lots) by applicant Bruce Nilson:

Barry Burton, City Planner, stated this proposal to allow a PUD (Planned Unit Development) overlay on 13.17 acres of the Cook property. The advantage for the City in allowing this is that we will be able to preserve 4.00 acres of open space that contains a nice natural area with quite a few existing trees. No, the trees didn't get burned up in the fire last year. This open space would be adjacent to the Posse Grounds and would allow the combination of the two into a more robust public space.

Barry said the advantage to the developer would be that they could essentially do patio homes on about 18.5 acres of the Cook parcel. This would allow them to reduce lot widths and sizes such that the patio homes are feasible within the R-M portion of the property.

Bruce Nilson, of Nilson Homes, said they would like some continuity in the subdivision. He feels keeping trees will be a nice barrier. He said they are anxious to build a nice park for the community. He said they have looked at a lot of different plans and this feels good.

Lynn Poll, 826 E. South Weber Drive, asked if this is a PUD is the road private? Brandon said all the roads will be publicly owned and maintained by the City.

Jeanine Bird, 6882 S. 675 E., said she borders the property line of the new development. She is concerned about the size of the structure. She would like to know what will happen to the fence line. Commissioner Osborne said those items will be discussed during the plat approval.

Commissioner Johnson moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

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

Commissioner Johnson asked about the trail. Barry said the trail is in the South Bench Drive right of way. Commissioner Johnson would suggest keeping the trees in the open space. Commissioner Pitts agrees.

Commissioner Grubb moved to recommend approval for Conditional Use 18-08. Application for PUD Overlay for the Cook Property at approximately 725 E 6640 S (29 lots) by applicant Bruce Nilson. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Osborne voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson and Osborne voted yes. The motion carried.

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

Public Hearing and Action on Revised Preliminary Plat Approval. Revised plat for the Cook Property at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson: Barry Burton stated the reason for the revised preliminary plat is to accommodate the proposed PUD. The approval of a PUD would allow the developer to significantly alter the plan from the previously approved plan. The previous plan had a total of 62 lots on both R-M and R-P sections with no open space. This plan has a total of 63 lots with 4.00 acres of open space.

This layout is similar to the one previously approved except that it has only one access onto South Bench Drive due to the open space location. The road pattern works well, and the lot layout is okay. The only oddity is a small piece of open space of 6621 square feet that is separated from the main part.

Barry Burton said the fence will be addressed a little bit down the road. He said the fence is a 6 ft. chain link fence that will remain. Commissioner Grubb said the Canyon Meadows developer installed the fence.

Commissioner Grubb moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

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

Commissioner Grubb discussed the open space on the east side. Bruce Nilson said they are looking at attaching it to the lot. Brandon said the adjacent property could maintain it as open space. Barry said it can be covered by easement or privately owned. Commissioner Grubb suggested doing it as an easement. Commissioner Grubb asked about the larger open space and the retention basin on that. Barry said the developer is willing to turn it over to the city. Commissioner Grubb said it is important to discuss, in the future, how that open space will be improved. Brandon said the Planning Commission has the authority to approve the preliminary plat, but it is subject to the City Council approving the PUD.

Commissioner Johnson moved to recommend approval of the Revised Preliminary Plat for the Cook Property at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson and Osborne voted yes. The motion carried.

Commissioner Grubb moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson and Osborne voted yes. The motion carried.

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

Public Hearing and Action on Amending Title 10 Code Ordinance, Residential Patio. Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson:

Barry Burton, City Planner's, memo of 7 September 2018 is as follows:

GENERAL INFORMATION: This proposal is to change Section 10.5P.6 to read:

10.5P.6 Maximum Structure Height

A. ~~Main, accessory and temporary buildings and structures are not to exceed twenty five feet (25')~~ Main buildings and structures are not to exceed thirty five feet (35'); accessory and temporary buildings or structures are not to exceed twenty five feet (25').

This change would allow the developer to meet a demand they say is being generated by their customers for loft space on a second floor.

RECOMMENDATION: I don't have a strong opinion on this matter, though I have no objection to the change. These R-P zones are generally in areas where the surrounding residential

zones have a 35' height limit, so the impact to neighboring zones would be minimal. I think the original intent of the height restriction was to require single story homes, homes that cater to those that don't want to deal with stairs. But, the zone does not preclude basements, so it doesn't really preclude stairs either. All the patio homes we have seen built so far in the City have basements. It seems that if the buyer doesn't want stairs, they can demand a unit that doesn't have them without the zone controlling that.

Bruce Nilson, of Nilson Homes, said there are two different zones and they are trying to make it one community. He said 25' is very inhibiting, especially with the type of home they build. He said many of the homes now have bonus rooms. He said the water level also creates limits.

Jeanine Bird, 6882 S. 675 E., said she is concerned about the size of home. She understands the variety of homes and water levels etc. but she would hope the developer would be mindful of the existing homes already in the area.

Paul Finfield, 6924 S. Canyon Meadows Drive, said he is in a single-story home and there is a two story across the street from him. He doesn't think these homes should be more than a single story. He said this will be intrusive on the fence line.

Commissioner Grubb moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

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

Commissioner Grubb said there was no plan for patio homes in this area, but a residential subdivision. He said with patio homes the set backs are smaller. He said 35' will appear much taller when it is closer. He doesn't see bonus rooms being a big issue. He asked if there can be something in between.

Bruce Nilson said the intent is to make a beautiful community. He said the ground water will allow for full basements. He said there isn't a bonus room on top of a two story. He said we are finding people want a 12' garage door. He said it would be compromising to do something less than that. Brandon Jones, City Engineer, said there is the RM and the RP Zone. He said the southern end (10 acres) is in the RP Zone. Barry Burton, City Planner, asked if there is a way to look at the houses in Canyon Meadows and Bruce Nilson agrees the adjacent lots are lower units. He said this can be done in a development agreement.

Jeanine Bird, 6882 S. 675 E., discussed her backyard being small.

Commissioner Osborne said when the Planning Commission created the R-P Zone we were looking at a patio home look. He said we already have a zone that allows for 35' in the R-M Zone. He is concerned about the Planning Commission flip flopping. He doesn't want to change the ordinance for one specific case. Council Member Grubb likes the idea of doing a development agreement for specific lots. Commissioner Johnson said an ordinance is in place.

Commissioner Grubb moved to recommend Amending Title 10 Code Ordinance, Residential Patio. Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson with this only being done with a development agreement on Lots 3

thru 12 to match the homes along the west side of the existing development in height. Council Member Grubb withdrew his motion.

Commission Grubb moved to reopen the Revised Preliminary Plat for the Cook Property at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson to address the development agreement. Motion died due to lack of a second.

Commissioner Grubb moved to recommend Amending Title 10 Code Ordinance, Residential Patio. Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson with this only being done with a development agreement on Lots 3 thru 12 to match the homes along the west side of the existing development in height. Motion died due to lack of a second.

Commissioner Osborne moved to deny Amending Title 10 Code Ordinance, Residential Patio. Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson. Commissioner Johnson seconded. Commissioners Pitts, Johnson, and Osborne voted yes. Commissioner Grubb voted no. Motion carried 3 to 1.

PUBLIC COMMENTS: (None)

PLANNING COMMISSION COMMENTS:

Commissioner Johnson: He said there are some street lights not installed in new developments. Brandon said we are working on a potential policy change for that. He asked about the status of the RV Park. He said there is a 100 ft. setback from the high-water mark of the Weber River. He said Weber County requires that, but this property is in Davis County. Barry said the original survey between the two counties is down the middle of the river, but the river has shifted. He also stated the restrictions are regarding permanent structures and the RVs are not permanent.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:04 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Johnson, and Osborne voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Planning Coordinator: Lisa Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 July 2018

TIME COMMENCED: 6:00 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones (excused)

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith (excused)

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Mike Bastian

Approval of Consent Agenda

- **Minutes June 14, 2018**

Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Due to the fact that the property is almost entirely within a flood plain, makes it very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial and an RV Park is certainly a highway oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Barry discussed this property being located on the flood plain maps. He said the small buildings will be built up approximately 4 feet.

Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen: This residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The

Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant receives and provides written permission from the HOA before the Planning Commission approves such a use. Also he would suggest the applicant should get approval from the Fire Marshall.

Barry recommends tabling this request until we have written approval for a preschool at this address from the HOA and approval from the Fire Marshall. Council Member Osborne feels the city staff should be able to approve without HOA approval. It was suggested Barry draft some language to allow city staff to approve in home day care and preschools.

Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker. (This item will be a public hearing but no action will be taken)

Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 W Canyon Drive of 6.64 acres by applicant Rob Edwards: Barry Burton, City Planner, reviewed his memo during the work meeting.

Barry Burton's memo of 5 July 2018 is as follows:

PLAT: There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision, but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

IMPROVEMENT DRAWINGS: Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

STAFF RECOMMENDATION: I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

GENERAL

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense.

PLAT

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

IMPROVEMENT PLANS

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints, but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not ¾") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.

Commissioner Osborne asked why this item is a public hearing. It was his understanding that there was already a public hearing on this. Barry stated the city's ordinance may need to be amended because state statute doesn't require it. Upon further discussion, Barry stated he would like to revise the entire zoning ordinance. Commissioner Walton said he would be willing to help give input on that. Barry said he would like to review two to three chapters at a time. It was stated the general plan is due for review. Barry suggested reviewing commercial areas as well as adding South Bench Drive to the general plan.

Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses presented by Barry Burton: Barry Burton, City Planner, reviewed the amendments. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

10.01.100 Definitions

Add the following definition:

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

10.5A.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5B.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5D.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

16. Two-Family Dwelling on a corner lot of a Major Intersection.

10.07 Conditional Uses

Add the following to Chapter 7 Conditional Uses:

Add to the index:

Article L Two-Family Dwellings at a Major Intersection

Add Article L

Article L Two-Family Dwellings at a Major Intersection

10.7L.1 Purpose

10.7L.2 Conditions Required

10.7L.1 Purpose

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

10.7L.2 Conditions Required

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

- A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.
- B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.
- C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Commissioner Johnson is concerned about the safety issue of putting more homes at these intersections adding more traffic. Blair Halverson said the Mayor made the comment that the development would need a hammer head turnaround. Commissioner Johnson suggested the access not be onto a major collector but minor collector. Commissioner Osborne asked why the Planning Commission is doing this. He said the only thing he has heard from Mike Bastian is that he can't develop on the corner of 1900 East and South Weber Drive because it isn't feasible money wise. Mike Bastian said he has done this type of development in other cities and it has worked well. It was stated there are only four areas in the city where this ordinance will work. Commissioner Osborne said if this is the case, then he would suggest contacting the four property owners that this relates too and hold a public hearing.

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: 12 July 2018

TIME COMMENCED: 6:31 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones (excused)

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: Terry Langford, Jo Prantil, Marsha Prantil, Dwight & Roxanne Probasco, Stan Cook, Margene Bambrough, Kelly Bambrough, Blair Halverson, Dan & Marilyn Pearason, Kimberlee Jensen, and Kody Holker.

APPROVAL OF THE AGENDA: Commissioner Walton moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

APPROVAL OF CONSENT AGENDA

- Minutes of 14 June 2018

No quorum available to approve 14 June 2018.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Since the property is almost entirely within a flood plain, it is very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed-Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial, and an RV Park is certainly a highway-oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Commissioner Osborne asked if there was any public comment.

Terry Langford, 975 E. 660 S #126 Cottonwood Estates, feels it is going to take away the sound barrier from the freeway. It will allow people to cross the river and go up into the trailer court. He feels the campground will make a mess of things.

Joe Prantil, 800 E. Cottonwood Drive, said he moved into this area because it is a beautiful, pristine, safe area. He feels there needs to be something compatible with the neighborhood, but he is worried about a campground. He is also opposed to high density for this area. He said Cottonwood Road is not in good shape. He said the water pressure is not good in this area. He said there is no secondary water in this location. He is also concerned about the sewer system in this area. He brought up the fact that there is only one egress out of the property.

Marg Bambrough, 750 Cottonwood Drive, is concerned about culinary water. She is concerned about the campers burning campfires that could damage their homes. She brought up the trail plans for that area.

McKay Winkel, applicant, discussed the fire protection and said it is important to them. He understands it is a beautiful site, and he has met with Weber Pathway concerning preserving the trail. He said the site is in a flood plain and an RV Park will work well here. He said according to the City Engineer water is available. He said they will enforce any trespassing rules. He said they will be looking to preserve as much of the vegetation as they can.

Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Barry understands it is difficult to see property change. He said the property owner does have property rights. He said there have been numerous proposals on this property, but all have failed. One of the reasons is because of the flood plain issue. He said this proposal, in his opinion, is the most feasible thing for this property and is a good use for the property. It does comply with the general plan. He said the living quarters can be moved in a quick response time in case there is a flood or fire. He would recommend approval. He feels it is the least impactful proposal for this property.

Commissioner Johnson said his mother lived in the trailer park for over 20 years. Currently, there is no controlled access nor has there been for years. The RV park would provide controlled access to the river. He said there have been paint ballers on this property as well as fires. He said this is not a campground but RV Park. He said the trail has been planned for years by Weber Pathway and it will be a nice walking trail from Cottonwood Drive. He feels this use is the best use for this property. He said the amount of traffic is not going to be much of an issue compared to the hundreds of cars from Uintah residents using that road.

Commissioner Walton referend 10.5.10.1 concerning the definition of the Commercial Recreation Zone. He said the property is currently in the commercial zone. He feels this rezone matches the area the best.

Commissioner Osborne doesn't feel the kind of folks that come to an RV facility are bad folks, but good people.

Commissioner Johnson said all the years his mother lived in this trailer park, no one came out of the river and invaded their private space.

Barry Burton said there is a planned retail commercial on the other side of the freeway and he feels the use on this property will encourage retail commercial for the other side.

Commissioner Johnson moved to recommend approval to the City Council the Rezone Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen: Kimberlee stated she will have one session three days a week. She said most of the children live in her neighborhood. She has a background in education. She will have anywhere from eight to fifteen students. She has ten students who have shown interest. She said right now she is the only employee.

Commissioner Osborne asked if there were any public comments. There was none.

It was stated this residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry Burton, City Planner, stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant received and provided written permission from the HOA before the city approves such a use. Also, the applicant needs approval from the Fire Marshall.

Commissioner Walton moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Kim was asked about living in a Home Owner's Association. Kim said she has verbal approval from the HOA.

Commissioner Walton moved to approve Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen. Commissioner Johnson seconded the motion. ~~Commissioners Grubb,~~ Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

Commissioner Walton moved to open the public hearing. Commissioner Johnson seconded the motion. ~~Commissioners Grubb,~~ Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.

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

Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker.

Commissioner Osborne asked if there was any public comment.

Dwight Probasco, 1870 South Weber Drive, asked if this is for a single-family home. It was stated it is a single-family home. Mr. Probasco asked about the setbacks. Barry said the setback requirement is 10 feet.

Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards.

Commissioner Osborne asked if there was any public comment.

Stan Cook, 6966 S. 725 E., asked about the address on the agenda because it states 1900 West. It was stated that is a typo and should be 1900 East.

Barry Burton's memo of 5 July 2018 is as follows:

PLAT: There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

IMPROVEMENT DRAWINGS: Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also, there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

STAFF RECOMMENDATION: I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

GENERAL

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation

specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense

PLAT

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

IMPROVEMENT PLANS

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not 3/4") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.

Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Kody Holker, applicant, clarified the name of the subdivision is Sun Rays not Sun Ray.

Commissioner Walton moved to recommend approval to City Council for Final Subdivision: Application for Sun Ray (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards subject to the following:

1. Items listed in Barry Burton, City Planner's, memo of 5 July 2018.
2. Items listed in Brandon Jones, City Engineer's, memo of 5 July 2018.

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

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07

Conditional Uses presented by Barry Burton: Barry Burton, City Planner, stated the city received a proposal to look at areas in the city that will allow for two-family dwellings at major intersections. He said there are four locations in the city where this could possibly work. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

10.01.100 Definitions

Add the following definition:

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

10.5A.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5B.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

14. Two-Family Dwelling on a corner lot of a Major Intersection.

10.5D.3 Conditional Uses

Add the following land use to the list of Conditional Uses:

16. Two-Family Dwelling on a corner lot of a Major Intersection.

10.07 Conditional Uses

Add the following to Chapter 7 Conditional Uses:

Add to the index:

Article L Two-Family Dwellings at a Major Intersection

Add Article L

Article L Two-Family Dwellings at a Major Intersection

- 10.7L.1 Purpose
- 10.7L.2 Conditions Required

10.7L.1 Purpose

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

10.7L.2 Conditions Required

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

- A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.
- B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.
- C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Barry discussed amending item C to include a provision that states the driveways will be arranged for vehicles to enter and exit in a forward fashion and that the access onto the lot will be allowed from the major collector and not a minor arterial.

Commissioner Osborne asked if there is any public comment.

Mike Bastian, 7721 S. 1750 E., said these intersections are not always desirable for a single-family home. He said if built properly, a multi-family unit can be a nice place to live if the area in the back is fenced in. He said this would allow for someone who may not be able to afford a single-family home, but still wants to live in the city.

Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

Commissioner Johnson would like residents to be able to see the map where these areas are located. He said those residents living around those areas may want to have input. He said this is also a safety issue with increasing the amount of traffic with two resident's verses one resident. He feels this item should be tabled until surrounding property owners are notified. Discussion took place regarding the difference between a duplex, townhome, and twin home. It

was stated the difference is ownership. Commissioner Walton asked about setbacks. Barry stated the setback from one road is 25 feet and the other can be 20 feet. Commissioner Johnson suggested having a map identifying these areas.

Commissioner Johnson moved to table Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses until a map is available identifying the locations and property owners within 300 feet are notified with a copy of the map. This item will be on the September agenda. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

PUBLIC COMMENTS:

Planning Commissioner Comments:

Commissioner Johnson: He discussed the tour the City Council and Planning Commission went on concerning mixed use. He said Snyderville Basin is a great example of this type of use. He would like to know what the next step is for this type of use in the city.

Commissioner Osborne: He will not be in attendance for the Planning Commission meeting in August. He said the master plan identifies a trail from the charter school to View Drive. He said the city needs to get an easement for that because a home is being built in this area. Commissioner Johnson said the city needs to look at access from 1350 East to the Weber River Parkway Trail.

Barry Burton, City Planner: He met with Mayor Sjoblom and UDOT concerning access at the Fisherman's Access to the Weber River Parkway Trail. He said the bridge at Hwy 89 needs to be replaced for access to the Bonneville Shoreline Trail. Commissioner Johnson feels the location at 1350 East is more centrally located and the city owns the property.

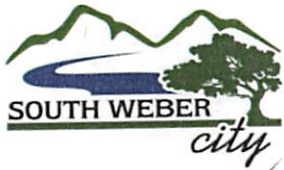
Blair Halverson, Council Member: Regarding the trails, he mentions that funding will be needed. Commissioner Johnson states there is money available through Utah Recreation Division but the City Council has to apply for it.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 7:36 p.m. Commissioner Johnson seconded the motion. Commissioners Osborne, Johnson, and Walton voted yes. The motion carried.

APPROVED: _____ **Date** _____
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Planning Coordinator: Lisa Smith



APPLICATION PROCESS: Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.



Application with fee (See current City Fee Schedule)



Site plan, if applicable



Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.



One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.



A list of the above names and addresses.



A copy of the fire inspection showing approval. Contact the Fire Marshal to schedule an appointment, 801-540-7094.

Conditional Use Application

CU 18-09

Applicant - Mike Bastian

Property Owner: Frank & Gayla Harris Phone: 801-645-6735

Full Mailing Address: 7721 S. 1750 E. South Weber UT 84405

Property Address: 7408 S. 1900 E. S. Weber Email: Mike.bastian00@gmail.com

Proposed Use: Duplex Parcel Number(s): _____

Total Acres: .31 Current Zone: RM If Rezoning, to what zone: _____

Bordering Zones: RM & A Surrounding Land Uses: Residential

Business Name (if applicable): _____

Anticipated # of Employees: _____ Anticipated # of Customers (Daily): _____

Available Parking Spaces: _____ Hours of Operation: _____

Residential Units (if applicable): 2 # of Dogs (Kennels Only): _____

Hours of Operation: _____

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I, Mike Bastian, the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date 9-27-18 Owner or Agent's Signature Michael C. Bastian

Subscribed and sworn to before me on 27 Sep 2018

Notary Public [Signature]



If someone will be acting on behalf of the owner, fill out the information below.

AGENT AUTHORIZATION

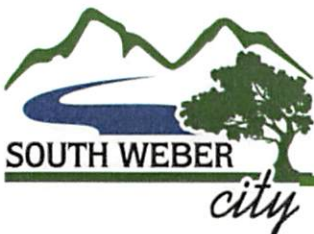
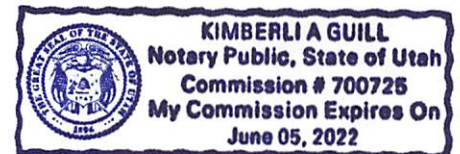
State of Utah)
County of Davis)

I, FRANKLIN K HARRIS, the sole owner(s) of the real property in this application, hereby appoint Mike Bastian as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

Date 1 Oct 2018 Owner's Signature Frank Harris

Subscribed and sworn to before me on Oct 1 2018

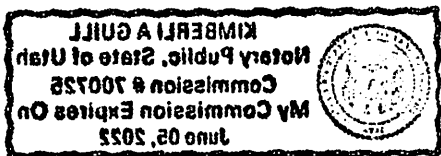
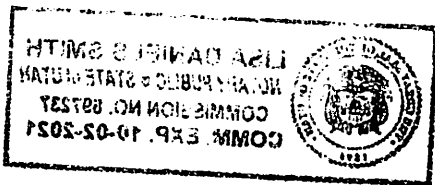
Notary Public Kimberli Guill



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066





Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

October 4, 2018

CONDITIONAL USE REVIEW

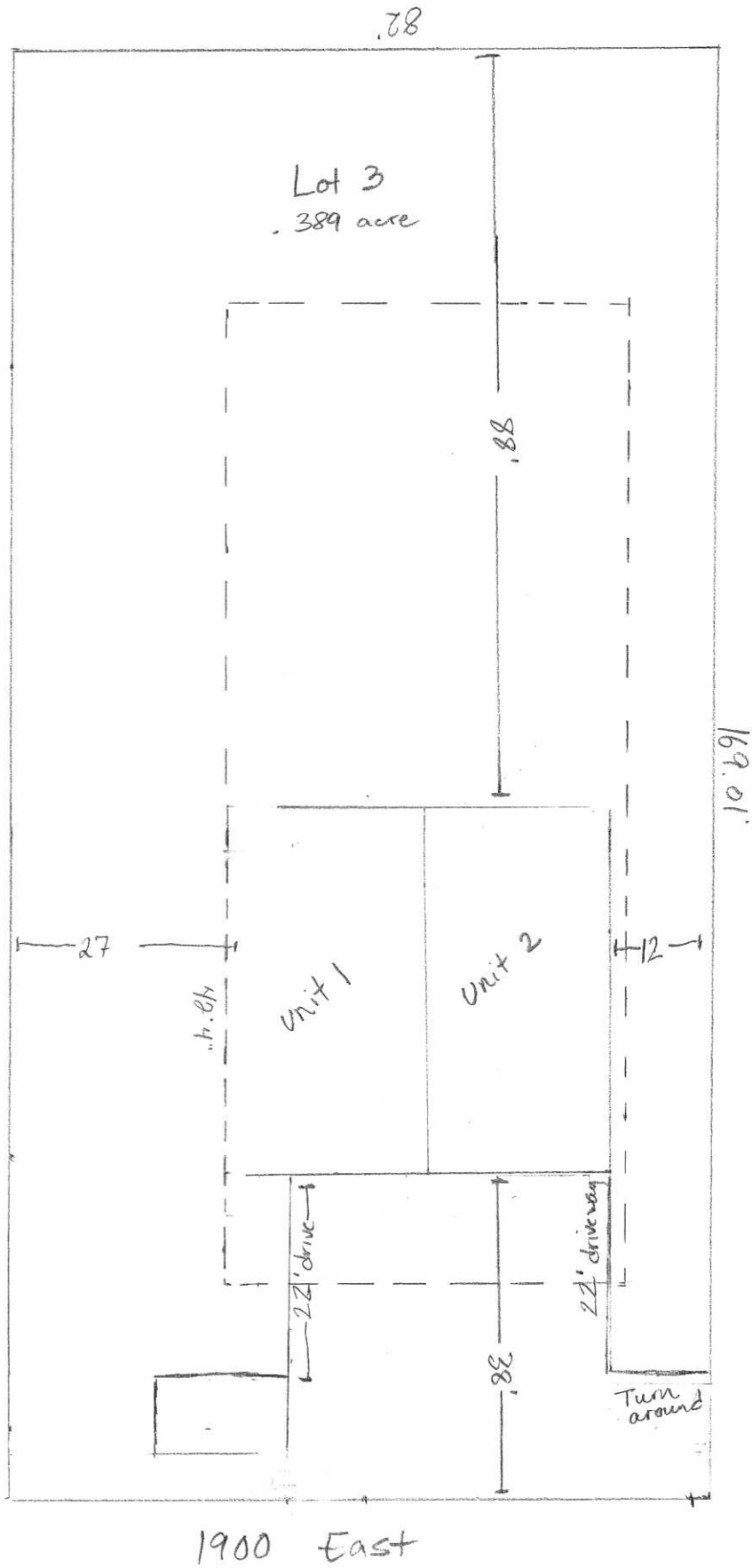
TWO-FAMILY DWELLING @ MAJOR INTERSECTION:

Ordinance Compliance: This proposal is at the intersection of South Weber Drive and 1900 East, one of the intersections where a two family dwelling is allowed as a conditional use. The site plan needs to be approved by the Planning Commission, but the submitted plan is very sketchy and lacks enough detail to determine if it is adequate. We need a drawing showing all dimensions of the dwelling, driveway and turn around areas, curb, gutter and sidewalks on both streets, existing utility equipment, landscaped areas and any other pertinent details.

Without this information I am unable to give this proposal a complete review.

Recommendation: I recommend tabling this item until such time as a complete site plan has been submitted.

South Weber Drive



↑ N

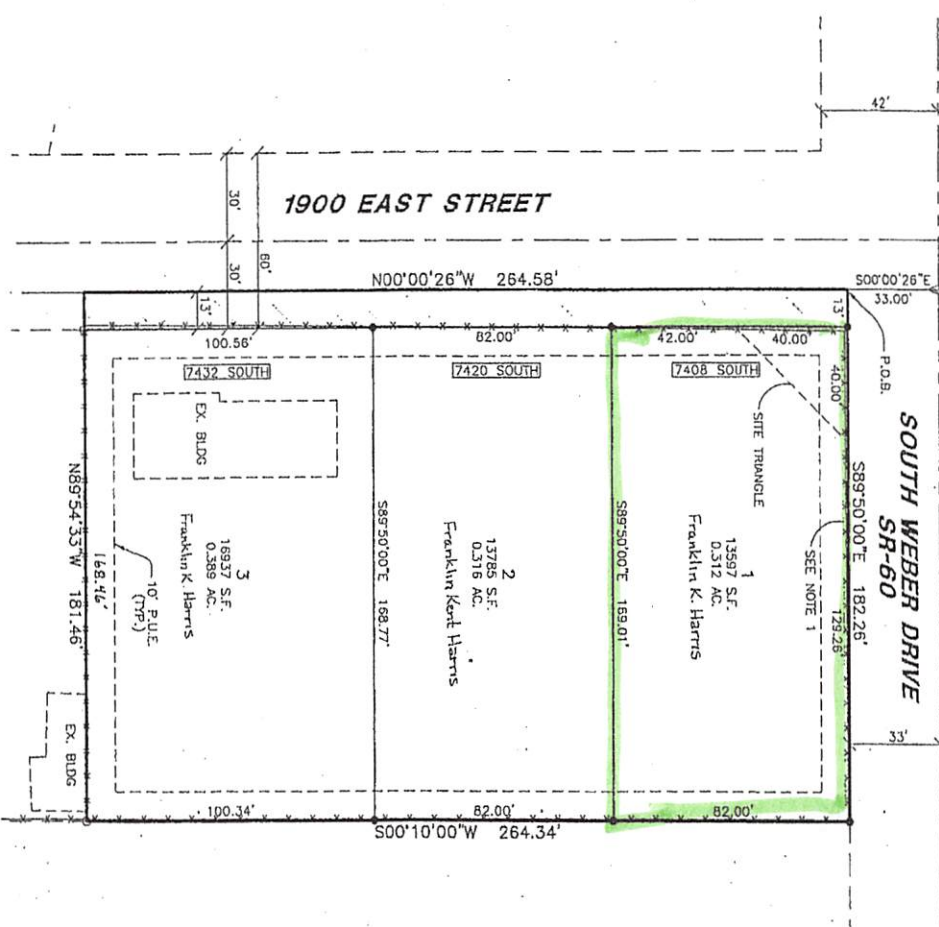
1/20 scale

Old Pea Vinery Subdivision

PART OF THE NORTHWEST QUARTER OF SECTION 35, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY, 2011

NORTHWEST QUARTER OF SECTION 35,
T.5N., R.1W., S.L.B. & M. U.S. SURVEY
FOUND DAVIS COUNTY MONUMENT
GOOD CONDITION

NORTH QUARTER OF SECTION 35,
T.5N., R.1W., S.L.B. & M. U.S. SURVEY
FOUND DAVIS COUNTY MONUMENT
GOOD CONDITION



- Legend**
- SECTION CORNER
 - SET STREET MONUMENT
 - SET 5/8" IRON AND PLASTIC CAP
 - STANDARD "W" & ASSOCIATES
 - EXISTING 2 1/2" IRON AND PLASTIC CAP
 - EXISTING 2 1/2" IRON AND PLASTIC CAP
 - STANDARD "W" & ASSOCIATES
 - STREET CORNER
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINED PROPERTY
 - 10' PUBLIC UTILITY EASEMENT
 - EXISTING FENCE LINES
 - SECTION IN LINE
 - STREET DIRECTION
 - PAVE
 - PUBLIC UTILITY EASEMENT

Note:
1. NO ACCESS WILL BE PERMITTED FOR LOT 1,
ALONG SOUTH WEBER DRIVE (SR-60).



PREFIX
13-290
LAST #
0003

SCALE:
1" = 30'

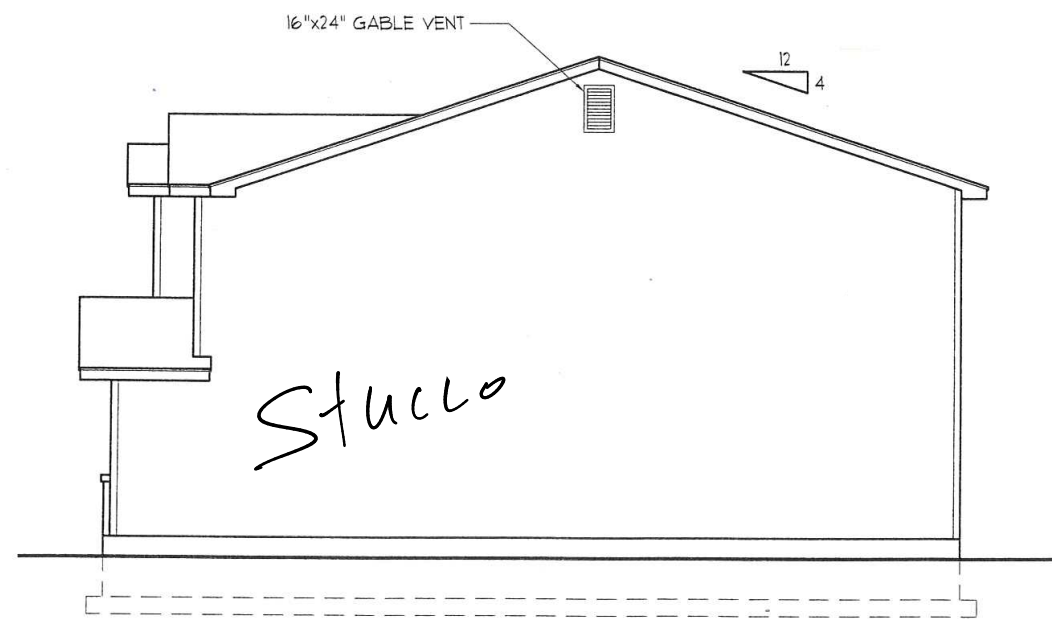
DEVELOPMENT: OLD PEA VINERY SUBDIVISION
CITY: SOUTH WEBER LOTS: 1 THRU 3

NW 1/4 SEC. 35, T 5N, R 1W
S.L.M. DAVIS COUNTY, UTAH

FILE #5093
R 08-17-11



FRONT ELEV. VIEW
SCALE 1/8" = 1'-0"



RIGHT SIDE VIEW
SCALE 1/8" = 1'-0"

BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH WITH NOT LESS THAN 3" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 1/8" OR NO. 8 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x1/2" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.12.1	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO (EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462. CLASS "A"	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WITH OF 1/8" INCH.	

BRICK VENEER	R703.7
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CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 3/4" MORTAR OR GROUT COVER TO OUTSIDE FACE.

CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.

STEEL ANGLE - MIN. 6"x4"x $\frac{5}{16}$ " WITH THE LONG LEG VERTICAL.
COMPLY WITH SECTION R703.12.1

ALL STONE AND MASONRY VENEER SHALL COMPLY WITH
SECTION R103.7

ATTIC VENTILATION R806

ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.

THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R306.

EXTERIOR WALL COVERING R103

ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R703

STUCCO/EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568

FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION
SHALL COMPLY WITH ASTM C1186.

VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679

ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH
ASTM D 225 OR D 3462, CLASS "A"

BUILDING ADDRESS IRC R319.

BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WITH OF $\frac{1}{8}$ " INCH.



SCALE 1/8" = 1'-0"



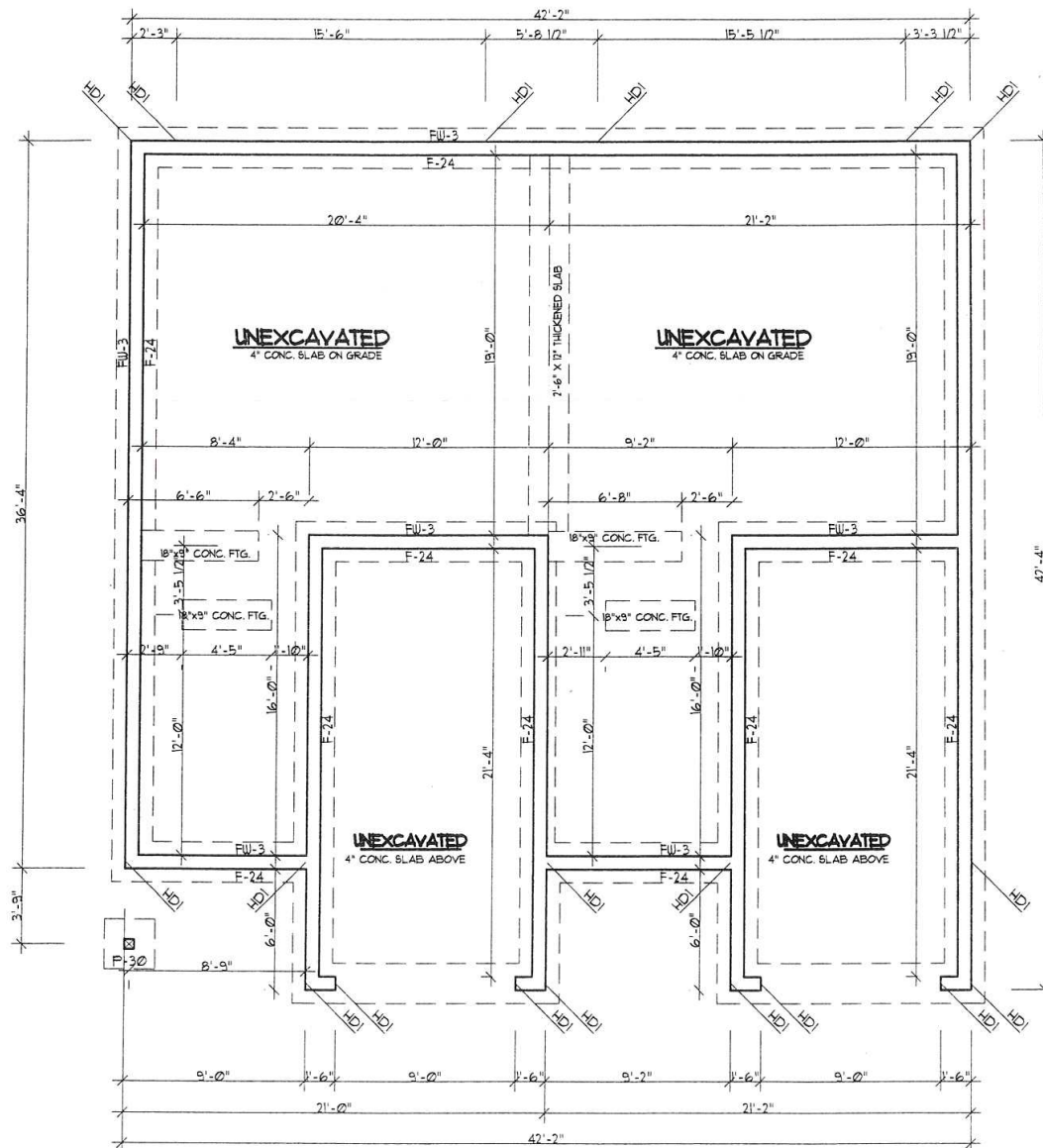
SCALE 1/8" = 1'-0"

NOTES: GENERAL

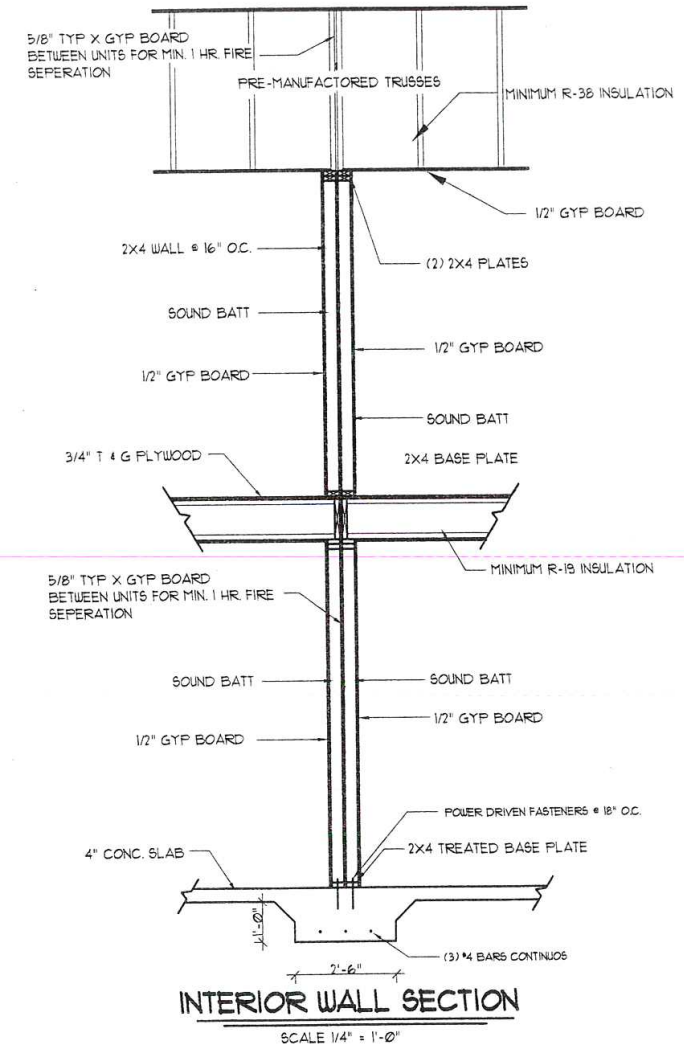
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2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3



FOUNDATION PLAN
SCALE 1/8" = 1'-0"



INTERIOR WALL SECTION
SCALE 1/4" = 1'-0"

Handwritten: NK 6/5/15

MIKE BASTIAN

Kustom House Plans
RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
NATE KARRAS P.E. (801) 786-0849 email: KustomNK@aol.com

NOTE: THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
DO NOT COPY WITHOUT WRITTEN PERMISSION

SCALE	1/8" = 1'-0"
PLAN NUMBER	M1336A-15
PAGE NUMBER	A3

NOTES: GENERAL

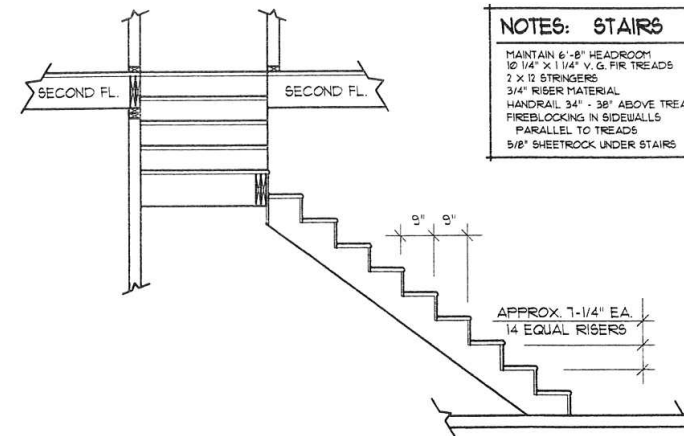
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NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3

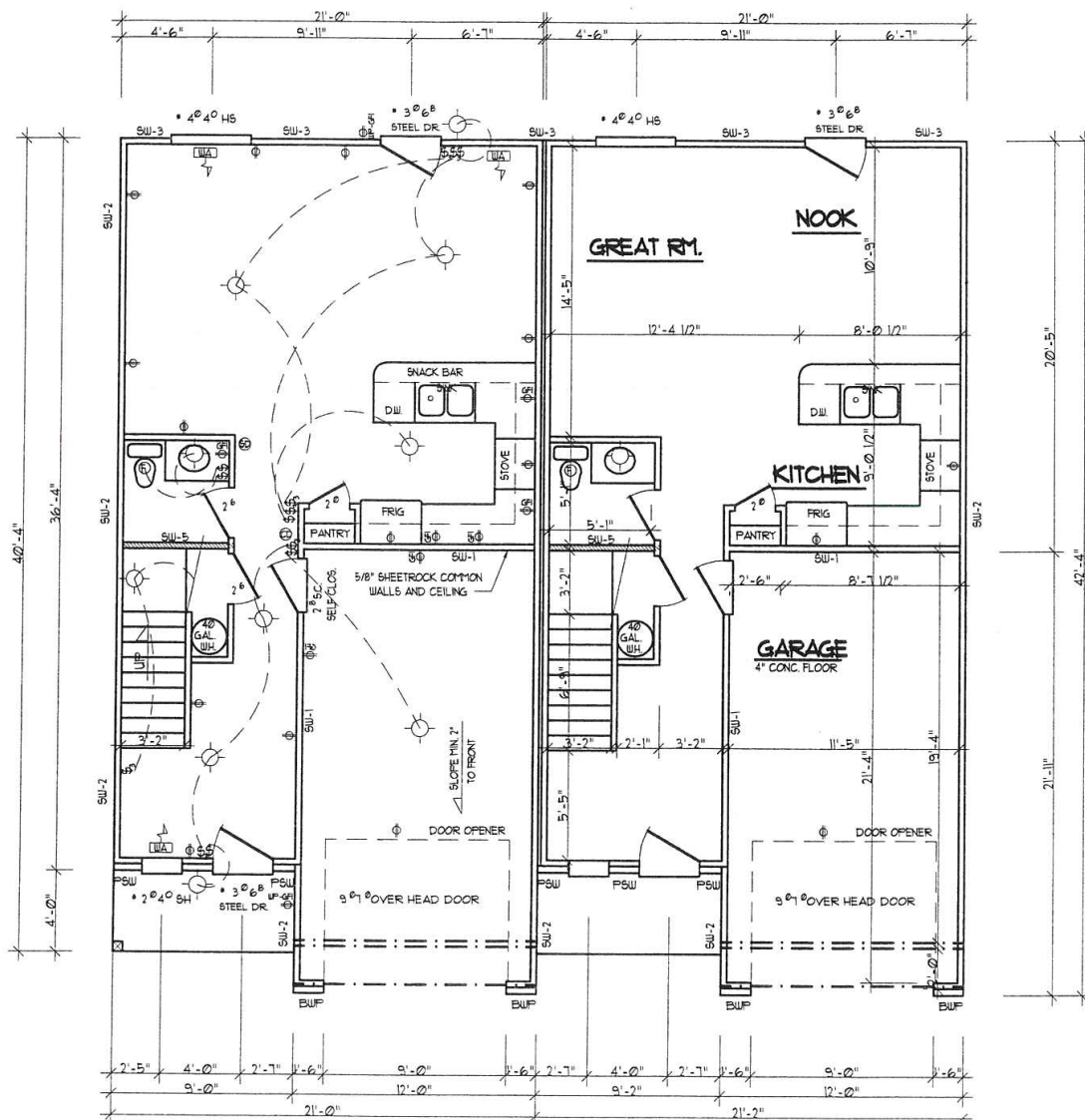
NOTES: STAIRS

- MAINTAIN 6'-8" HEADROOM
12" 1/4" X 1 1/4" V. G. FIR TREADS
2 X 12 STRINGERS
3/4" RISER MATERIAL
HANDRAIL 34" - 38" ABOVE TREAD
FIREBLOCKING IN SIDEWALLS
PARALLEL TO TREADS
5/8" SHEETROCK UNDER STAIRS



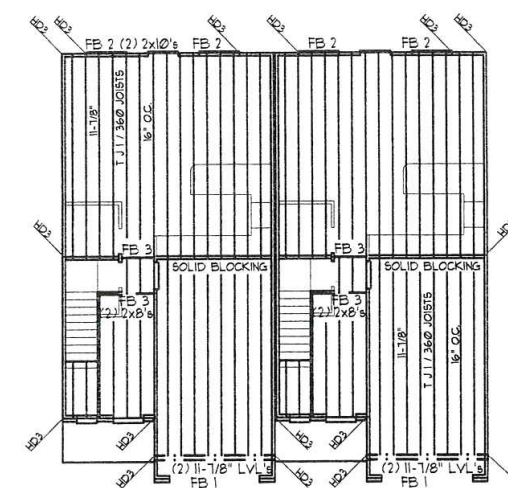
STAIR DETAIL

SCALE 1/4" = 1' - 0"



MAIN FLOOR PLAN

SCALE 1/8" = 1' - 0"
516 SQ. FT.



SECOND FLOOR FRAMING PLAN

SCALE 1/16" = 1' - 0"

MIKE BASTIAN

Kustom House Plans

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING

NATE KARRAS P.E. (801) 786-0849 email: kustomh@outlook.com

NOTE: THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS. DO NOT COPY WITHOUT WRITTEN PERMISSION.

SCALE

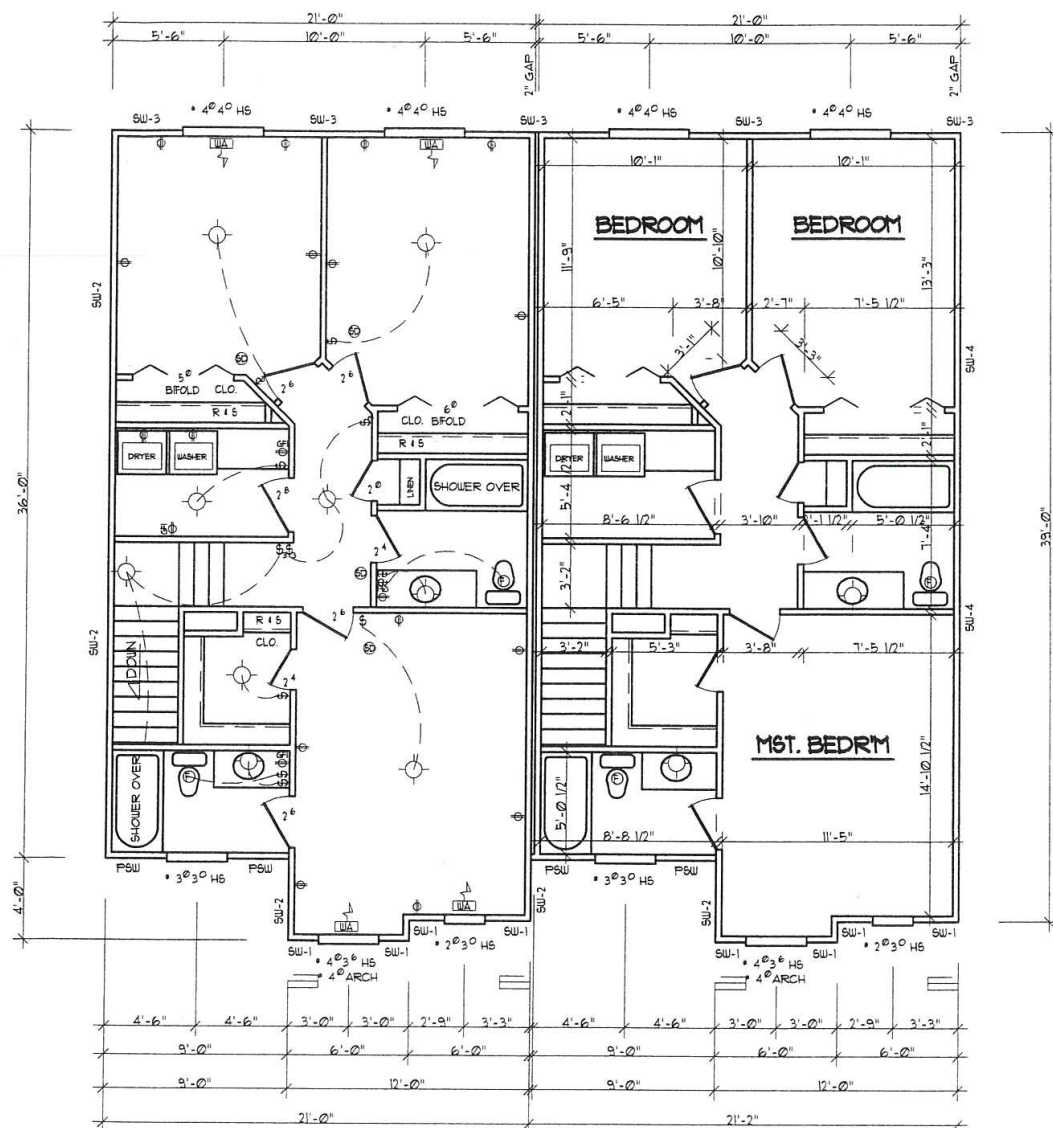
1/8" = 1' - 0"

PLAN NUMBER

M1336A-15

PAGE NUMBER

A4



SECOND FLOOR PLAN

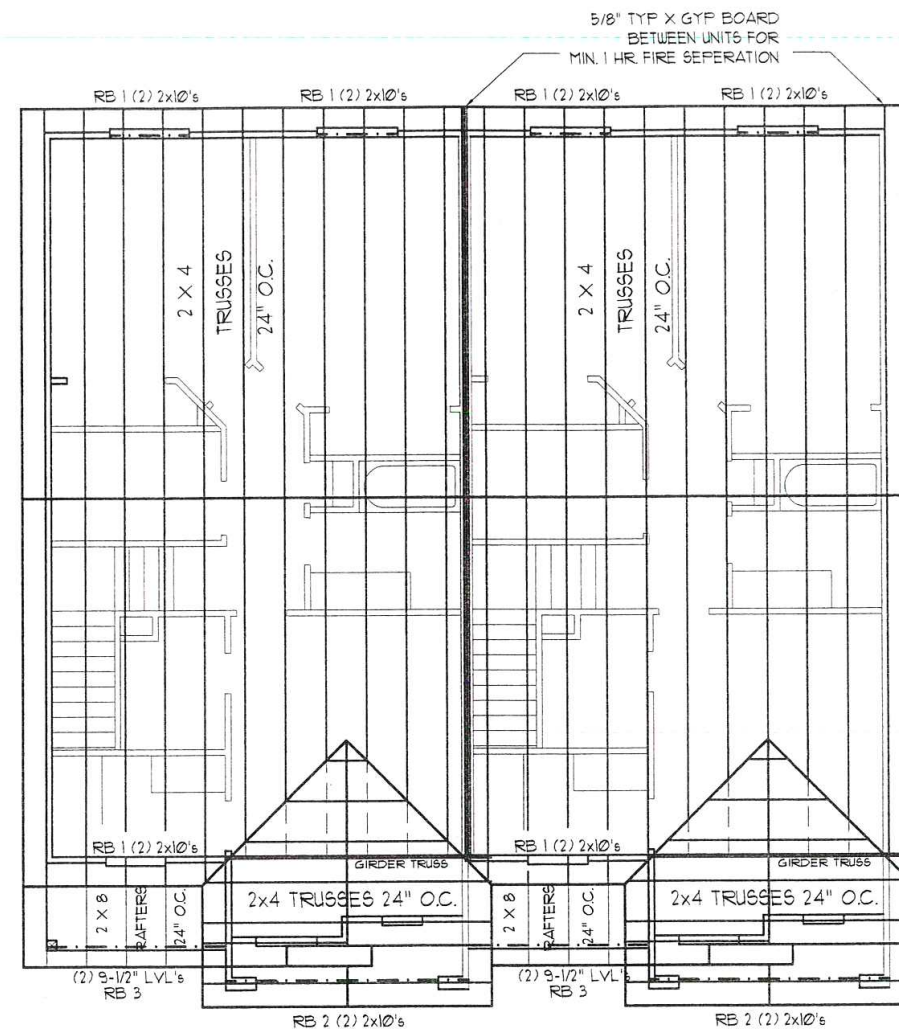
SCALE 1/8" = 1'-0"
760 SQ. FT.

NOTES: GENERAL

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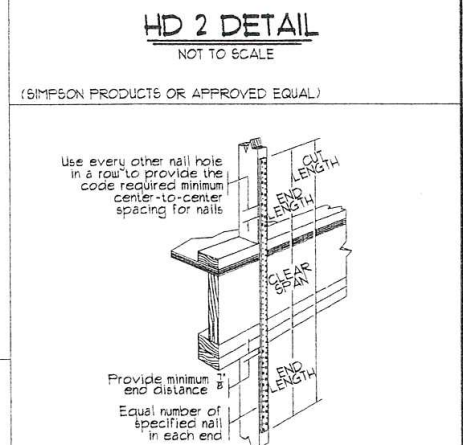
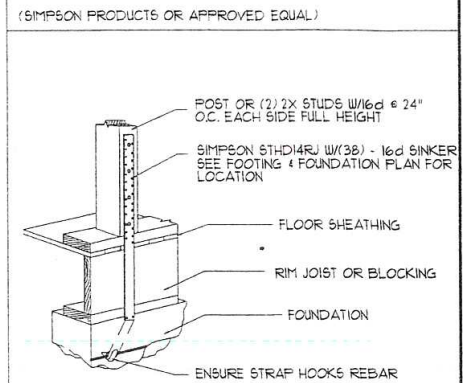
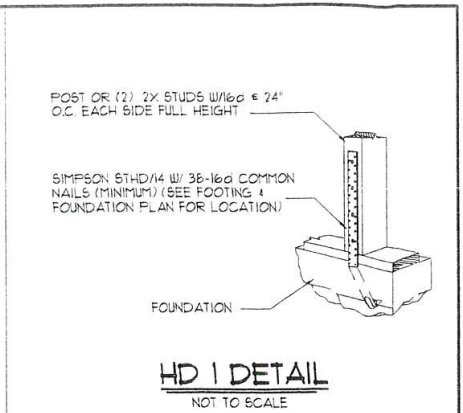
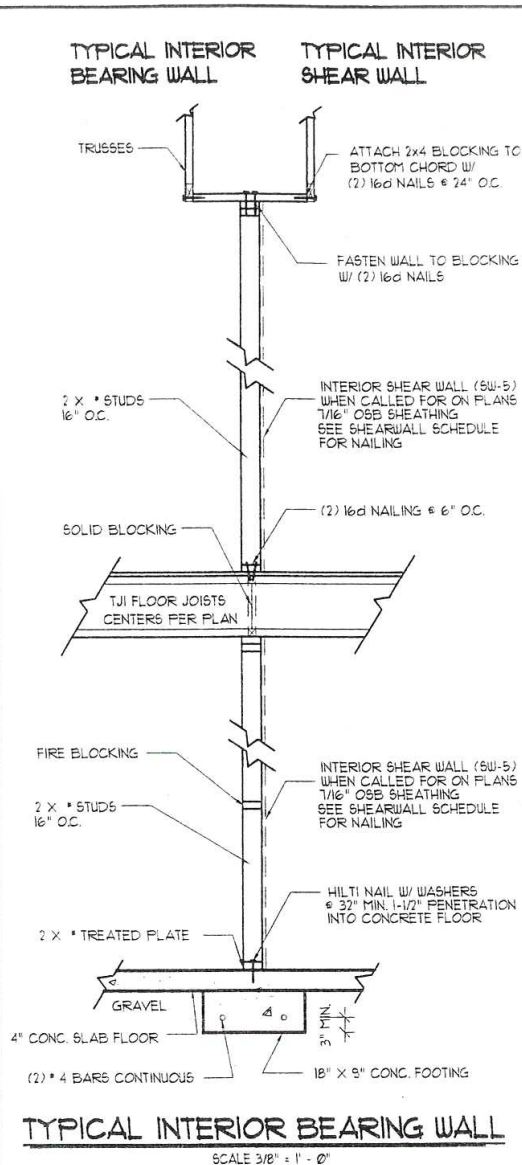
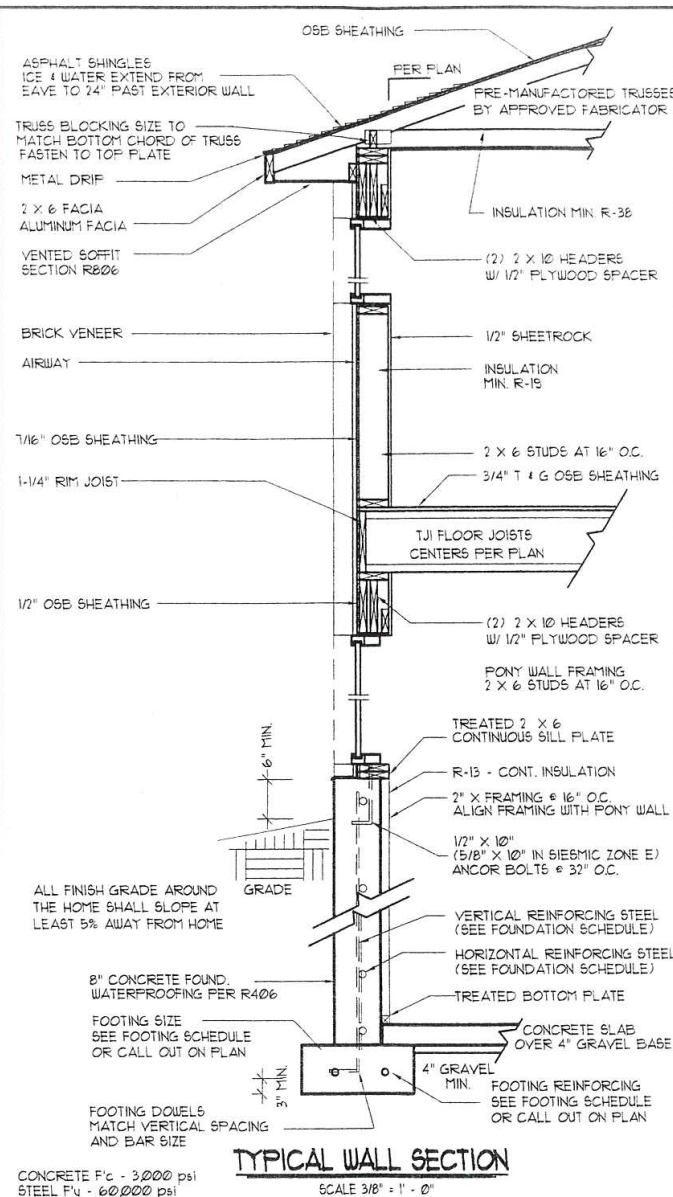
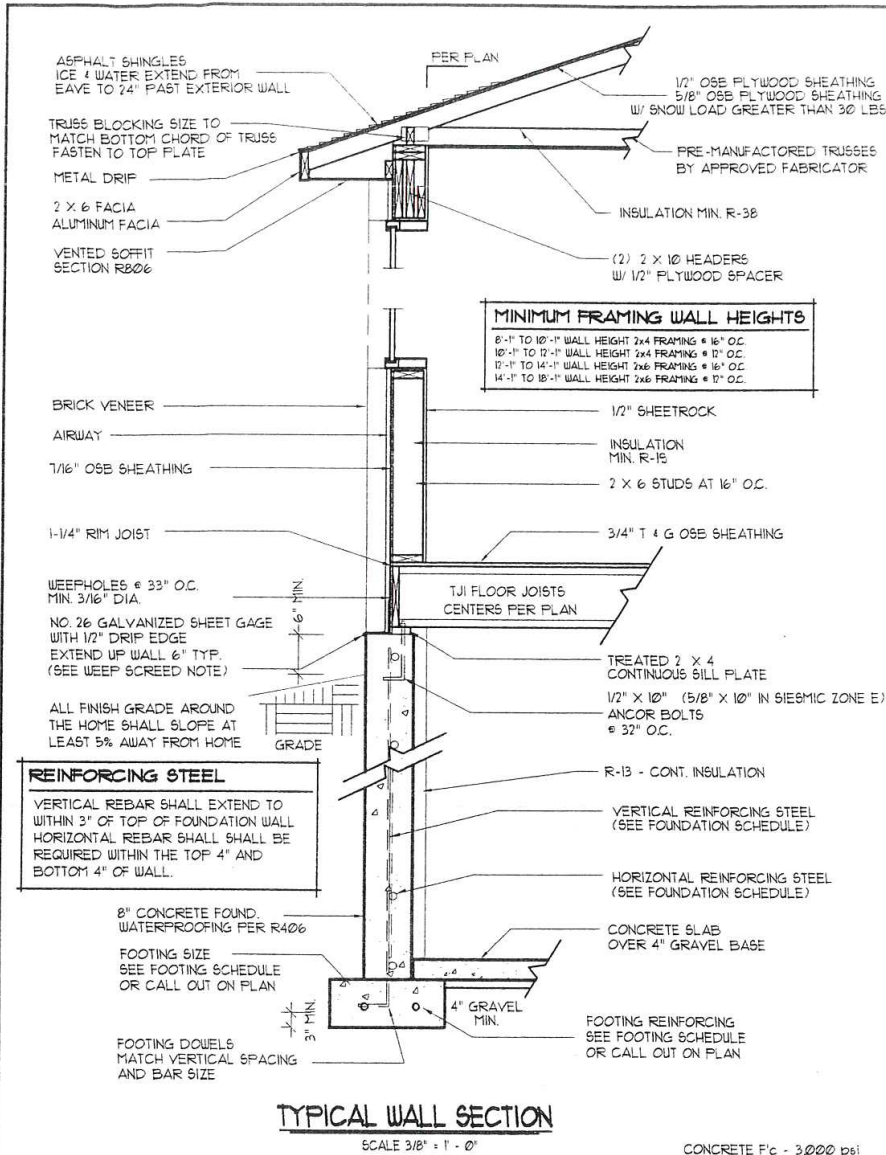
NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3



ROOF FRAMING FLOOR PLAN

SCALE 1/8" = 1'-0"



FOUNDATION WALL SCHEDULE					
CONCRETE F'c - 3,000 psi STEEL F'y - 60,000 psi					
MARK	WALL HEIGHT	WIDTH	REINFORCING STEEL SPACING		NOTES
			HORIZONTAL BAR	VERTICAL BAR	
FW-3	3'-0"	8"	* 4 BARS @ 8" O.C.	* 4 BARS @ 32" O.C.	PER STATE AMENDMENT (SEE WALL SECTION)
FW-4	3'-6"	8"	* 4 BARS @ 13" O.C.	* 4 BARS @ 24" O.C.	PER STATE AMENDMENT (SEE WALL SECTION)
FW-6	6'-0"	8"	* 4 BARS @ 18" O.C.	* 4 BARS @ 24" O.C.	(SEE WALL SECTION)
FW-8	8'-0"	8"	* 4 BARS @ 18" O.C.	* 4 BARS @ 24" O.C.	(SEE WALL SECTION)
FW-9	9'-0"	8"	* 4 BARS @ 18" O.C.	* 4 BARS @ 16" O.C.	(SEE WALL SECTION)

FOOTING SCHEDULE					
CONCRETE F'c - 3,000 psi STEEL F'y - 60,000 psi					
MARK	NOMINAL SIZE	THICK- NESS	LENGTH	REINFORCING STEEL	NOTES
				LENGTHWISE	CROSSWISE
F-20	20"	10"	CONT.	* 4 BARS	2
F-24	24"	10"	CONT.	* 4 BARS	2
F-30	30"	12"	CONT.	* 4 BARS	3
F-36	36"	12"	CONT.	* 4 BARS	4
F-24	24"	12"	24"	* 4 BARS	3
F-30	30"	12"	30"	* 4 BARS	3
F-36	36"	12"	36"	* 4 BARS	4

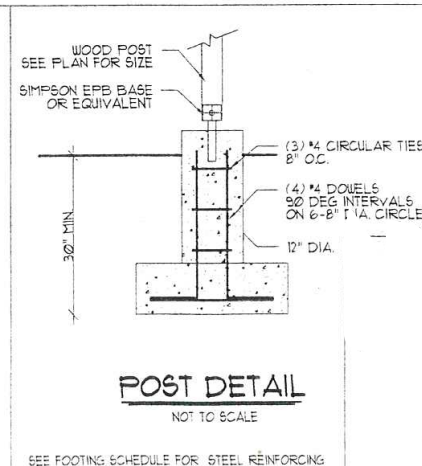
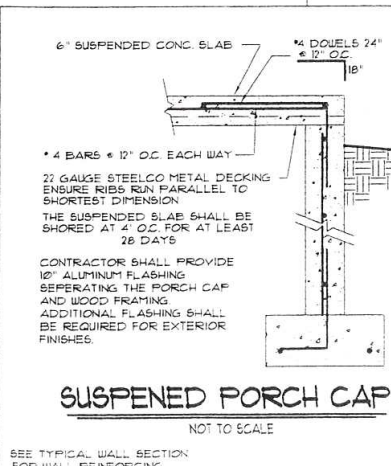
ACTUAL SIZES - F-24 (24"x9.25") - F-30 (30"x11.25") - F-36 (36"x12")

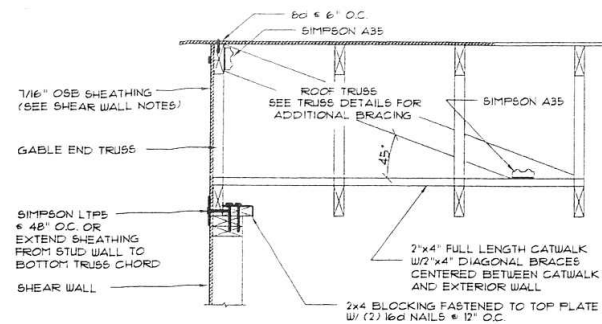
GENERAL NOTES

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FOUNDATION WALL NOTES

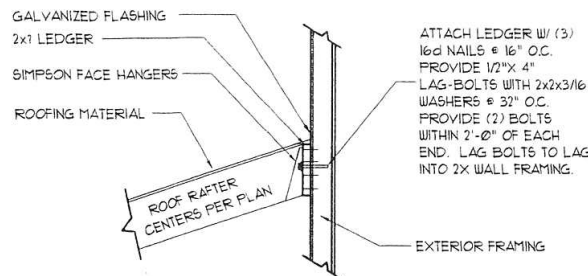
1. WALLS GREATER THAN 10'-0" SEE ENGINEERING.
2. REINFORCING STEEL SHALL BE PLACED IN CENTER OF WALL.
3. FOOTING DOUELS SHALL MATCH VERTICAL STEEL AND EXTEND 4 MIN. OF 18" INTO FOUNDATION WALL.
4. MIN. SPICE LENGTH * 4 BAR 24" INCHES - * 5 BAR 30" INCHES.
5. CORNER REINFORCING - LAP 24" INCHES.
6. OPENINGS - BARS SHALL BE PLACED WITHIN TWO INCHES OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OPENING.





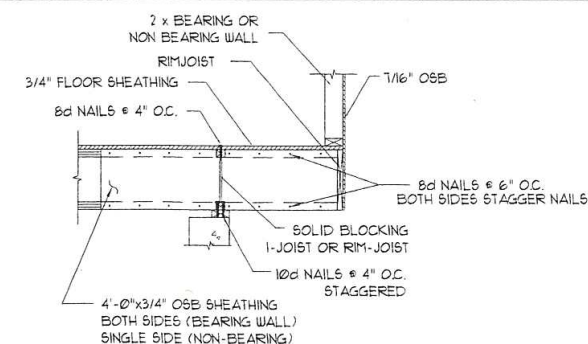
GABLE END DETAIL

NOT TO SCALE



RAFTER ATTACHMENT

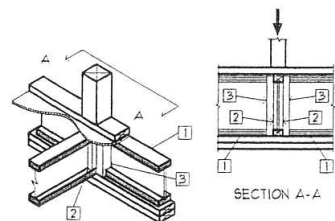
NOT TO SCALE



CANTILEVER DETAIL

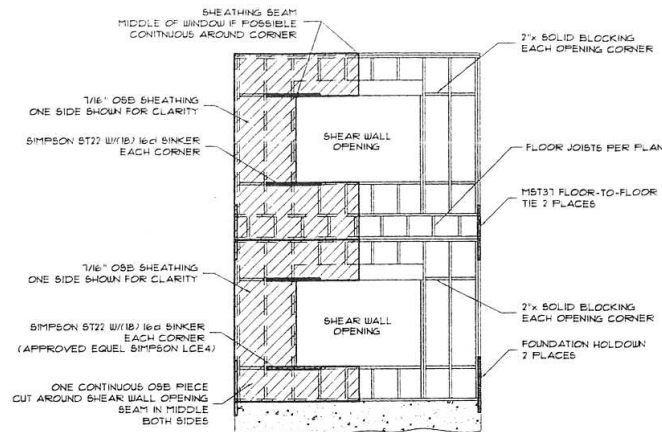
NOT TO SCALE

COLUMN LOADS CANNOT BE SUPPORTED BY WOOD JOISTS



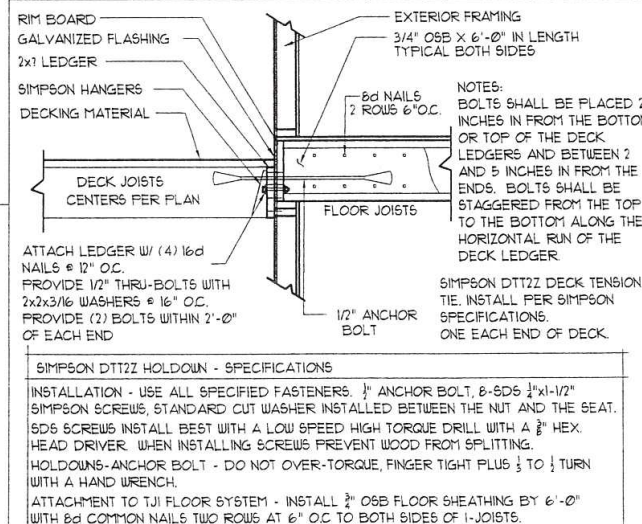
SOLID BLOCKING

NOT TO SCALE



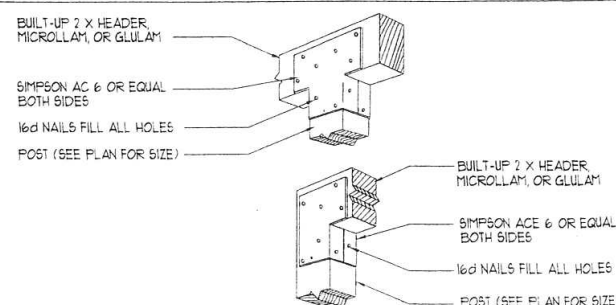
PERFORATED SHEAR WALL FRAMING DETAIL

NOT TO SCALE



DECK ATTACHMENT

NOT TO SCALE



POST CAP DETAIL

NOT TO SCALE

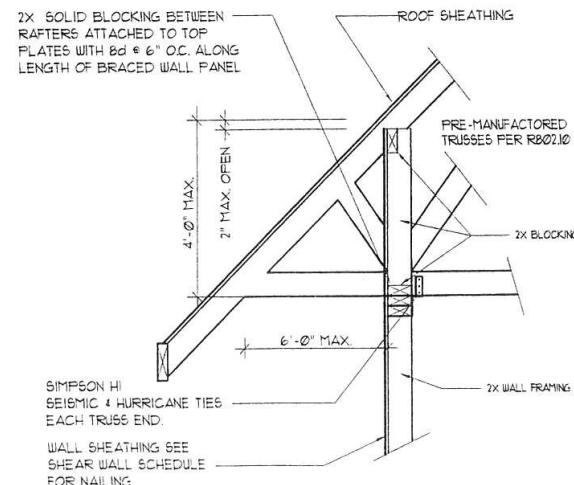
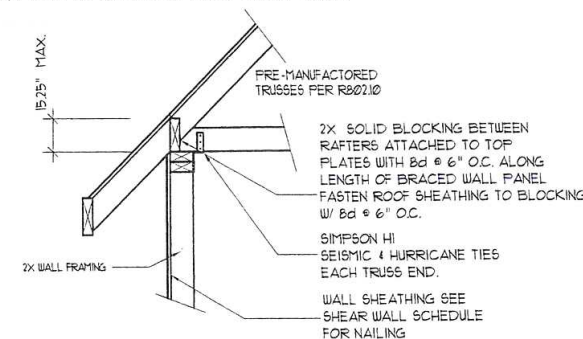
INSTALL SIMPSON HANGER PER SPECIFICATIONS.

SHEAR WALL SCHEDULE									
WIND	15 MPH	EXPOSURE	C	SEISMIC	ZONE = D2, R = 6				
MARK	OSB SHEATHING	SIZE	EDGE	FIELD	DIAM.	LENGTH	SPACING	NOTES	
SW-1	7/16"	8d	4"	12"	1/2"	10"	32"	INTERIOR SHEARWALL	
SW-2	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-3	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-4	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-5	7/16"	8d	4"	12"	1/2"	10"	32"		
PSW	7/16"	8d	3"	12"	1/2"	10"	32"		

* FOUNDATION SILL PLATES TO ANCHORED WITH 3" X 3" X 3/16" THICK PLATE WASHERS

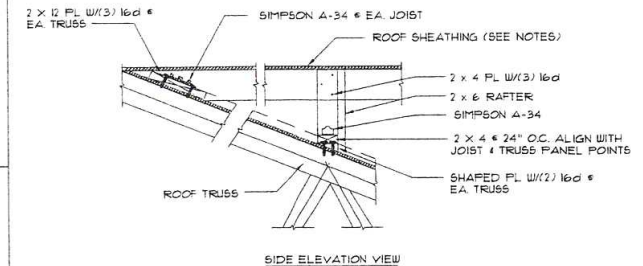
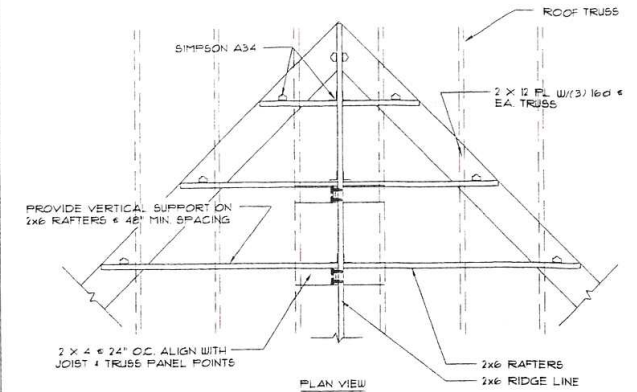
TABLE OF EQUIVALENT FASTENERS									
* GAUGE ** PENETRATION			NAILS, STAPLES, & T-NAILS (VALID FOR LATERAL LOADS ONLY)						
COMMON NAIL SPACING	STAPLE SPACING				T-NAIL SPACING				
	16" 1**	15" 1**	14" 1**	13" 1 1/4**	13" 1 1/4**	13" 1 1/2**	12" 1 1/2**	12" 1 1/2**	12" 1 1/2**
*NO STAPLES EQUIVALENT FOR BWP & PSW SEE DETAILS FOR NAILING FOR BWP & PSW									
bci	4"	3 1/2"	4"	5"	4"	5"	7 1/2"	5"	7 1/2"
	6"	5"	6"	7"	6"	7"	9 1/2"	7"	9 1/2"
	8"	6 1/2"	8"	9 1/2"	8"	9"	11 1/2"	9"	11 1/2"
	10"	8 1/2"	10"	12"	10"	11"	13 1/2"	11"	13 1/2"
	12"	10"	12"	14 1/2"	12"	13"	15 1/2"	13"	15 1/2"
bci	4"	3 1/2"	4"	5"	4"	5"	7 1/2"	5"	7 1/2"
	6"	5"	6"	7"	6"	7"	9 1/2"	7"	9 1/2"
	8"	5 1/2"	8 1/2"	9"	8"	9 1/2"	11 1/2"	9"	11 1/2"
	10"	6 1/2"	8"	10"	8"	9 1/2"	13 1/2"	10"	13 1/2"
	12"	8"	10"	12"	10"	11 1/2"	15 1/2"	12"	15 1/2"

PROVIDE VENTING PER SECTION R806. CONTRACTOR SHALL PROVIDE 1"x1" NOTCH IN BLOCKING OR SHALL BE ALLOWED TO REMOVE 2X BLOCKING EVERY THIRD TRUSS.



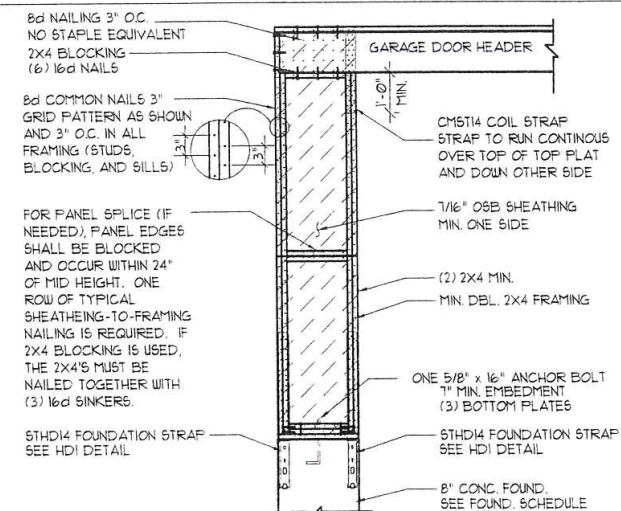
WALL TO ROOF TRUSS CONNECTION

NOT TO SCALE



OVERBUILD DETAIL

NOT TO SCALE



BRACED WALL PANEL DETAIL (BWP)

NOT TO SCALE

INSTALL SIMPSON HANGER PER SPECIFICATIONS.

2012 INTERNATIONAL BUILDING/RESIDENTIAL CODE

CONTRACTOR/OWNER SHALL COMPLY WITH BOTH IBC AND IRC BUILDING CODE REQUIREMENTS.

CONTRACTOR/OWNER SHALL COMPLY WITH UTAH ADMINISTRATIVE CODE RULE R196-56.

DESIGN CRITERIA

GOVERNING CODE	2012 IRC
SEISMIC	ZONE D1 Ss = 116.1 F _a = 1.03
WIND LOADS	
ULTIMATE WIND SPEED	115 MPH EXPOSURE C
ROOF LOADS	
DEAD	15 PSF
ROOF SNOW	30 PSF
FLOOR LOADS	
DEAD	10 PSF
LIVE	40 PSF
DECK LOADS	
DEAD	20 PSF
LIVE	40 PSF
SOIL BEARING PRESSURE	1500 PSF

STRUCTURAL STEEL

1. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:

- A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, "WITH " COMMENTARY.
- B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING: SECTION 3.4 , SECTION 4.4, SECTION 4.41.
- C. AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"
- D. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE (SPECIFIC ITEMS DO NOT APPLY WHEN THEY CONFLICT WITH AISC REQUIREMENTS).
- E. AISC "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS"

CONCRETE

- CONCRETE
- 1. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE
 - 2. TYPE 1/VI CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
 - 3. THE WATER/CEMENT RATIOS AND AIR ENTRAINMENT SHALL MEET THE REQUIREMENTS OF ACI 318.
 - 4. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:
 - A. CAST IN PLACE CONCRETE. CLEAR COVER
 - B. CAST AGAINST PERMANENTLY EXPOSED TO EARTH. 3"
 - C. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 - 16 THRU 16 BARS 2"
 - 16 AND SMALLER BARS 1-1/2"
 - D. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS, *II BARS AND SMALLER 3/4"
 - BEAMS, COLUMNS, PRIMARY REINF, TIES, STIRRUPS, SPIRALS 1 1/2"

FOOTING & FOUNDATION

- 1. FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.
- 2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISH GRADE.
- 3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT THE SOIL MOISTURE CONTENT MEETS THE IBC REQUIREMENTS.
- 4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- 5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTING OF FILL.
- 6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLT PER WALL SECTION. 3"x3"x3/16" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. SEE CROSS SECTION FOR SIZE AND SPACING.
- 7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
- 8. HOLDDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENERS HOOK THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

STRUCTURAL FILL

STRUCTURAL FILL SHALL BE IMPORTED FILL MATERIAL.

IMPORTED FILL MATERIAL SHALL CONSISTS OF WELL-GRADED SANDY GRAVELS TO SILTY SANDS WITH A MAXIMUM SIZE OF 4" AND 5 TO 20 PERCENT FINES (MATERIALS PASSING NO 200 SIEVE). THE LIQUID LIMIT OF THE FINES SHALL NOT EXCEED 35% AND THE PLASTICITY INDEX SHALL BE BELOW 15.

CLEAN GRAVEL RANGING FROM #4 GRAVEL TO 4" WITH LESS THAN 5 PERCENT FINES AND SAND COMBINED MAY ALSO BE USED AS STRUCTURAL FILL.

ALL FILL SOILS SHALL BE FREE FROM TOPSOIL, HIGHLY ORGANIC MATERIAL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIALS.

THE THICKNESS OF EACH LIFT SHALL BE APPROPRIATE FOR THE COMPACTION EQUIPMENT BEING USED. MAX. 6" LIFT FOR HAND COMPACTION. MAX. 8" FOR TRENCH COMPACTORS.

THE FULL THICKNESS OF EACH LIFT OF STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

CLEAN GRAVEL FILL MAY BE PLACED IN MAX. 24" LIFTS. THE GRAVEL WILL NEED TO BE COMPACTED WITH AT LEAST 4 PASSES OF A VIBRATORY PLATE OR DRUM COMPACTOR.

WOOD - GENERAL FRAMING NOTES

- 1. FRAMING LUMBER SHALL BE #2 DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHER WISE
- 2. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD.
- 3. ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES, ETC. SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
- 4. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES . SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST SPLICE IN ADJOINING TOP PLATE.
- 5. ALL CONSTRUCTION SHALL CONFORM TO IBC & IRC SPECIFICATIONS.
- 6. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS SHALL HAVE (2) 2x10 DF No. 2 W/ILLER UNLESS NOTED OTHERWISE ON DRAWING.
- 7. ALL HEADERS SUPPORTING A GIRDER TRUSS SHALL BE A MIN. OF (2) 1-3/4"x9-1/2" LVLs UNLESS NOTED OTHERWISE ON DRAWING.
- 8. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 3 ROWS OF 16d NAILS @ 12" O.C.
- 9. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.
- 10. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.
- 11. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
- 12. FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS PER TABLE R602.3(1).

FLOOR SHEATHING NOTES

- 1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/ 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- 2. SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.
- 3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
- 4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
- 5. USE DOUBLE FLOOR JOISTS UNDER ALL SHEAR WALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/ 16d NAILS @ 3" O.C.
- 6. USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEAR WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/ 16d NAILS @ 3" O.C.
- 7. FLOOR JOIST INTSTALLATION PER MANUFACTURERS SPECIFICATIONS.

SHEAR WALL NOTES

- 1. AS A MINIMUM, ALL EXTERIOR WALL SHALL BE SHEATHED WITH 7/16" APA RATED C-D OR C-C SHEATHING AND NAILED WITH 8d's 4" O.C. EDGE AND 12" O.C. FIELD. IF NOT INDICATED ON PLANS, SEE SHEARWALL SCHEDULE.
- 2. SHEATHING SHALL EXTEND CONTINUOUS FROM MID SILL TO TOP PLATE AND NAILED AT LEAST 7" O.C. ALONG SILL PLATE. SHEATHING SHALL EXTEND FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS.
- 3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH. NAIL SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

TRUSS NOTES

- 1. CONTRACTOR SHALL PROVIDE MINIMUM 22" X 30" ATTIC ACCESS.
- 2. THE CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON HI CONNECTORS.
- 3. GABLE ENDS SHALL HAVE SIMPSON STRONGTIE STRAPS @ 32" O.C. CONNECTING GABLE TRUSS TO WALL FRAMING.
- 4. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- 5. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.
- 6. TRUSSES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- 7. BLOCKING BETWEEN TRUSSES SHALL MATCH BOTTOM CHORD OF TRUSS.

ROOF SHEATHING NOTES

- 1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- (5/8" SHEATHING WITH SNOW LOADS GREATER THAN 30' LBS)
- 2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

BRICK VENEER SUPPORT / LINTELS

R103.12.1

A MINIMUM 6 INCHES BY 4 INCHES BY 1/2 INCH STEEL ANGLE WITH THE LONG LEG PLACED VERTICALLY, SHALL BE ANCHORED TO DOUBLE 2 INCHES BY 4 INCHES WOOD STUDS AT A MAXIMUM ON-CENTER SPACING OF 16 INCHES. ANCHORAGE OF THE STEEL ANGLE AT EVERY DOUBLE STUD SPACING SHALL BE A MINIMUM OF TWO 1/2" DIAMETER BY 4 INCH LAG SCREWS.

SEE SECTION R103.13 FOR ADDITIONAL ANCHORAGE, SIZING AND SPACING.

FASTENERS

R317.3

FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE - TREATED WOOD SHALL BE HOT DIPPEDED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. EXCEPTIONS: 1/2" DIAMETER OR GREATER STEEL BOLTS.

DWELLING/GARAGE SEPERATION

R302.6

STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY FIRE-RESISTIVE CONSTRUCTION. 1/2-INCH GYPSUM BOARD TYPICAL. 5/8-INCH TYPE X GYPSUM BOARD FOR HABITABLE ROOMS ABOVE THE GARAGE.

COMPLY WITH SECTION R302.6.

CEILING HEIGHT

R305

HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BASEMENTS 6'-8" MIN. EXCEPTIONS UNDER BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

WINDOWS

U-FACTOR ON WINDOWS SHALL BE A MIN. OF 0.35. U-FACTOR SHALL BE DETERMINED BY TESTING IN ACCORDANCE WITH NFRC 100 AND LABELED AS SUCH BY MANUFACTOR. SECTION 102.13 OF THE 2006 IECC.

WINDOW WELLS

R310.2

WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZ. DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 5 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. COMPLY WITH SECTION R310.21.

WINDOW SILL HEIGHTS

R312.2.1

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIA. SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

MEANS OF EGRESS

R311

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS. (2%)

STAIR WAYS

R311

STAIRWAYS MORE THAN 30" ABOVE GRADE OR FLOOR WHICH HAVE OPEN SIDE OF SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36" HIGH, ON THE OPEN SIDE OR SIDES. OPEN GUARDRAIL SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. IRC R311.5.6 AND R312.1.

SMOKE ALARMS

R314

SMOKE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R314.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 12.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND UNINHABITABLE ATTICS.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CARBON MONOXIDE ALARMS

R315

CARBON MONOXIDE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R315.

AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS UNITS THAT HAVE ATTACHED GARAGES.

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND NFPA 720

GLAZING

R308

1. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 74-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

3. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

WEATHER-RESISTANT BARRIER

R103.6.3

WEATHER-RESISTANT BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R103.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTANT VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

WEEP SCREEDS

R103.6.2.1

A MINIMUM 0.015-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION FLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 936. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2" ABOVE FAYED AREAS AND SHALL BE OF TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

CONCRETE-ENCASED ELECTRODE

E3608.12

AN ELECTRODE ENCASED BY AT LEAST 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH DIAMETER, OR CONSISTING OF AT LEAST 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRE OR OTHER EFFECTIVE MEANS.


ARC-FAULT PROTECTION

E3902.12

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

GENERAL NOTES

- 1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
- 2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
- 3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
- 4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
- 5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



Karras Engineering

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
(801) 786-0849 email: KustomNK@aol.com

NOTE: THIS PLAN IS THE PROPERTY OF KUSTOMNK. PLANS
DO NOT COPY WITHOUT WRITTEN PERMISSION

SCALE 1/4" = 1'-0"	S3	DATE REVISED 5/21/14
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When recorded return to:
South Weber City
1600 East South Weber Drive
South Weber, UT 84405

**DEVELOPMENT AGREEMENT
FOR THE STAN COOK PROPERTY
IN SOUTH WEBER CITY**

This DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ____ day of _____, 2018, by and between **NILSON AND COMPANY, INC. DBA NILSON HOMES**, a Utah limited liability company of _____, Utah, _____, (hereinafter referred to as "Developer"), and **STANLEY R. COOK & BONNIE B. COOK AND GORDON T. WATTS & CONNIE W. WATTS** of 6966 South 725 East, South Weber, Utah, 84405 (hereinafter referred to as "Owner"), and **SOUTH WEBER CITY**, a municipal corporation of the State of Utah (hereinafter referred to as the "City"), of 1600 East South Weber Drive, South Weber, UT 84405. Developer, Owner, and City are heretofore referred to as the "**Parties.**"

RECITALS:

- A. Owner agrees that the Developer is their authorized agent to represent their interest in development of their fee simple title property, approximately 23.942 acres, as more particularly described in **Exhibit A** attached hereto (the "Property"),
- B. Developer proposes the development of not more than sixty-three (63) new residential lots and associated streets, collectively known as the "Harvest Park Subdivision" ("the Subdivision"). A copy of the approved preliminary subdivision plat is attached as **Exhibit B**. The Subdivision is accessed in part by 6650 South - South Bench Drive, a narrow and sub-standard public right-of-way.
- C. The subject street is currently known and addressed as 6650 South, but is commonly referred to and referenced in this agreement as "South Bench Drive" due to its master planned location. The final name of this road will be determined when it is platted and dedicated, and may be named something other than South Bench Drive.
- D. 6650 South - South Bench Drive in its present condition and configuration does not meet the City Standard cross section and cannot accommodate the vehicle and pedestrian traffic which will be generated by the Subdivision.
- E. In order to address future traffic needs, the City plans to construct the first phase of South Bench Drive and re-align the intersection of 475 East / 6650 South, together with all other related improvements, including, but not limited to sidewalks, curb and gutter, matching existing driveways, all underground utilities, drainage infrastructure, landscaping, and utility services to the Property (the "Project"), attached hereto as **Exhibit C**.

F. The Subdivision is located at the end of the current 6650 South - South Bench Drive, east of the Posse Grounds. As it is Developer's desire to use South Bench Drive as one of the two required means of ingress-egress from the Subdivision, Developer therefore agrees to: (1) deed and dedicate approximately 1.48 acres to accommodate the seventy-eight (78) foot cross-section of South Bench Drive; and (2) pay **four hundred sixty five thousand dollars (\$465,000)** for Developer's share of the responsibility of designing, engineering and constructing its portion of South Bench Drive.

G. The Developer must obtain permission from, dedicate and construct a road through the adjacent property for access to another dedicated public street as one of the two required means of ingress-egress from the Subdivision.

H. No building permits for any phase of the Subdivision may be issued until a road, connecting to another dedicated public street, is dedicated and constructed in accordance with City Code.

I. No more than 30 building permits will be issued until two means of ingress-egress from the Subdivision to dedicated public streets are provided.

J. There is a master planned trail to run parallel to South Bench Drive.

K. City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq.*, and its land use policies, ordinances and regulations has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Development Agreement for the purpose of specifying the obligations of the respective parties with respect to the installation of required infrastructure improvements and such other matters as the Parties agree herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals and Exhibits.** The Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.
2. **City Laws and Purpose.** City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.

3. **Property Dedication and Acquisition.** Developer agrees to dedicate to City at no cost to City other than the consideration described in this Agreement certain property needed for the South Bench Drive Right-of-Way; the deed is contained in **Exhibit D**. This dedication shall occur when requested by City or at the time the Subdivision plat of the phase which includes South Bench Drive is recorded, whichever comes first. Two parcels are affected by the location and development of South Bench Drive: Parcel ID 13-018-0064, owned by Gordon T. Watts and Connie W. Watts and Stanley R. Cook and Bonnie B. Cook as joint tenants; and Parcel ID 13-275-0008 owned by Stanley R. Cook and Bonnie B. Cook and Gordon T. Watts and Connie W. Watts as joint tenant. Inasmuch as they presently own these two parcels but are under contract with Developer, the Cooks and the Watts hereby join in this Agreement to ensure transfer and dedication of the right-of-way for the timely development and construction of South Bench Drive.
4. **Construction of South Bench Drive.** City shall be responsible for the design, engineering, and bidding of South Bench Drive through the north end of the Subdivision according to the City's Public Works Standards. City will award the construction contract to the lowest responsive responsible bidder according to City and State procurement policies. City will then issue a Notice to Proceed, provide construction inspections, and see that construction is diligently pursued to completion. City agrees to begin construction on or before June 1, 2019. In exchange for City designing, engineering, and constructing the full South Bench Drive right-of-way, which includes the Subdivision project development costs, Developer agrees to pay a fee-in-lieu for its share of the required improvements for the road. The calculation for the fee-in-lieu is shown in **Exhibit E**.
5. **Trail.** The City shall be responsible for the construction of a 10' wide asphalt trail to run parallel along the north side of South Bench Drive. The Developer is responsible to pay for this trail. The cost of this trail is included in **Exhibit E**, as a fee-in-lieu of actual construction. Payment of this fee will constitute the Developer's obligation for the trail.
6. **Road connections to South Bench Drive.** City shall be responsible for constructing one (1) road connection as a part of the construction of South Bench Drive for access to and from the Subdivision. The cost for these connections is covered in **Exhibit E**.
7. **Payment Schedule.** City shall be responsible for all payments to the contractor constructing 6650 South - South Bench Drive, paying cash up front and looking to the receipt of impact fees for repayment of its costs. Developer agrees to pay to City **two hundred thirty-two thousand five hundred dollars (\$232,500)**, which represents fifty percent (50%) of its share of **four hundred sixty-five thousand dollars (\$465,000)**, within thirty (30) days of written notification from the City that the Preconstruction Meeting has been held with the contractor selected by City to perform the work, work has commenced, and the date whereby the first payment is due. Owner shall make its second and final payment of the same amount to City within thirty (30) days following written notification from the City that Substantial Completion to the Contractor has been issued. Owners agrees and acknowledges that City may withhold building permits and approval on other development applications on the Property if the full four hundred sixty-five thousand dollars (\$465,000) has not been paid following notice and completion of the Project.

8. **Structure Height.** The City agrees to allow fifty percent (50%) of the lots, [which calculates to be a total of seventeen (17) lots], in the R-P (Residential Patio) Zone to increase the lot's structure height to no more than thirty-five feet (35'). Lots 6-12 and lots 51-53 are specifically restricted from this allowance and must remain at the twenty-five foot (25') maximum height in accordance with the current R-P Zone. (See **Exhibit B**)

9. **Open Space Improvements.** The Developer agrees that in exchange for consideration on structure height, additional improvements to the open space are being provided as follows (see also **Exhibit B**):

9.1 The Open Space will be dedicated as Public Open Space, hereafter to be owned, maintained, and developed by the City as determined to be in the best interest of the public.

9.2 The detention ~~basis~~ basin portion of the open space can be used as a public dog park and ~~will install~~ a six-foot chain link fence (no slats) will be installed around the perimeter of the detention basin with a double gated entry.

9.3 ~~Will provide a~~ A six-foot (6') wide natural surface trail (approx. 1,170 lineal feet) around the perimeter of the open space will be created, also accessing Pebble Creek Drive. No trail will be required along South Bench Drive due to the presence of the sidewalk. The final trail location will be determined with the final design of Phase 1. The trail will either be installed by the Developer or the cash equivalent paid to the City^[LS1].

10. **Detention Basin.** The detention basin is located within the open space parcel as shown in **Exhibit B**. The Developer agrees to upsize the required detention basin volume for the subdivision to include all of the Cook property up to South Weber Drive, and the drainage from the South Bench Drive portion of the Subdivision, and allow the connection of storm drain piping in South Bench Drive into the outlet control structure for the detention basin. The completed detention basin shall include topsoil, sod, and sprinklers as required by the current City Standards.

11. **Ingress-Egress Requirement.** The Developer is responsible to provide two (2) means of ingress-egress for development of over 30 lots in accordance with City Code. The location of these connections is shown in the approved Preliminary Plat (**Exhibit B**). Approval may be obtained and construction of improvements may be commenced and/or completed for phases that would exceed 30 lots. However, any plat that exceeds a total of 30 lots cannot be recorded nor building permits issued until the required two (2) means of ingress-egress are provided. For South Bench Drive, this is clarified to mean that construction, as required in this agreement, has received substantial completion.

12. **Successors and Assigns.**

12.1 **Binding Effect.** This Agreement shall be binding upon the successors and assigns of the Parties. In addition, Owner agrees that if the City is not paid in full by Developer, as stated in this agreement, no future development will be permitted by the City on the Property until full payment is made.

12.2 **Assignment.** Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to South Weber City, and the prior written consent of City may also be evidenced by letter from City to Developer.

13. **Default.** In the event either Party fails to perform its obligations hereunder or to comply with the terms and commitments hereof, within thirty (30) days after giving written notice of default from the other Party, the non-defaulting Party may, at its election, have the following remedies, which shall be cumulative:

- a. all rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;
- b. to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and
- c. the right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

14. **Insolvency.** Insolvency, bankruptcy, or any voluntary or involuntary assignment by any Party for the benefit of creditors, which action is unresolved for a period of one hundred eighty (180) days, shall be deemed to be a default by such Party under this Agreement.

15. **Court Costs and Attorneys' Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement or any of the documents provided for herein, the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

16. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such Party at:

Developer: Nilson and Company, Inc. DBA Nilson Homes
5617 South 1475 East
Ogden, UT 84403

City: South Weber City

Attention: City Manager
1600 East South Weber Drive
South Weber, UT 84405

Any Party may change its address or notice by giving written notice to the other Party in accordance with the provisions of this section.

17. General Terms and Conditions.

17.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of MLUDMA and applicable provisions of the City Laws.

17.2 Captions and Construction. This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed so as to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to Developer vested development rights as defined herein. As used in this Agreement, the words “include” and “including” shall mean “including, but not limited to” and shall not be interpreted to limit the generality of the terms preceding such word.

17.3 Term of Agreement. The term of this Agreement shall be for a period of five (5) years following the date of its adoption.

17.4 Agreement to Run with the Land. This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with the City Laws. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.

17.5 Legal Representation. Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the drafter of this Agreement

17.6 Non-Liability of City Officials. No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

17.7 Entire Agreement. This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior

negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

17.8 No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

17.9 Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.

17.10 Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

17.11 Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

17.12 Governing Law. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

17.13 Exhibits. Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

“Developer”

NILSON AND COMPANY, INC. DBA NILSON HOMES

By _____

Title _____

“City”

SOUTH WEBER CITY

By _____

Mayor Jolene C. Sjoblom

By _____

David Larson, City Manager

Attest: Mark McRae, City Recorder

“Owner”

PROPERTY OWNERS

Stanley R. Cook

Bonnie B. Cook

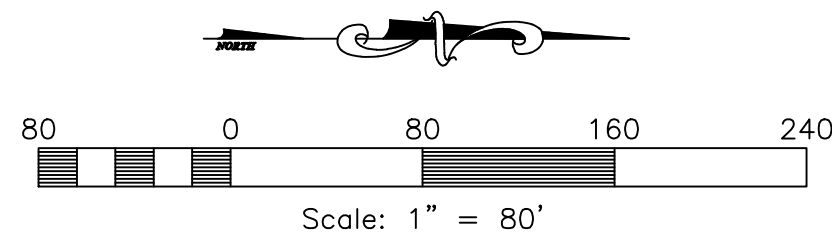
Gordon T. Watts

Connie W. Watts

DRAFT



VICINITY MAP
SCALE: NONE



BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 5 AND A PORTION OF LOT 6, STAN COOK SUBDIVISION PHASE 2 AMENDED SUBDIVISION, TOGETHER WITH OTHER LANDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING A POINT ON AN EXISTING FENCE AND LYING S00°36'39"W ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 431.37 FEET AND N89°23'21"E 1496.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1039.80 FEET, AN ARC LENGTH OF 144.71 FEET, A DELTA ANGLE OF 07°58'26", A CHORD BEARING OF N64°20'10"E, A RADIAL BEARING OF N21°40'37"W, AND A CHORD LENGTH OF 144.59 FEET TO THE SOUTHERLY RIGHT OF WAY OF I-84; THENCE ALONG SAID RIGHT OF WAY LINE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 10683.00 FEET, AN ARC LENGTH OF 709.85 FEET, A DELTA ANGLE OF 03°48'26", A CHORD BEARING OF S46°55'15"E, A RADIAL BEARING OF N44°58'57"E, AND A CHORD LENGTH OF 709.72 FEET TO A POINT WHICH IS 868.00 FEET S0°34'55"W AND 495.67 FEET N89°25'05"W FROM THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE S01°06'20"W ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION TO THE NORTH 1306.30 FEET; THENCE N88°37'55"W 664.59 FEET TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE N01°22'05"E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 1712.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,042,893 SQUARE FEET OR 23.942 ACRES MORE OR LESS

SETBACK INFO.

ZONE R-M (RESIDENTIAL MODERATE DENSITY W/PUD)

FRONT SETBACK: 20 FEET
REAR SETBACK: 20 FEET
SIDE SETBACK: 6 FEET MIN. EACH SIDE
SIDE SETBACK FACING STREET: 20 FEET

ZONE R-P (RESIDENTIAL PATIO)*

FRONT SETBACK: 20 FEET
REAR SETBACK: 10 FEET
SIDE SETBACK: 6 FEET MIN. EACH SIDE
SIDE SETBACK FACING STREET: 20 FEET

HEIGHT RESTRICTION INFO.

ZONE R-M (RESIDENTIAL MODERATE DENSITY W/PUD)

29 TOTAL LOTS
MAX. BUILDING HEIGHT: 35 FEET

ZONE R-P (RESIDENTIAL PATIO)*

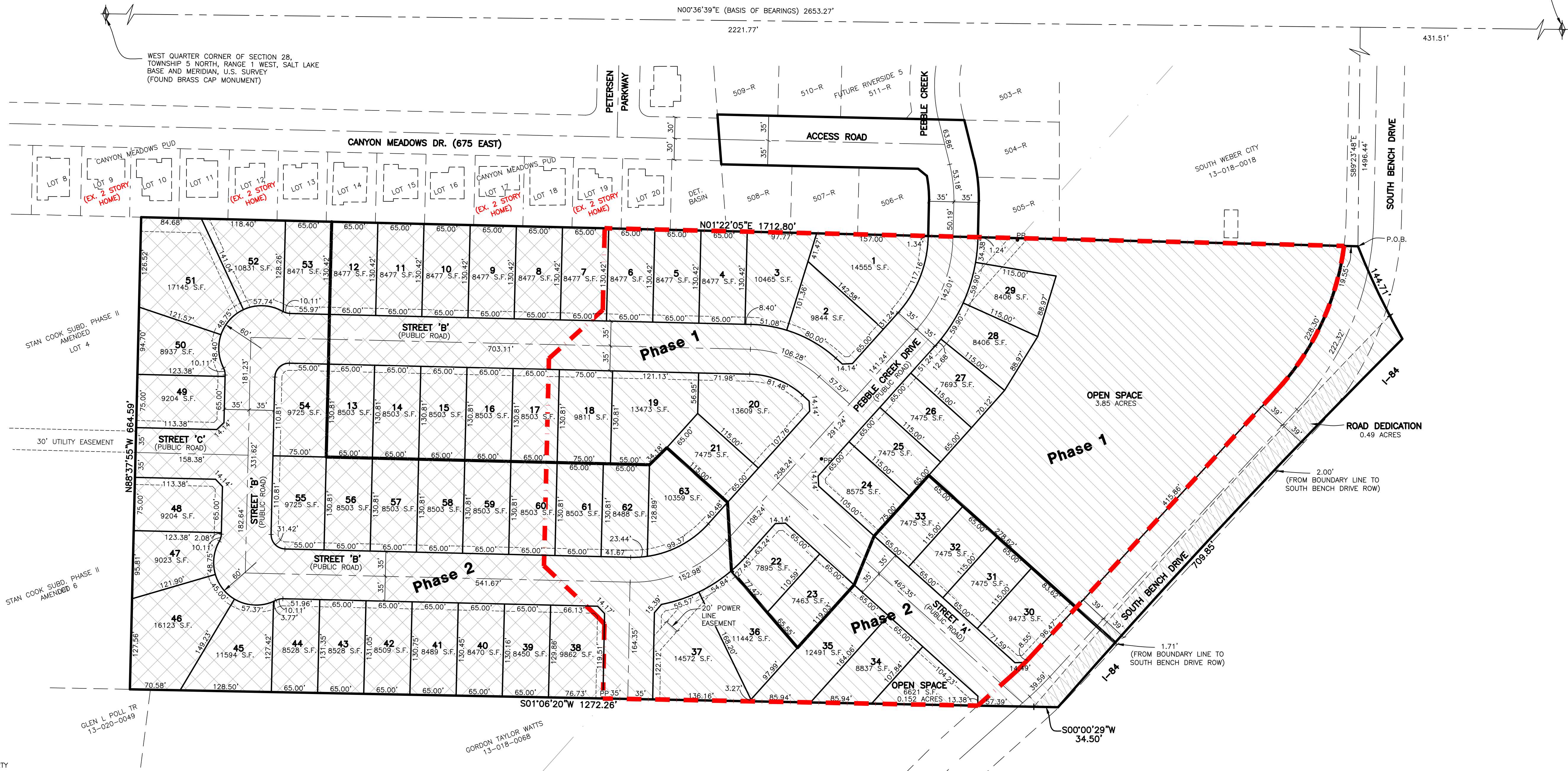
34 TOTAL LOTS

50%, 17 LOTS (MAX. HEIGHT): 25 FEET

50%, 17 LOTS (MAX. HEIGHT): 35 FEET

LOTS 6-12 & 51-53 SPECIFICALLY RESTRICTED, 10 LOTS (MAX. HEIGHT): 25 FEET

*MAX. HEIGHT OF STRUCTURES PER DEVELOPMENT AGREEMENT



LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EASEMENT
- = POWER LINE
- = GENERAL UTILITY EASEMENT
- = EXISTING BUILDING
- = R-M PRUD AREA
- = R-P AREA
- = ROAD DEDICATION
- = PUD AREA

DESIGN SPECS.

TOTAL AREA.....23.94 ACRES
R-P AREA (34 LOTS).....9.35 ACRES
PUD AREA (29 LOTS).....13.17 ACRES
PUD OPEN SPACE AREA.....4.00 ACRES (30.4%)
RIGHT-OF-WAY AREA.....6.36 ACRES (26.53%)
63 LOTS PROPOSED (2.63 UNITS/AC)

LOT AREA INFO.

LARGEST LOT = 17,145 S.F. (0.39 AC.)
SMALLEST LOT = 7,463 S.F. (0.17 AC.)
AVERAGE LOT = 10,866 S.F. (0.25 AC.)

Harvest Park Subdivision

South Weber City, Davis County, Utah



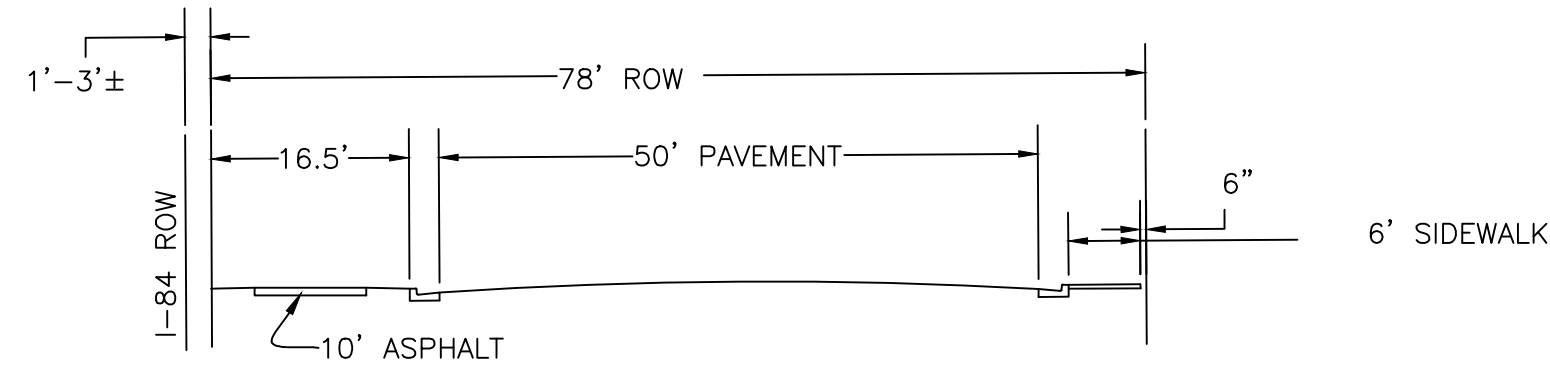
REVISIONS	DATE	DESCRIPTION
	8-3-18	City Comments

Harvest Park Subdivision
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.1B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Plat
'Not to be Recorded'

Project Info.	
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	August 28, 2017
Name:	HARVEST PARK SUBDIVISION
Number:	1301-025

Sheet	2
1	Sheets



SCALE: NONE



=====	=	BOUNDARY LINE	●	=	PROPOSED FIRE HYDRANT
-----	=	LOT LINE	○	=	PROPOSED SANITARY SEWER MANHOLE
-----	=	ADJOINING PROPERTY	●	=	EXISTING SANITARY SEWER/ STORM DRAIN MANHOLE
-----	=	ROAD CENTERLINE	●	=	PROPOSED STORM DRAIN MANHOLE
-----	=	EASEMENT	■	=	PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
-----	=	POWER LINE	□	=	EXISTING CATCH BASIN
—SS—	=	PROPOSED SANITARY SEWER LINE	○	=	AIR-VAC ASSEMBLY
-EX.SS-	=	EXISTING SANITARY SEWER LINE	●	=	PROPOSED STREET LIGHT
—SW—	=	PROPOSED SECONDARY WATER LINE	●	=	POWER POLE
-EX.SW-	=	EXISTING SECONDARY WATER LINE (SIZE VARIES)	⊗	=	PLUG W/ 2" BLOW-OFF
—W—	=	PROPOSED CULINARY WATER LINE (SIZE VARIES)	⊕	=	PLUG & BLOCK
-EX.W-	=	EXISTING CULINARY WATER LINE	—Ex.LD—	=	EXISTING LAND DRAIN
—SD—	=	PROPOSED STORM DRAIN (SIZE VARIES)	—○—	=	PROPOSED FENCE LINE
-EX.SD-	=	EXISTING STORM DRAIN	—X—	=	EXISTING FENCE LINE

Nilson Homes
Mark Staples
5617 S. 1475 E.
Ogden, UT. 84403
(801) 392-8100

1. LAND DRAIN AREA IS NOT REQUIRED PER GEOTECHNICAL REPORT BY CMT ENGINEERING LABORATORIES. (CMT PROJECT NO. 10868, DATED MARCH 8, 2018)
2. THE DETENTION BASIN SHALL BE LOCATED TO THE EAST OF THE EXISTING SHOWN HEREIN AND SHALL BE AGRICULTURAL ZONE. ALL EXISTING SOUTH BENCH DRIVE (78' RIGHT OF WAY)
3. CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
4. LAND USE SEPARATION SHALL BE MAINTAINED AND INSTALLED ALONG AGRICULTURAL ZONE NEIGHBORING PROPERTIES.
5. PROPOSED DRIVE IN FEMA FLOOD ZONE X ACCORDING TO FLOOD MAP 49011CD0089E EFF. 6-18-2007
6. ALL UTILITIES AND ROADWAY WORK ASSOCIATED WITH SOUTH BENCH DRIVE WILL BE COMPLETED BY SOUTH BENCH DRIVE PER THE DEVELOPMENT AGREEMENT
7. THE FINAL DIMENSIONS AND LOCATION OF THE DETENTION BASIN WILL BE DETERMINED WITH THE DETENTION OF THE DETENTION BASIN BY A FENCE (NO SLATS) WILL BE INSTALLED AROUND THE PERIMETER OF THE DETENTION BASIN AS A DOG POUND-RELATED ENTRY TO SERVE AS A DOG PARK FOR THE DEVELOPMENT
8. THE OPEN SPACE AREA WILL BE PROVIDED WITH A 6' WIDE NATURAL SURFACE TRAIL AROUND THE PERIMETER AND ACCESSING PEBBLE CREEK DRIVE, BUT THE TRAIL IS NOT REQUIRED TO BE INSTALLED AS A DRIVE DUE TO THE PRESENCE OF SIDEWALK. THE FINAL LOCATION WILL BE DETERMINED WITH THE FINAL DESIGN PHASE OF THE DEVELOPMENT PROJECT TO BE PAID TO THE CITY, PER THE DEVELOPMENT AGREEMENT.

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City area taken from the NOAA Atlas 14 data provided in the city standards, using a 100 year storm for detention, and a 10 year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre. A portion of undeveloped land to the south is also included in the areas to determine the weighted C value.

The calculations are as follows:

Drainage Area:

Total Area =	38.50 acre or	1,677,269 ft ²
Runoff Coefficients		
Paved Area		350,000
Landscaped Area		1,177,269
Roof		150,000
Weighted Runoff Coefficient		

Rainfall Intensities:

10-yr intensity for a 20 minute TOC - Pipe Capacity	2.06	in/hr
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Peak Run-off:

Runoff Coefficient	C =	0.37
Rainfall Intensity	i =	2.06 IN./HR.
Acreage	A =	38.50 ACRES
Q	Q =	29.63 cfs

Volume of Run-off for 100-year Storm Event:

C = 0.37							
I = See Below in/hr							
A = 1677269.00 ft ²							
Q(out) = 3.85 ft ³ /s (0.1 cfs per acre)							
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)	
0	0	0.00	0.00	0	0	0	0
5	300	7.21	104.88	31373	1155	30218	
10	600	5.48	79.48	47690	2310	45380	
15	900	4.53	65.70	59134	3465	55669	
30	1800	3.05	44.24	79629	6931	72698	
60	3600	1.89	27.41	98688	13852	84826	
120	7200	1.08	15.66	112786	27723	85063	
180	10800	0.74	10.72	115763	41585	74177	
360	21600	0.41	5.93	128138	83170	44967	
720	43200	0.25	3.64	157274	166341	-9067	
1440	86400	0.14	2.03	175445	332681	-157236	

SUMMARY:

The required storage volume is **85,063** cubic feet

South Weber City, Davis County, Utah

NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.L.B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Utility & Improvement Plan 'Not to be Recorded'

REVISED: 10-3-18


Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: August 28, 2017
Name: HARVEST PARK
SUBDIVISION
Number: 1301-D23

Sheet	2
2	Sheets

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: **HARVEST PARK SUBDIVISION (Formerly known as the Cook Property)
Revised Development Agreement Review**

Date: October 4, 2018

BACKGROUND

At the last Planning Commission Meeting on September 13, 2018, Nilson Homes requested approval of a revised preliminary plan that included a PUD Overlay on the R-M zoned portion resulting in smaller lots, similar in size to those in the R-P zoned portion. In exchange, the development would dedicate 4.0 acres of open space adjacent to the Posse Grounds. The revised Preliminary Plan was approved and a recommendation of approval for the PUD was sent on to the City Council. Also requested was a change in the R-P zone, to change the maximum structure height from 25' to 35'. This was not recommended for approval.

In preparation for these items to go to the City Council, we asked the City Attorney, Doug Ahlstrom, for some direction. He indicated that different structures heights could be allowed through the Development Agreement as long as the City received something in return for the variation to the zone's requirements.

Nilson Homes decided to pull their items from the City Council agenda and discuss making changes to the Development Agreement instead. The City has met with Nilson Homes and negotiated the following proposed revisions to the Development Agreement.

DEVELOPMENT AGREEMENT

1. None of the items, previously agreed to, are being changed.
2. Only 50% of the lots in the R-P zone would be allowed to have a structure height of up to 35'. This calculates to be 17 lots. Therefore, 17 lots would remain restricted to a structure height of 25'. 10 of those 17 lots are specifically restricted to be lots 6-12 and 51-53. These are the lots that back along the existing homes in the Canyon Meadows Subdivision.

3. In exchange for the structure height allowance, the Developer is proposing the following improvements in the Open Space:
 - a. The Open Space will be dedicated as Public Open Space, hereafter to be owned, maintained, and developed by the City as determined to be in the best interest of the public.
 - b. The detention basin portion of the open space can be used as a public dog park and will install a six-foot chain link fence (no slats) around the perimeter of the detention basin with a double gated entry.
 - c. Will provide a six-foot (6') wide natural surface trail (approx. 1,170 lineal feet) around the perimeter of the open space, also accessing Pebble Creek Drive. No trail will be required along South Bench Drive due to the presence of the sidewalk. The final trail location will be determined with the final design of Phase 1. The trail will either be installed by the Developer or the cash equivalent paid to the City.

RECOMMENDATION

Given that,

1. The direction of the City Attorney has been followed and the Developer is contributing additional public amenities in exchange for consideration given to structure heights, and
2. Means of protecting the existing residents in the Canyon Meadows Subdivision are in place by restricting the height of the homes directly adjacent to them,

We therefore recommend approval of the requested changes to the Development Agreement.