

## **SOUTH WEBER CITY PLANNING COMMISSION AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, February 8, 2018** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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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

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### **THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS\***

1. **Welcome, Pledge of Allegiance**
2. **Approval of Consent Agenda**—Commissioner Grubb
  - a. Minutes December 14, 2017
  - b. 2018 Position Appointments—Chair, Co-Chair, Sketch Plan Liaison Dwelling Group
3. **Public Hearing and Action on Conditional Use Permit:** application for a Planned ~~Unit Development~~ located at approx. 1540 Canyon Drive, Parcel numbers 13-011-0134 and 13-011-0016, approx. 0.96 acres by applicant David Gowers.
4. **Action on Rezone:** application at approx. 7482 Cornia Drive (parcel 13-174-0001), approx. 1.313 acres from Commercial Highway (CH) to Light Industrial (LI) by applicant Shawn Durrant
5. **Public Hearing and Action on Rezone:** application at approx. 6825 S 475 E (parcel 13-023-0118 and 0183), approx. 2.65 acres from Agriculture (A) and Residential Low Density (R-L) to Residential Low to Moderate Density (R-LM) by applicant Hidden Valley Meadows Community, LLC
6. **Action on Final Subdivision:** Hidden Valley Meadows phase 2 located at approx. 6700 N 350 E (parcel 13-023-0189), approx. 1.8 acres by applicant Bruce Nilson
7. **Public Comments** – Please keep public comments to 3 minutes or less per person
8. **Planning Commissioner Comments** (Grubb, Walton, Pitts, Johnson, Osborne)
9. **Adjourn**

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THE UNDERSIGNED RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS  
MAILED, EMAILED OR POSTED TO:

CITY OFFICE BUILDING

[www.southwebercity.com](http://www.southwebercity.com)

THOSE LISTED ON THE AGENDA

Utah Public Notice website  
([www.utah.gov/pmn](http://www.utah.gov/pmn))

TO EACH MEMBER OF THE PLANNING COMMISSION



DATE:

\_\_\_\_\_  
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.

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

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 14 December 2017

**TIME COMMENCED:** 6:30 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**CITY MANAGER:**

Tom Smith (excused)

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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

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**PLEDGE OF ALLEGIANCE:** Commissioner Pitts

**ATTENDEES:** Rod Westbroek, John McCall, Brad Brown, Elizabeth Rice, Mary Ann Callister Day, Nathan Bringhurst, Chris Clifford, Peter Matson, Shawn Durrant, Louise Cooper, and Danette Christensen.

## **APPROVAL OF MEETING MINUTES**

- November 6, 2017
- November 9, 2017

Commissioner Pitts moved to approve the meeting minutes of 6 November 2017 and 9 November 2017 as written. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, Pitts, and Walton voted yes. Commissioner Grubb abstained as he was excused from the meeting. The motion carried.

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

**DECLARATION OF CONFLICT OF INTEREST:** Commissioner Grubb declared a conflict of interest with the Final Subdivision application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres.

**Commissioner Grubb moved to open the public hearing for the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing on Rezone: application at approx. 2355 E South Weber Drive (parcel 13-034-0060), approx. 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC:** Chris Clifford, of Matrix Capital Advisors,

Brad Brown, stated he is a commercial real estate agent and said he has been working on this property for quite a while. He said owners have pursued commercial, but the reception is limited with a parcel this size. He said there are geographical limitations to this property and limited potential for growth. He said the best scenario would be local businesses. He said the multi-family demand is there. He sees cities that use that to their advantage.

Commissioner Osborne asked if there was any public comment.

**Liz Rice, 7975 S. 2310 E.,** said she has pursued commercial development. She said the biggest challenge is the location of stores in Layton and South Ogden. She said South Weber doesn't have the population to support a grocery store. She feels they have a rich heritage that they want to preserve with their farm.

**Rod Westbroek, 7903 S. 2800 E.,** said he served on the Planning Commission for ten years and in that ten years there were many who fought hard for commercial property and once it is given up, there is nowhere else to get it. He said the General Plan was amended three years ago and at that time citizens were asked what they would like to see and one thing that stood out was that they don't want to see anymore high density in South Weber. He estimates South Weber has enough high density to meet the requirement.

**Barry Burton, City Planner's, review of 5 December 2017 is as follows:**

**GENERAL INFORMATION:** The rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. The applicant will be making the argument that the demand for commercial development in South Weber will never fully occupy all of our commercial zoned properties. This may be true; the Planning Commission and City Council will be hearing more about this in the near future. But, that doesn't mean that this piece of property isn't viable for commercial uses, nor does it mean that high density residential uses would be any more appropriate. Also, we know there are some sewer service issues in this area and allowing high density residential on this property would significantly impact the sewer system. I believe the correct thing to do here is to decide if we

want to revisit the General Plan and if upon doing so; this property is slated for high density residential, only then would such a rezone be appropriate.

**STAFF RECOMMENDATION:** I recommend this rezone application be given a recommendation of denial to the City Council. This proposal is contrary to the General Plan and even if it might be appropriate to make a change to the General Plan in this area, we don't know what that change might be.

**Commissioner Johnson moved to close the public hearing for the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

Barry read an email he received from Dan Murray. Mr. Murray's email is as follows:

*As a neighboring landowner within 300 feet of the Matrix Capital rezone application, Murray Holdings was notified of their public hearing on Thursday, December 14, 2017. Unfortunately, I cannot attend Thursday's meeting, but I would like to register my support for their application. Based on the responses that I have received on both our undeveloped commercial property in the area and our first retail building, along with my retail real estate experience, I believe a multi-family use is the highest and best use for the subject parcel. It would also appear from a planning perspective that keeping multi-family along the main corridor provides a good buffer to traffic along South Weber Drive and that it will hopefully benefit from future public transportation enhancements.*

Commissioner Johnson said Highway 89 and Highway 84 is a crossroad that brings business. He said currently, the city's infrastructure can't support high density in this area. He isn't sure the city should step away from commercial which would help bring a tax base to the city. Commissioner Pitts is concerned about the impact this type of development would have on the city's sewer system in this area. Commissioner Taylor the city needs the rooftops to drive commercial development. He is also concerned about the infrastructure. He feels the city isn't ready for this type of development based upon the Capital Facilities Plan. Commissioner Grubb understands it is nice to put high density on the fringe of the city; however, the city isn't looking for more high density. He feels the city needs to see what changes will come from Highway 89. He said at some point it will be important to review the General Plan, but it needs to go through the proper channel before this property is rezoned. Commissioner Osborne said he would like to see an entertainment type business. He feels there are other possibilities outside a grocery store.

Chris Clifford said he feels the city has plenty of commercial property. He said Dan Murray has only leased 40% of his commercial space. He said people move here because of the rural feel of this city. He said this area doesn't get the traffic that can support entertainment. He understands the infrastructure concerns. He feels this application may be a little bit premature and he would like to see what comes out of the Council and Planning Commission Retreat in January. He requested the Planning Commission table this rezone request.



Barry Burton said this is not the right time to make this rezone request. He said the city needs to look at the infrastructure and possibly review the General Plan. Commissioner Osborne said there is also a concern for residential in this area with the dust coming from the gravel pits.

Brandon Jones said this area was not anticipated to be high density and we would need to go back and review the sewer model. He suspects it would require an upsizing of the sewer line.

**Commissioner Johnson moved to recommend to the City Council to table the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC until get an updated General Plan and because the current infrastructure does not support this development. Motion died due to lack of second.**

**Commissioner Grubb moved to recommend the City Council deny the rezone application at approximately 2355 E South Weber Drive (parcel 13- 034-0060), approximately 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC. based that it doesn't fit the current General Plan. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Commissioner Walton moved to open the public hearing for rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing on Rezone: rezone application at approx. 7482 Cornia Drive, (parcel 13- 174-0001) of approx. 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant:** Shawn Durrant said he has a property located in Ogden and they are a small excavation company that is growing. He would like to build a nice office with a timber and glass entrance. He feels this development would fit in with the area.

Commissioner Osborne asked if there was any public comment.

**Nate Bringhurst, employee of Sure Steel,** said he is not opposed to this rezone request. He said in 2009 approached the city about their business. He said Sure Steel went through an architectural review process. He said they had to produce artist renderings. He said they also had to conduct a geotechnical report. He said the report found a slow-moving river below the property for which Sure Steel had to design and engineer a drain system.

**John McCall, 2735 W. 4375 S. Roy, Utah,** said he currently owns the property. He is looking for the highest and best use. He said because Sure Steel is already there, he went with the L-I Zone. He said there are five different zones in this area.

**Rod Westbroek, 7903 S. 2800 E.,** suggested a development agreement be attached to the rezone request.

**Barry Burton, City Planner's,** review of 6 December 2017 is as follows:

**GENERAL INFORMATION:** The rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. However, there is a precedent for making this zone change. This lot lies adjacent to Sure Steel which is zoned L-I and is across Cornia Dr. from an active gravel pit. This proposal seems to make sense for this particular property. It is quite likely that a General Plan update would recommend light industrial use in this area.

**STAFF RECOMMENDATION:** I recommend this rezone application be given a recommendation of approval to the City Council. Light industrial use is not dissimilar to a commercial highway use in terms of its impact on the community and adjacent properties contain industrial uses.

**Commissioner Johnson moved to close the public hearing for rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

Commissioner Johnson asked Mr. Durrant if he plans on moving his office headquarters here. Shawn said, "yes". He said his engineer is Sure Steel's engineer. Commissioner Pitt asked if there will be working and repair work on equipment at this area. Shawn said, "yes". He said he doesn't do major engine work. He has been in Ogden for 15 years and hasn't received one complaint. He has talked to the neighbor to the north and they told him they didn't have a problem with his plan. Commissioner Pitts asked about what type of equipment is stored. Shawn said he does store small amounts of pipe, but he does like a clean yard. Commissioner Grubb said what has been presented seems like an appropriate use. He would recommend tabling this until a conditional use application is presented with the rezone request application. He said there is a possibility the City Council can deny this request. Commissioner Osborne feels this request is a good idea but should be attached to a development agreement. Barry suggested the application include a landscape plan and site plan with the façade.

**Commissioner Grubb moved to table the rezone application at approximately 7482 Cornia Drive, (parcel 13- 174-0001) of approximately 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant until the applicant goes through the process of preparing a development agreement through a Sketch Plan Meeting before coming back to the Planning Commission. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Final Subdivision: application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson:**

Peter Matson said phase 1 is completed. He said phase 2 almost mirrors phase 1. He asked if there is a name for the trail. Barry Burton said it would be nice to have a name. It was stated the trail is identified on the General Plan as Old Fort Trail. Peter said he understands that they will construct the trail. He said they will make sure the trail is identified in the sewer easement. He said the signature blocks will be removed. Brandon Jones said there should be two signature blocks with one being PacifiCorp and one for Central Weber Sewer District. He said the signatures on the plat will memorialize these easements. Peter identified the PacifiCorp note on the plat. Commissioner Grubb asked about the temporary turnaround. Brandon said the temporary turnaround needs an easement. Brandon said he just needs a legal description from Reeves & Associates.

Barry Burton, City Planners, review of 7 December 2017 is as follows:

**APPLICANT:** Ovation Homes

**REQUEST:** Final approval for Phase 2 of the Freedom Place Townhomes Development.

**GENERAL INFORMATION:** This is a 26-unit phase that conforms to the approved Preliminary Plat and meets the requirement of a maximum of 30 units with a single access. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement in this phase. The improvement plans indicate the existence of the trail (Does the trail have a name?) that is the extension of the I-84 frontage trail, but indicates that it will be built by others, not the developer. I have been under the impression we expected the developer to build the trail through the project. **PLAT:** The plat appears to be in order with two exceptions. There are two signature blocks for PacifiCorp that should be removed. Once again, this appears to give the right to approve (or deny) the plat to the utility company when they have no such right. We should receive approval for their easement via letter or other means than a signature on the plat. The second issue is that there is a 25' easement shown for an existing sewer line along the east property line. That is the same area to be used for the public trail. The easement does not indicate that it is for a public trail as well, but it should. Or at least 15' of it should.

**STAFF RECOMMENDATION:** I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to: 1. Resolution as to who is responsible for building the trail. 2. Removal of the PacifiCorp signature blocks from the plat. 3. Showing a public use easement for the trail on the plat. These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer's, review of 8 December 2017 is a follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 2 dated, November 15, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

**PLAT**

1. The street needs to be given a name. Our office will also provide the addresses for the lots.
2. A 15' public access easement is needed for the trail.
3. Our office has some minor redline comments (additional dimensions, misc. text corrections, etc.) that we will provide to the developer's engineer for revision.

**IMPROVEMENT PLANS**

4. A fire hydrant is required on the north end of the culinary waterline for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
5. The 10' wide asphalt trail needs to be installed with this phase, as it was originally agreed to with the first proposal. A cross section of the proposed trail improvements also needs to be provided.
6. It is no longer required to provide a buffer yard. The plans may be revised accordingly.

**Commissioner Grubb moved to recommend approval to the City Council for the Final Subdivision application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson subject to the following items:**

1. Complete items on Barry Burton's review of 7 December 2017.
2. Items completed from Brandon Jones review of 8 December 2017.
3. Separate easement document for temporary turnaround
4. Include Covenant Conditions & Restriction's Document for the common areas.
5. Include the easement approval signature blocks for PacifiCorp and Central Weber Sewer on plat.

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

**Final Subdivision: application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb:** Commissioner Grubb excused himself from the Planning Commission. Tim Grubb, representing Riverside Place, said all the lots can stand alone and the turnaround easements are there. He is open to Brandon Jones and Barry Burton's recommendations in their review.

**Barry Burton, City Planner's, review of 6 December 2017 is as follows:**

**APPLICANT:** Miller Bates LLC

**REQUEST:** Final approval for Phase 3 of Riverside Place Subdivision.

**GENERAL INFORMATION:** This Phase 3 is a lot different than the last Phase 3 we saw. This 28-lot phase is the same area we saw previously as Phases 3 and 4 plus a little more. They have resolved the issues I had before with corner lots that did not have complete streets along both frontages. Lots 301-312 and 324-328 are within the R-P zone and the rest of the lots are within the R-M zone; all of them conform to the approved preliminary plan and zoning requirements. **PLAT:** The plat appears to be in order with one exception. The signature block for PacifiCorp

should be removed. This appears to give the right to approve (or deny) the plat to the utility company when they have no such right. Even if this were okay, we would need to include all utility providers.

**Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:**

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 3 dated, December 5, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

#### **GENERAL**

1. A letter approving the proposed improvements in this phase is needed from the South Weber Irrigation Company.

#### **PLAT**

2. Our office will provide the addresses for the lots.
3. The surveyor needs to minimize the number of survey monuments in the street. Only those absolutely necessary should be installed.
4. The 15' landscape buffer along lots 324-R to 328-R can be removed and is no longer a requirement in the R-P zone.

#### **IMPROVEMENT PLANS**

5. A fire hydrant is required at the ends of all stubbed roads for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
6. An Air/Vac is required on the culinary water line at the high point on Green Springs Way (approx. 14+50).
7. Our office has some minor redline comments that we will provide to the developer's engineer for revision.

**Commissioner Johnson moved to recommend approval to the City Council for the Final Subdivision application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb subject to the following items:**

- 1. Complete items listed on Brandon Jones review of 8 December 2017.**

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

**PUBLIC COMMENTS:** (None)

#### **PLANNING COMMISSION:**

**Commissioner Walton:** He asked about the rezone request process and if it is inconsistent with the General Plan having the applicant go to Sketch Plan prior to Planning Commission, if Barry and Brandon recommend.

**Commissioner Johnson:** He reported that the fence was reconstructed for the Angler's Access.

**Commissioner Pitts:** She thanked Commissioner Johnson for putting together the thirteen individuals who helped reconstruct the fence at Angler's Access.

**ADJOURNED:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:20 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson, Osborne, and Walton 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:** 14 December 2017

**TIME COMMENCED:** 6:02 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:**

**Approval of Meeting Minutes – Commissioner Pitts**

- November 6, 2017
- November 9, 2017

**Public Hearing on Rezone: application at approx. 2355 E South Weber Drive (parcel 13-034-0060), approx. 10.9 acres from agriculture (A) to Residential High Density (R-H) by applicant Matrix Capital Advisors, LLC:** Barry said he isn't saying this rezone isn't good, but it doesn't follow the general plan and he isn't sure the Planning Commission is ready to make this type of decision. Commissioner Johnson brought up the fact that the sewer system in that area needs to be upgraded. Brandon Jones, City Engineer, said we must plan by going with the master plan. He said densities identify what the needs are and when there are areas considered to do something different, sometimes it is okay, but in this case the use is more than what was planned for. Commissioner Osborne said the master plan was updated three years ago. Brandon pointed out that the Capital Facilities Plan was just completed in September 2017. Commissioner Johnson identified the study from 2009 for commercial development.

**Public Hearing on Rezone: rezone application at approx. 7482 Cornia Drive, (parcel 13-174-0001) of approx. 1.3 acres from Commercial highway (C-H) to light industrial (L-I) by applicant Shawn Durrant:** Barry Burton, City Planner, said this rezone request does not meet the recommendations of the current General Plan which calls for the land to be used for Commercial Highway purposes. He said this lot lies adjacent to Sure Steel which is zoned Light

Industrial and is across Cornia Dr. from an active gravel pit. This proposal seems to make sense for this particular property. It is quite likely that a General Plan update would recommend light industrial use in this area. Commissioner Grubb discussed the decision made for Sure Steel. Commissioner Osborne is concerned about rezoning to an L-I Zone with a home next door. Commissioner Walton identified those types of businesses allowed in the L-I Zone Section 10-5L.4. Commissioner Grubb asked about a development agreement in conjunction with the rezone request. Barry read the list of conditional uses in the L-I Zone Section 5-L.5.

**Final Subdivision: application for Freedom Landing phase 2 (26 lots) located at approx. 400 E Old Maple Road (parcel 13-006-0031) 11.9 acres by applicant Peter Matson:**

Brandon Jones, City Engineer, said in speaking with Ovation Homes, they aren't in favor of a trail going through a Home Owner's Association (HOA). Commissioner Grubb said if they have another option that is viable, we will listen to it. Barry said as far as he understands, they haven't been able to come up with another option.

Barry Burton, City Planners, review of 7 December 2017 is as follows:

**APPLICANT:** Ovation Homes

**REQUEST:** Final approval for Phase 2 of the Freedom Place Townhomes Development.

**GENERAL INFORMATION:** This is a 26-unit phase that conforms to the approved Preliminary Plat and meets the requirement of a maximum of 30 units with a single access. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement in this phase. The improvement plans indicate the existence of the trail that is the extension of the I-84 frontage trail, but indicates that it will be built by others, not the developer. I have been under the impression we expected the developer to build the trail through the project. **PLAT:** The plat appears to be in order with two exceptions. There are two signature blocks for PacifiCorp that should be removed. Once again, this appears to give the right to approve (or deny) the plat to the utility company when they have no such right. We should receive approval for their easement via letter or other means than a signature on the plat. The second issue is that there is a 25' easement shown for an existing sewer line along the east property line. That is the same area to be used for the public trail. The easement does not indicate that it is for a public trail as well, but it should. Or at least 15' of it should.

**STAFF RECOMMENDATION:** I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to: 1. Resolution as to who is responsible for building the trail. 2. Removal of the PacifiCorp signature blocks from the plat. 3. Showing a public use easement for the trail on the plat. These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 2 dated, November 15, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

**PLAT**

1. The street needs to be given a name. Our office will also provide the addresses for the lots.
2. A 15' public access easement is needed for the trail.
3. Our office has some minor redline comments (additional dimensions, misc. text corrections, etc.) that we will provide to the developer's engineer for revision.

#### **IMPROVEMENT PLANS**

4. A fire hydrant is required on the north end of the culinary waterline for blow-off purposes. This can be considered permanent or could be relocated in the next phase.
5. The 10' wide asphalt trail needs to be installed with this phase, as it was originally agreed to with the first proposal. A cross section of the proposed trail improvements also needs to be provided.
6. It is no longer required to provide a buffer yard. The plans may be revised accordingly.

**Final Subdivision: application for Riverside Place phase 3 (28 lots) located at approx. 6650 S 475 E (parcel 130180072) 2.92 acres by applicant Tim Grubb:** Commissioner Osborne doesn't see anything that should hold this back from moving forward. Brandon said the developer needs to clean up some minor items.

Barry Burton, City Planner's, review of 6 December 2017 is as follows:

**APPLICANT:** Miller Bates LLC

**REQUEST:** Final approval for Phase 3 of Riverside Place Subdivision.

**GENERAL INFORMATION:** This Phase 3 is lot different than the last Phase 3 we saw. This 28-lot phase is the same area we saw previously as Phases 3 and 4 plus a little more. They have resolved the issues I had before with corner lots that did not have complete streets along both frontages. Lots 301-312 and 324-328 are within the R-P zone and the rest of the lots are within the R-M zone; all of them conform to the approved preliminary plan and zoning requirements. **PLAT:** The plat appears to be in order with one exception. The signature block for Rocky Mountain Power should be removed. This appears to give the right to approve (or deny) the plat to the utility company when they have no such right. Even if this were okay, we would need to include all utility providers.

**STAFF RECOMMENDATION:** I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval.

Brandon Jones, City Engineer's, review of 8 December 2017 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 3 dated, December 5, 2017. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

#### **GENERAL**

1. A letter approving the proposed improvements in this phase is needed from the South Weber Irrigation Company.

#### **PLAT**

2. Our office will provide the addresses for the lots.

3. The surveyor needs to minimize the number of survey monuments in the street. Only those absolutely necessary should be installed.

4. The 15' landscape buffer along lots 324-R to 328-R can be removed and is no longer a requirement in the R-P zone.

**IMPROVEMENT PLANS**

5. A fire hydrant is required at the ends of all stubbed roads for blow-off purposes. This can be considered permanent or could be relocated in the next phase.

6. An Air/Vac is required on the culinary water line at the high point on Green Springs Way (approx. 14+50).

7. Our office has some minor redline comments that we will provide to the developer's engineer for revision.

**Visual Buffer (V-B Zone):** Commissioner Osborne asked if the City Council made a decision at their last meeting concerning the V-B Zone. Barry Burton, City Planner, said the Council tabled this item. He said there are some language changes that need to be made to the Ordinance and a decision needs to be made concerning the alignment of Old Fort Road. Barry then reviewed Option 1 and Option 2 for the road alignment that was put together by Brandon Jones.

**ADJOURNED: 6:30 p.m.**

**APPROVED:**

\_\_\_\_\_  
**Chairperson: Rob Osborne**

**Date**

\_\_\_\_\_  
**Transcriber: Michelle Clark**

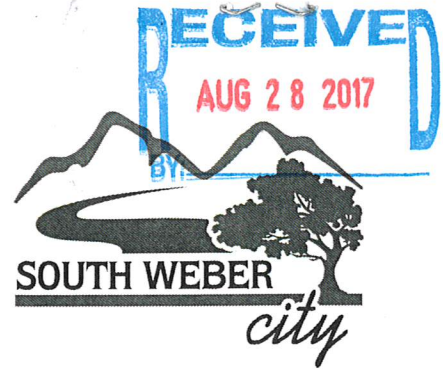
**Attest:** \_\_\_\_\_  
**Planning Coordinator: Lisa Smith**

**For Office Use Only**

Application #: 2017-02  
Fees received by: K6 Date of submittal: 8/28/17  
Amount Paid: 200.00 Receipt #: 17.046485

Initial Review, all of the required supporting materials have been provided: \_\_\_\_\_

PC Meeting Date: \_\_\_\_\_



**Conditional Use Application  
Residential Zone**

- ☐ Daycare/Preschool  
☒ Planned Dwelling Group  
☐ Recreational Vehicle Park  
☐ Electronic Comm. Facility

- ☐ Service Accessory  
☐ Model Home  
☐ Hobby Kennel  
☐ Rental Unit

- ☐ Twin Home  
☐ Group Home  
☐ Dog-Kennel  
☒ Other Requiring CU split or PUD

Property Address: 1540 Canyon Pr. South Weber UT 84405

Parcel Number(s): 130110134/130110016 Total Acres: approx 1.96

Current Zone: RLM If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: \_\_\_\_\_

Surrounding Land Uses: Residential

Business Name (if applicable): \_\_\_\_\_

Anticipated # of Employees: ☐ 0 ☐ 1-10 ☐ 11-20 ☐ 21+

Anticipated # of Customers on a Daily Basis: ☐ 0 ☐ 1-10 ☐ 11-20 ☐ 21+

Available Parking Spaces: \_\_\_\_\_

Sign Description (attach separate sketch): \_\_\_\_\_

#Residential Units (if applicable): \_\_\_\_\_

#of Dogs (Kennels Only): \_\_\_\_\_

Hours of Operation: \_\_\_\_\_

**Contact Information**

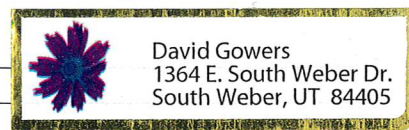
**Property Owner(s)**

X Name: Bruce + Melanie Call  
Address: 1540 Canyon Dr  
City/State/Zip: South Weber, UT 84405  
Phone: 801 814 1692  
Fax: \_\_\_\_\_  
Email: bruce.call@yahoo.com

**Authorized Agent**

(Owner Must Sign Authorization Form)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: 801-884-3593  
Fax: \_\_\_\_\_  
Email: dkgowers@msn.com



**Best Way/Preferred Method of Contact:**

\_\_\_\_ Email ☒ Phone \_\_\_\_ Fax \_\_\_\_ Mail

**Best Way/Preferred Method of Contact:**

\_\_\_\_ Email ☒ Phone \_\_\_\_ Fax \_\_\_\_ Mail



PROJECT: 1540 Canyon Dr.  
PROPERTY PARCEL NUMBER(S): 130110134 / 130110016

APPLICANT'S AFFIDAVIT

State of Utah

County of Davis Weber

I/We Bruce + Melanie Call, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at 1540 Canyon Dr., swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Dated this 23 day of August, 2017.

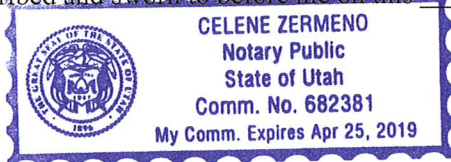
Signed:

Bruce Call  
Property Owner or Agent

Melanie Call  
Property Owner or Agent

Subscribed and sworn to before me on this 23 day of Aug, 2017.

S  
E  
A  
L



[Signature]  
Notary Public

AGENT AUTHORIZATION

State of Utah

County of Davis Weber

I/We Bruce + Melanie, the sole owner(s) of the real property located at 1540 Canyon Dr., South Weber, Utah, hereby appoint David Gowers § \_\_\_\_\_ as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this 23 day of August, 2017.

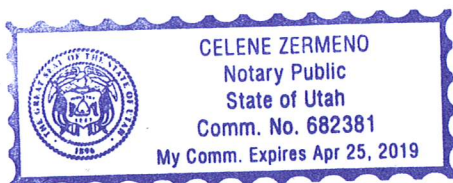
Signed:

Bruce Call  
Property Owner or Agent

Melanie Call  
Property Owner or Agent

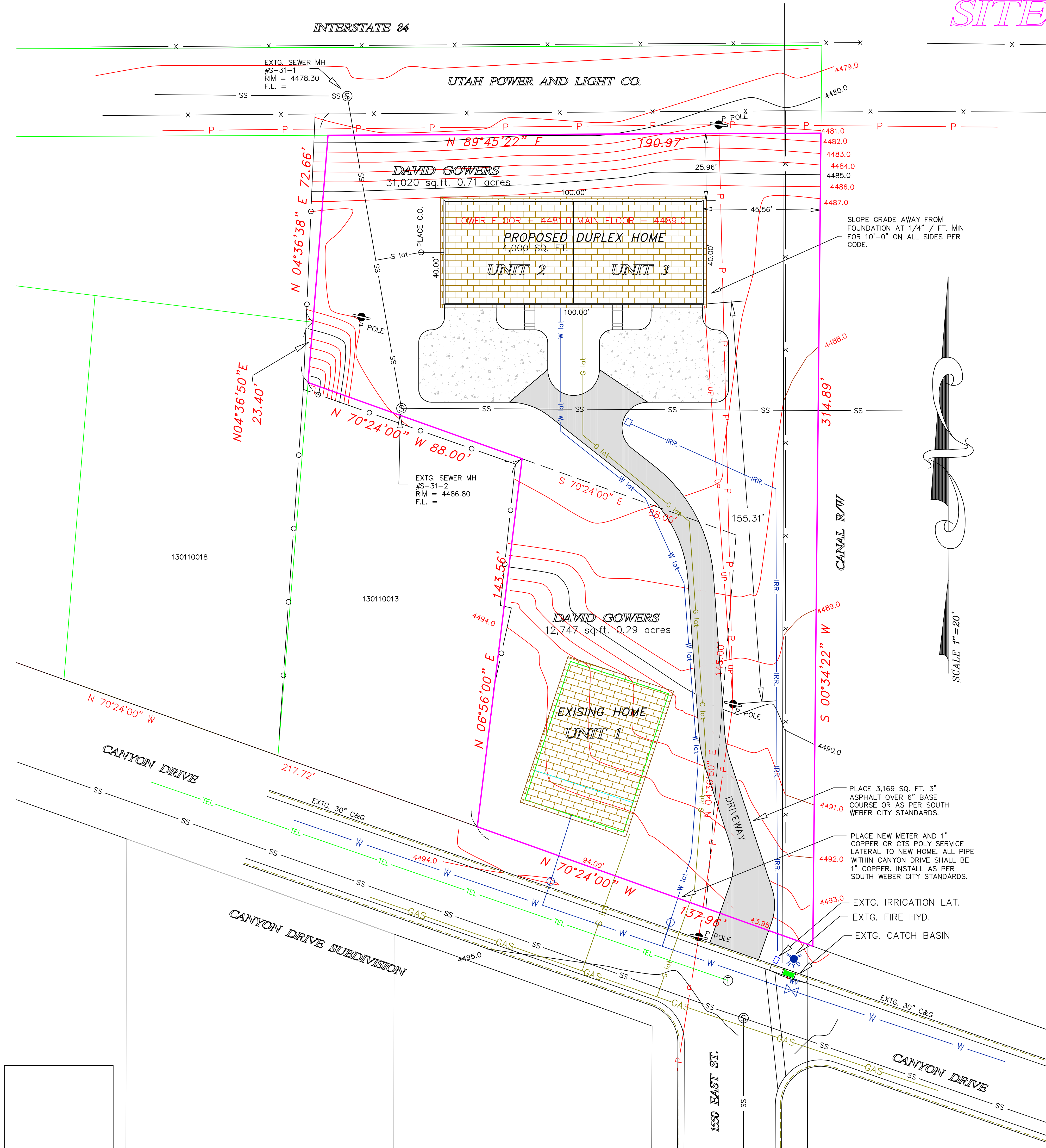
Subscribed and sworn to before me on this 23 day of Aug, 2017.

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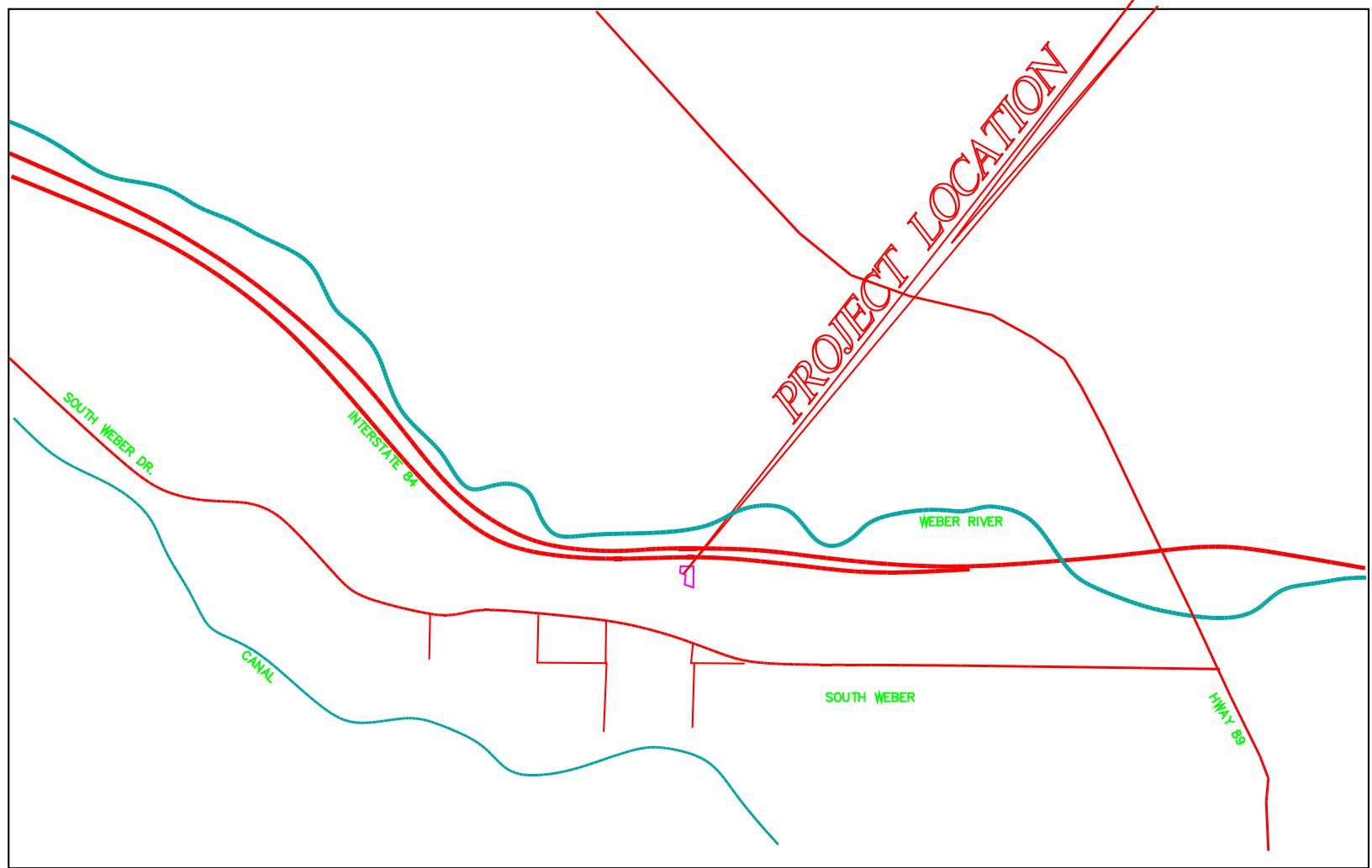
[Signature]  
Notary Public





# SITE PLAN - DUPLEX UNIT

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, T5N, R1W  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



VICINITY MAP

## LINE TYPE LEGEND

- UTILITY EASEMENT
- EXISTING AERIAL POWER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING SEWER MAIN
- EXISTING CULINARY WATER LINE
- EXISTING OR PROPOSED IRRIGATION LATERAL
- EXISTING NATURAL GAS MAIN
- PROPOSED PROP. BOUNDARY
- PROPERTY BOUNDARY
- ADJACENT PARCEL PROPERTY BOUNDARY

## SOILS NOTES:

TOPSOIL, UNDOCUMENTED FILL, AND SOILS LOOSENEED BY CONSTRUCTION ACTIVITIES SHOULD BE REMOVED (STRIPPED) FROM BUILDING PADS, PAVEMENT AREAS AND CONCRETE FLAT WORK AREAS PRIOR TO FOUNDATION EXCAVATION AND PLACEMENT OF SITE GRADING FILLS.

DURING CONSTRUCTION OF BASEMENTS AND/OR FOOTINGS AND FOUNDATIONS, THE CONTRACTOR MAY LOCATE DELETERIOUS MATERIALS WHICH MAY NOT BE SUITABLE FOR THE STABILITY OF THE HOME. IF SUCH MATERIALS ARE FOUND, IT IS RECOMMENDED THAT THIS MATERIAL BE REMOVED AND A SITE SPECIFIC SOIL TEST BE PERFORMED AND PROVIDED TO THE MORGAN COUNTY BUILDING OFFICIAL BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF UTAH PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ENSURE ADEQUATE SITE STABILITY. ALL BUILDING FOUNDATIONS SHALL BE PLACED ON NATIVE, UNDISTURBED SOIL EXCEPT AS DIRECTED AND OVERSEEN BY SAID GEOTECHNICAL ENGINEER.

## STORM RUNOFF AND EROSION CONTROL:

EACH HOME SITE SHALL BE GRADED TO ENSURE THAT STORM RUN OFF FROM DRIVEWAYS, ROOFTOPS AND OTHER HARD SURFACES IS DIRECTED TOWARD STORM WATER DETENTION AREAS OR ADEQUATELY LINED DRAINAGE CHANNELS AND NOT INTO ADJACENT LANDS, RIVERS OR IRRIGATION CANALS.

TEMPORARY EROSION CONTROL MEASURES SUCH AS DRAINAGE BERMS OR SWALES, STRAW BALES AND MATS OR OTHER APPROVED EROSION CONTROL MEASURES ARE REQUIRED DURING CONSTRUCTION TO PREVENT STORM WATER, SEDIMENT AND DEBRIS FROM LEAVING THE SITE.

SILT FENCE IS REQUIRED ANYTIME WHERE NATURAL GROUND IS UPSLOPE FROM ANY NATURAL OR MAN MADE DRAINAGE CHANNEL, CREEKS OR IRRIGATION DITCHES TO PREVENT SEDIMENT FROM BEING DISCHARGED INTO STREAMS. NO SEDIMENT DISCHARGE DUE TO ROAD OR HOME CONSTRUCTION WILL BE PERMITTED.

## UTILITIES:

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE, BLUE STAKE PRIOR TO CONSTRUCTION.

VARYIFY EXISTING UTILITY LOCATIONS, SIZE AND TYPE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

## SITE PLAN - DUPLEX UNIT

A PART OF THE SOUTHWEST QUARTER OF SECTION 27  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH.

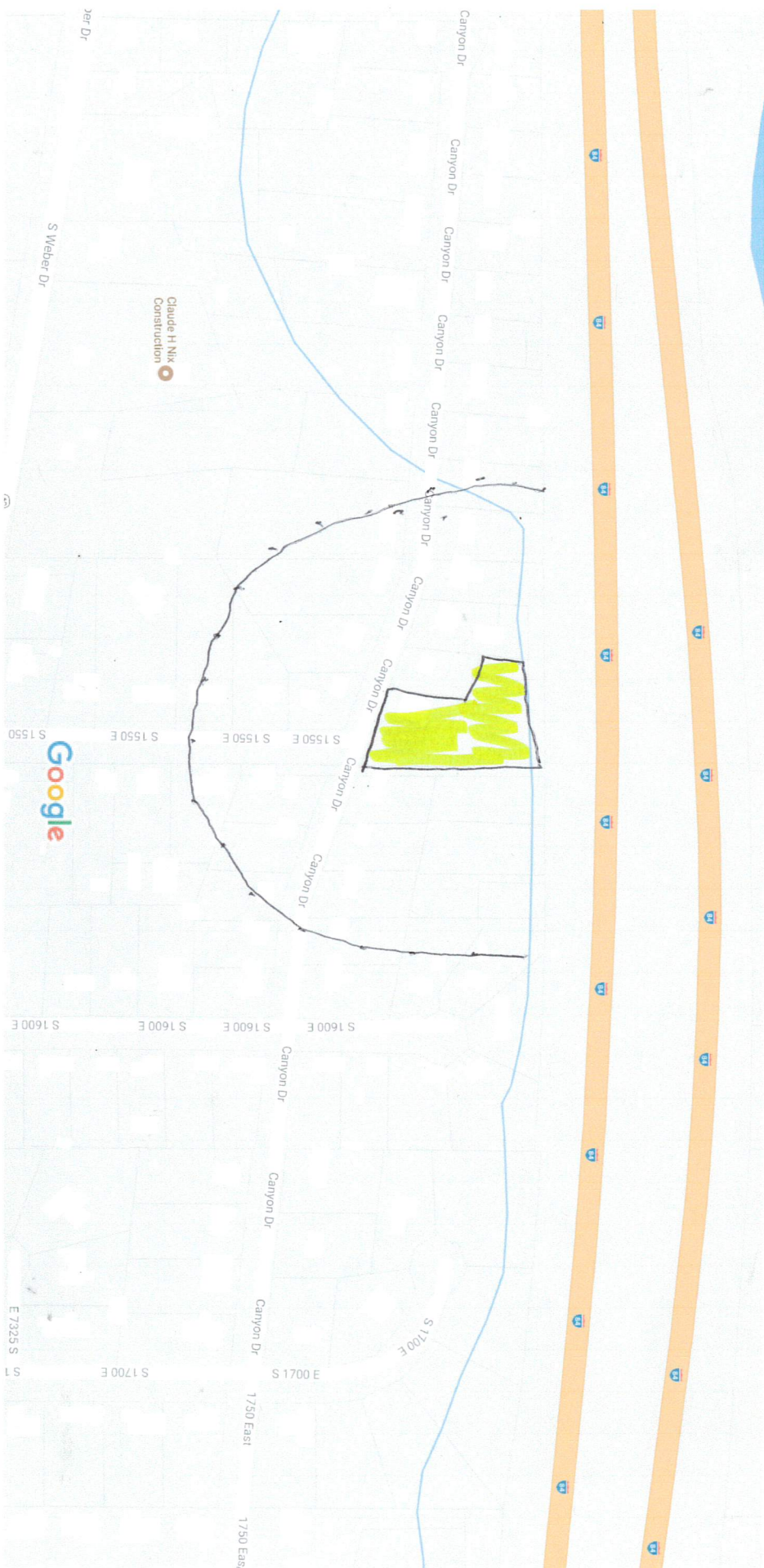
DESIGNED BY:  
J.W.H.  
DRAWN BY:  
J.W.H.  
DATE:  
DECEMBER, 2017

DATE	BY	REVISIONS	COMMENTS
12-16-16	JWH	1	XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2-17-17	JWH	2	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

MOUNTAIN ENGINEERING  
P. O. BOX 309  
MORGAN, UTAH 84050  
TEL (801) 876-3978 FAX 876-3979

DRAWING NO.  
ME 17-66  
SHEET 1 OF 1  
FILE:SW\_GOWERS\_SITE





February 1, 2018

**GOWERS PLANNED DWELLING GROUP**

**REQUEST:** Approval of Conditional use Permit for a Planned Dwelling Group

**GENERAL INFORMATION:** This proposal is for a property located at 1540 Canyon Drive. The applicant, David Gowers, would like to build a second single family residence on the lot that has one existing single family dwelling on it. The lot is .96 acres and is in a R-M zone. The proposal meets the requirements of the Zoning Ordinance for such developments.

The only possible issue I can see with this proposal is that the access drive to the new residence and the circular turn-around may not meet fire code. The home sits more than 150' from the street and should provide access for fire apparatus. The fire code requires that such access be at least 20' in width and the proposed width is 12'. Also, the turn-around should have a diameter of 96' where the proposal is for a 90' diameter. The applicant has expressed his willingness to make those changes, but would like to confirm the requirements with the Fire Marshall.

**STAFF RECOMMENDATION:** I recommend the Planning Commission grant approval of the the Conditional Use Permit for a Planned Dwelling Group with the aforementioned changes to the access drive and turn-around, if so required by the Fire Marshall.

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 175 Fee \$ 300 Receipt # 15013502 Date Received 11/22/17

Owner of Property Patrick J McCall and John L McCall

Applicant's Name Shawn Durrant  
Mailing Address 1834 S. River Run Dr. City, State, Zip Huntsville, UT 84317  
Phone 801 814 6975 Fax \_\_\_\_\_ Email accardi@accardiinc.com

Agent's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Request: 1.313 Acres/Sq. Feet be changed from Heavy Hag zone to Light Industrial zone  
\_\_\_\_\_ Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: 7482 Cornia Dr. South Weber, UT 84405

Parcel Number(s): 131740001 Total Acres or Sq. Feet: 1.313

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

All of Lot 1, Rice Subdivision Contains 1.313 Acres

What is the proposed use?

Contractor storage with building

In what way does the proposal recognize the City's General Plan?

The proposed building & use will be designed to  
continue the theme of rural surroundings.

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: \_\_\_\_\_

Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of DAVIS )

I (we) Shawn Durrant, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 7482 Cornia Dr S Weber  
Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

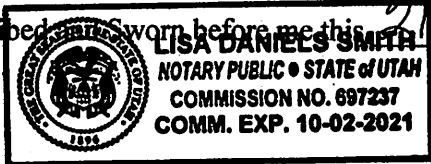
Dated this 21 day of November, 2017.

Signed: \_\_\_\_\_

Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 21<sup>st</sup> day of November, 2017.



Notary Public: \_\_\_\_\_

**AGENT AUTHORIZATION**

State of Utah )  
County of \_\_\_\_\_ )

I (we) \_\_\_\_\_, the sole owner(s) of the real property located at  
Property Owner(s)  
\_\_\_\_\_, South Weber City, Utah do hereby appoint \_\_\_\_\_  
Property Address  
as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,

Signed: \_\_\_\_\_

Property Owner

Property Owner

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public: \_\_\_\_\_

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: \_\_\_\_\_

Property Owner

Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of \_\_\_\_\_ )

I (we) \_\_\_\_\_, being duly sworn, depose and say I (we) am (are) the sole  
Property Owner(s) or Agent of Owner  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, \_\_\_\_\_

Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,

Signed: \_\_\_\_\_

Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public: \_\_\_\_\_

**AGENT AUTHORIZATION**

State of Utah )  
County of Davis )

I (we) Patrick J McCall and John L. McCall, the sole owner(s) of the real property located at  
Property Owner(s)  
7482 S Cornia Drive, South Weber City, Utah do hereby appoint Shawn Darrant,  
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 15th day of November, 2017

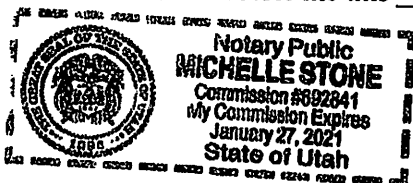
Signed: \_\_\_\_\_

Property Owner

Property Owner

Subscribed and Sworn before me this 15th day of November, 2017

Notary Public: \_\_\_\_\_

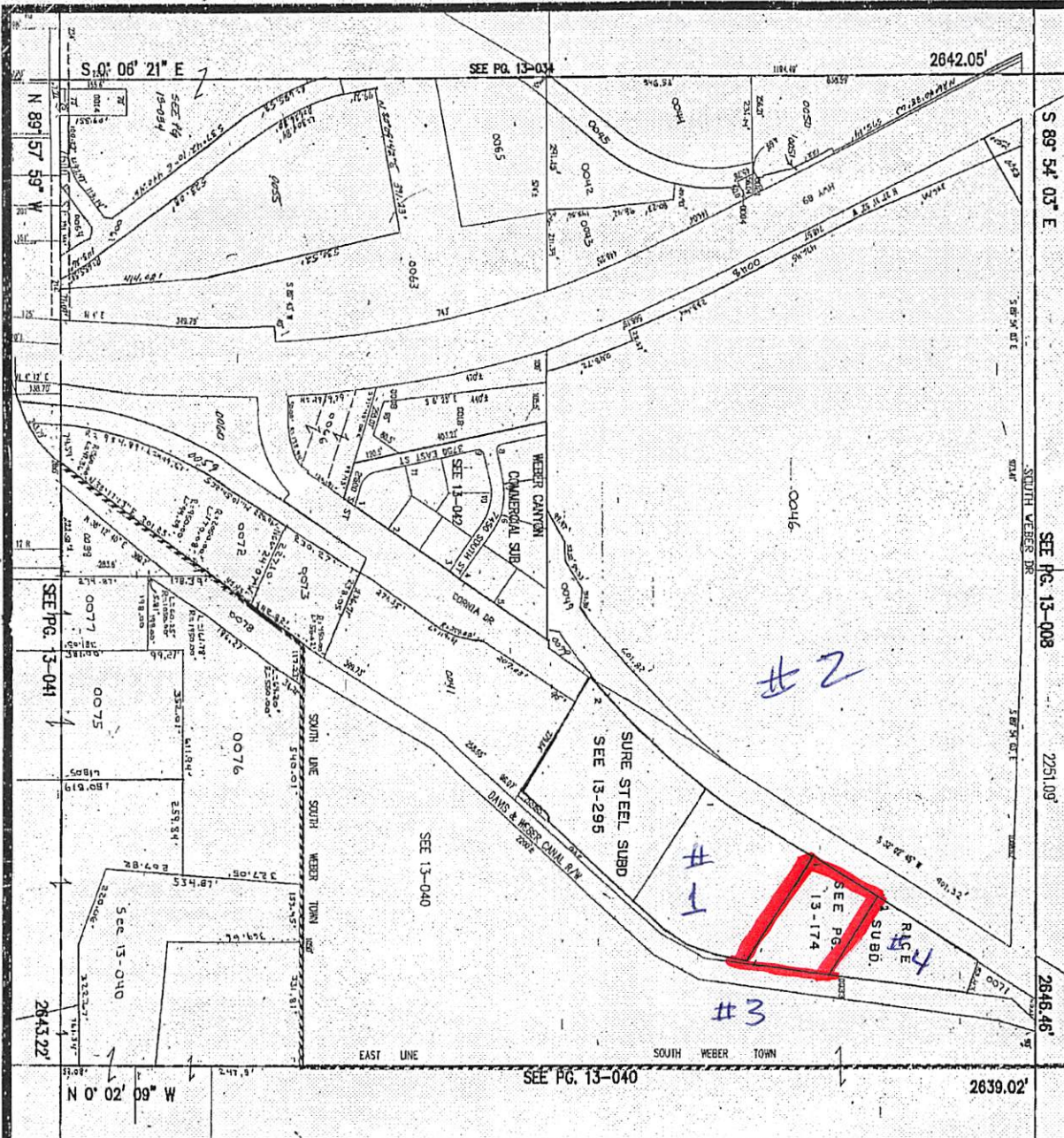




Subject Property  
7482 Cornia Dr.

13

039



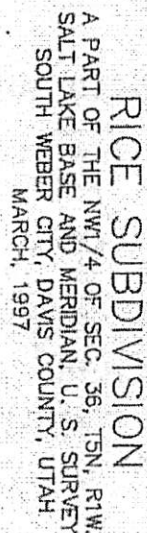
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0002	UTAH STATE ROAD COMMISSION	.022	0002	UTAH STATE ROAD COMMISSION	.022	0002	UTAH STATE ROAD COMMISSION	.022
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NW SECTION 36 T 5N R 1W. SALT LAKE MERIDIAN  
DAVIS COUNTY, UTAH - RECORDERS OFFICE

PREFIX 13  
13-039  
LAST #  
SCALE: 1" = 200'



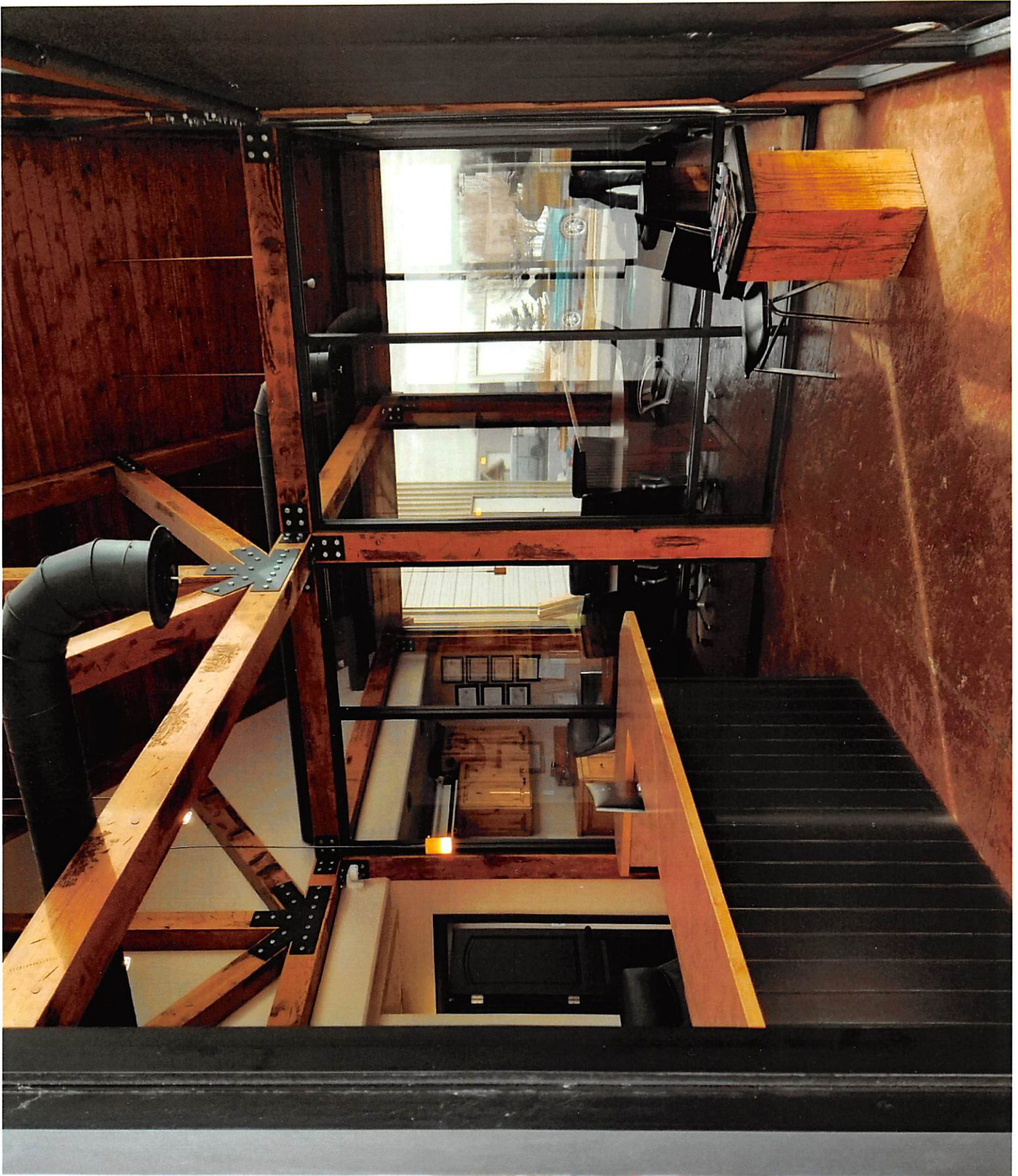
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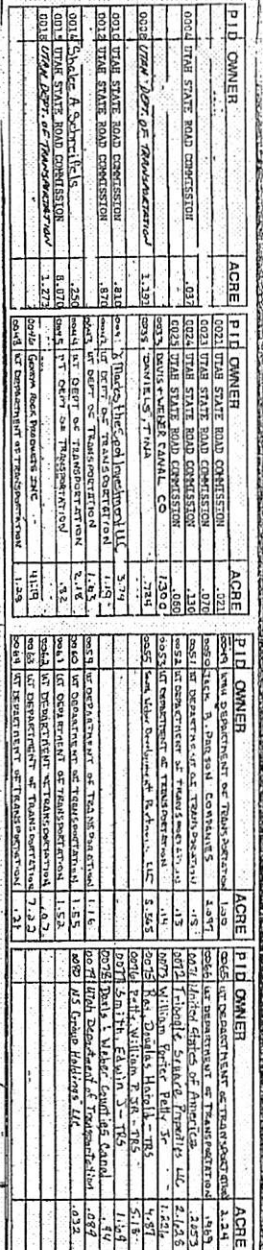








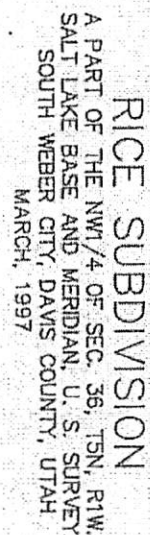
039



PREFIX 13  
13-039  
LAST #



174



February 1, 2018

**DURRANT REZONE/CONDITIONAL USE**

**REQUEST:** Rezone from C-H to L-I and Conditional Use approval for a Construction Yard

**GENERAL INFORMATION:** The rezone request was tabled at our december meeting because the Planning Commission wanted to see exactly what was being proposed. The applicant has now submitted plans for the site and the proposed building. The landscape plan shows the site will be over 40% landscaped although there is very little in the way of trees and shrubs. Buffer yard D is required on the east side of the property against the adjacent A zoned property. Obviously, this plan does not meet those requirements. The building is kind of typical of a light industrial building; a mostly metal structure with a decorative front entry and a decorative wainscot on the front. The building is designed to accommodate two separate businesses, so we can expect to see a currently unknown tenant at some point in the future. I don't believe this to be problem as whoever it is will have to comply with the zone requirements.

**STAFF RECOMMENDATION:** Due to the proximity of this site to an adjacent L-I zone and to an active gravel pit, I recommend forwarding the rezone to the City Council with a recommendation of approval. The applicant will be seeking a variance on the Buffer Yard requirement prior to applying for a Conditional Use.

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 1801 Fee \$ 300 Receipt # 17016275 Date Received 1/24/18

Owner of Property Winchester; Winchester, Brent & Lesue Trust

Applicant's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Agent's Name Hidden Valley Meadows Community, LLC  
Mailing Address 5617 S. 1475 E. City, State, Zip Ogden, Ut. 84403  
Phone 801-392-8100 Fax \_\_\_\_\_ Email mark@nilsonhomes.com

Request: 2.65 Acres/Sq. Feet be changed from R-L & A zone to R-LM zone  
\_\_\_\_\_ Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: 6825 S. 475 E. South Weber, Ut.

Parcel Number(s): 13-023-0118, 13-023-0183 Total Acres or Sq. Feet: 2.650 Acres

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the proposed use?

To create residential subdivision

\_\_\_\_\_  
\_\_\_\_\_

In what way does the proposal recognize the City's General Plan?

Proposed subdivision is consistent with the General Plan

\_\_\_\_\_  
\_\_\_\_\_



**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city public notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed:

Brant Winchester  
Property Owner

Diane C Winchester  
Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah Davis )  
County of Davis )

I (we) Brant Winchester, being duly sworn, depose and say I (we) am (are) the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit, \_\_\_\_\_

Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 23rd day of January, 2018.

Signed:

Brant Winchester  
Property Owner or Agent

Diane C Winchester  
Property Owner or Agent

Subscribed and Sworn before me this 23rd day of January, 2018.

Notary Public: \_\_\_\_\_

**AGENT AUTHORIZATION**

State of Utah Davis )  
County of Davis )



I (we) Brant Winchester, the sole owner(s) of the real property located at \_\_\_\_\_, South Weber City, Utah do hereby appoint Bruce L. Nelson, \_\_\_\_\_

Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 23rd day of January, 2018.

Signed:

Brant Winchester  
Property Owner

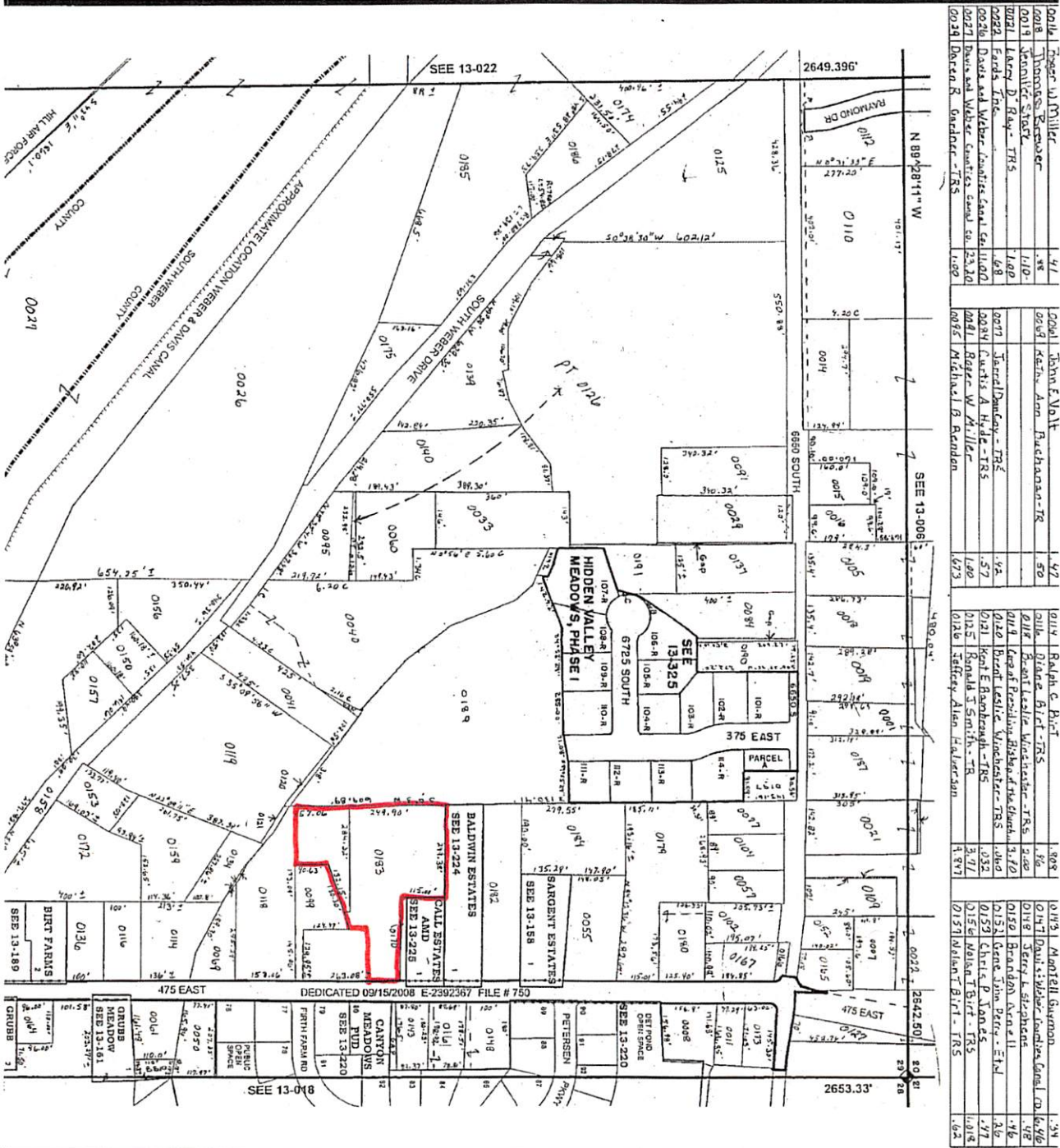
Diane C Winchester  
Property Owner

Subscribed and Sworn before me this 23rd day of January, 2018.

Notary Public: \_\_\_\_\_



PAGE 1



E 1/4 SECTION 29, T 5N, R 1W, SLB&M  
VIS COUNTY UTAH - RECORDER'S OFFICE

SCALE:  
1"=200'







Winchester Property Legal Description  
South Weber

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 475 EAST STREET, SAID POINT BEING N89°28'27"W ALONG THE LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29, 258.37 FEET AND S00°31'33"W 1347.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE S00°49'48"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 86.34 FEET; THENCE N88°52'00"W 136.74 FEET; THENCE S00°03'25"W 68.92 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE MORE OR LESS ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: (1) S73°49'36"W 180.30 FEET; (2) S00°02'39"W 90.63 FEET; THENCE N89°52'00"W 157.11 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE MORE OR LESS ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES; (1) N00°08'00"E 402.31 FEET; (2) S88°51'59"E 249.01 FEET; (3) S00°55'10"W 100.00 FEET, A PORTION OF WHICH RUNS MORE OR LESS ALONG AN EXISTING FENCE; THENCE S88°52'00"E 220.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE, OF 475 EAST STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 115,425 SQUARE FEET OR 2.650 ACRES MORE OR LESS

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying  
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ogden@reeve-assoc.com • reeve-assoc.com



## *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

February 1, 2018

### **HIDDEN VALLEY MEADOWS COMMUNITY, LLC**

**REQUEST:** Rezone 2.65 acres from A and R-L to R-LM

**GENERAL INFORMATION:** This is the Winchester property through which the primary access road passes to get to Hidden Valley Meadows Subdivision. It appears the intention is to make this area part of the Hidden Valley Meadows Subdivision, though we have not seen any concepts on how that would lay out yet. It stands to reason that the developer would like to maximise the investment required to put in the access road from 475 East.

The requested zone is in conformance with the General Plan recommendation for this property.

**STAFF RECOMMENDATION:** I recommend the Planning Commission forward this request to the City Council with a recommendation of approval.

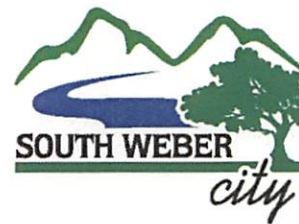


**For Office Use Only**

Fees received by: \_\_\_\_\_ Date of submittal: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Initial Review, all of the required supporting materials have  
been provided: \_\_\_\_\_

PC/CC Meeting Date: \_\_\_\_\_



## Final Plan Application

Project/Subdivision Name: Hidden Valley Meadows, Phase 2  
Approx. Location: 6700 N. 350 E.  
Parcel Number(s): 13-023-0189 Total Acres: 6.12 ACRES  
Current Zone: R-LM  
Surrounding Land Uses: RESIDENTIAL AND AGRICULTURAL  
Number of Lots: 11 # Lots Per Acre: 1.8  
Phase: 2 of 3 PUD: Yes / No

## Contact Information

### Developer or Agent

Name: BRUCE NILSON  
Company Name: HIDDEN VALLEY MEADOWS  
Address: 5617 S. 1475 E.  
City/State/Zip: OGDEN, UT. 84403  
Phone: 801-392-8100 Fax: 8001-399-0802  
Email: bruce@nilsonhomes.com

### Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

### Developer's Engineer

Name: J. Nate Reeve  
Company: Reeve & Assoc., Inc.  
License #: 375328  
Address: 1560 S. 1500 W.  
City/State/Zip: RIVERDALE, UT. 84405  
Phone: 801-621-3100 Fax: 8001-621-2666  
Email: nreeve@reeve-assoc.com

### Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

### Surveyor

☒ Check here if same as Engineer

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
License #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

### Property Owner(s)

☐ Check here if same as Developer

Name: BAMBROUGH, ~~KENT E~~ <sup>Kelly, Trustee</sup> TRS  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## Final Plan Requirements

- ☐ Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- ☐ Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)
- ☐ Finalized Storm Drain Calculations
- ☐ Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with South Weber City must be finalized and remain unsigned)
- ☐ Finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer\*\*

\*\*One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the north area to point up or to the left):

- ☐ Format of Final Plat for Recording Required by the County

\*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

## Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

12.22.17

Property Owner's Signature: \_\_\_\_\_



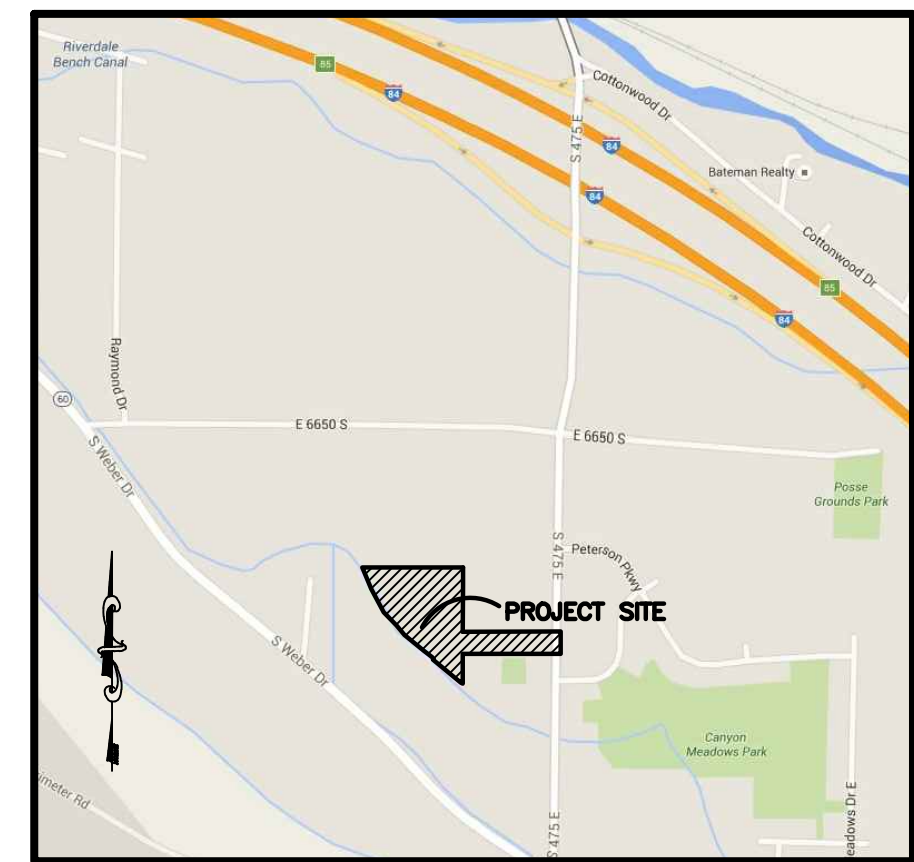
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12.22.17

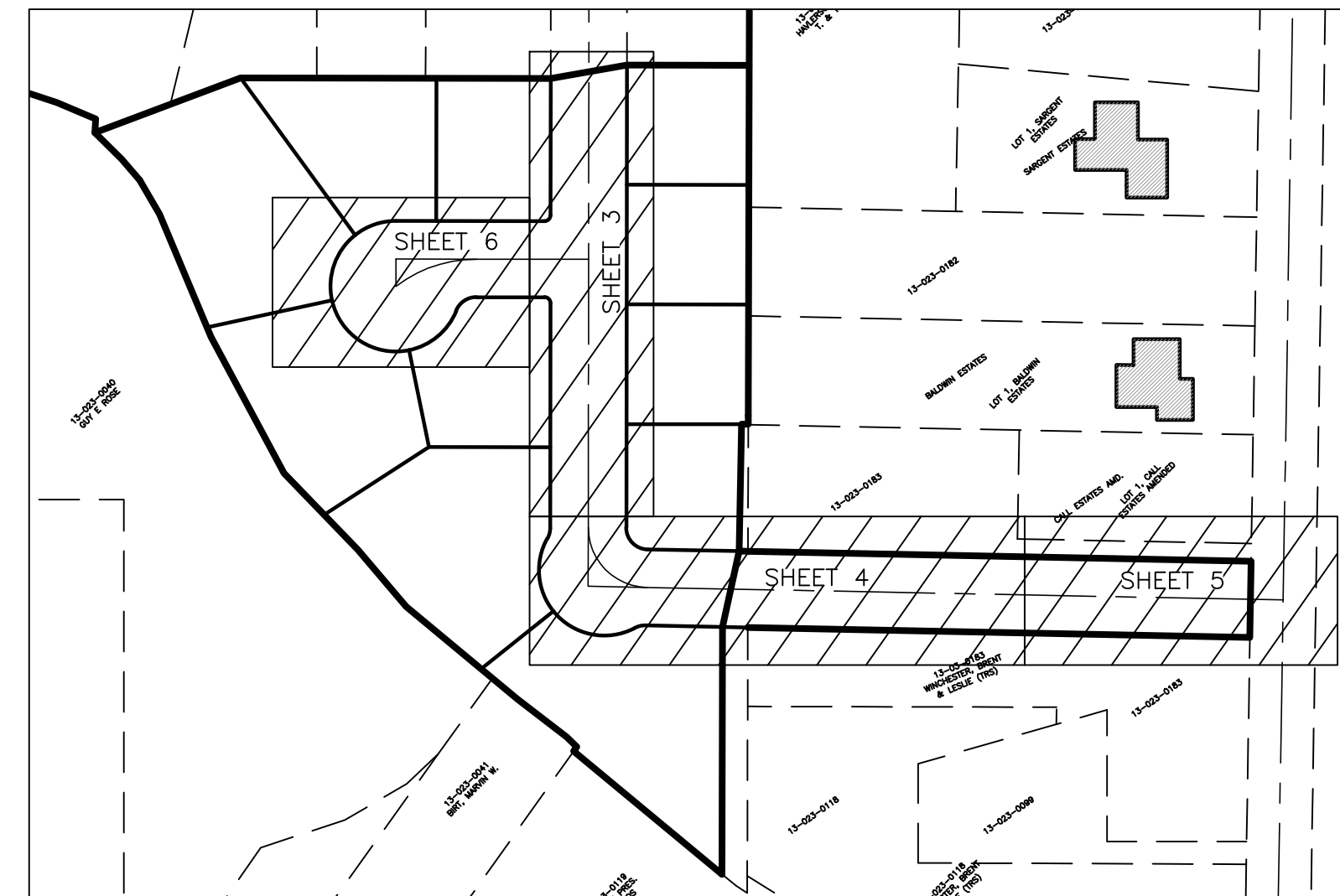


1. 07/13/17 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/08/17 CK - ADDED LATERALS FOR FUTURE DEVELOPMENT.
3. 01/02/18 CK - UPDATE LATERALS PER PHASE 3 DESIGN.

SOUTH WEBER CITY, WEBER COUNTY, UTAH  
JULY 2017



**VICINITY MAP**  
SCALE: NONE



**Sheet Index Key Map**  
NOT TO SCALE

**Sheet 1 - Cover/Index Sheet**  
**Sheet 2 - Notes/Legend/Street Cross-Section**  
**Sheet 3 - 375 East Street - 21+00.00 - 25+50.00**  
**Sheet 4 - Street A - 25+50.00 - 30+00.00**  
**Sheet 5 - Street A - 30+00.00 - 32+50.00**  
**Sheet 6 - Street B - 37+00.00 - 40+00.00**  
**Sheet 7 - Grading & Drainage Plan**  
**Sheet 8 - Utility Plan**  
**Sheet 9 - Storm Water Pollution  
Prevention Plan Exhibit**  
**Sheet 10 - Storm Water Pollution  
Prevention Plan Details**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Nilson Homes**  
5617 South 1475 East  
Ogden, Utah, 84403  
PH: (801) 392-8100

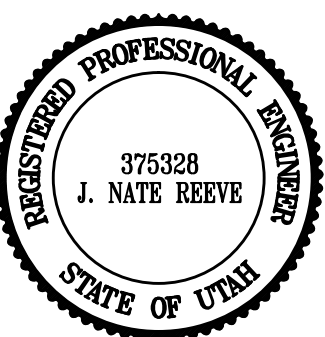
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**1-800-662-4111**  
Two Working Days Before You Dig

<u>DATE</u>	<u>REVISIONS DESCRIPTION</u>

# Hidden Valley Meadows Phase 2

SOUTH WEBER CITY, WEBER, UTAH

## Cover/Index Sheet



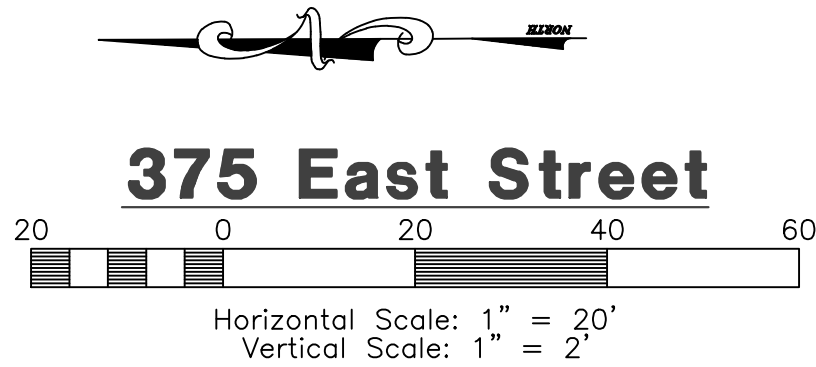
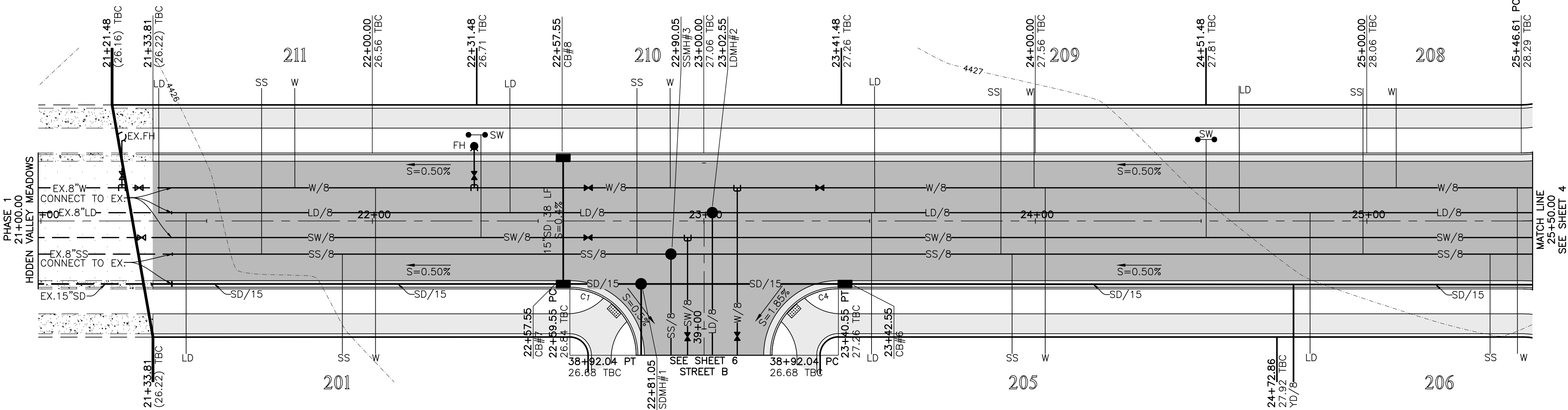
Engineer: J. NATE REEVE, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: JULY 2017  
 Name: HIDDEN VALLEY MEADOWS  
SUBDIVISION  
PHASE 2  
 Number: 1301-D19

Sheet	<b>10</b>
<b>1</b>	
Sheets	

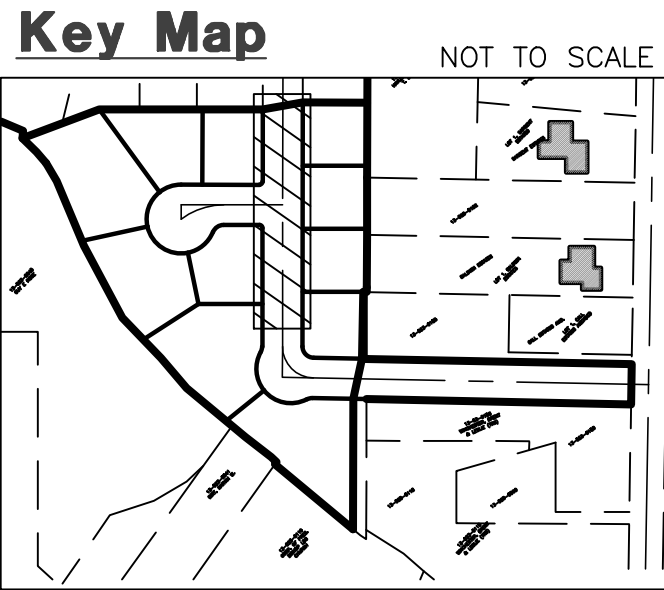
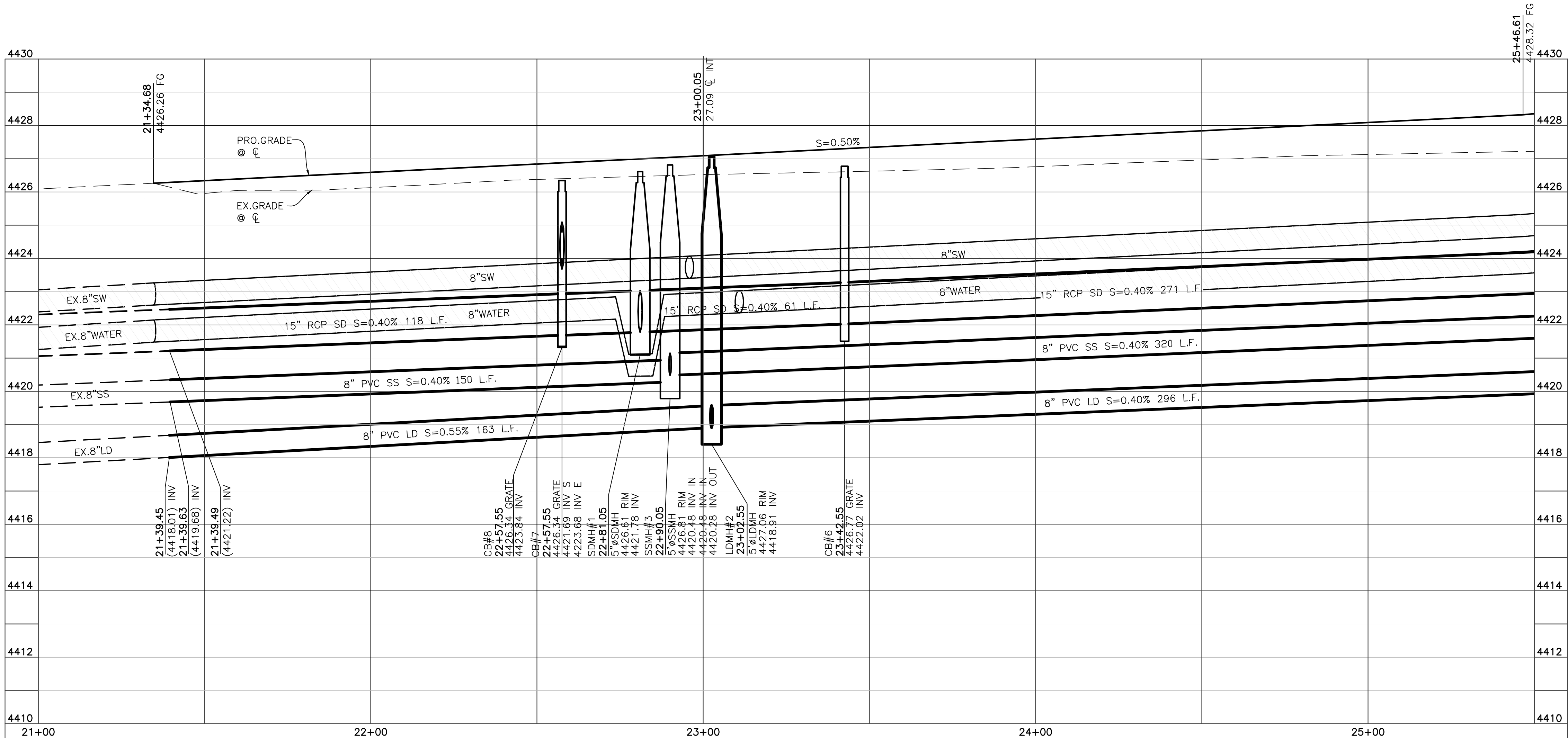








TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°00'00"	20.00'	31.42'	20.00'	N45°04'31"E	28.28'
C4	90°00'00"	20.00'	31.42'	20.00'	N44°55'29"W	28.29'



#### Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

#### CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W - 1" TYPE K COPPER SERVICE LATERAL

#### SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE  
SS - 4" PVC SDR 35 SERVICE LATERAL

#### LAND DRAIN

LD/8 - 8" PVC SDR-35 DRAIN LINE  
LD - 4" PVC SDR 35 SERVICE LATERAL

#### STORM DRAIN

SD/12 - 12" PVC SDR-35 STORM DRAIN  
SD/15 - 15" RCP STORM DRAIN  
SD/18 - 18" RCP STORM DRAIN

#### SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14  
SECONDARY WATER LINE

SW/10 - 10" PVC C-900 DR-14  
SECONDARY WATER LINE

SW - SECONDARY SERVICE LATERAL  
PER CITY STANDARDS

W & SW LOOPS TO BE CONSTRUCTED  
PER SOUTH WEBER CITY STANDARDS



REVISIONS	DESCRIPTION
DATE	

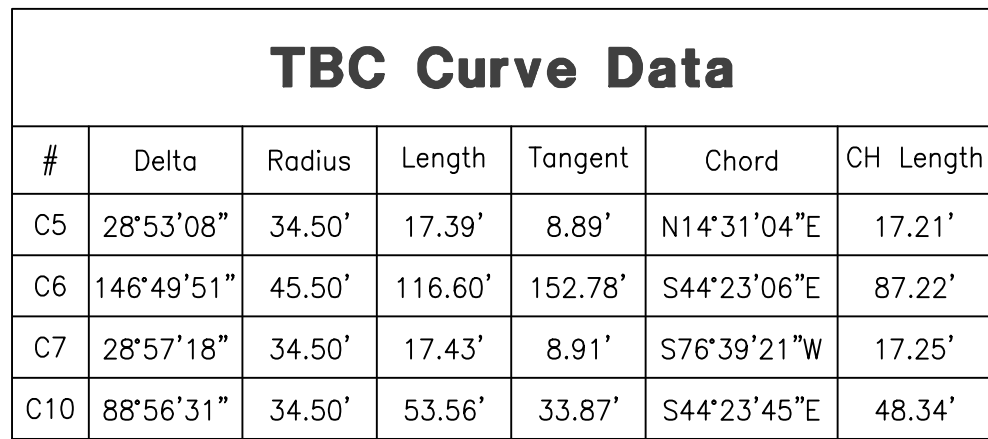
**Hidden Valley Meadows  
Phase 2**  
SOUTH WEBER CITY, WEBER, UTAH  
**375 East Street**  
**21+00.00 - 25+50.00**



**Project Info.**  
Engineer:  
J. NATE REEVE, P.E.  
Drafted:  
C. KINGSLEY  
Begin Date:  
JULY 2017  
Name:  
HIDDEN VALLEY MEADOWS  
SUBDIVISION  
PHASE 2  
Number: 1301-D19

Sheet  
**3**  
10  
Sheets





NOT TO SCALE



- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.
- ② CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W - 1" TYPE K COPPER SERVICE LATERAL

SS/8 - 8" PVC SDR-35 SEWER LINE  
SS - 4" PVC SDR 35 SERVICE LATERAL

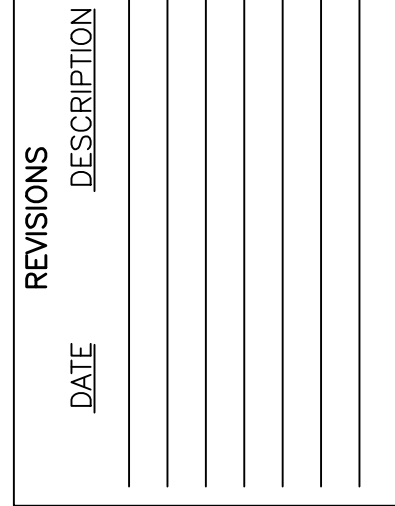
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LD - 4" PVC SDR 35 SERVICE LATERAL

SD/12 - 12" PVC SDR-35 STORM DRAIN  
SD/15 - 15" RCP STORM DRAIN  
SD/18 - 18" RCP STORM DRAIN

SW/8 - 8" PVC C-900 DR-14  
SECONDARY WATER LINE

SW/10 - 10" PVC C-900 DR-14  
SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL  
PER CITY STANDARDS

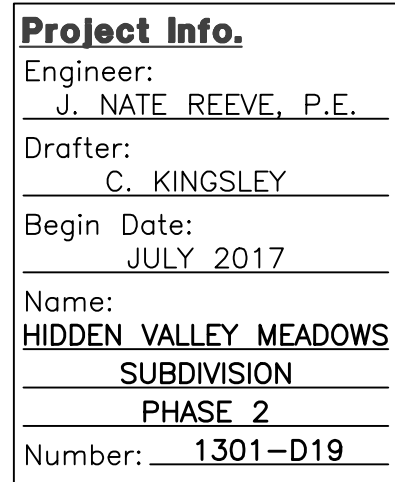
W & SW LOOPS TO BE CONSTRUCTED  
PER SOUTH WEBER CITY STANDARDS



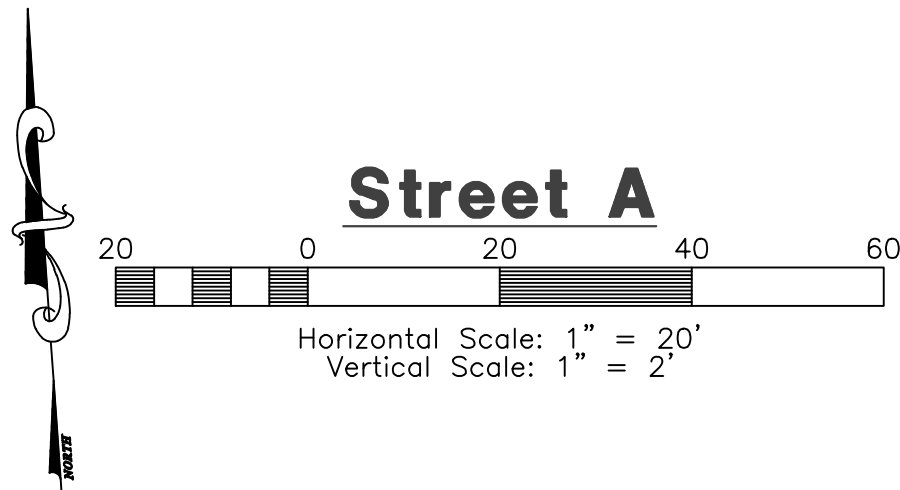
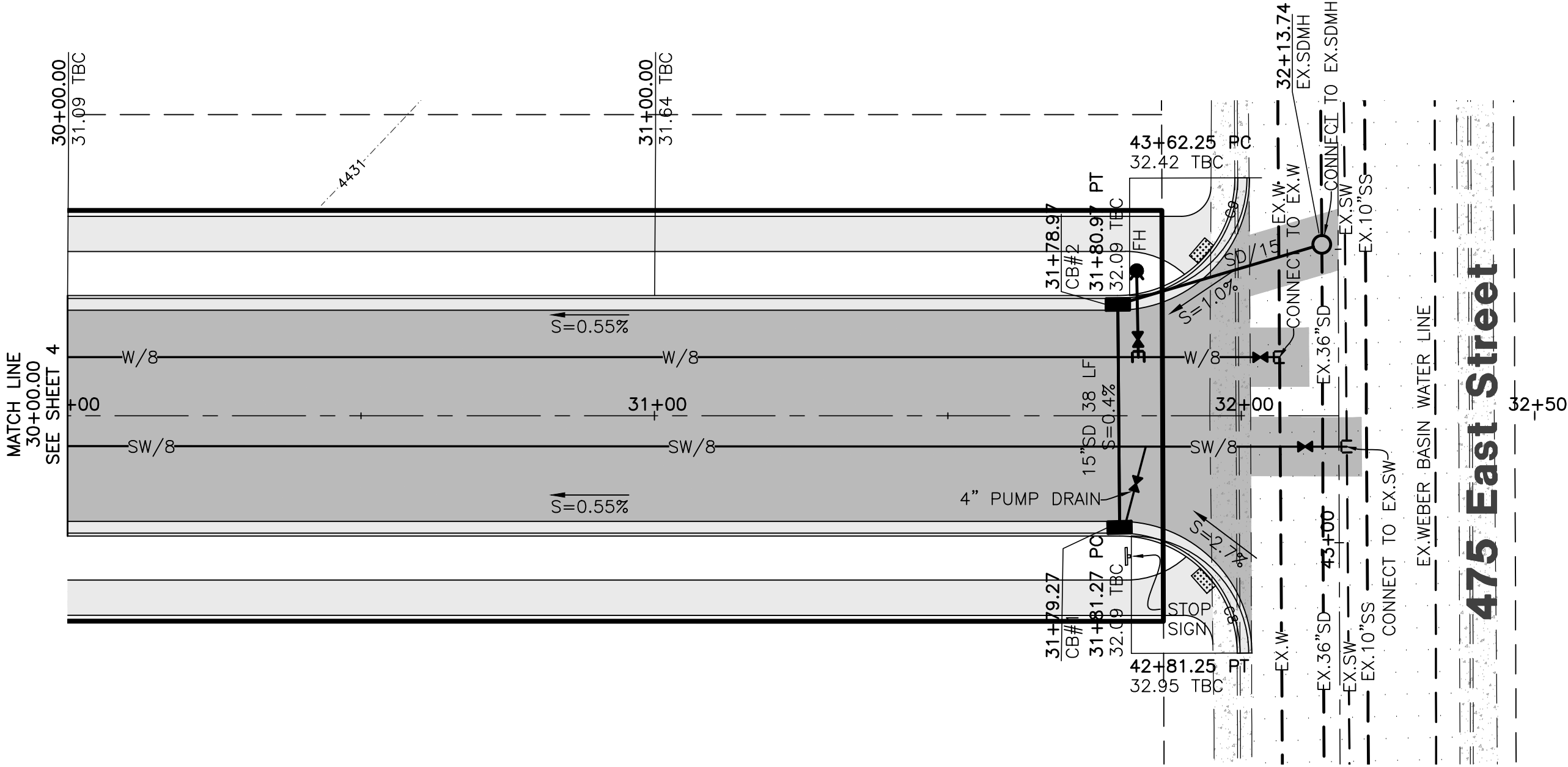
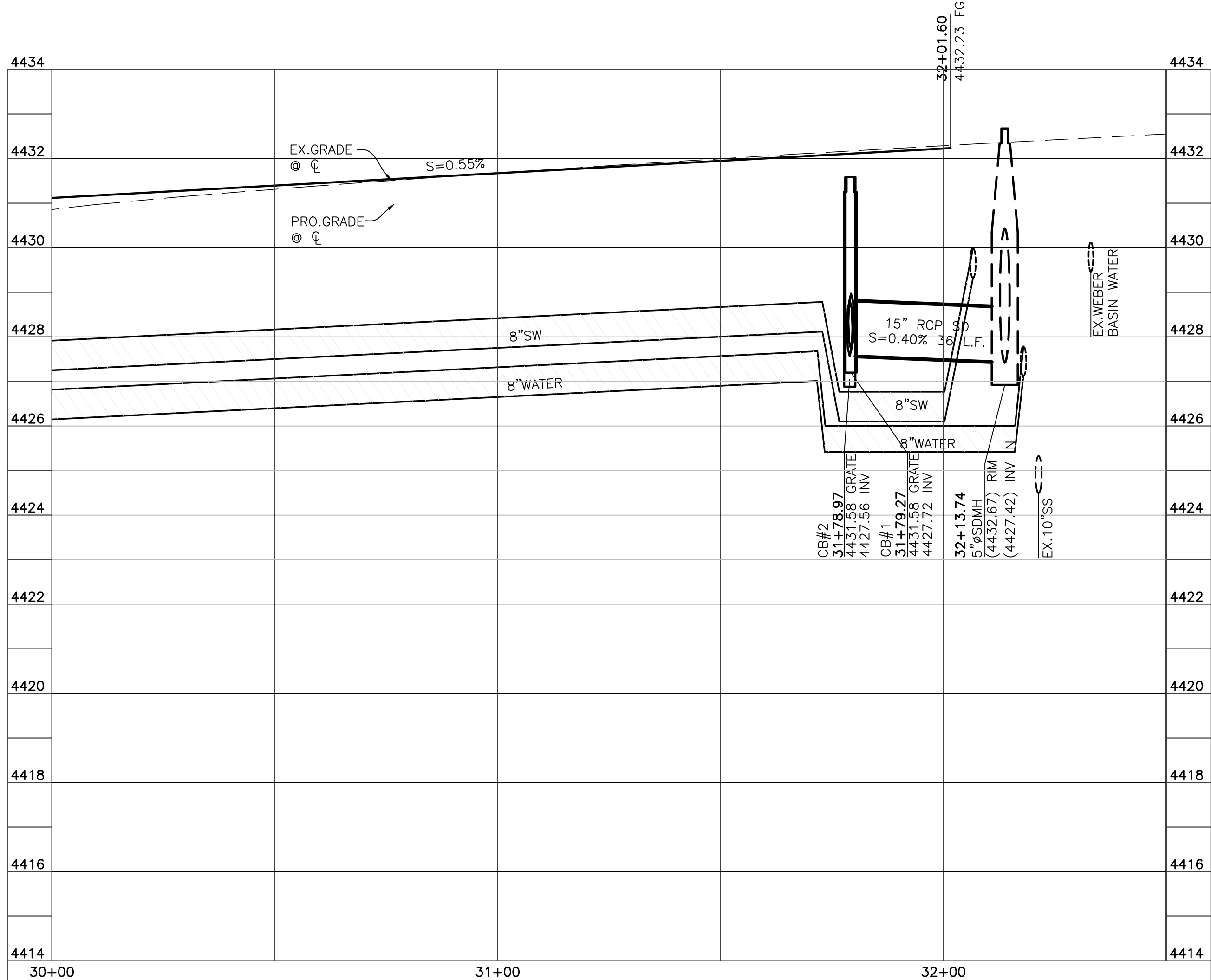
SOUTH WEBER CITY, WEBER, UTAH

**Street A**  
**25+50.00 - 30+00.00**

Revised: 01-02-18



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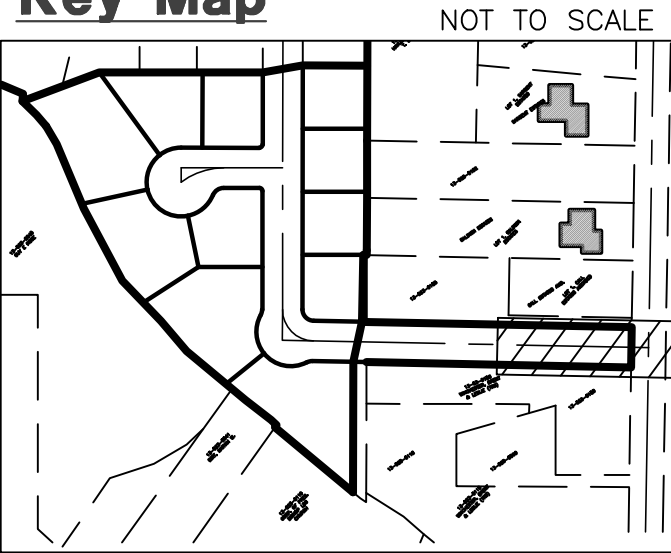


Street A

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	77°42'40"	20.00'	27.13'	16.11'	N37°56'15"W	4431.59'
C9	79°04'12"	20.00'	27.60'	16.51'	N40°27'11"E	4431.70'

Key Map



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.

CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W - 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE  
SS - 4" PVC SDR 35 SERVICE LATERAL

LAND DRAIN

LD/8 - 8" PVC SDR-35 DRAIN LINE  
LD - 4" PVC SDR 35 SERVICE LATERAL

STORM DRAIN

SD/12 - 12" PVC SDR-35 STORM DRAIN  
SD/15 - 15" RCP STORM DRAIN  
SD/18 - 18" RCP STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14  
SECONDARY WATER LINE  
SW/10 - 10" PVC C-900 DR-14  
SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL  
PER CITY STANDARDS

W & SW LOOPS TO BE CONSTRUCTED  
PER SOUTH WEBER CITY STANDARDS

Revised: 01-02-18

Hidden Valley Meadows

Phase 2

SOUTH WEBER CITY, WEBER, UTAH

Street A

30+00.00 - 32+50.00



Project Info.

Engineer:  
J. NATE REEVE, P.E.  
Drafter:  
C. KINGSLEY  
Begin Date:  
JULY 2017  
Name:  
HIDDEN VALLEY MEADOWS  
SUBDIVISION  
PHASE 2  
Number: 1301-D19

Blue Stakes Location Center  
**Call: Toll Free**  
**1-800-662-4111**  
Two Working Days Before You Dig

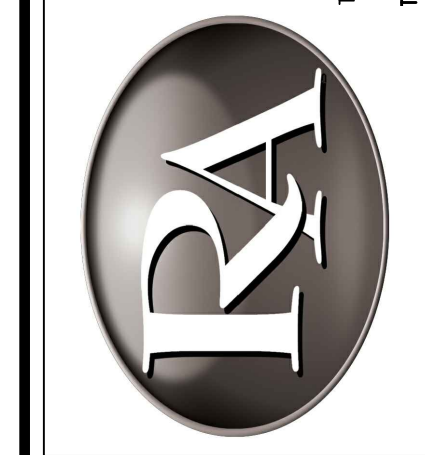
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**5**  
10  
Sheets

REVISIONS	DESCRIPTION
DATE	

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 821-2666 [www.reeve-assoc.com](http://www.reeve-assoc.com)  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

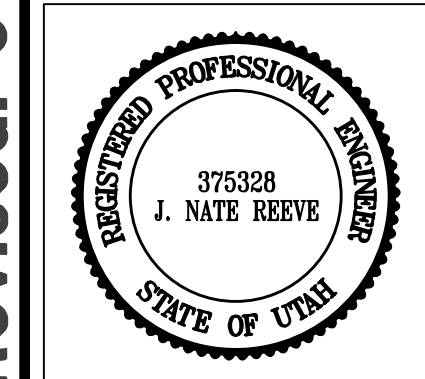




REVISIONS	DESCRIPTION
DATE	

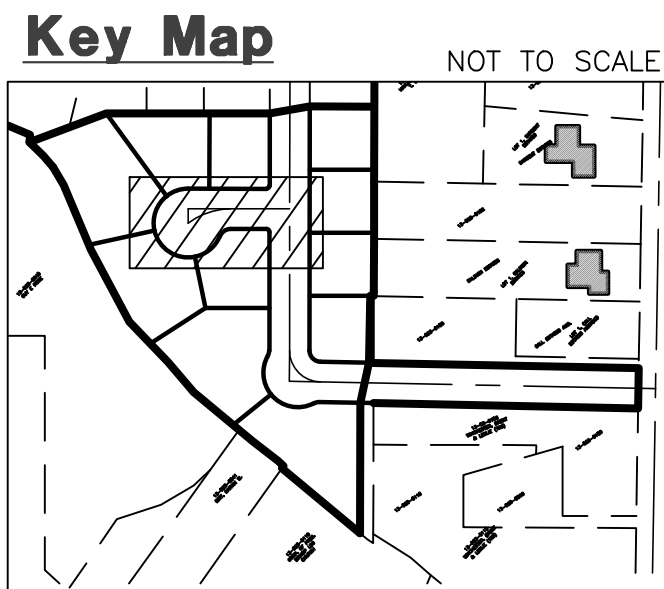
Hidden Valley Meadows  
Phase 2  
SOUTH WEBER CITY, WEBER, UTAH

Street B  
37+00.00 - 40+00.00



<b>Project Info.</b>	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	JULY 2017
Name:	HIDDEN VALLEY MEADOWS
SUBDIVISION	PHASE 2
Number:	1301-D19

Sheet	10
6	Sheets



Construction Notes:

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**CULINARY WATER**  
NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
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W - 1" TYPE K COPPER SERVICE LATERAL

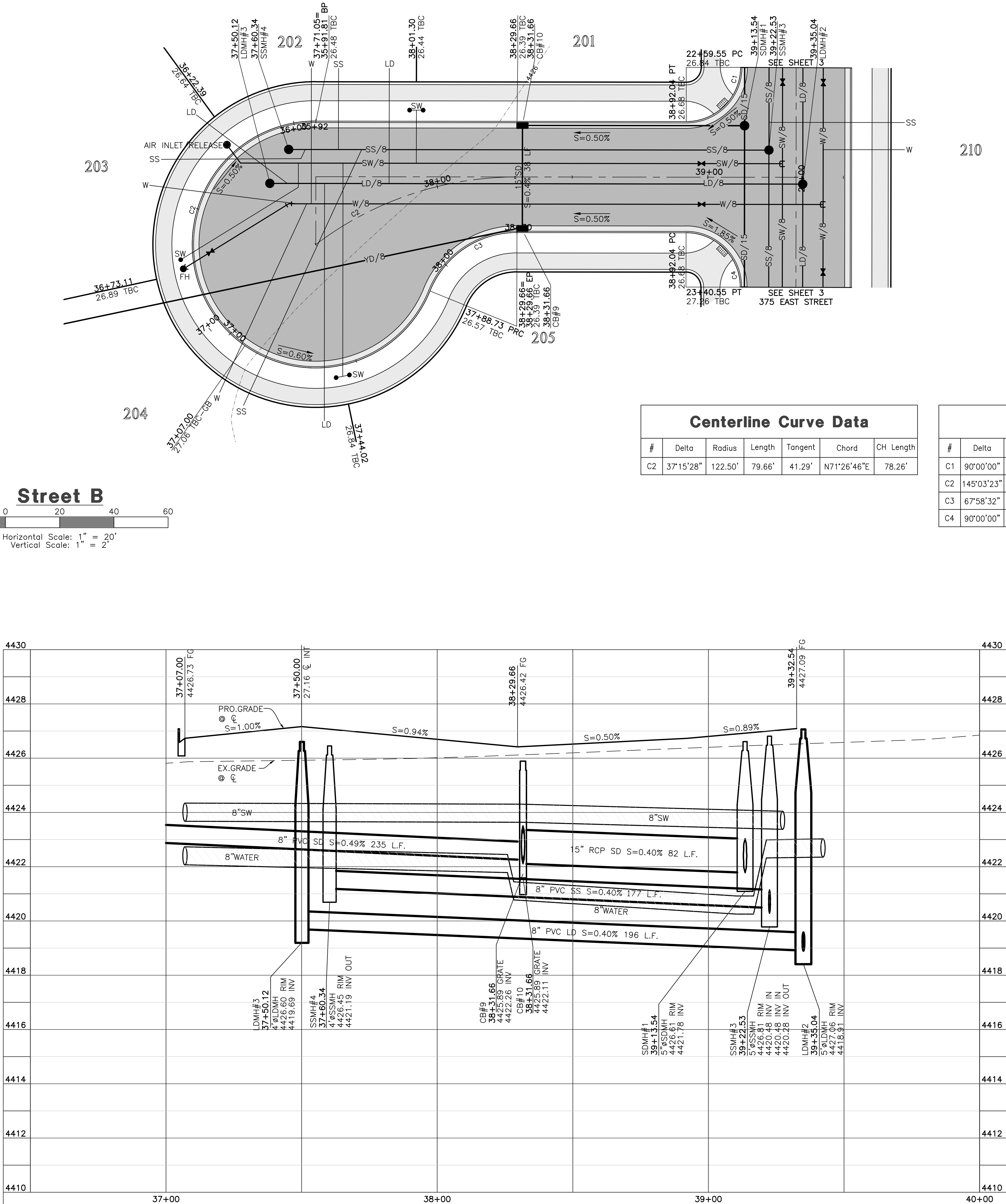
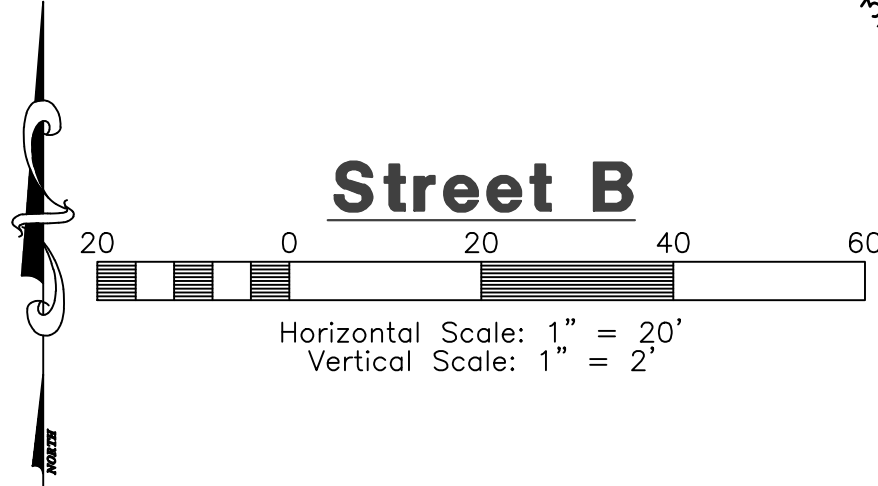
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SS - 4" PVC SDR 35 SERVICE LATERAL

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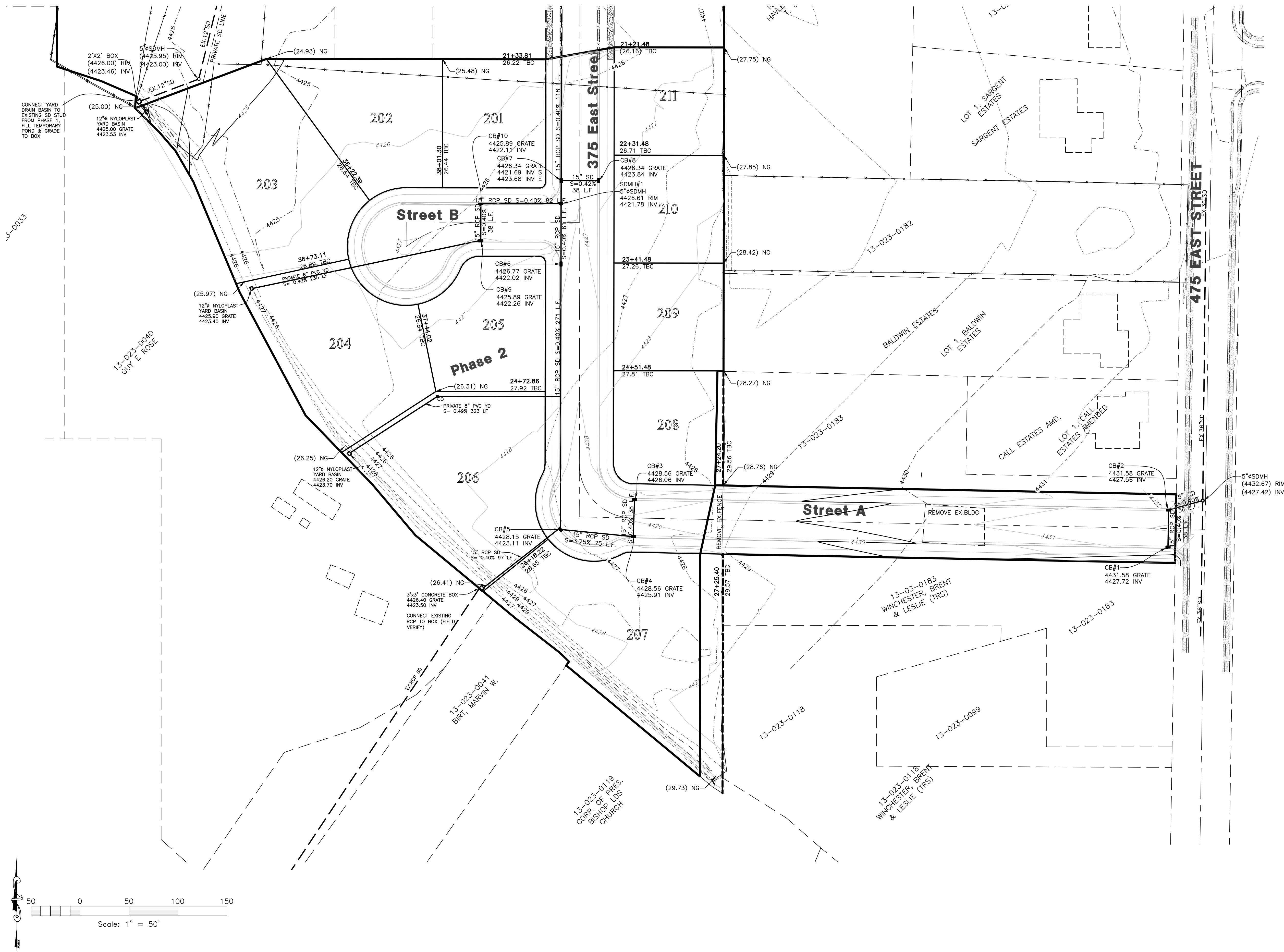
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SW/8 - 8" PVC C-900 DR-14  
SECONDARY WATER LINE  
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SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL  
PER CITY STANDARDS

W & SW LOOPS TO BE CONSTRUCTED PER SOUTH WEBER CITY STANDARDS



Blue Stakes Location Center  
**Call: Toll Free**  
**1-800-662-4111**  
Two Working Days Before You Dig





**Basement Table**

LOT	TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB (FEET)
201	5.64'
202	4.36'
203	4.47'
204	4.07'
205	6.06'
206	6.26'
207	6.64'
208	7.30'
209	5.99'
210	5.98'
211	6.01'

Revised: 01-02-18

**Hidden Valley Meadows  
Phase 2**  
SOUTH WEBER CITY, WEBER, UTAH

**Grading & Drainage Plan**



**Project Info.**

Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	JULY 2017
Name:	HIDDEN VALLEY MEADOWS
SUBDIVISION	PHASE 2
Number:	1301-D19

Sheet	10
7	Sheets

**Reeve & Associates, Inc.**

**IRA**

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 921-3100 FAX: (801) 921-3666 www.reeve-assoc.com

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TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

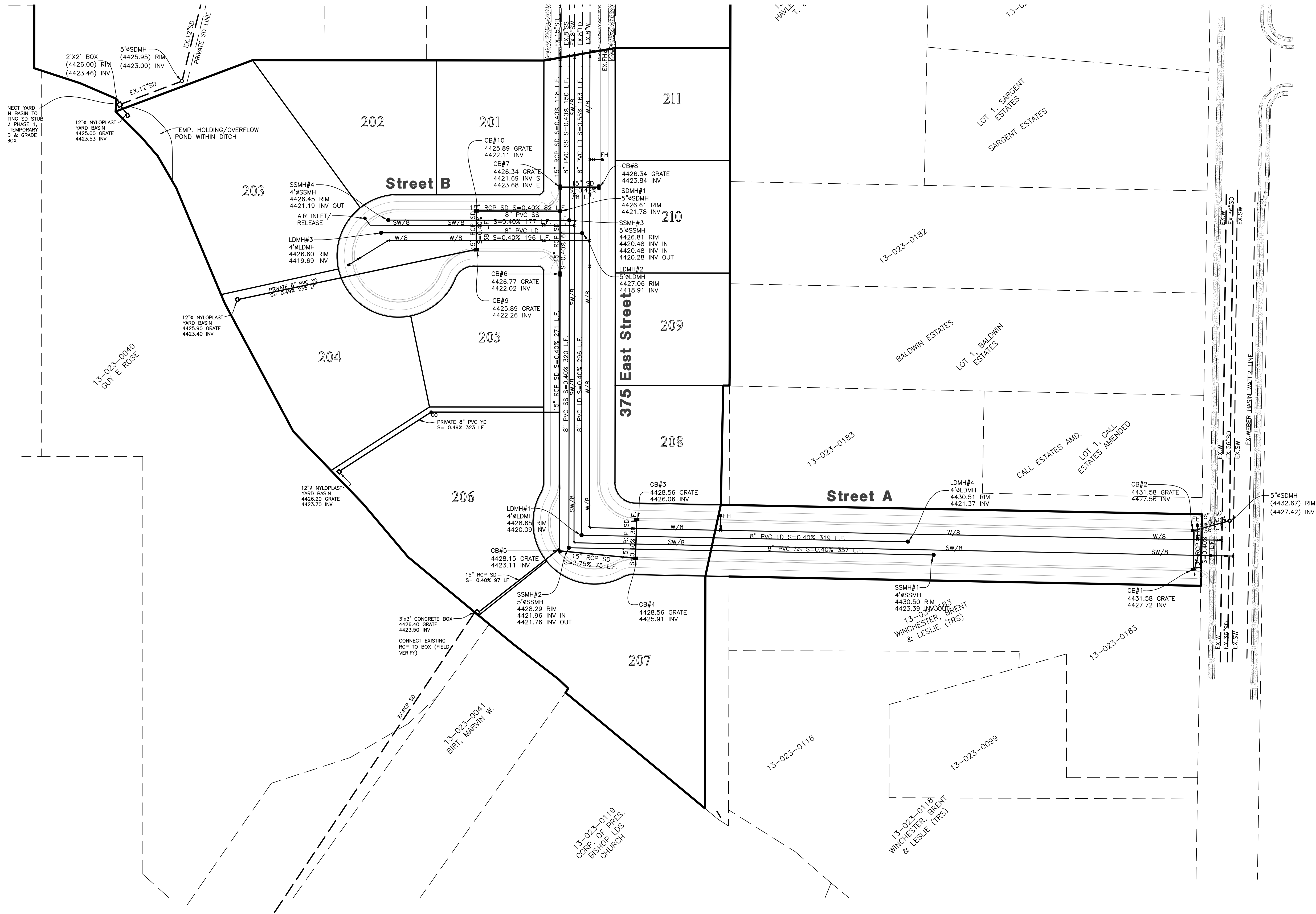
REVISIONS	DESCRIPTION
DATE	



1/4/2016 | c.kingsley | C:\1301\019 - Bombrough Property, South Weber\Improvements\02\Hidden Valley Meadows Imp P2.dwg Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



Revised: 01-02-18

## Hidden Valley Meadows Phase 2

SOUTH WEBER CITY, WEBER, UTAH

### Utility Plan



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	JULY 2017
Name:	HIDDEN VALLEY MEADOWS SUBDIVISION PHASE 2
Number:	1301-D19

Sheet	10
8	Sheets

REVISIONS	DESCRIPTION
DATE	

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 821-3666 www.reeve-assoc.com  
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS







1/4/2016 | ckingale | C:\1301\019 - Bambrugh Property, South Weber\Improvements\02\Hidden Valley Meadows Imp P2.dwg Reeve & Associates, Inc. - Solutions You Can Build On

Notes:

1.

Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:  
To be performed in designated areas only and surrounded with silt fence.

e.

Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.

f.

Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.

g.

Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.

h.

Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.

i.

Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.

j.

Service areas:  
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

–

Maintain all construction equipment to prevent oil or other fluid leaks.

–

Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.

–

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

–

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

–

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

–

If fueling must occur on-site, use designated areas away from drainage.

–

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

–

Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

–

Use drip pans for any oil or fluid changes.

c.

Washing

–

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

–

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

–

Use phosphate-free, biodegradable soaps.

–

Do not permit steam cleaning on-site.
5.

Spill Prevention and Control

a.

Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

–

Contain the spread of the spill.

–

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

–

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.

–

If the spill occurs during rain, cover the impacted area to avoid runoff.

–

Record all steps taken to report and contain spill.

b.

Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h.

Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

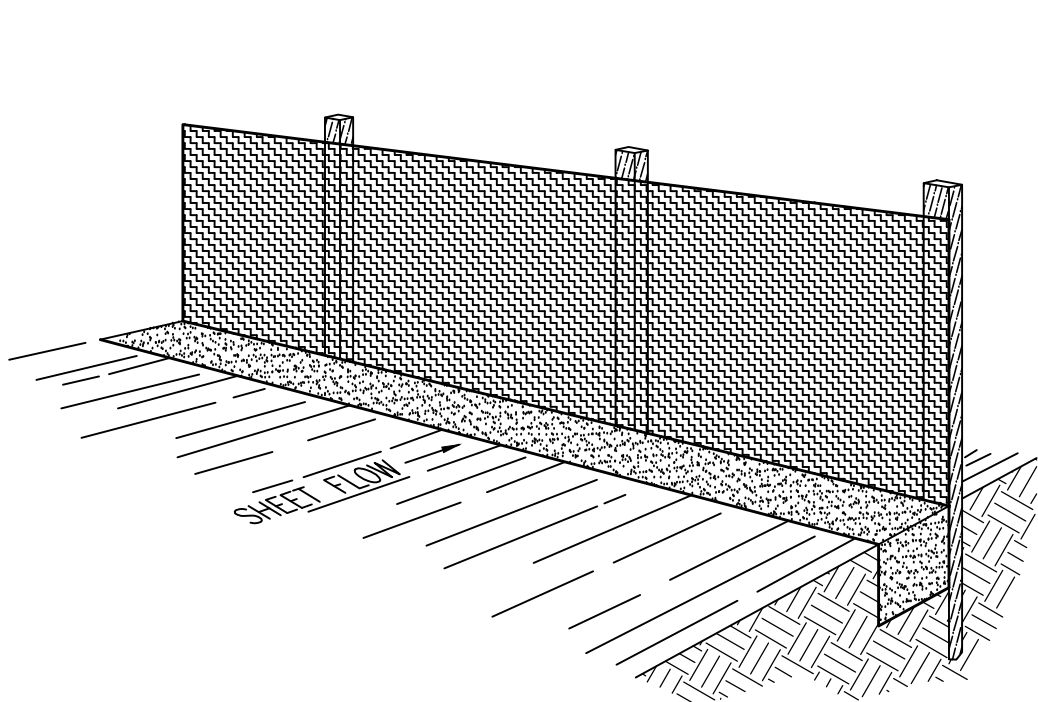
Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2–5%	22.9m (75ft)	
5–10%	15.2m (50ft)	
10–20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

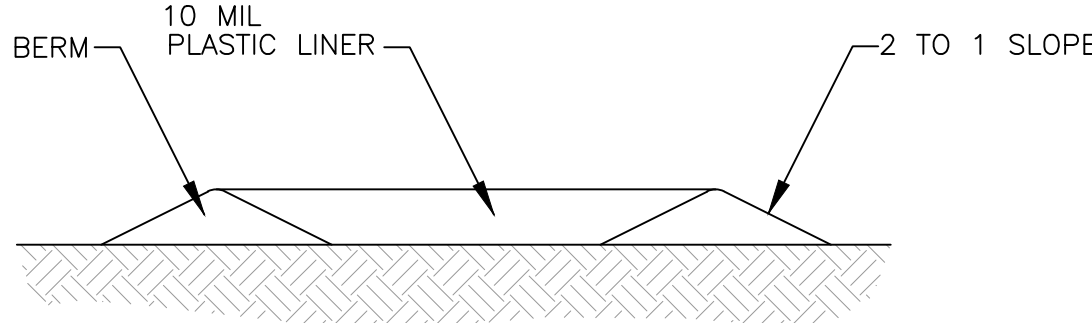
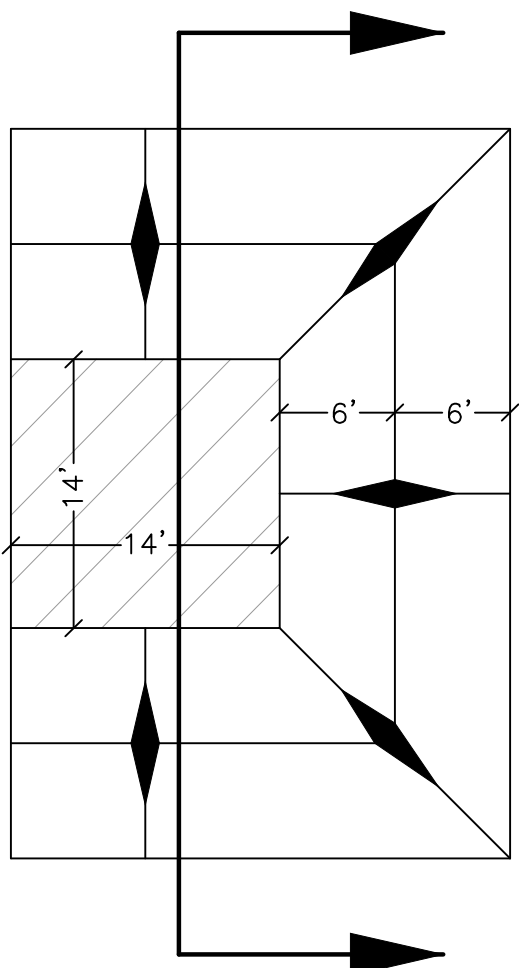
- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Unroll the silt fence, positioning the post against the downstream wall of the trench.
- \*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- \*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- \*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Drive wooden posts, or steel posts with fasten-ing projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing

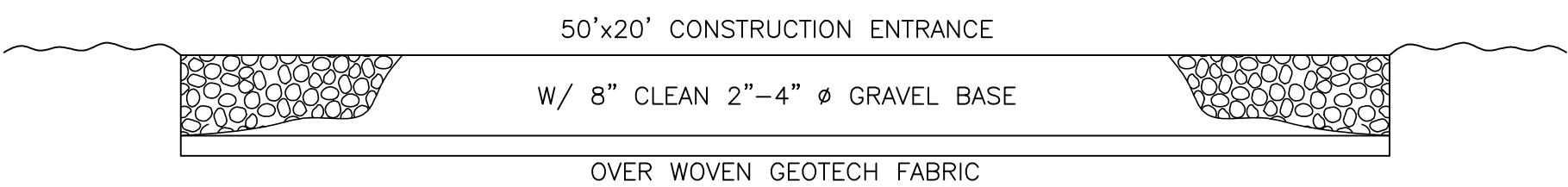
Silt Fence Detail

SCALE: NONE

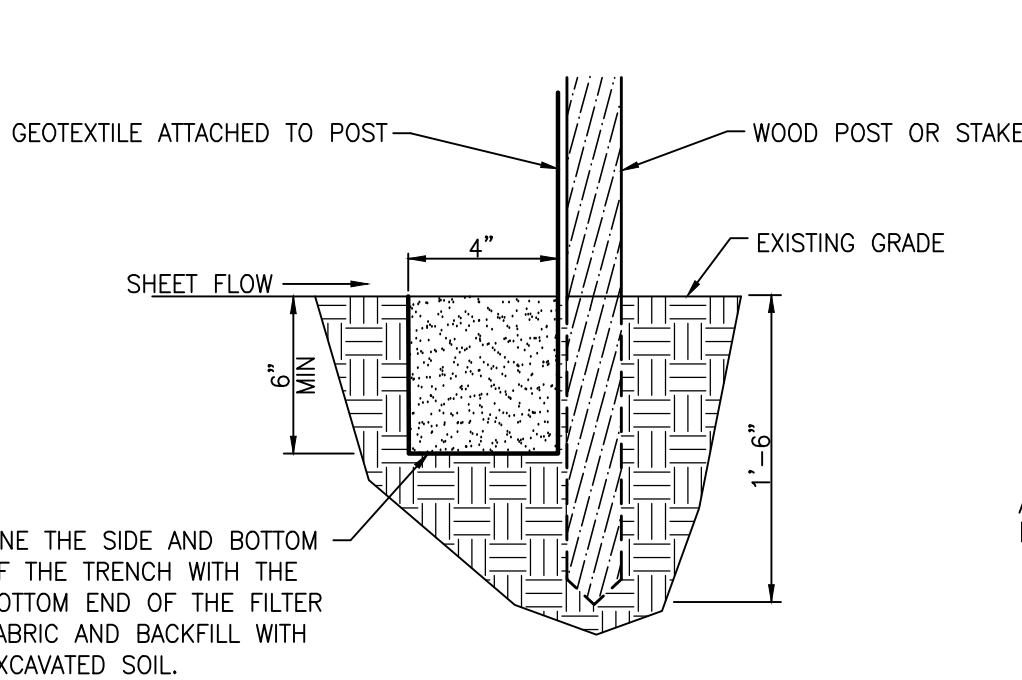


Concrete Washout Area w/ 10 mil Plastic Liner

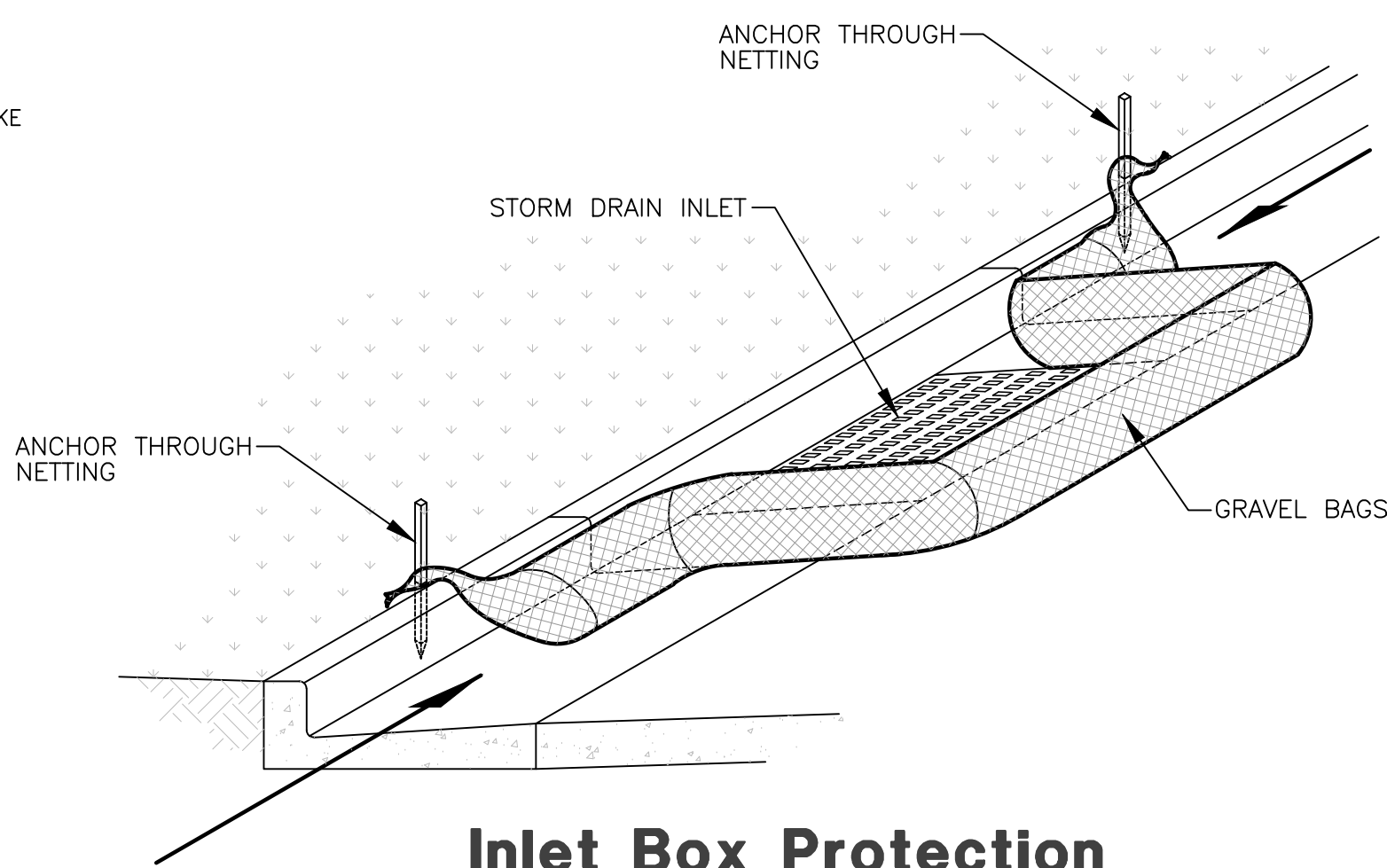
SCALE: NONE



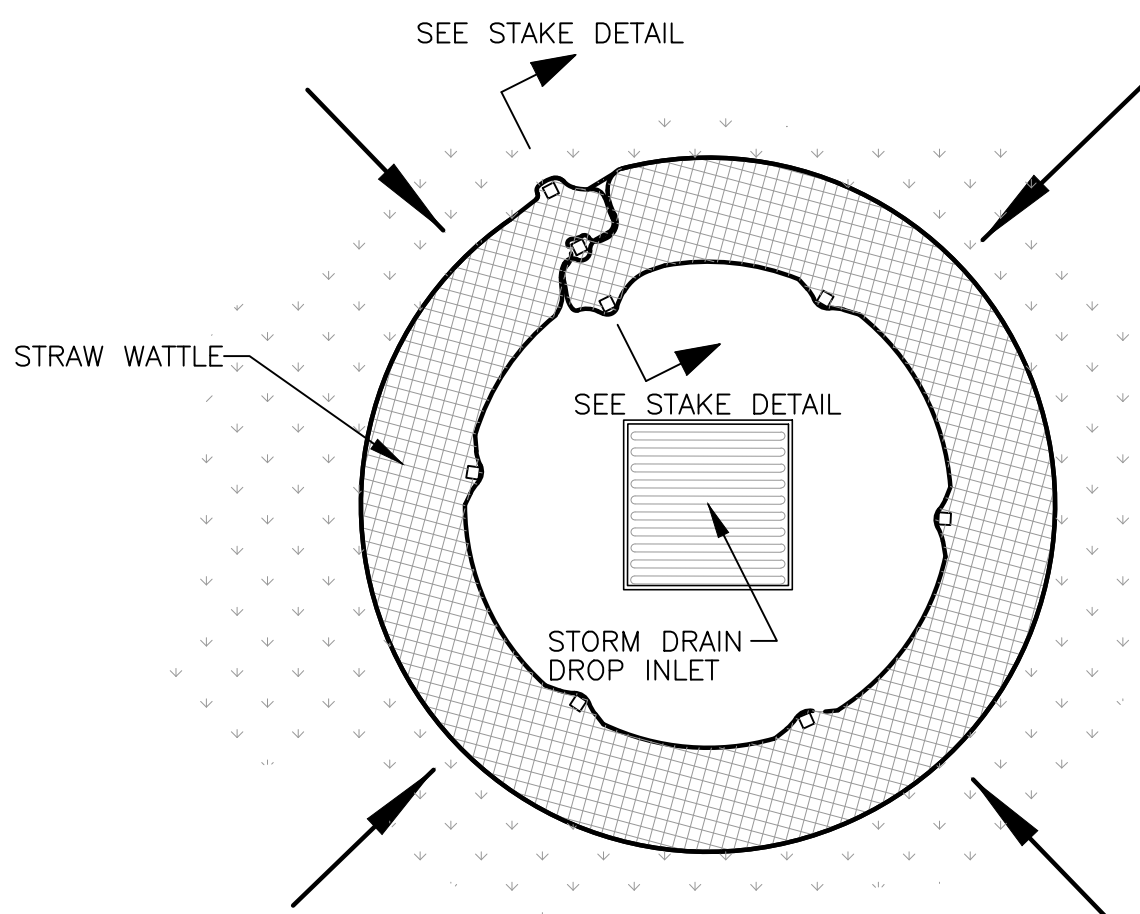
Cross Section 50' x 20' Construction Entrance



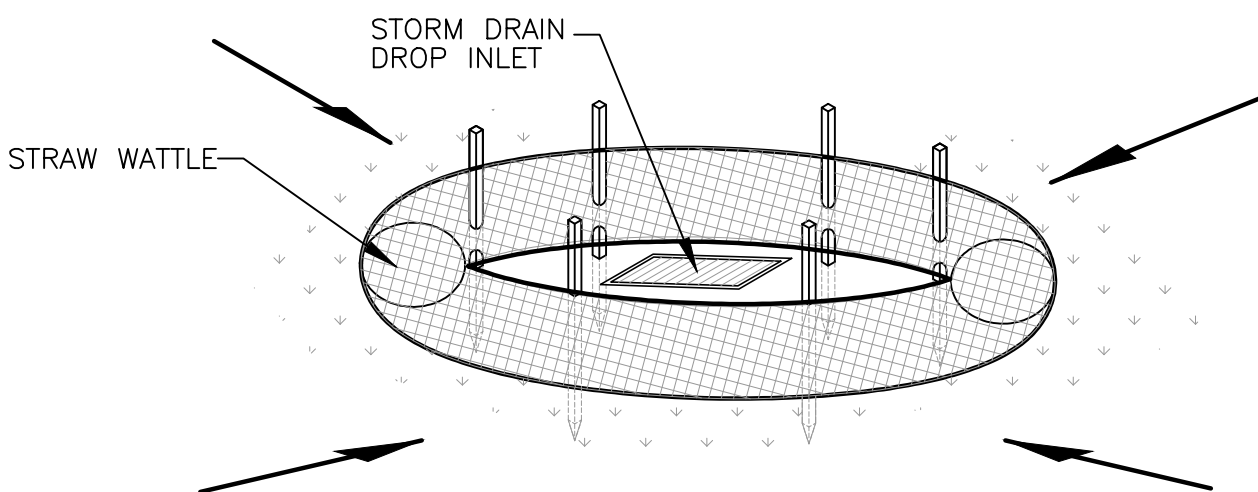
Section



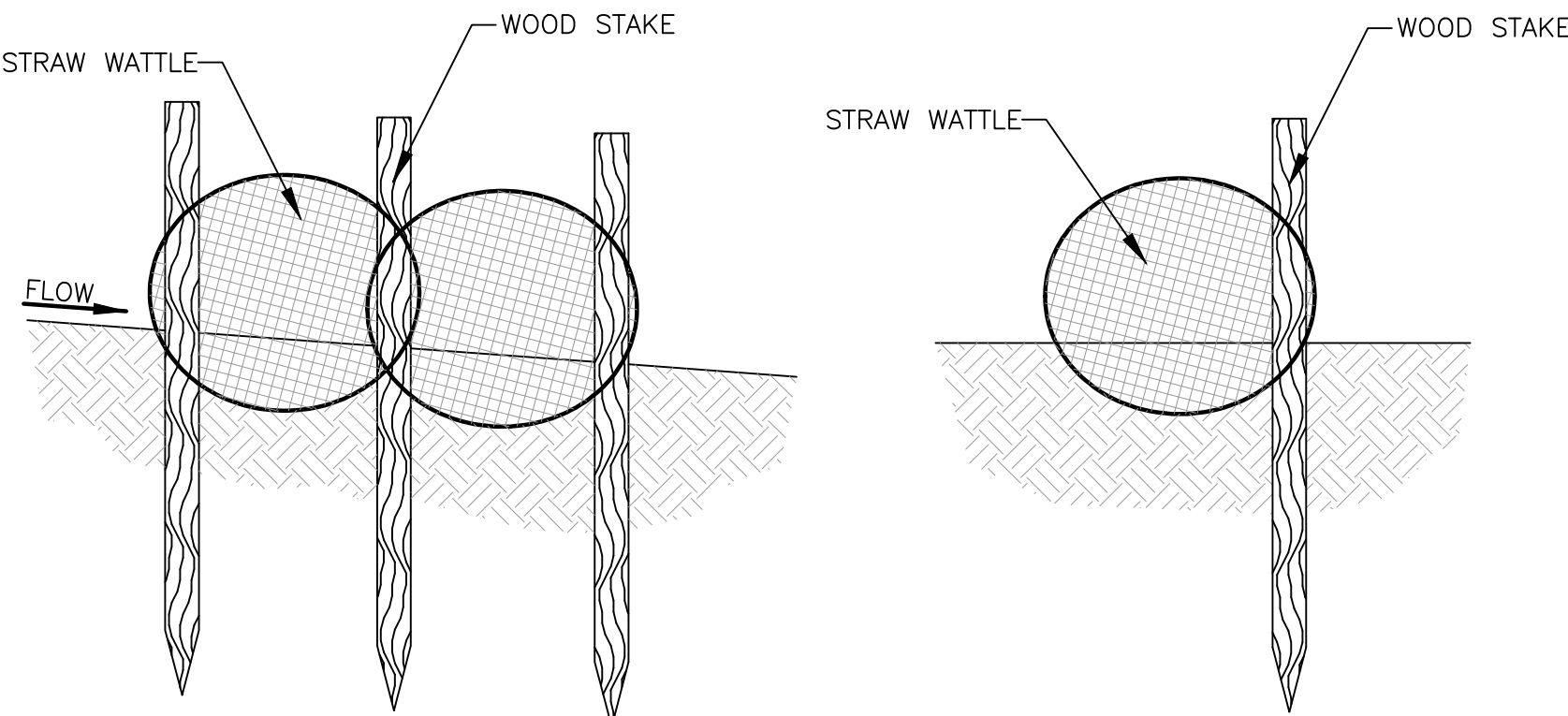
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Revised: 01-02-18

Reeve & Associates, Inc.

IRA

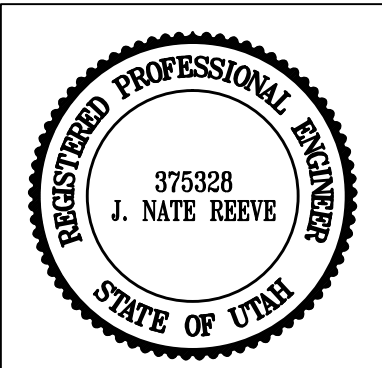
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-associates.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Hidden Valley Meadows Phase 2

SOUTH WEBER CITY, WEBER, UTAH

Storm Water Pollution Prevention Plan Details



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	JULY 2017
Name:	HIDDEN VALLEY MEADOWS
SUBDIVISION	PHASE 2
Number:	1301-D19

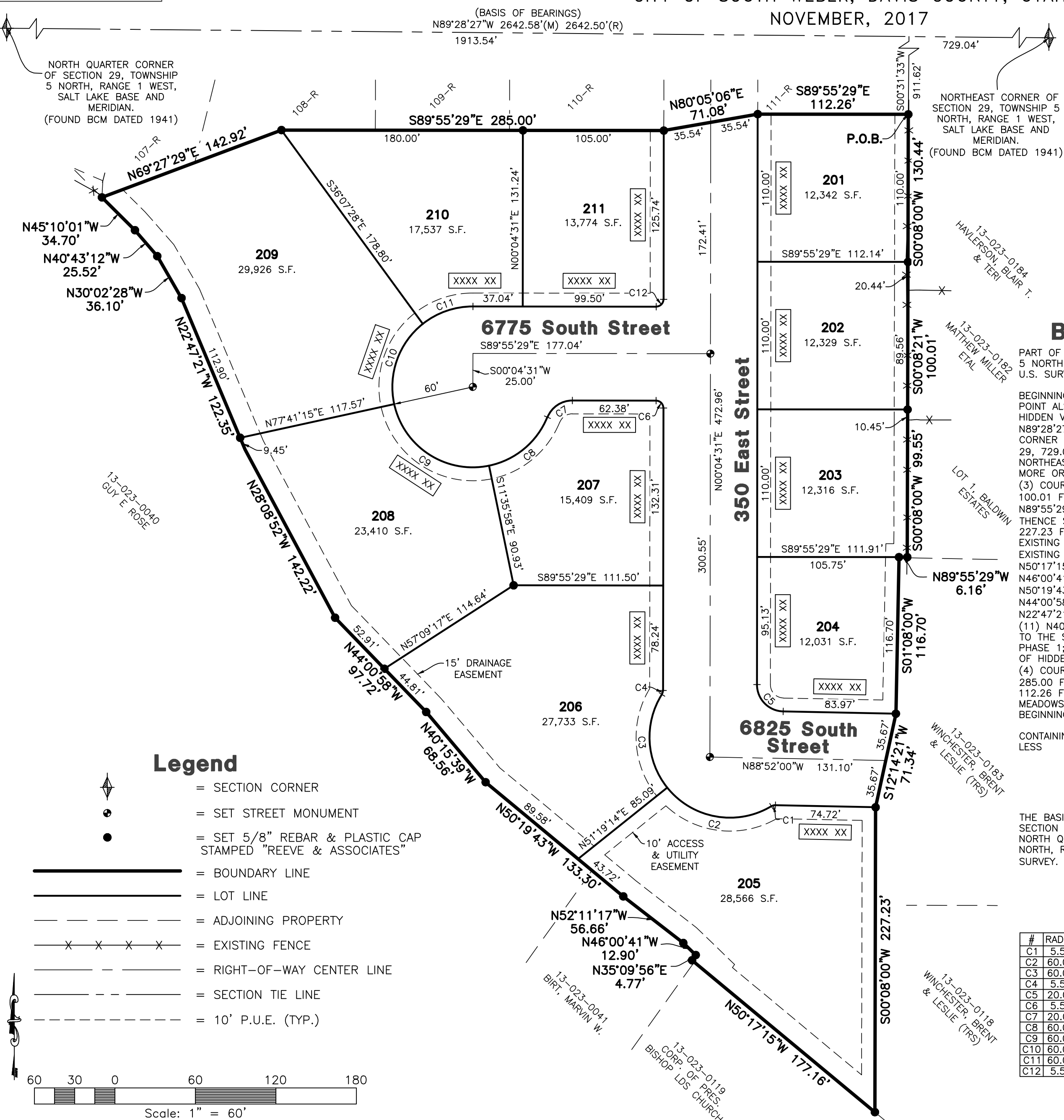
Sheet	10
10	Sheets



SHEET  
1 of 1

# Hidden Valley Meadows, Phase 2

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH  
NOVEMBER, 2017



**SOUTH WEBER CITY PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ BY THE SOUTH WEBER CITY PLANNING  
COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

## SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS  
EXAMINED THIS PLAT AND IT IS CORRECT IN  
ACCORDANCE WITH INFORMATION ON FILE IN THIS  
OFFICE.

SOUTH WEBER CITY ENGINEER

DATE

## SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND  
ACCEPTED.

SOUTH WEBER CITY MAYOR

ATTEST:

CITY RECORDER

## SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SOUTH WEBER CITY ATTORNEY



Vicinity Map  
(NOT TO SCALE)

## Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 111, HIDDEN VALLEY MEADOWS PHASE 1, SAID POINT BEING N89°28'27"W ALONG THE LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29, 729.04 FEET AND S00°31'33"W 911.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING MORE OR LESS ALONG SAID FENCE, THE FOLLOWING THREE (3) COURSES: (1) S00°08'00"W 130.44 FEET; (2) S00°08'21"W 100.01 FEET; (3) S00°08'00"W 99.55 FEET; THENCE N89°55'29"W 6.16 FEET; THENCE S01°08'00"W 116.70 FEET; THENCE S12°14'21"W 71.34 FEET; THENCE S00°08'00"W 227.23 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING CANAL; THENCE ALONG THE NORTHERLY LINES OF AN EXISTING CANAL, THE FOLLOWING TWELVE (12) COURSES: (1) N50°17'15"W 177.16 FEET; (2) N35°09'56"E 4.77 FEET; (3) N46°00'41"W 12.90 FEET; (4) N52°11'17"W 56.66 FEET; (5) N50°19'43"W 133.30 FEET; (6) N40°15'39"W 68.56 FEET; (7) N44°00'58"W 97.72 FEET; (8) N28°08'52"W 142.22 FEET; (9) N22°47'21"W 122.35 FEET; (10) N30°02'28"W 36.10 FEET; (11) N40°43'12"W 25.52 FEET; (12) N45°10'01"W 34.70 FEET TO THE SOUTHWEST CORNER OF HIDDEN VALLEY MEADOWS PHASE 1; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF HIDDEN VALLEY MEADOWS PHASE 1, THE FOLLOWING FOUR (4) COURSES: (1) N69°27'29"E 142.92 FEET; (2) S89°55'29"E 285.00 FEET; (3) N80°05'06"E 71.08 FEET; (4) S89°55'29"E 112.26 FEET TO THE SOUTHEAST CORNER OF HIDDEN VALLEY MEADOWS PHASE 1, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 266,410 SQUARE FEET OR 6.116 ACRES MORE OR LESS

## Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°28'27"W

## Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.50'	3.08'	3.04'	1.58'	S75°05'40"W	32°04'40"
C2	60.00'	86.15'	78.94'	52.40'	N79°48'43"W	82°15'53"
C3	60.00'	74.18'	69.54'	42.67'	N03°15'48"W	70°49'57"
C4	5.50'	3.08'	3.04'	1.58'	N16°06'51"E	32°04'40"
C5	20.00'	31.05'	28.02'	19.63'	N44°23'48"W	88°56'31"
C6	5.50'	8.64'	7.78'	5.50'	N44°55'29"W	90°00'00"
C7	20.00'	23.73'	22.36'	13.48'	S59°05'14"W	67°58'52"
C8	60.00'	58.96'	56.61'	32.11'	S50°15'00"W	56°18'04"
C9	60.00'	93.50'	84.32'	59.26'	N56°57'21"W	89°17'14"
C10	60.00'	66.90'	63.48'	37.41'	N19°37'41"E	63°52'51"
C11	60.00'	40.32'	39.57'	20.96'	N70°49'18"E	38°30'24"
C12	5.50'	8.64'	7.78'	5.50'	N45°04'31"E	90°00'00"

## Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN ON THIS SURVEY. THE BOUNDARY WAS DETERMINED BY DEED AND BY USING THE MONUMENTS SHOWN HEREON. MANY DEEDS IN THIS AREA HAVE INCORRECT TIES, OR GAPS AND OVERLAPS WITH THE ADJOINING PROPERTIES. THE DEED FOR THE SUBJECT PARCEL DOES NOT CLOSE AND HAS SEVERAL GAPS AND OVERLAPS WITH THE ADJOINING PARCELS. THE BOUNDARY WAS ESTABLISHED ON THE EAST LINE BY A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 2823070, AND EXTENDED SOUTH TO THE SOUTH LINE OF THE PARCEL WHICH LINE MATCHES THE EXISTING CANAL SHOWN HEREON. THE WESTERLY BOUNDARY LINE MATCHES THE EXISTING CANAL SHOWN HEREON. NORTH LINES WERE ESTABLISHED BY THE SOUTH BOUNDARY LINES OF HIDDEN VALLEY MEADOWS PHASE 1. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## Notes

- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GSH, DATED AUGUST 18, 2016, AND THE REVISION LETTER FROM GWT ENGINEERING DATED MAY 25, 2017.
- R = BASEMENTS ARE ALLOWED, BUT ONLY TO THE MAXIMUM DEPTH AS SHOWN IN THE "BASEMENT TABLE." THIS DEPTH REPRESENTS THE TOP OF FLOOR SLAB DEPTH BELOW TOP BACK OF CURB IN FEET, AND ALSO REPRESENTS 18 INCHES FROM THE TOP OF FLOOR SLAB TO THE LAND DRAIN LATERAL INVERT. ALL HOMES MUST INSTALL A FOOTING AND FOUNDATION DRAIN AND CONNECT TO THE LAND DRAIN SYSTEM PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- ALL EASEMENTS SHOWN HEREON ARE 10' PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED
- ALL STREETS SHOWN HEREON ARE 75' PUBLIC RIGHT-OF-WAY (35' ON EACH SIDE OF CENTERLINE)
- CANAL WIDTH VARIES

## Developer Info.

HIDDEN VALLEY MEADOWS  
COMMUNITY, LLC.  
5617 S. 1475 E.  
OGDEN, UT 84403

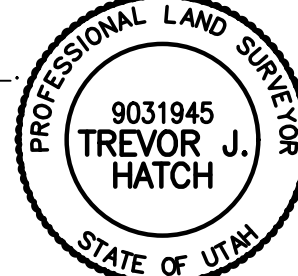
## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HIDDEN VALLEY MEADOWS, PHASE 2** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945

UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HIDDEN VALLEY MEADOWS, PHASE 2**, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDDEN VALLEY MEADOWS COMMUNITY, LLC  
BRUCE NILSON

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## PROJECT INFORMATION

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **11-7-2017**  
Project Name: **HIDDEN VALLEY MEADOWS, PH. 2**  
Number: **1301-D19**  
Scale: **1"=60'**  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

## DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD  
AND RECORDED, \_\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,



**Reeve & Associates, Inc.**

380 SOUTH 1500 WEST, MIDWALL, UTAH, 84403  
TEL: (801) 621-2100 FAX: (801) 621-2500 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



February 1, 2018

**HIDDEN VALLEY MEADOWS COMMUNITY, LLC**


**REQUEST:** Approval of the final Plat for Phase 2

**GENERAL INFORMATION:** The proposed plat is consistent with the approved Preliminary Plat with the exception that the primary access road across the Winchester property is not included. I have been in contact with the developer about this and they have indicated to me that they will be providing a revised Phase 2 with the access road included. Outside of that, I see no problems. The lots all meet the size, width and density requirements of the R-LM zone.

**STAFF RECOMMENDATION:** Provided developers do, in fact, give us a revised plat with the access road from 475 East included, I recommend the Planning Commission forward this request to the City Council with a recommendation of approval.

**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 Planning Coordinator

RE: **HIDDEN VALLEY MEADOWS, PHASE 2 SUBDIVISION  
Final Review**

Date: January 31, 2018

---

Our office has completed a review of the Final Plat and Improvement Plans for the Hidden Valley Meadows, Phase 1 Subdivision received, December 22, 2017. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. Additional documentation from the geotechnical engineer is needed in order to produce the basement table needed on the plat (similar to the letter provided with Phase 1).
2. The South Weber Irrigation Company has agreed to serve the development, but a letter is still needed giving approval for the proposed improvements.

**PLAT**

3. The plat needs to extend the road to 475 East.
4. Addresses for the lots will be provided by our office.
5. A Basement Table needs to be added according to the recommendations of the geotechnical engineer. Note 1 will need to be revised with the new date of the geotechnical letter.
6. The easement on Lot 205 needs to be 20' wide.
7. All of the lots need to be listed as restricted "R" lots.
8. The cul-de-sac radius needs to be 63'.
9. The South Weber Irrigation Company easement for the ditch along the south side of the lots needed to be vacated with this plat. A note indicating the vacation, and a signature block for South Weber Irrigation Company should be added.
10. Side yard PUE's should be added for the drain lines on Lots 206 and 208.



**IMPROVEMENT PLANS**

11. All proposed improvements, especially the street cross section, need to meet the current City Standards.
12. The fire hydrant placement should be reviewed and approved by the Fire Marshall.
13. Sheet 5. Only one inlet box is needed and a manhole connecting to the existing 18" RCP. The box should be placed at the south upstream end curb radius.
14. Sheet 5. The drain for the irrigation line does not appear to be at a low point.