

## **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 March 14, 2019** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

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

- 1. Welcome**
  - a. Pledge of Allegiance—Commissioner Osborne
- 2. Approval of Consent Agenda**
  - a. Minutes 2018-02-21
- 3. Action on Freedom Landing Phase 3 Improvement Plans and Final Plat (34 lots) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes.**
- 4. General Plan Review:** Master Goal and Section 1 Existing Environment.
- 5. Public Comments – Please keep public comments to 3 minutes or less per person**
- 6. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)**
- 7. Adjourn**

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

City Office Building	www.southwebercity.com	Family Activity Center
Utah Public Notice website ( <a href="http://www.utah.gov/pmn">www.utah.gov/pmn</a> )	South Weber Elementary	Each Member of The Planning Commission

DATE: 02-28-19

  
\_\_\_\_\_  
Kimberli Guill, Development Coordinator

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

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

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 21 February 2019

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

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT:** COMMISSIONERS:

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Lisa Smith

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**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 Grubb

**ATTENDEES:** Tammy Long, Clay & Trudi Simpsin, Donna Barnes, Wayne Winsor, Michael Guill, Jeff & Hilary Bench, Claudia Love, Sandra Layland, Trent Layland, Carissa Clark, and Desmond Ebberts.

## **APPROVAL OF CONSENT AGENDA**

- Minutes of 29 January 2019
- 2019 assignments
  - i. Commissioner Johnson to represent the Commission at Sketch Plan meetings
  - ii. Commissioner Osborne to attend Restoration Advisory Board meetings
  - iii. Pledge of Allegiance as designated

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

**DECLARATION OF CONFLICT OF INTEREST: (None)**

**Commissioner Grubb moved to open the public hearing for action on Highway Commercial Zoning amending City Code 10.5H.5 Conditional Uses: Proposal to add recreation or entertainment activities to conditional uses in the Highway Commercial Zone (CH). Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

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

**Public Hearing and Action on Highway Commercial Zoning amending City Code 10.5H.5 Conditional Uses: Proposal to add recreation or entertainment activities to conditional uses in the Highway Commercial Zone (CH):**

It is proposed that the following amendment be made to Section 10.5H.5 of the South Weber Code:

**10.5H.5 Conditional Uses**

- A. Amusement and recreation activities.
- B. Electronic communication facilities.
- C. Excavations of over two hundred (200) cubic yards, as allowed by section 10.06.20 of this title.
- D. Small wind energy systems.
- E. Temporary businesses not to exceed ninety (90) days in length.

Commissioner Osborne asked if there was any public comment. There was none.

**Commissioner Johnson moved to close the public hearing for action on Highway Commercial Zoning amending City Code 10.5H.5 Conditional Uses: Proposal to add recreation or entertainment activities to conditional uses in the Highway Commercial Zone (CH). Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

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

**Commissioner Grubb moved to recommend to the City Council the amendment to Highway Commercial Zoning City Code 10.5H.5 Conditional Uses: Proposal to add recreation or entertainment activities to conditional uses in the Highway Commercial Zone (CH). Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

**Commissioner Grubb moved to open the public hearing for Ordinance 2019-02 Short Term Rentals. An ordinance adopting City Code Chapter 10.18, enacting regulations pertaining to short-term or vacation rentals. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

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

**Public Hearing and Action on Ordinance 2019-02 Short Term Rentals. An ordinance adopting City Code Chapter 10.18, enacting regulations pertaining to short-term or vacation rentals:** Commissioner Osborne explained the city process. He stated the city needs to figure out a way to deal with short-term rentals driven by the internet. He said the Planning Commission is an appointed body, are citizens like the rest of you, and are trying to do the best they can for land use. Commissioner Osborne read Ordinance 2019-02 to those in attendance. He stated the South Weber City Council has a responsibility to preserve and protect the health, safety and welfare of its inhabitants, the family and other community values. He said nationwide, statewide and local short-term and vacation rental applications have risen significantly. The City Council finds and determines that an ordinance is necessary to allow short-term or vacation rentals in the City limits under reasonable standards designed to regulate the industry to ensure the community's values and the citizen's health, safety and welfare are not compromised.

Commissioner Osborne asked if there was any public comment. He said please come to the podium and state your name and address.

**Jeff Bench, 1916 East Canyon Drive,** thanked the Planning Commission for putting together this ordinance. He asked if the procedures will be retroactive. Commissioner Osborne said it would not be grandfathered in. Mr. Bench wants to make sure that is in writing. He stated he would like to see short term rental owner occupants. He said he lives across the street from a short-term rental. He said the owner puts the garbage can out on the street days before garbage day. As a result, if the can is blown over then the neighbors must pick up the trash.

**Claudia Love, 1954 East Canyon Drive,** said she lives close to a short-term rental. She is concerned about how many people are allowed in this short-term rental. She said there are safety issues. She understands people renting out their basements but the short-term rental by her home advertises for too many people.

**Sandra Layland, 7294 S. 1950 E.,** said she did send an email to the City (see attached). She feels it is important to have owner occupied. She explained the zoning in her subdivision. She did meet with Jordan Cullimore, of the State ombudsman. She read from Sandy City's short-term rental ordinance. She is hoping more research can take place to protect the people who are living in these neighborhoods.

**Clarissa Wentworth-Clark, 7219 S. 1250 E.,** said she is in attendance tonight as an owner of a basement apartment. She said she is in compliance other than the final inspection and yearly fee.

**Hilary Bench, 1916 East Canyon Drive,** asked how this is going to be enforced with the rules and regulations listed in the ordinance. Commissioner Osborne said the city has a code enforcer who will address issues when there is a complaint. It was stated that should be written into the ordinance.

**Tammy Long, 2178 E Deer Run Drive,** is concerned about the rezone. She would like to know who she calls with a complaint after hours. She feels the short-term rental property should be owner occupied. She said all the short-term rentals need to have a business license. She said the city doesn't have her permission to rezone her property. She suggested putting in the ordinance who is prosecuting.

**Trent Layland, 7294 S. 1950 E.**, said his wife has done a great job researching this. He said we don't want to be the enforcer. He said right now there are rules in place, and no one has done anything about this. He wants to know who is going to call the owner to uphold the rules.

**Commissioner Johnson moved to close the public hearing for Ordinance 2019-02 Short Term Rentals. An ordinance adopting City Code Chapter 10.18, enacting regulations pertaining to short-term or vacation rentals. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Osborne stated he feels the following amendments to the ordinance needs to include short term rental owner occupied (180 days), Commissioner Pitts suggested owner occupied during rental period. Commissioner Osborne suggested minimum of 24 hours to 30 days. Commissioner Grubb said if the property doesn't qualify for an apartment, then it shouldn't have multiple rentals. Commissioner Walton asked about apartment complexes. Commissioner Grubb stated whether it is short term or long-term rental the short term has to follow the rules of the long term. Barry stated an owner might purchase two homes in the same neighborhood where he lives in one and rents the other home. Discussion took place regarding the definition of a "family". Barry stated the current city ordinance only allows five unrelated people. It was suggested coordinating the number of tenants with off street parking and bedrooms. Commissioner Grubb feels there should be an overall number that shouldn't be exceeded because it isn't a hotel. Commissioner Osborne feels there should be a fine if there is a certain number of complaints. Commissioner Grubb said you can also look at acreage etc. for entertainment purposes. Commissioner Johnson suggested differentiating between short term rental and people who rent their basements on a long-term basis. He said we also need to look at how many short-term rentals are in the city. He suggested looking at an ordinance for hotel/motel. He said the business licensing needs to be looked at. Commissioner Grubb feels the garbage issue needs to be addressed. It was stated the city code addresses that. Commissioner Johnson feels the owner should be on the premise 24/7. Commissioner Pitts said this is considered a business and should the property be fenced. Commissioner Walton asked about signage. It was stated the interior signage needs to be clarified. Commissioner Grubb if it qualifies for a multi-family unit, we should allow it under a short-term rental. Commissioner Osborne suggested tabling this ordinance until it can be looked at further. Commissioner Grubb and Pitts will serve on a committee with two council members.

**Commissioner Johnson moved to table for further review Ordinance 2019-02 Short Term Rentals. An ordinance adopting City Code Chapter 10.18, enacting regulations pertaining to short-term or vacation rentals. Commissioner Grubb seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.**

**Discussion on the General Plan. City Planner, Barry Burton will present a proposed procedure for updating the General Plan:** Barry Burton, City Planner, stated the City staff, City Council, and Planning Commission attended a City Retreat. As a result, it was decided the

City's General Plan needs to be amended. He said the Planning Commission will meet on the fourth Thursday of the month to discuss the general plan.

The General Plan consists of four sections that are all text plus the maps. Barry said he would like to schedule monthly special Planning Commission meetings for the next 5 – 6 months where we can review the sections along with any proposed updates/changes in some detail. He proposed the following schedule:

**March** – Send out all required notifications that the City intends to modify its general plan. March – Planning Commission reviews the Master Goal along with Section 1, Existing Environment. Emphases need to be placed on Noise Hazards, Accident Potential and HAFB Environmental Impact.

**April** – Planning Commission reviews Section 3, Land Use Goals and Projections. I think we may need to separate out the Moderate-Income Housing Section and the Recreation/Trails Section for a separate review.

**May** – Planning Commission reviews Section 4, Transportation. Here we will be responding to the needs that changes in the land use recommendations may generate as well as potential changes due to UDOT plans and activities.

**June** – Planning Commission reviews Recreation/Trails and Moderate-Income Housing sections. We will also need to discuss methods of public outreach.

**July** - Planning Commission and City Council meets to determine if all are agreement to proceed to public notifications and determine best ways to get the word out to residents. Planning Commission finalizes public outreach materials.

**August** – Public response period. This may include surveys, open houses, etc.

**September** – Staff and Planning Commission finalize draft Plan with City Council advice and after considering public response.

**October** – Official public hearing held by Planning Commission. This could be done at the regular PC meeting or, if desired, at a special meeting. November – City Council presentation and adoption.

#### **PUBLIC COMMENTS:**

**Tammy Long, 2178 E. Deer Run Drive**, when you are looking at property owner's rights you can't change the zone.

**Sandra Layland, 7294 S. 1950 E.**, suggested not going by the number of beds but occupants for short term rentals.

#### **PLANNING COMMISSION COMMENTS:**

**Commissioner Grubb:** He suggested coming up with a set of guidelines for short term rentals. Barry said the conditional use permit process allows for a public hearing.

**Commissioner Walton:** He asked about updates from the Legislature concerning multi-family housing. Barry said he needs to find out more about it.

**Commissioner Johnson:** He said the city web-site has a survey of two questions. He suggested everyone go on the web-site and fill out the survey. He said on 1375 East and the north end there is about ½ acre of city property and there have been utility trailers parked on that. He asked if the city is getting any rent from that.

**ADJOURNED:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:12 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING:** 21 February 2019

**TIME COMMENCED:** 6:05 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT:** **COMMISSIONERS:**

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton

**CITY ENGINEER:**

Brandon Jones

**CITY PLANNER:**

Barry Burton

**CITY RECORDER:**

Lisa Smith

**DEVELOPMENT COORDINATOR:**

Kimberli Guill

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Tammy Long and Blair Halverson.

## **Approval of Consent Agenda**

- Minutes of 29 January 2019
- 2019 assignments
  - i. Commissioner Johnson to represent the Commission at Sketch Plan meetings
  - ii. Commissioner Osborne to attend Restoration Advisory Board meetings
  - iii. Pledge of Allegiance as designated

**Public Hearing and Action on Highway Commercial Zoning amending City Code 10.5H.5  
Conditional Uses: Proposal to add recreation or entertainment activities to conditional uses  
in the Highway Commercial Zone (CH):**

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## **10.5H.5 Conditional Uses**

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- B. Electronic communication facilities.
- C. Excavations of over two hundred (200) cubic yards, as allowed by section 10.06.20 of this title.
- D. Small wind energy systems.
- E. Temporary businesses not to exceed ninety (90) days in length.

**Public Hearing and Action on Ordinance 2019-02 Short Term Rentals. An ordinance adopting City Code Chapter 10.18, enacting regulations pertaining to short-term or vacation rentals:** Commissioner Osborne said he has a couple of items he would like to add to the ordinance. Councilman Halverson said this ordinance is a step and not a final. Commissioner Osborne suggested tabling this item and send it back to the committee. Commissioner Pitts asked about 10.18.110 concerning complaints, and how many complaints there can be on the same issue. She asked how the city knows if each short-term or vacation rental owner shall collect and remit sales, resort, and transient room taxes to the Utah State Tax Commission. Lisa Smith, City Recorder, stated the city doesn't have any way of knowing that. Commissioner Pitts would like the short-term rental to be owner occupied 365 days a year. She feels there would be less issues if it is owner occupied. It was stated there needs to be a maximum number of guests allowed and enough off-street parking. Councilman Halverson said parking needs to be reviewed by the City Attorney.

**Discussion on the General Plan. City Planner, Barry Burton will present a proposed procedure for updating the General Plan:** Barry Burton, City Planner, stated the General Plan consists of four sections that are all text plus the maps. He would like to schedule monthly special Planning Commission meetings for the next 5 – 6 months where they can review the sections along with any proposed updates/changes in some detail. Barry proposed the following schedule:

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**September** – Staff and Planning Commission finalize draft Plan with City Council advice and after considering public response.

**October** – Official public hearing held by Planning Commission. This could be done at the regular PC meeting or, if desired, at a special meeting. November – City Council presentation and adoption.

Commissioner Osborne asked if the City Council should look at a moratorium while the general plan is being amended. Barry doesn't feel that is necessary. He said we do need to look at the noise zones. It was decided the Planning Commission will meet the fourth Thursday of the month from now until July to amend the general plan.

**OTHER BUSINESS:**

**Poll Property on South Weber Drive:** Commissioner Osborne asked about the status of the Poll property. Lisa Smith reported that the developer has the rezone, conditional use, and plat. She stated there will be a Special Planning Commission meeting on 28 March 2019 to discuss further. Barry Burton, City Planner, said UDOT will repaving South Weber Drive and there will be a three-year moratorium on cutting into the road.

**Dr. Chuck Holbert Presentation at City Council meeting:** Councilman Halverson stated the presentation went well but the computer simulation didn't work.

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

**APPROVED:**

**Date**

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**Chairperson: Rob Osborne**

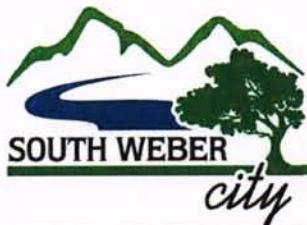
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**Transcriber: Michelle Clark**

**Attest:**

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**Development Coordinator: Kimberli Guill**



1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

Approved by PC \_\_\_\_\_  
Approved by CC \_\_\_\_\_

OFFICE USE ONLY						
	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00				
Sketch	\$ 400.00	\$ 700.00				
2nd Sketch	\$ 300.00	\$ 350.00				
Prelim	\$ 600.00	\$ 900.00				
Final	\$ 700.00	\$ 1,100.00	1100 <i>sq</i>	2-13-19	17.054035	

## SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: FREEDOM LANDING TOWNHOMES - PHASE 3

Approx. Location: Approximately 6500 South 425 East

Parcel Number(s): 13-006-0039 Total Acres: 3.87

Current Zone: R-H If Rezoning, to what zone: Bordering Zones: R-M & A

Surrounding Land Uses: Single Family Residential and multi-family residential (townhomes)

Number of Lots: 34 # of Lots Per Acre: 8.78 PUD: Yes No

### Developer or Agent

Name: Brad Frost

Company: Aspire Homes

Address: 498 N. Kays Drive, Suite 230

City/State/Zip: Kaysville, UT 84037

Phone: 801-444-3639

Email: brad@ovationhomesutah.com

### Developer's Engineer

Name: Nate Reeve

Company: Reeve & Associates

Address: 5160 South 1500 West

City/State/Zip: Riverdale, UT 84405

Phone: 801-621-3100

Email: nate@reeve-assoc.com

State License # 375328-2203

### Property Owner, if not Developer

Name: Same

Company:

Address:

City/State/Zip:

Phone:

Email:

### Surveyor, if not Engineer

Name: Same

Company:

Address:

City/State/Zip:

Phone:

Email:

### Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

### Applicant Certification

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

Applicant's Signature:

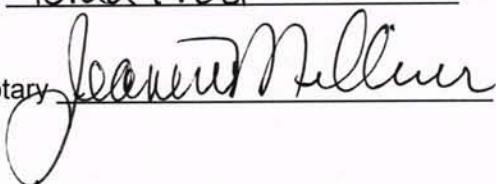


Date: 2/12/17

State of Utah, County of Davis

Subscribed and sworn to before me on this 13 day of February, 20117  
By Brad Frost.

Notary



Seal

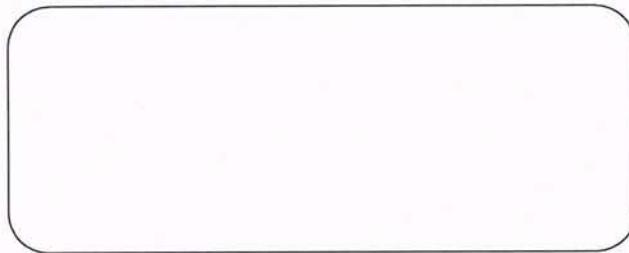
Property Owner's Signature:

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

State of Utah, County of Davis

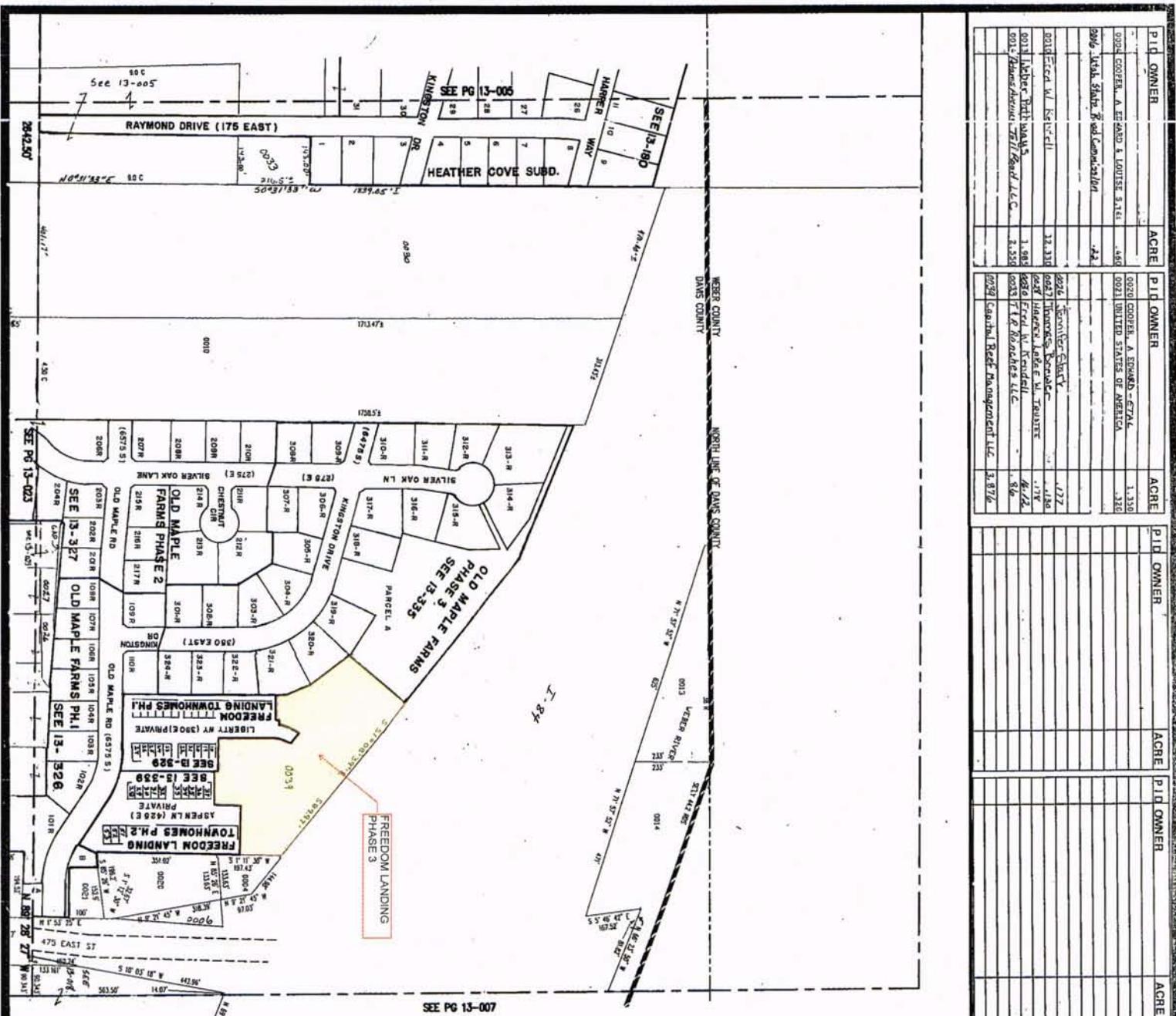
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_  
By \_\_\_\_\_.

Notary \_\_\_\_\_



Seal





## FREEDOM LANDING TOWNHOMES PHASE 3 FINAL REVIEW

By Barry Burton 3.6.19

**APPLICANT:** Ovation Homes

**REQUEST:** Final approval for Phase 3 of the Freedom Place Townhomes Development.

**GENERAL INFORMATION:** This is a 34-unit phase that conforms to the approved Preliminary Plat. This phase ties Phases 1 & 2 together with a private street creating two access points and meeting our 30 unit maximum with a single access requirement. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement.

The improvement plans indicate the existence of the trail that was started in Phase 2 and is the extension of the I-84 frontage trail, but it is not indicated as an easement. There will need to be an easement to the City for public use on the trail.

**PLAT:** The plat appears to be in order with two exceptions. The trail designation should state that it is an easement and the owner's dedication should also reflect that the trail is an easement to the City for public use.

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

1. 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.



CONSULTING ENGINEERS

## 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  
Kimberli Guill – South Weber Development Coordinator

RE: **FREEDOM LANDING TOWNHOMES PHASE 3**  
**Final Review**

Date: March 6, 2019

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Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 3, received on February 11, 2019. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

### **GENERAL**

1. An approval letter needs to be provided from South Weber Irrigation Company for this final phase.

### **PLAT**

2. The address for Unit #59 needs to be 6491 S. (instead of 6497 S.).
3. The following Easement Approval blocks need to be included: Pacificorp, Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company.
4. The trail easement needs to be 15' wide, and match Phase 2.
5. Even though they overlap, the easements for Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company need to be clearly shown and dimensioned.
6. The streets need to be labeled as "Private."

### **IMPROVEMENT PLANS**

7. The 10' wide asphalt trail needs to show as being constructed with this phase. A cross section of the proposed trail improvements also needs to be provided to match Phase 2.
8. There is space for additional visitor parking stalls between the 8 proposed stalls on the south side of the road across the street from units 77 – 80. We would recommend that this space be filled in with additional parking stalls.
9. The sidewalk at the northwest end of the street should show a connection to the trail.
10. The bufferyard landscaping is no longer required.

# **Project Narrative/Notes/Revisions**

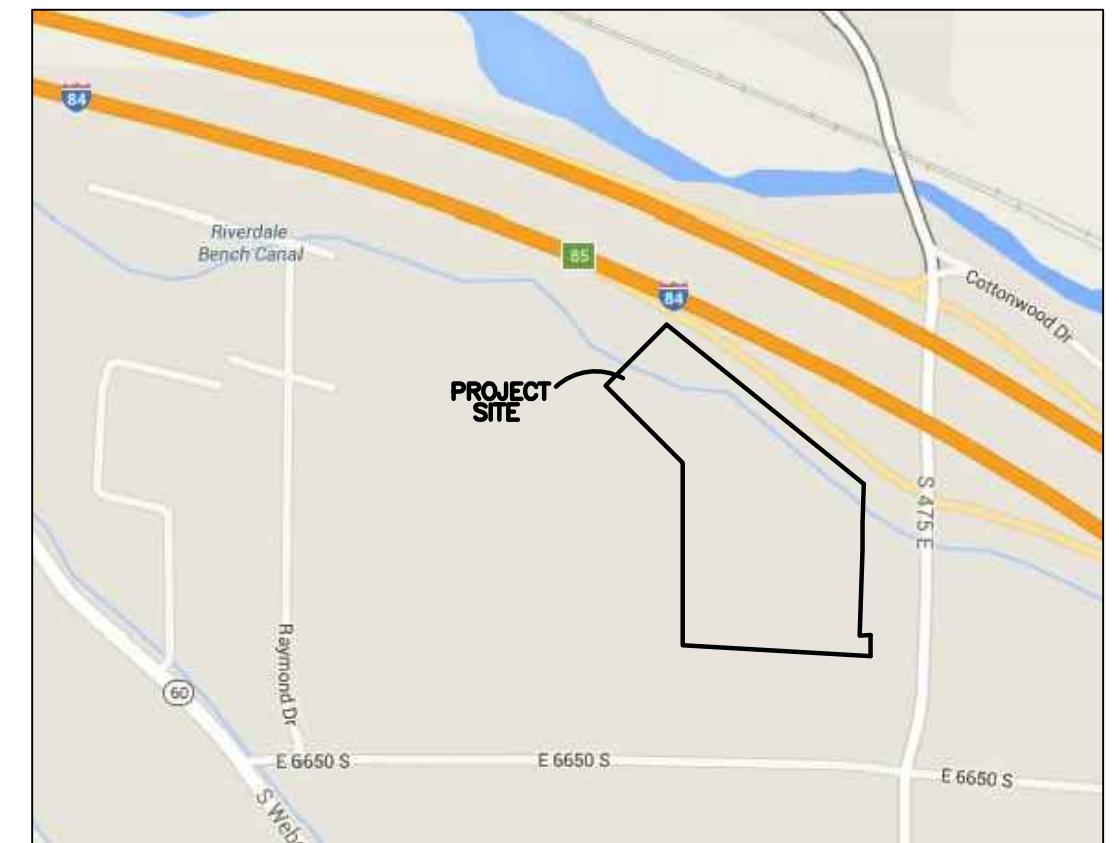
1. 10/17/17 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/14/17 CK - UPDATED 42" IRRIGATION PER OLD MAPLE FARMS PHASE 3 CHANGES.

# **Freedom Landing Townhomes**

## **Phase 3**

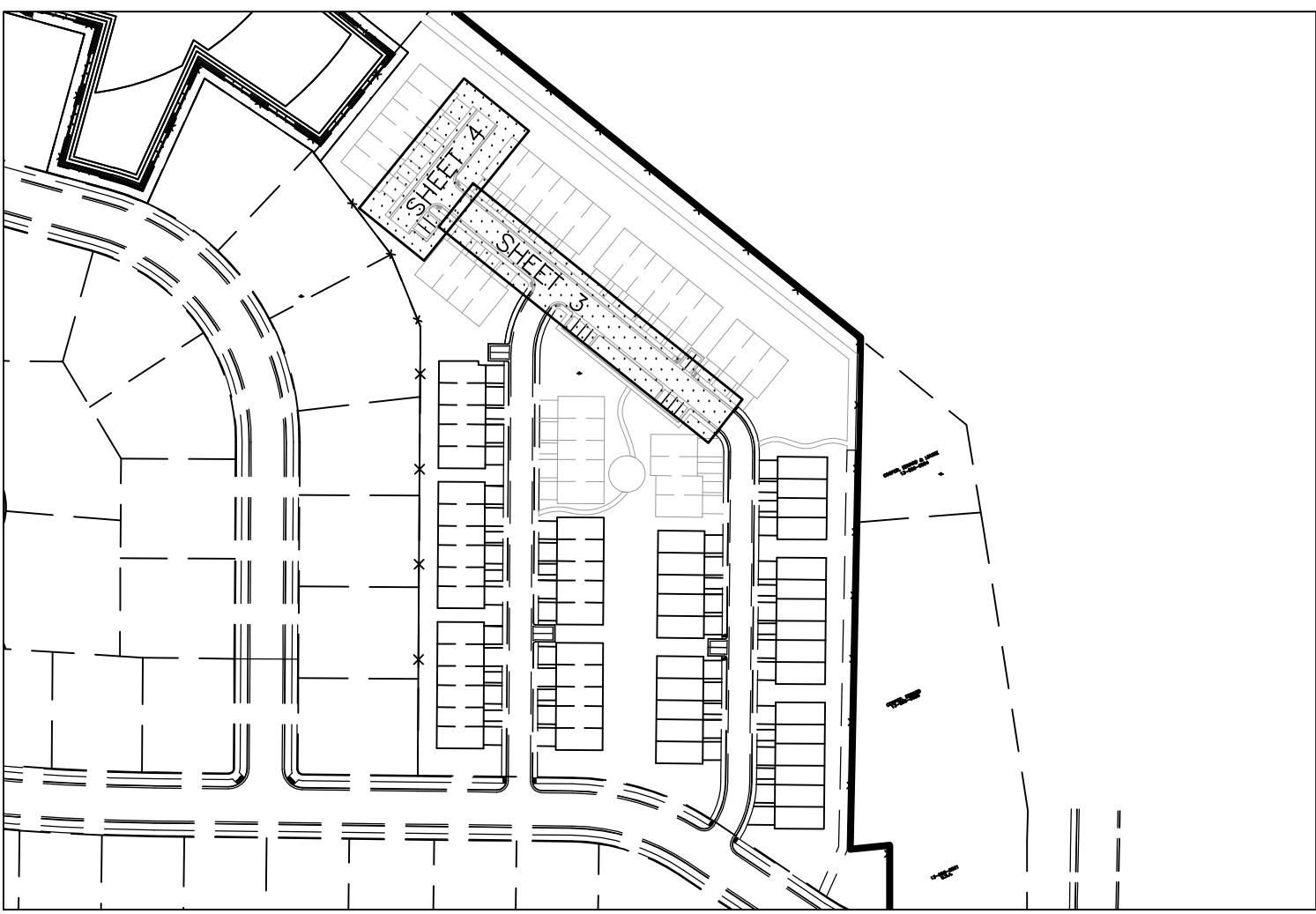
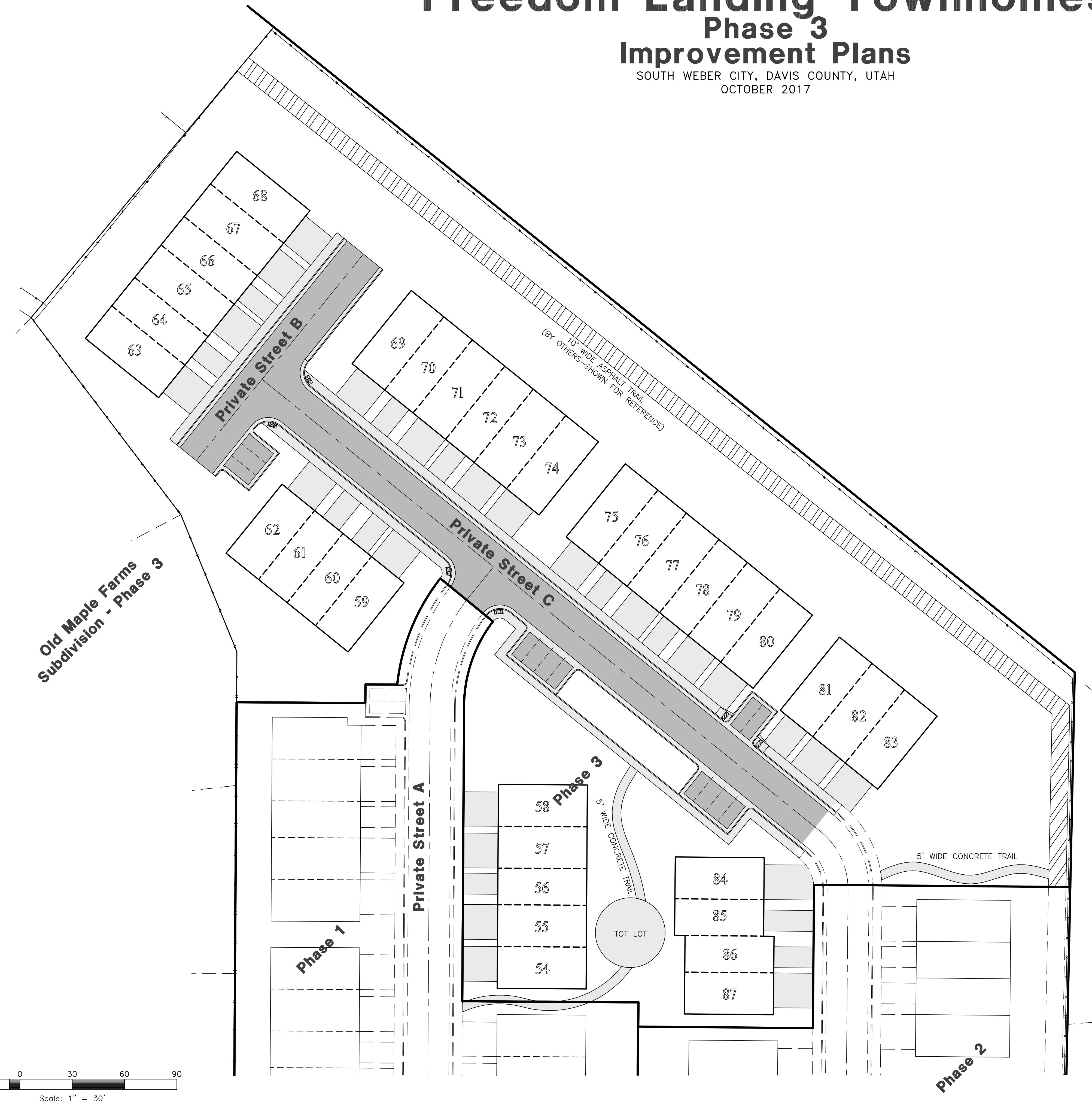
### **Improvement Plans**

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
OCTOBER 2017



# Vicinity Map

NOT TO SCALE



# Sheet Index Key Map

## **Sheet Index**

- Sheet 1 - Cover/Index Sheet**
  - Sheet 2 - Notes/Legend/Street Cross-Section**
  - Sheet 2.1 - Central Weber Sewer District Standard Manhole Connection Detail**
  - Sheet 3 - Private Street C - 13+00.00 - 18+00.00**
  - Sheet 4 - Private Street B - 11+00.00 - 13+00.00**
  - Sheet 5 - Site Plan**
  - Sheet 6 - Grading & Drainage Plan**
  - Sheet 7 - Utility Plan**
  - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit**
  - Sheet 9 - Storm Water Pollution Prevention Plan Details**
  - Sheet L1 - Landscape Plan**
  - Sheet L2 - Landscape Details**

## Site Information

TOTAL PHASE 3 AREA.....	168,706 s.f.	
IMPERVIOUS AREA.....	79,871 s.f.	47.4%
LANDSCAPE AREA.....	88,836 s.f.	52.6%

**Engineer's Notice To Contractors**

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.

## **Developer Contact:**

Ovation Homes  
Brad Frost  
393 N. Marshall Way, #A  
Layton City, Ut. 84041  
PH: (801) 564-3898

Blue Stakes Location Center  
**Call: Toll Free**  
**1-800-662-4111**



### **Project Info.**

Project Info.

Engineer:  
J. NATE REEVE, P.E.

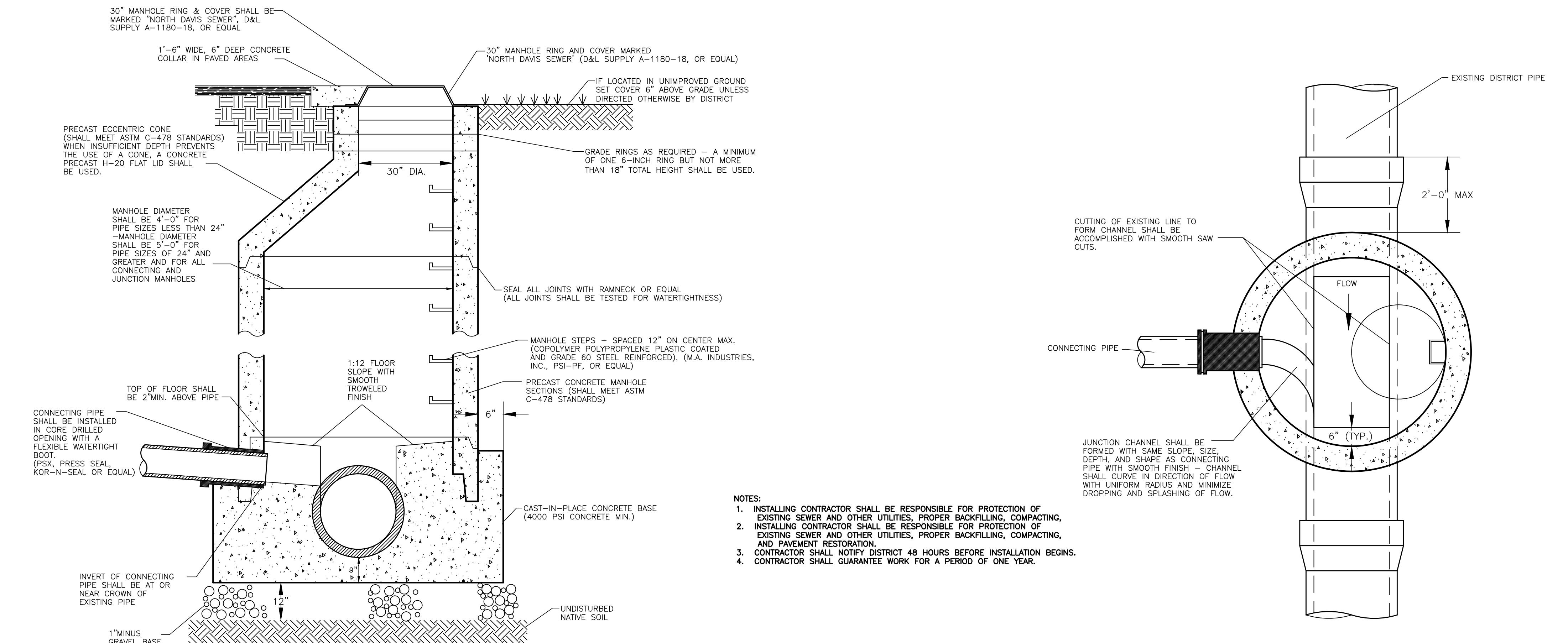
Drafter:  
C. KINGSLEY

Begin Date:  
OCTOBER 2017

Name:  
FREEDOM LANDING

**TOWNHOMES**  
**PHASE 3**  
Number: 5061-C16





# **Central Weber Sewer District**

## **Standard Manhole Connection Detail**

SCALE: NONE

**Revised: 11-14-17**

# **Central Weber Sewer District**

## **Standard Manhole Connection Detail**

---

### **Phase 3**

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Project Info.**

Engineer:  
J. NATE REEVE, P.E.

After:  
C. KINGSLEY

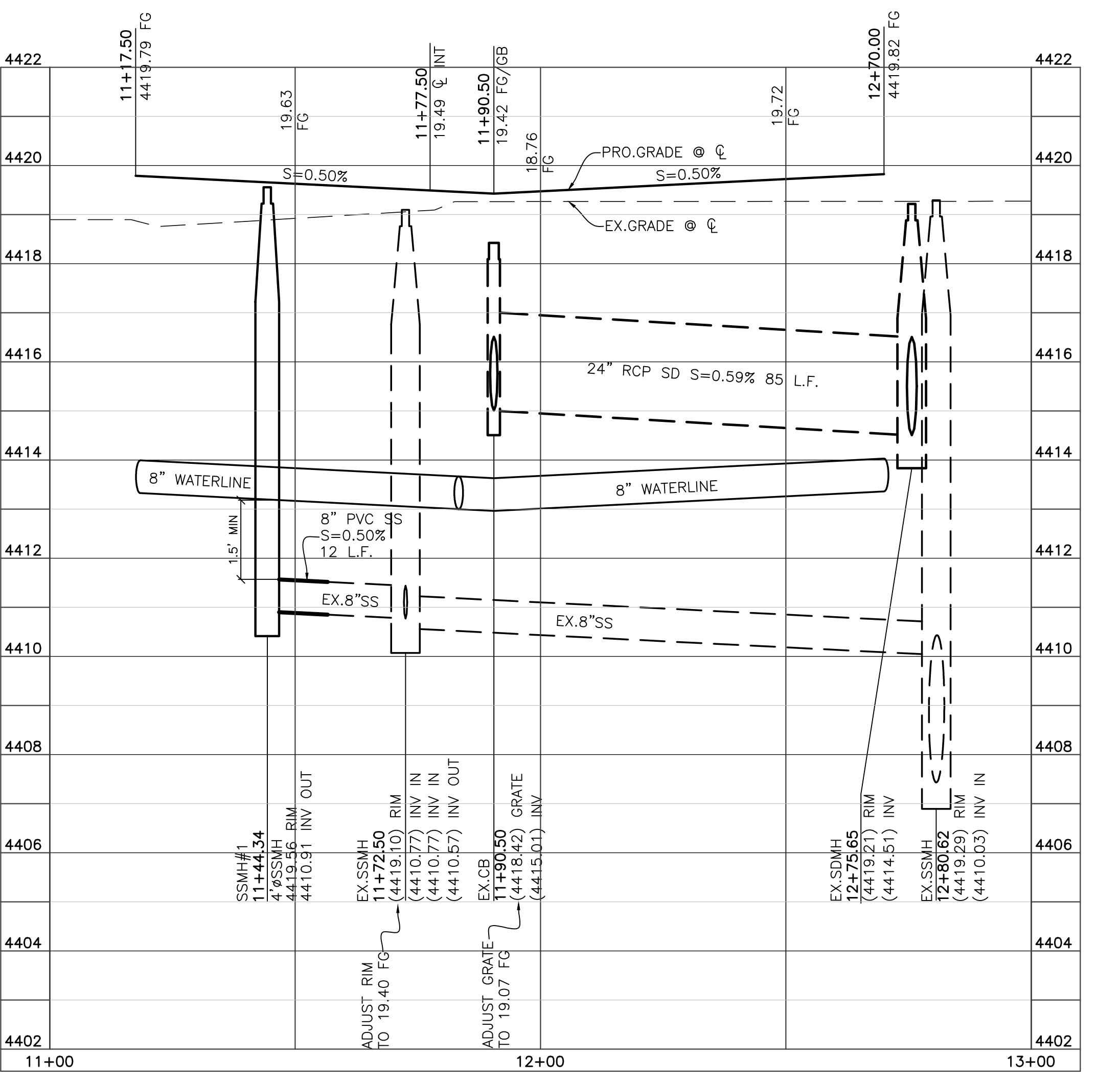
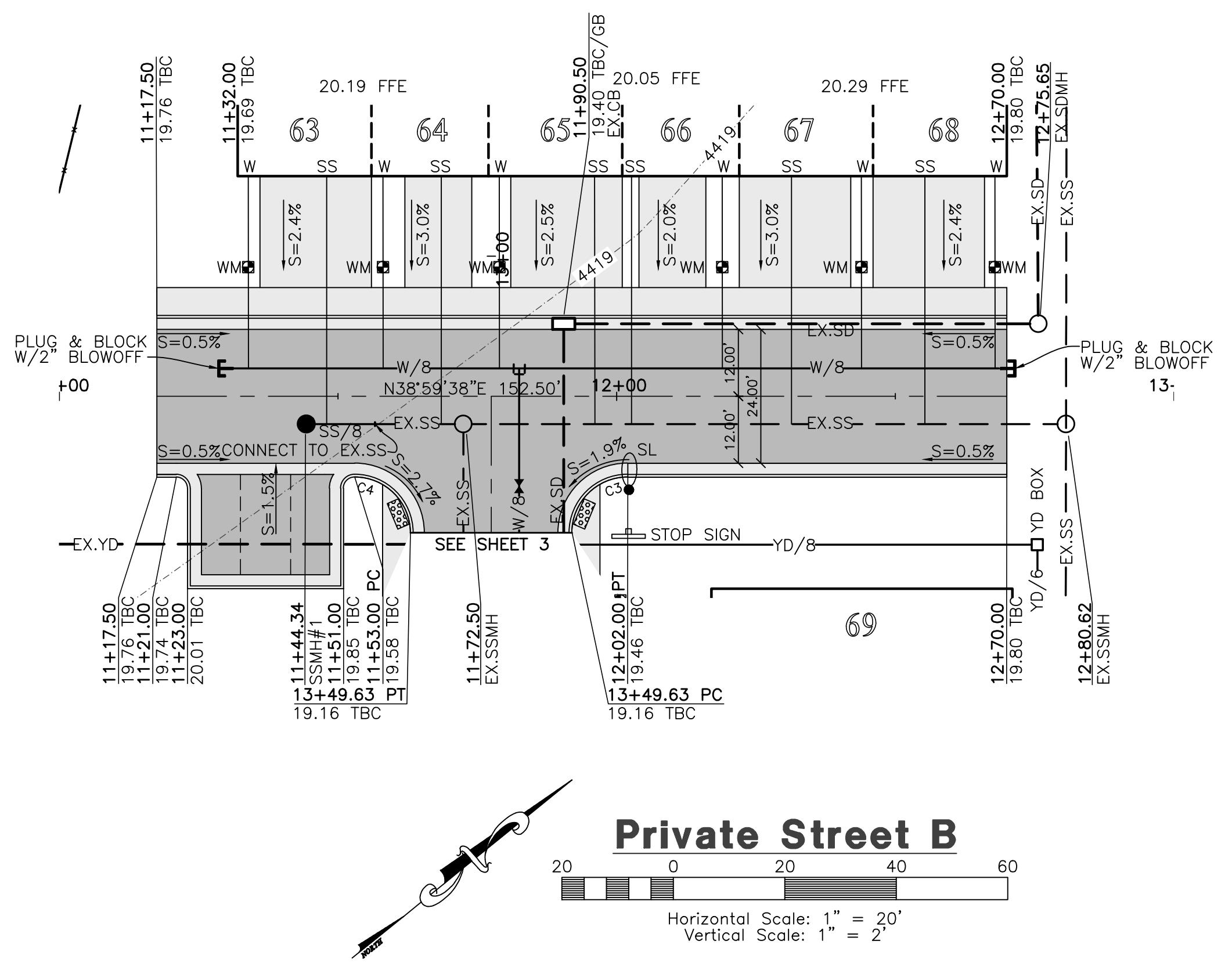
Begin Date:  
OCTOBER 2017

Name:  
**FREEDOM LANDING  
TOWNHOMES  
PHASE 3**

Number:  
**5061-C16**

Sheet 9  
2.1 Sheets

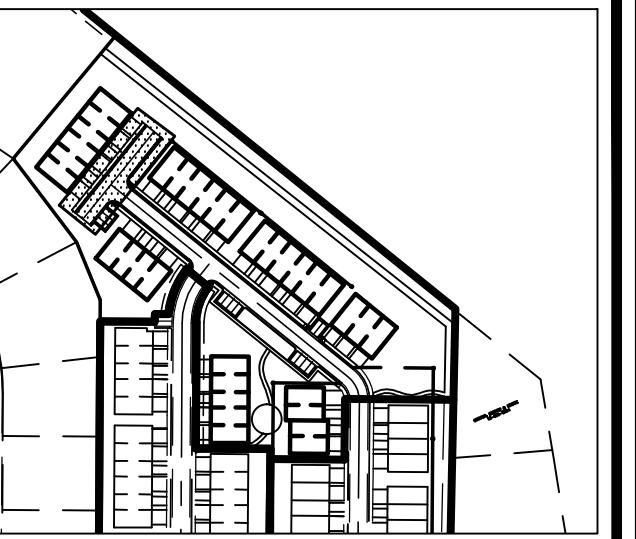




TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	90'00"00"	10.00'	15.71'	10.00'	S6'00"22"E	14.15'
C4	90'00"00"	10.00'	15.71'	10.00'	S8'35"38"W	14.15'

## Key Map

NOT TO SCALE



## Construction Notes:

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

**CULINARY WATER**  
W - 1" TYPE K COPPER W/1" METER  
SEE CITY STANDARD DRAWING CS-06  
W/8 - 8" DI AWWA C151-02 CLASS 51  
W/POLY WRAP

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

**SANITARY SEWER**  
SS/8 - 4" PVC 3034 SEWER PIPE  
SS/8 - 8" PVC ASTM 3034 SEWER LINE

NOTE: ANY CULINARY OR IRRIGATION WATERLINE LOOPS TO BE PER SOUTH WEBER CITY STANDARDS

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-2666 FAX: (801) 621-2666  
www.reeve-associates.com



REVISIONS	DATE	DESCRIPTION
	11-14-17	OK 42° Irr. Change

## Freedom Landing Townhomes Phase 3

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

## Private Street B

11+00.00 - 13+00.00

Revised: 11-14-17

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

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLY
Begin Date: OCTOBER 2017
Name: FREEDOM LANDING TOWNHOMES PHASE 3
Number: 5061-C16

Sheet 4  
Sheets 9



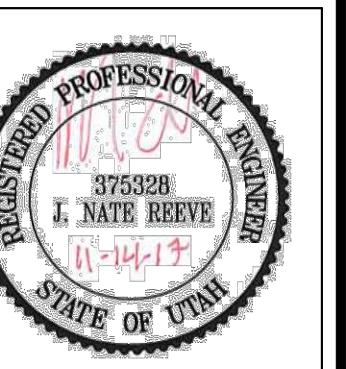
## Freedom Landing Townhomes Phase 3

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

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

### Site Plan

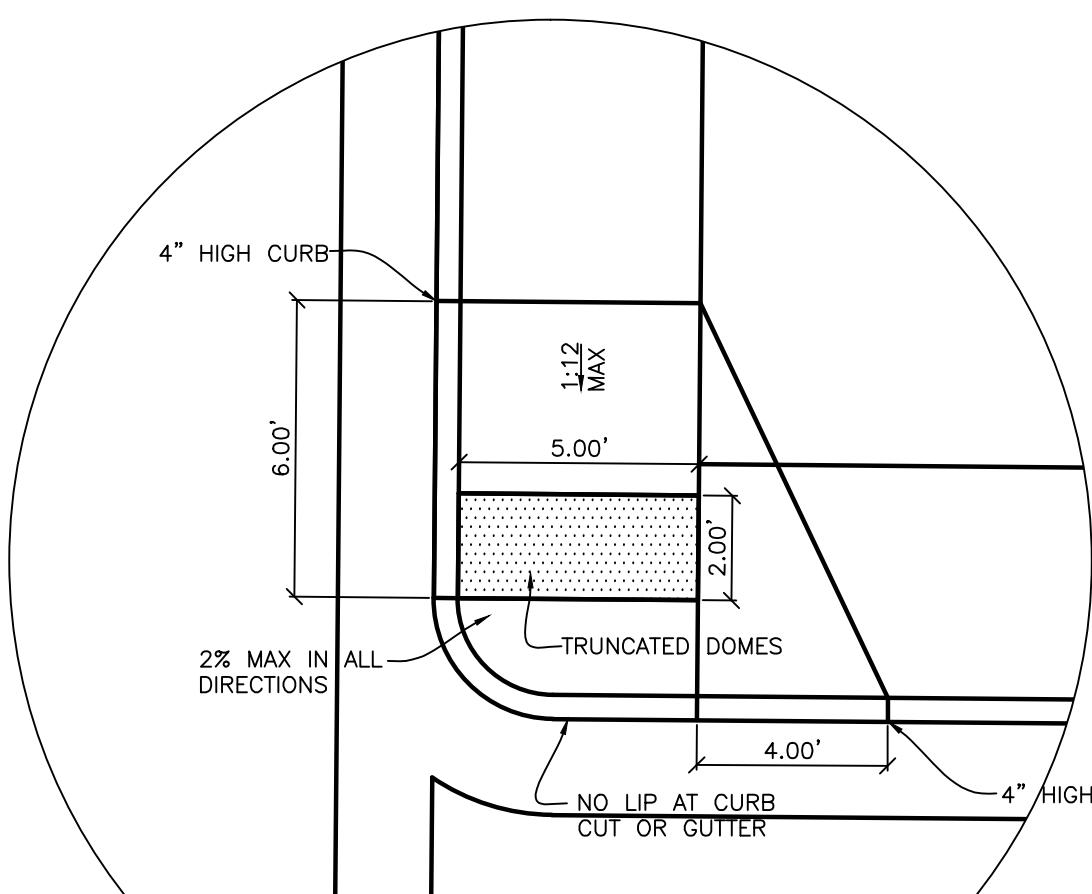
REVISIONS	DATE	DESCRIPTION
	11-14-17 OK	42' Irr. Change



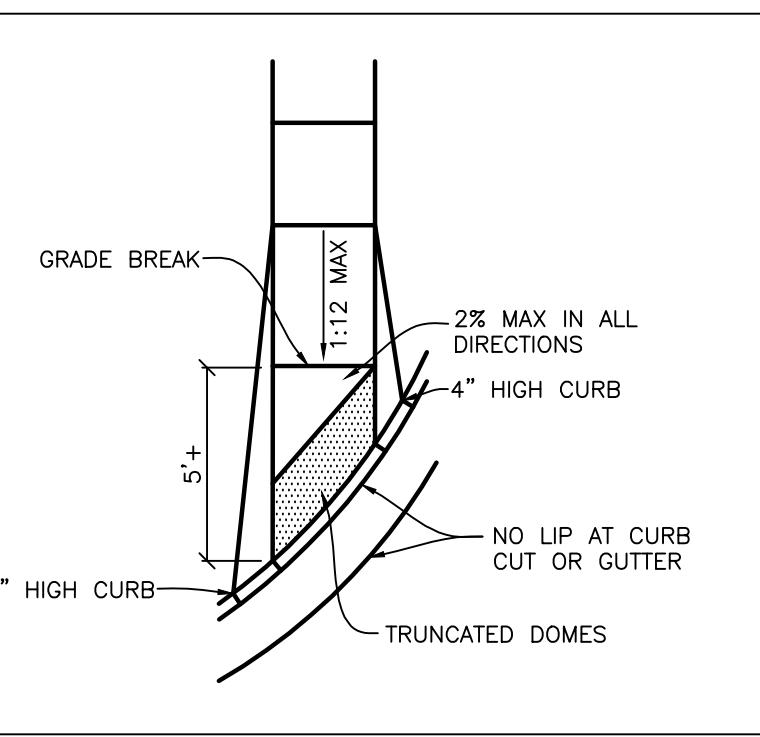
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: OCTOBER 2017
Name: FREEDOM LANDING TOWNHOMES PHASE 3
Number: 5061-C16

Revised: 11-14-17

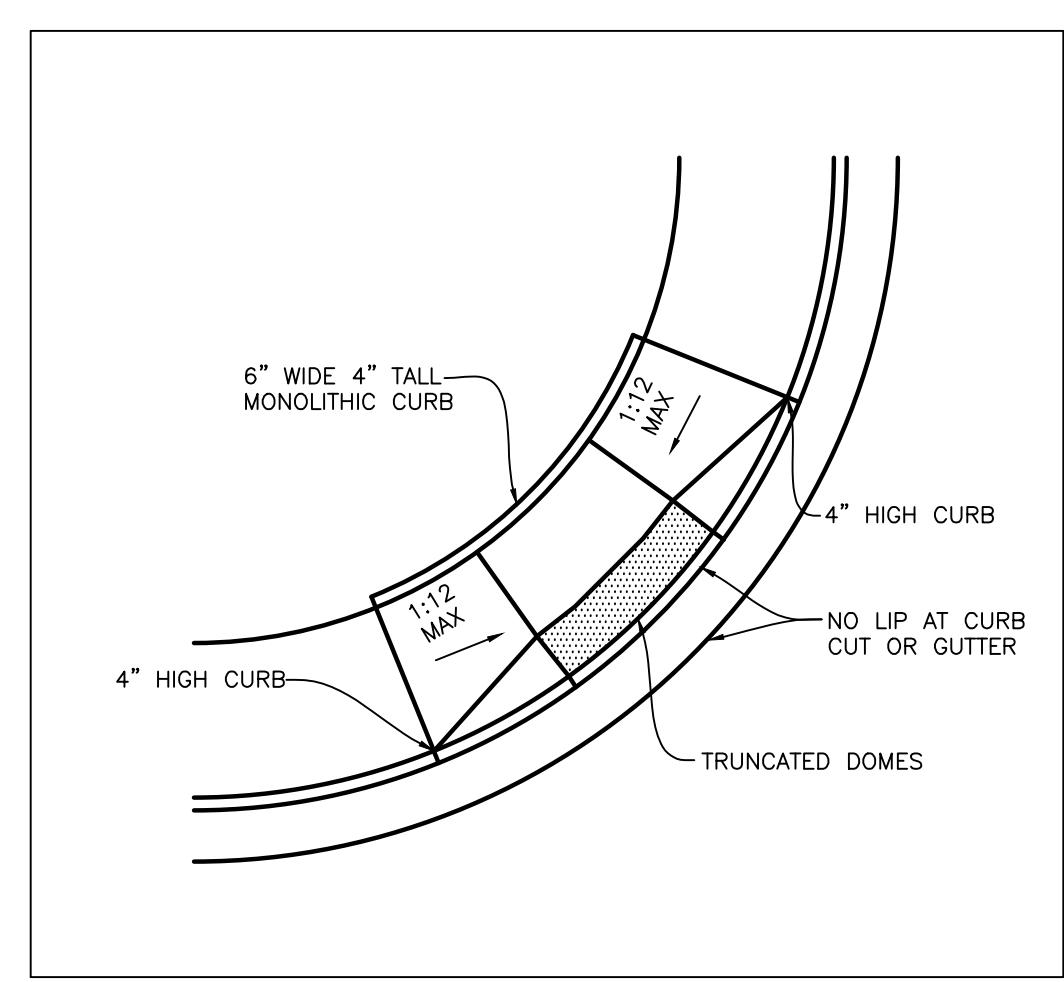
COOPER, EDWARD &  
LOI  
13-006-0004



**ADA Ramp Detail (Type A)**



**ADA Ramp Detail (Type B)**

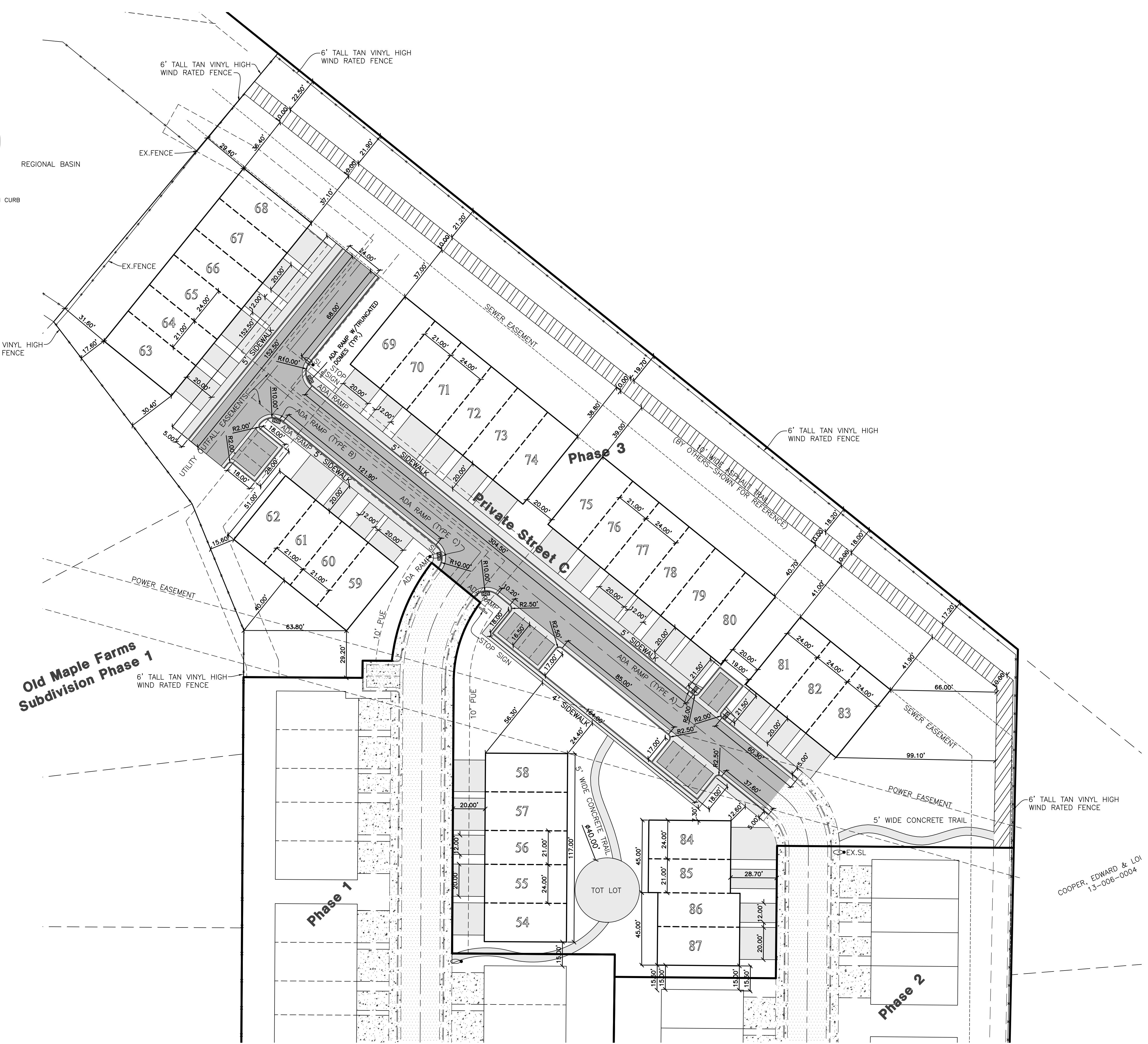


**ADA Ramp Detail (Type C)**

Scale: 1" = 30'  
30 0 30 60 90

### Old Maple Farms Subdivision Phase 1

6' TALL TAN VINYL HIGH WIND RATED FENCE

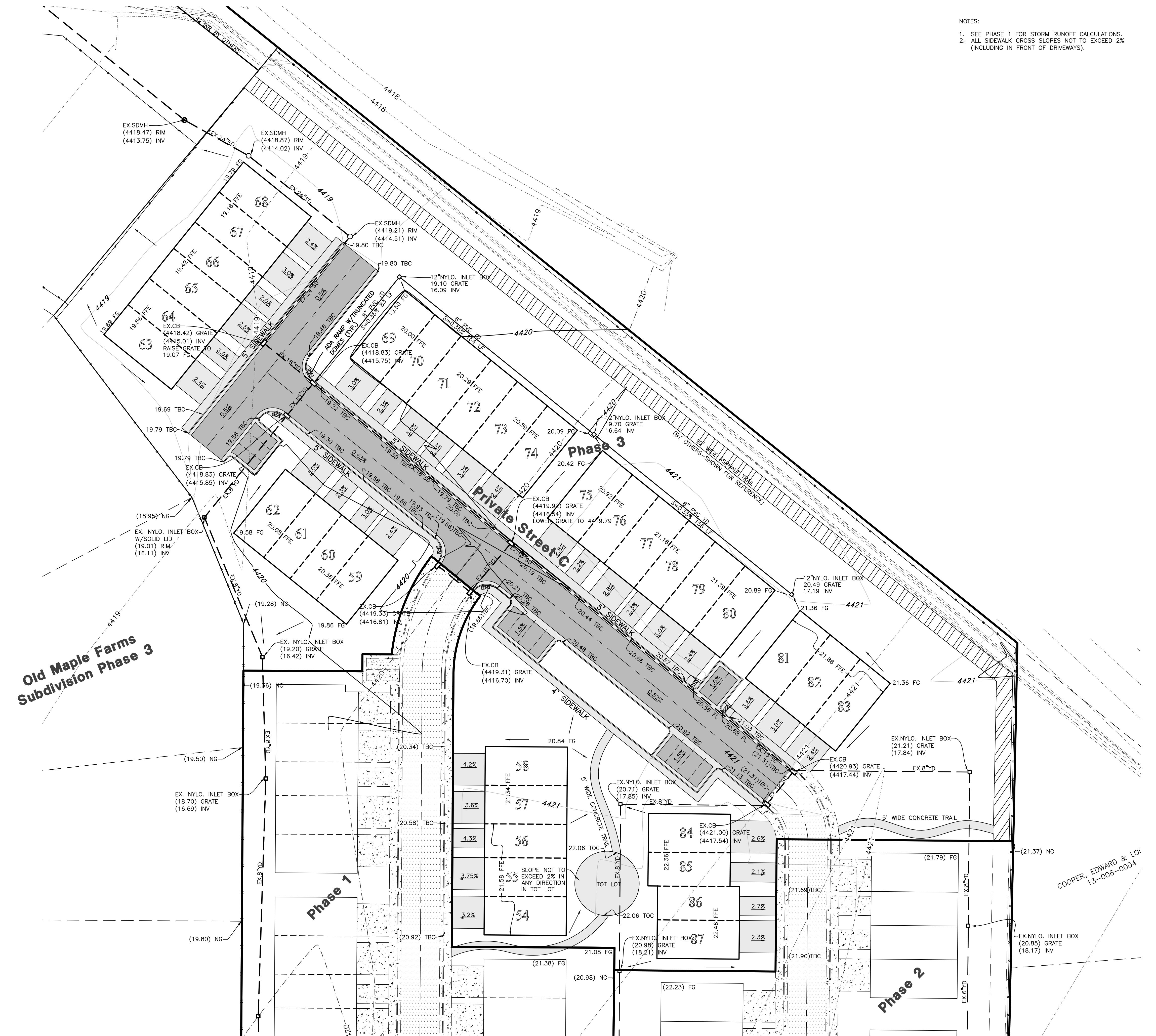


# Elevation Datum

PROJECT BENCHMARK - FOUND BRASS CAP MONUMENT  
AT THE SOUTHEAST CORNER OF SECTION 20, T.5N.,  
R.1W., SLB&M, U.S. SURVEY.  
(DATED 2004) NAVD 88 AS PER GPS MEASUREMENTS,  
4427.593 ELEV

NOTES:

1. SEE PHASE 1 FOR STORM RUNOFF CALCULATIONS.
2. ALL SIDEWALK CROSS SLOPES NOT TO EXCEED 2%  
(INCLUDING IN FRONT OF DRIVEWAYS).



**Revised: 11-14-17**

Ject Info.  
neer:  
NATE REEVE, P.E.  
ter:  
C. KINGSLEY  
n Date:  
OCTOBER 2017  
ne:  
**FREEDOM LANDING**  
**TOWNHOMES**  
**PHASE 3**  
ber: 5061-C16

heet	9
6	Sheets

REVISIONS	DATE	DESCRIPTION
11-14-17	OK	42' Irr. Change

## Freedom Landing Townhomes Phase 3

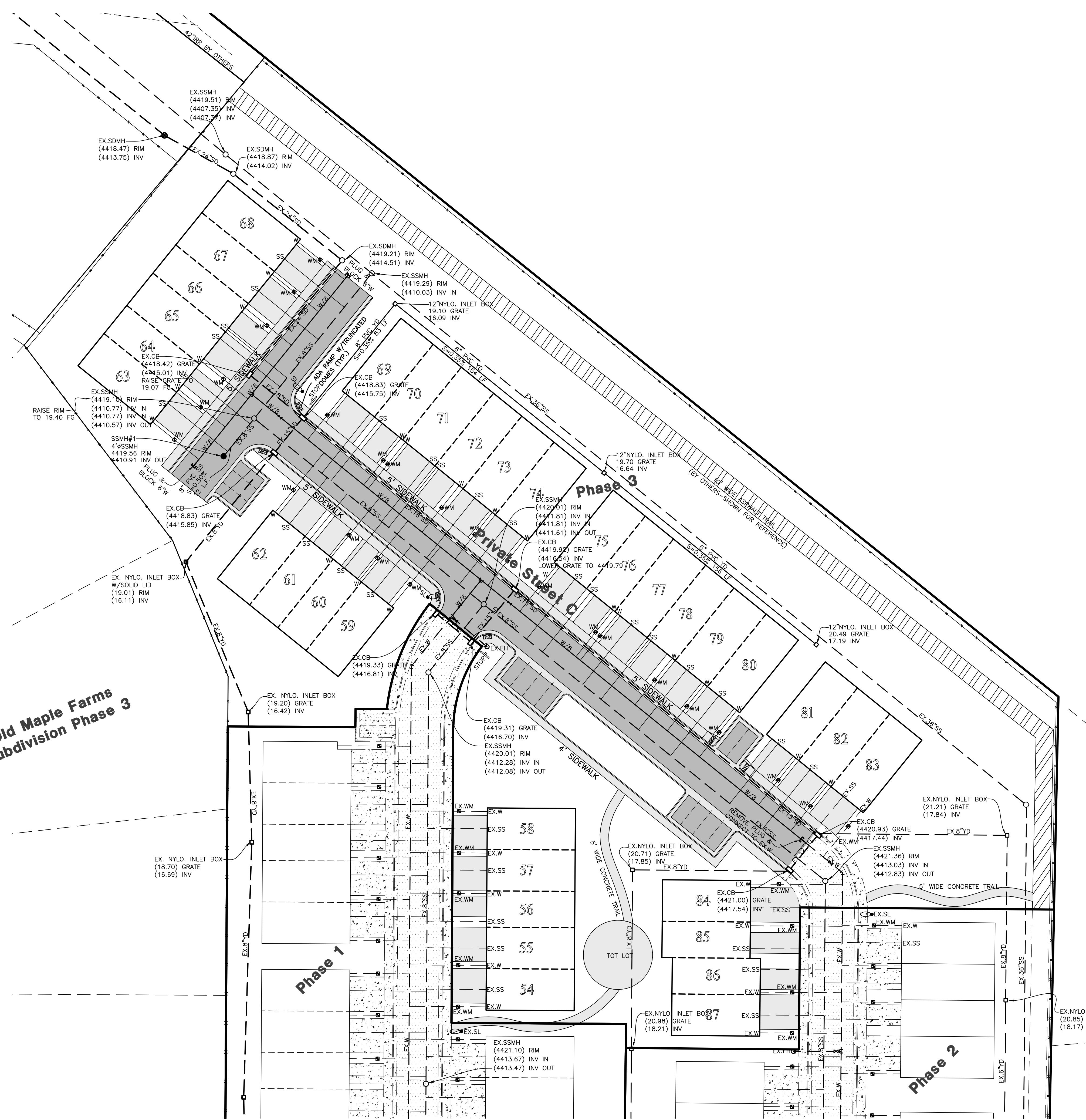
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Utility Plan

Revised: 11-14-17

Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	OCTOBER 2017
Name:	FREEDOM LANDING TOWNHOMES PHASE 3
Number:	5061-C16
Sheet	9
7	Sheets

### Old Maple Farms Subdivision Phase 3

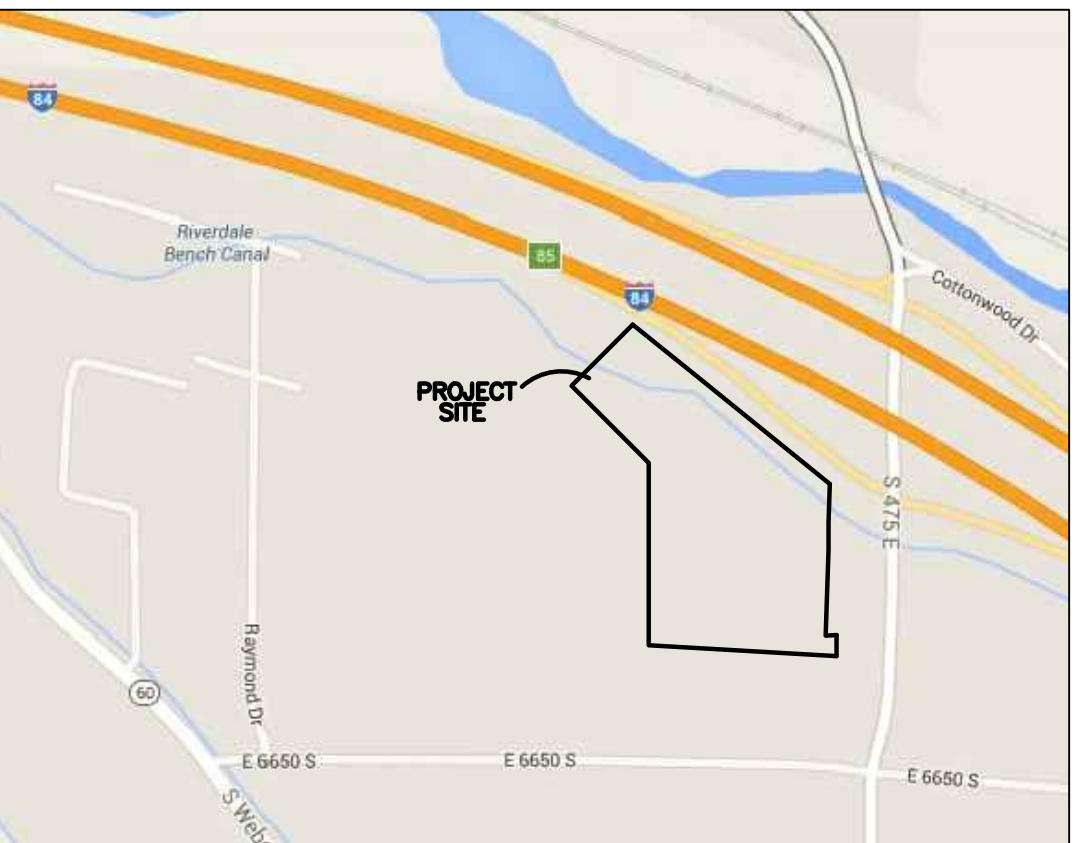
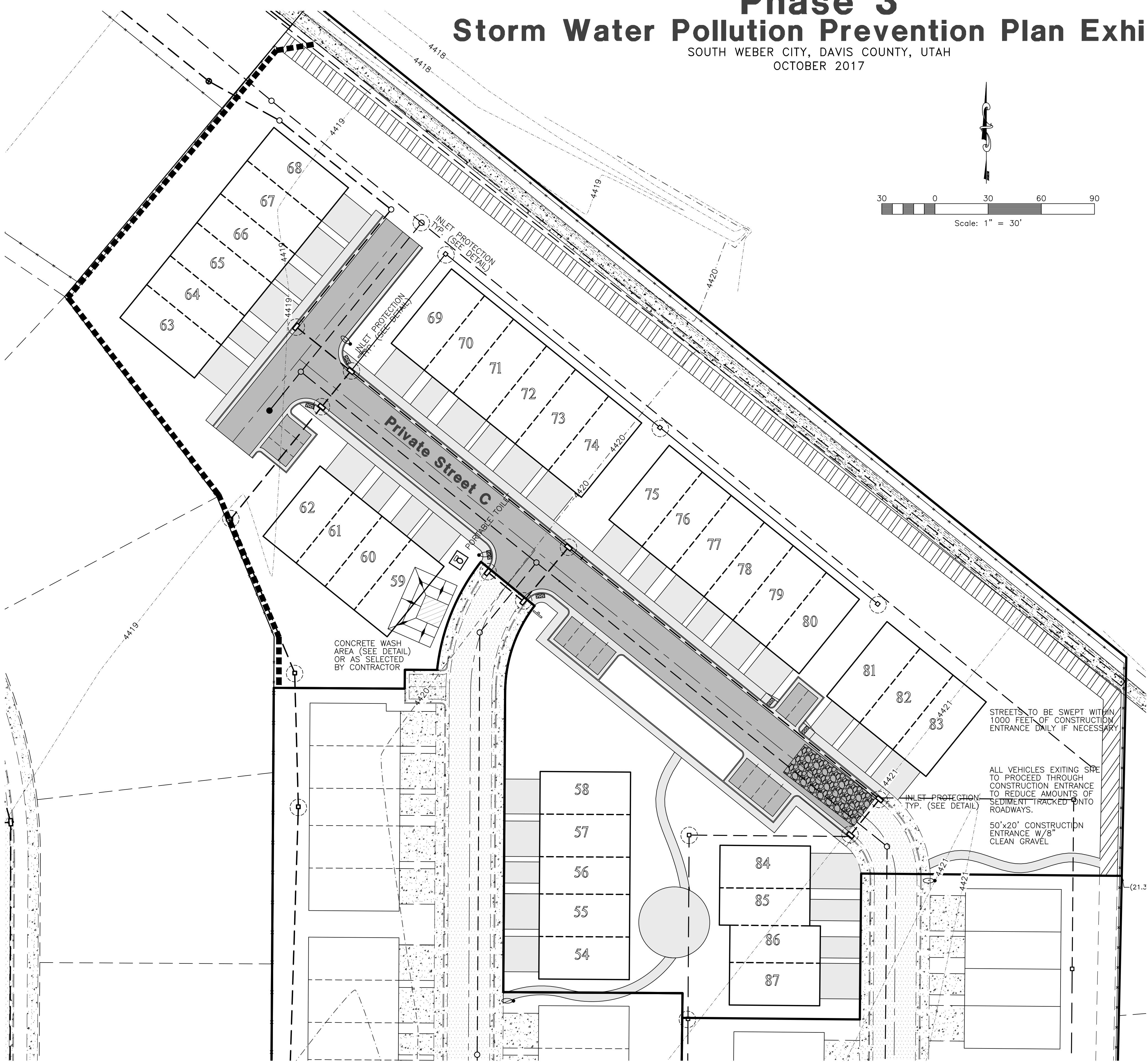


# Freedom Landing Townhomes

## Phase 3

### Storm Water Pollution Prevention Plan Exhibit

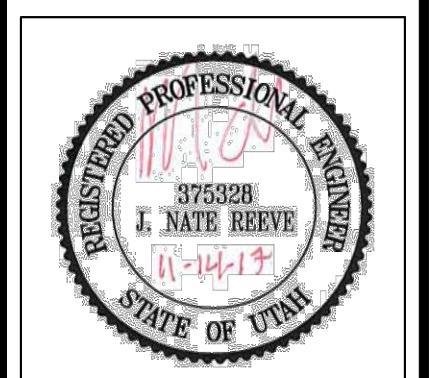
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
OCTOBER 2017



**Vicinity Map**  
NOT TO SCALE

REVISIONS	DATE	DESCRIPTION
	11-14-17	OK 42 Irr. Change

Reeve & Associates, Inc. - Solutions You Can Build On	<b>Freedom Landing Townhomes</b>	<b>Phase 3</b>	<b>Storm Water Pollution Prevention Plan Exhibit</b>
SOUTH WEBER CITY, DAVIS COUNTY, UTAH			



<b>Project Info.</b>
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: OCTOBER 2017
Name: FREEDOM LANDING TOWNHOMES PHASE 3
Number: 5061-C16

#### Construction Activity Schedule

- PROJECT LOCATION..... SOUTH WEBER CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE..... OCTOBER 2017
- BMP'S DEPLOYMENT DATE..... OCTOBER 2017
- STORM WATER MANAGEMENT CONTACT / INSPECTOR..... BRAD FROST (801) 564-3898
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Revised: 11-14-17

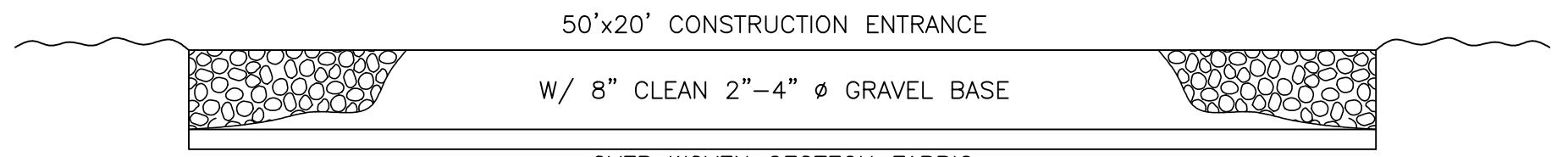


**Project Info.**  
 Engineer: J. NATE REEVE, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: OCTOBER 2017  
 Name: FREEDOM LANDING TOWNHOMES PHASE 3  
 Number: 5061-C16

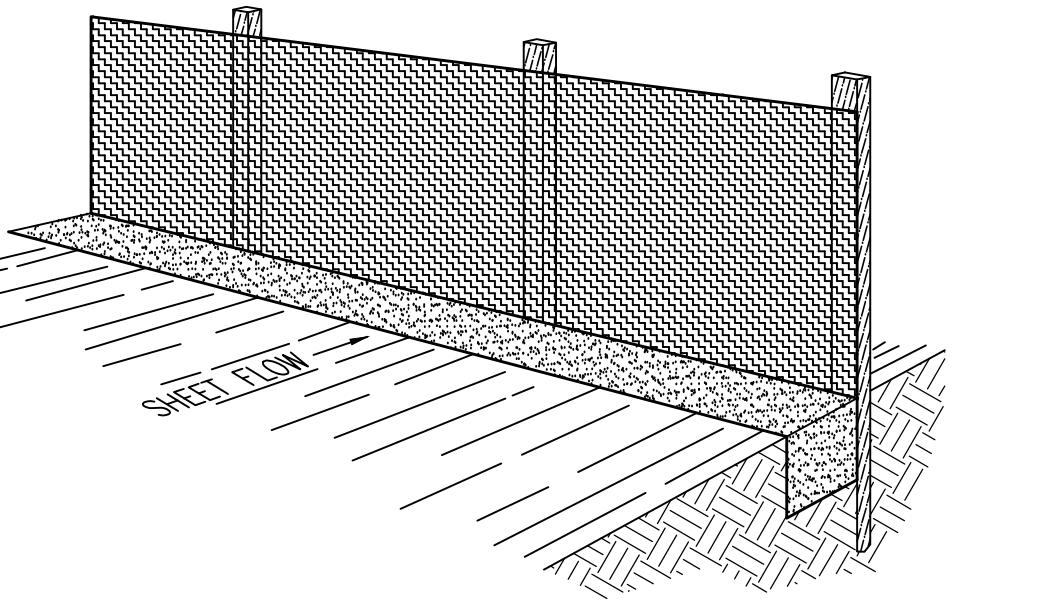
Sheet 9  
 Sheets 9

## Notes:

- 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).
- Describe BMP's to eliminate/reduce contamination of storm water from:  
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle fueling areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:  
  - 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.
  - 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 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.
  - 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.
- Spill Prevention and Control:  
  - 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.
  - 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.
- Post Roadway / Utility Construction:  
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - 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.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes:  
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - 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.
  - 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.
  - 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.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - 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.
  - 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.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - 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.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.  
  - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR300000.



**Cross Section 50' x 20' Construction Entrance**



## Perspective View

Figure 2

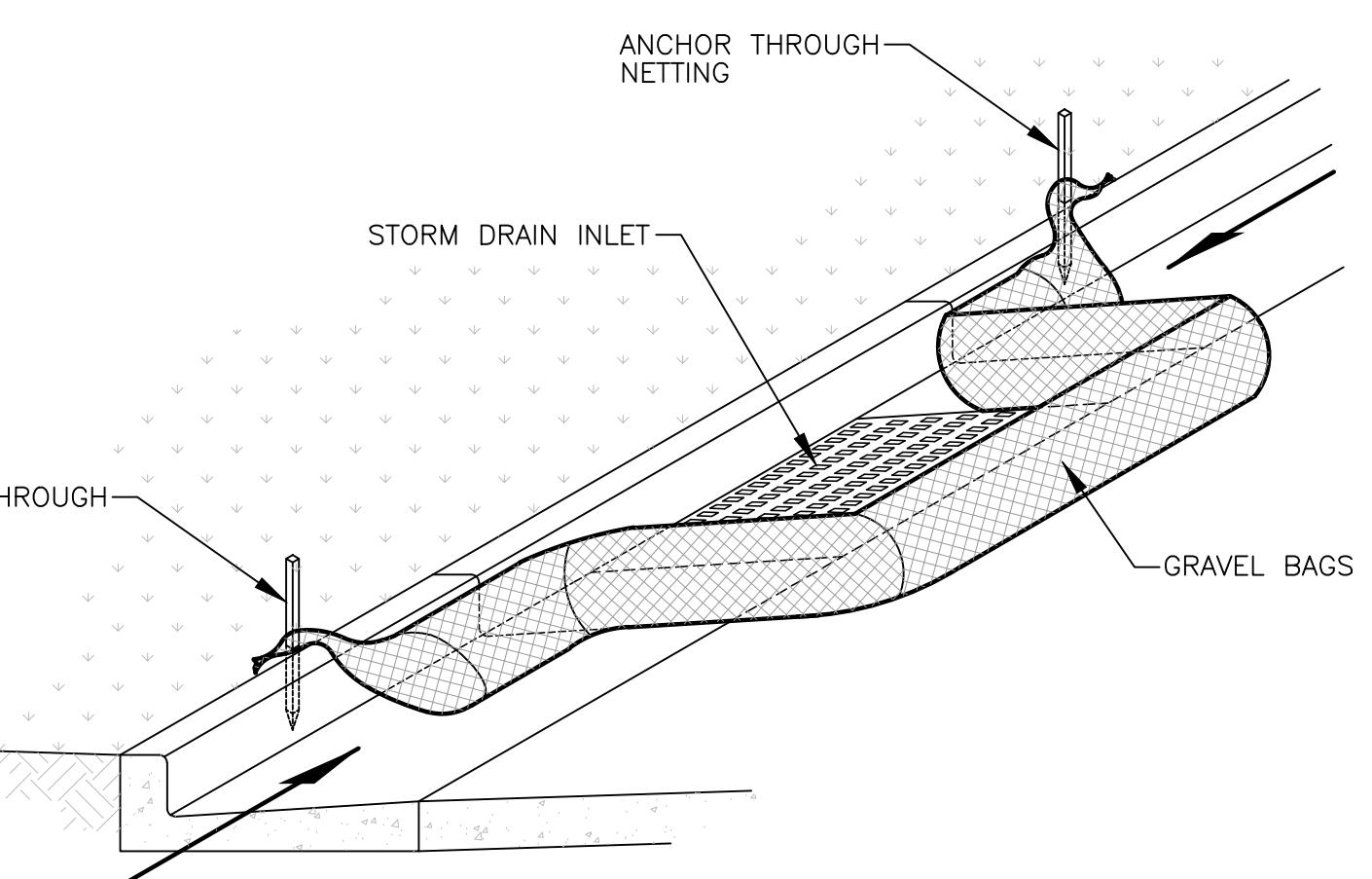
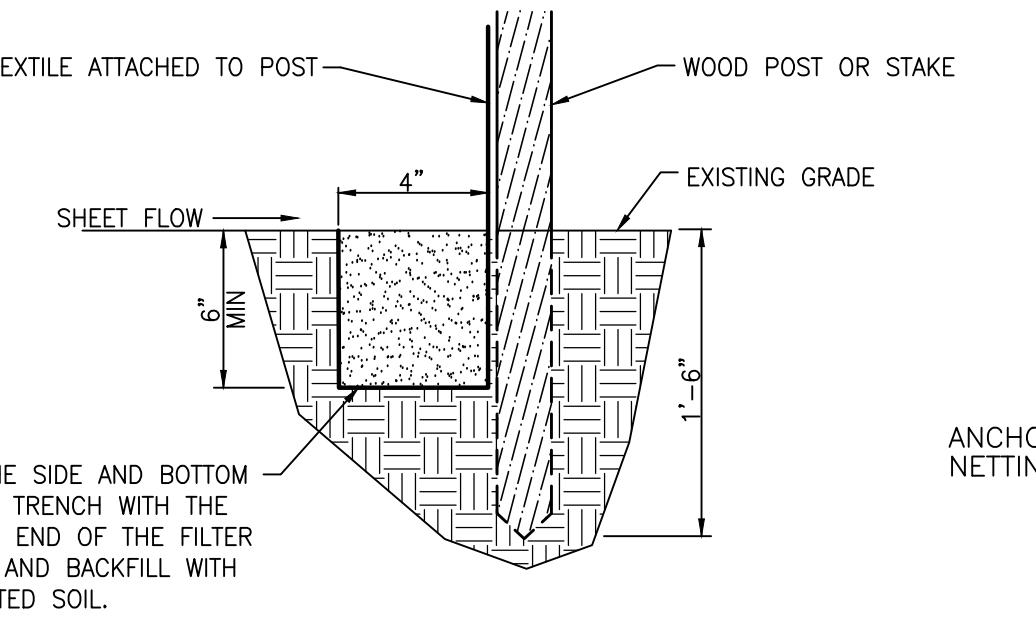
**INSTALLATION**  
 The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing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

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 fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

## Section



## Inlet Box Protection

should generally be less than three (3) times the height of the fence.  
 \*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").  
 \*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.  
 \*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

**INSPECTION**  
 \*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.  
 \*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

**REMOVAL**  
 \*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

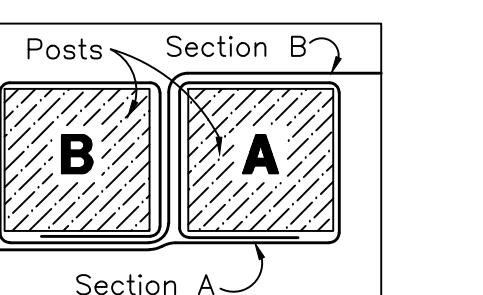
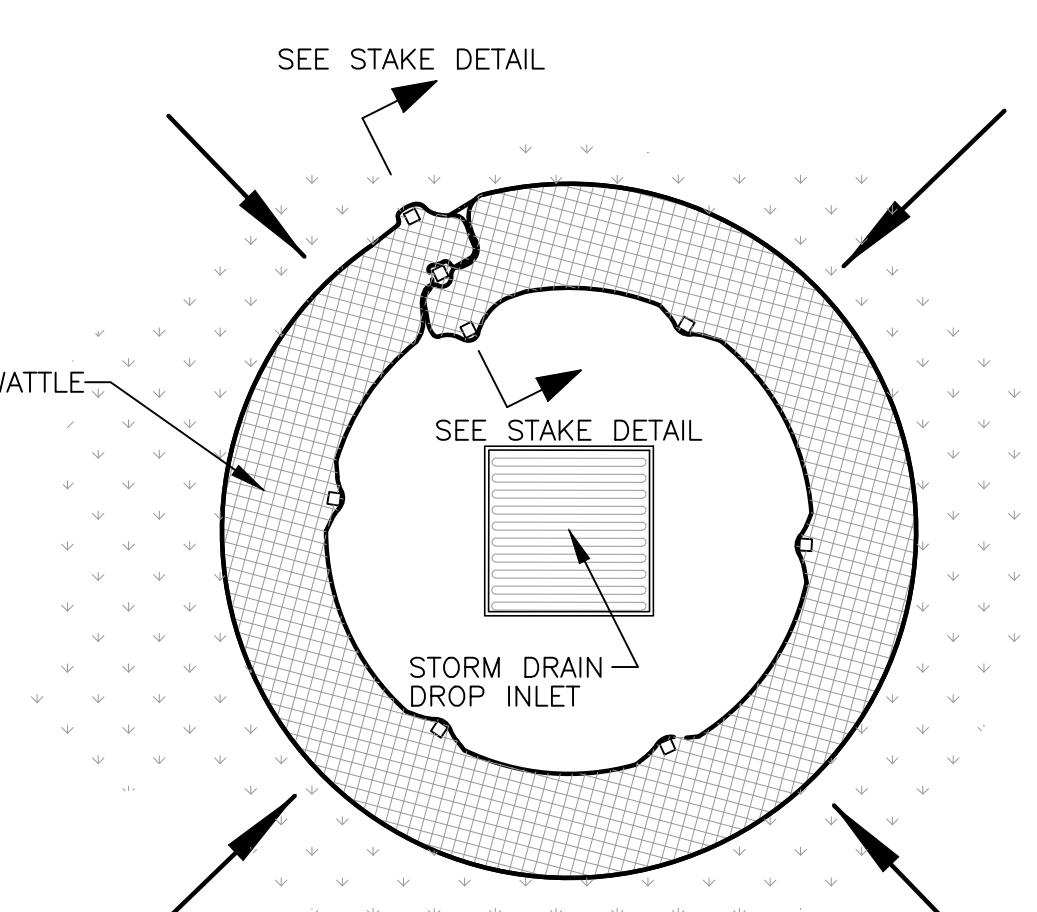
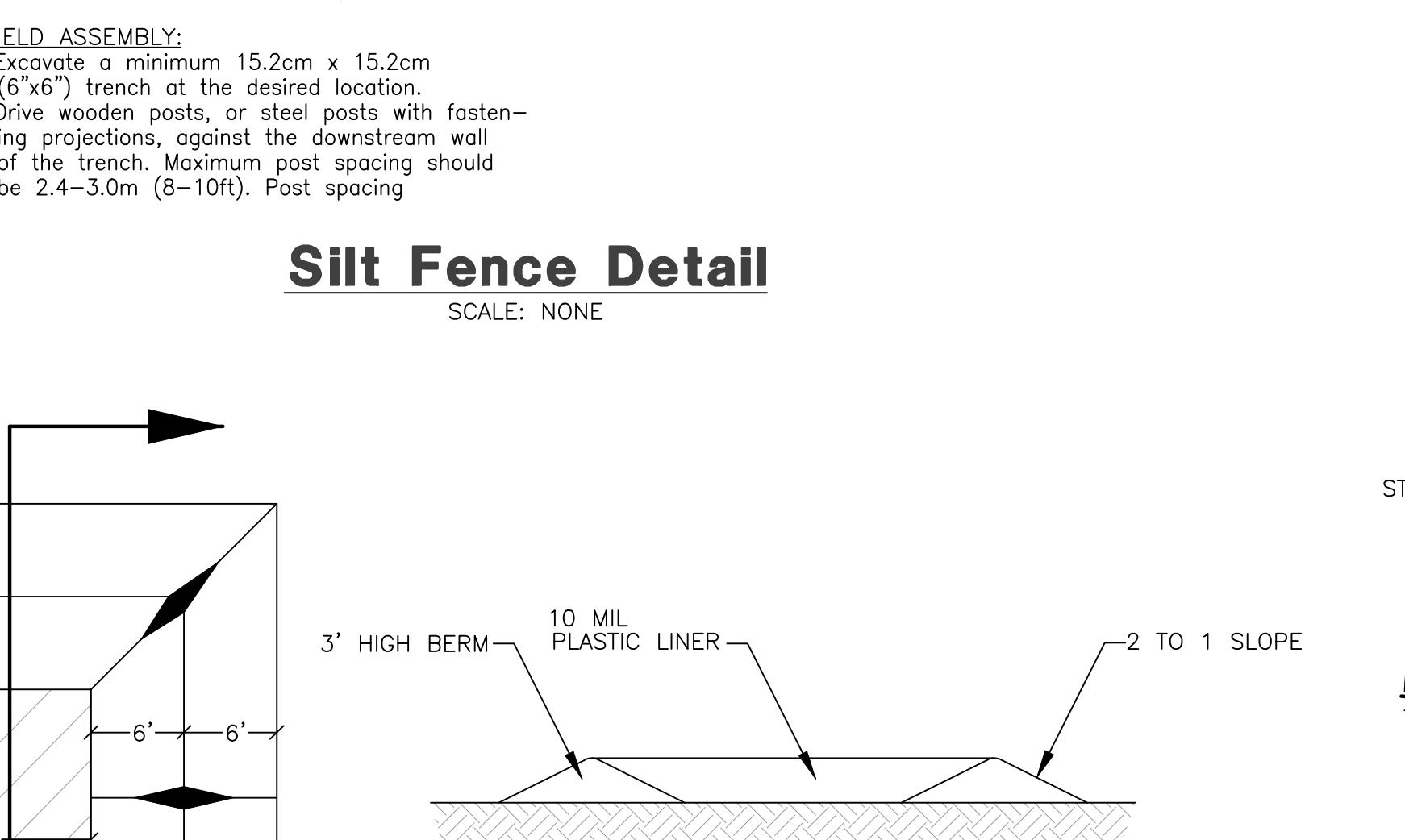


Figure 1:  
 Top View of  
 Roll-to-Roll Connection

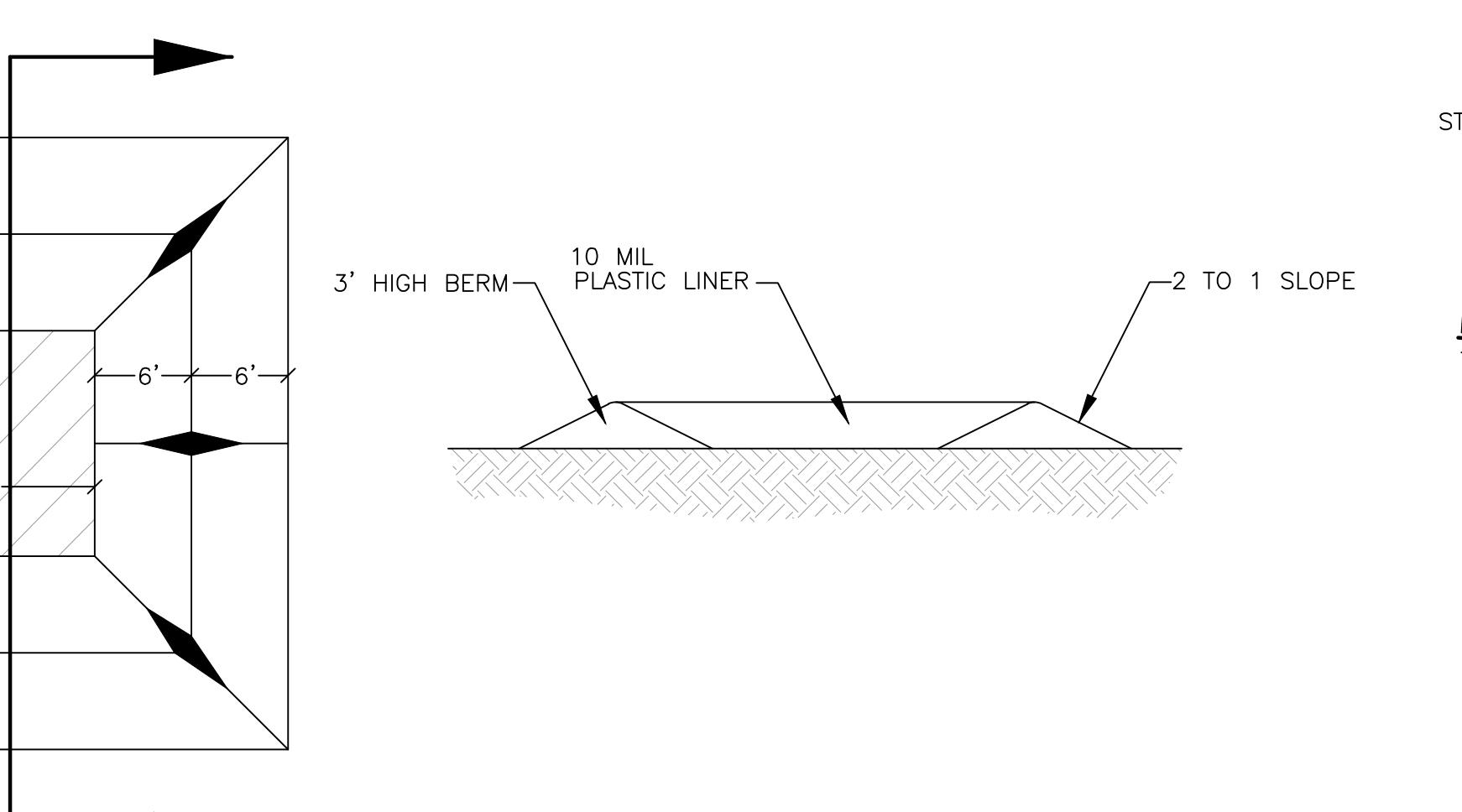


## Plan View



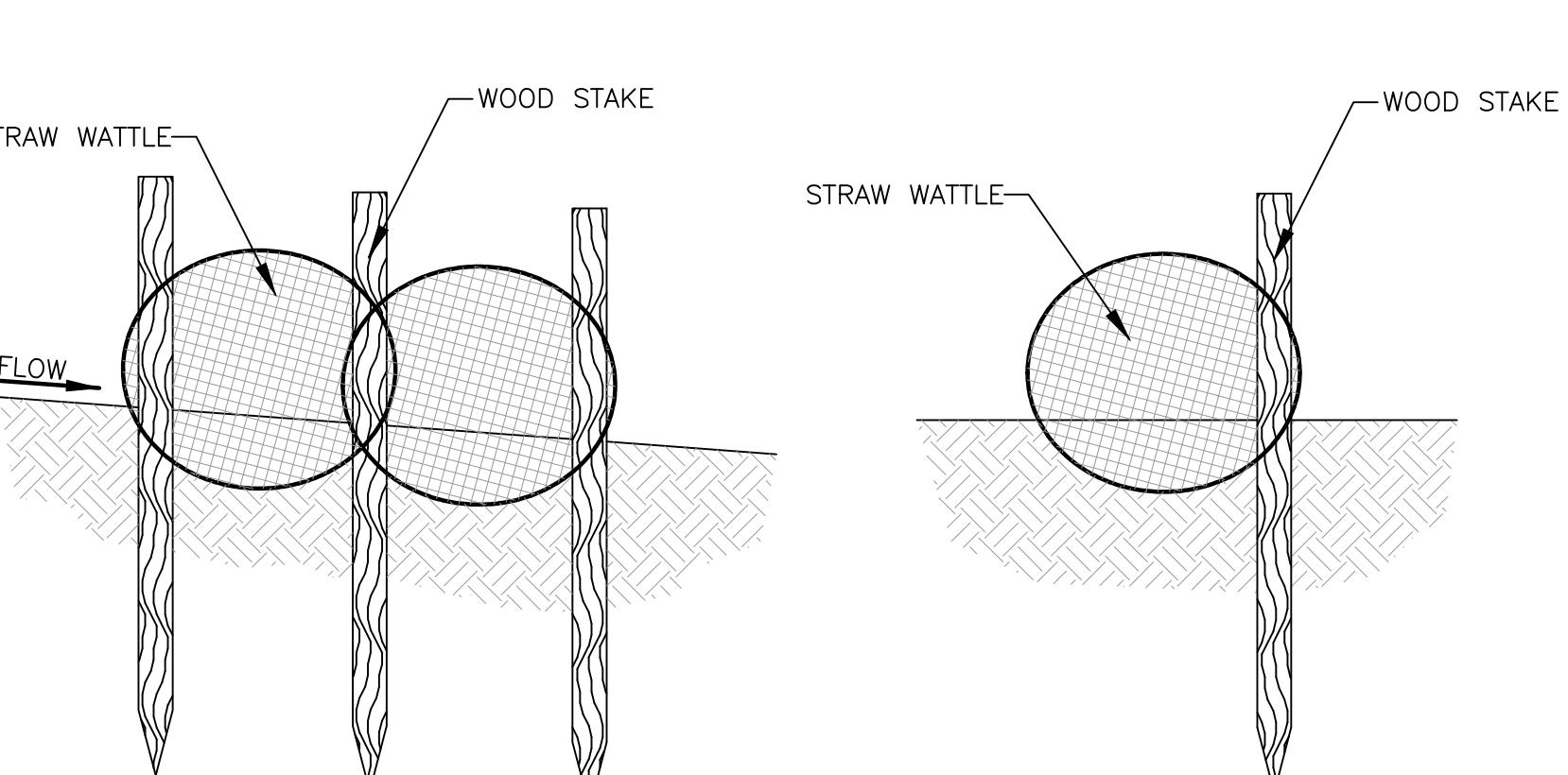
## Silt Fence Detail

SCALE: NONE



## Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



## Stake Detail

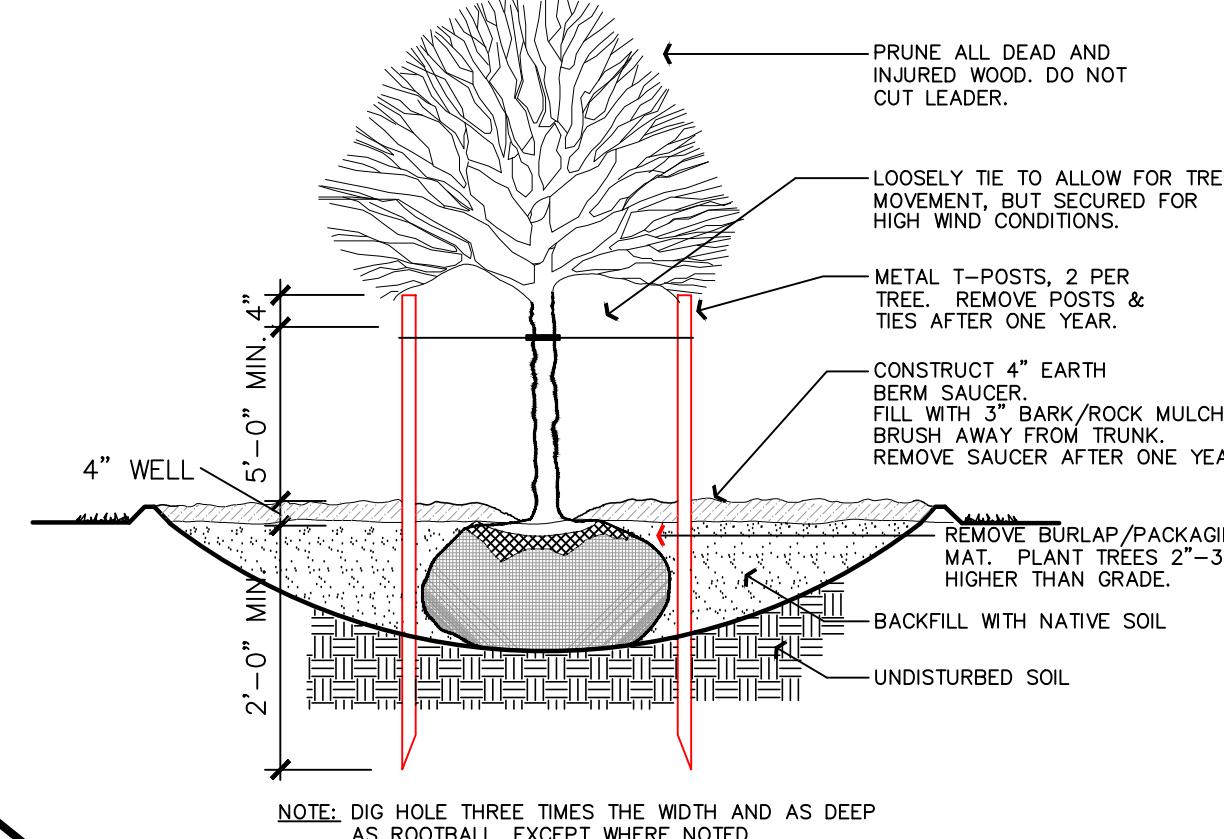
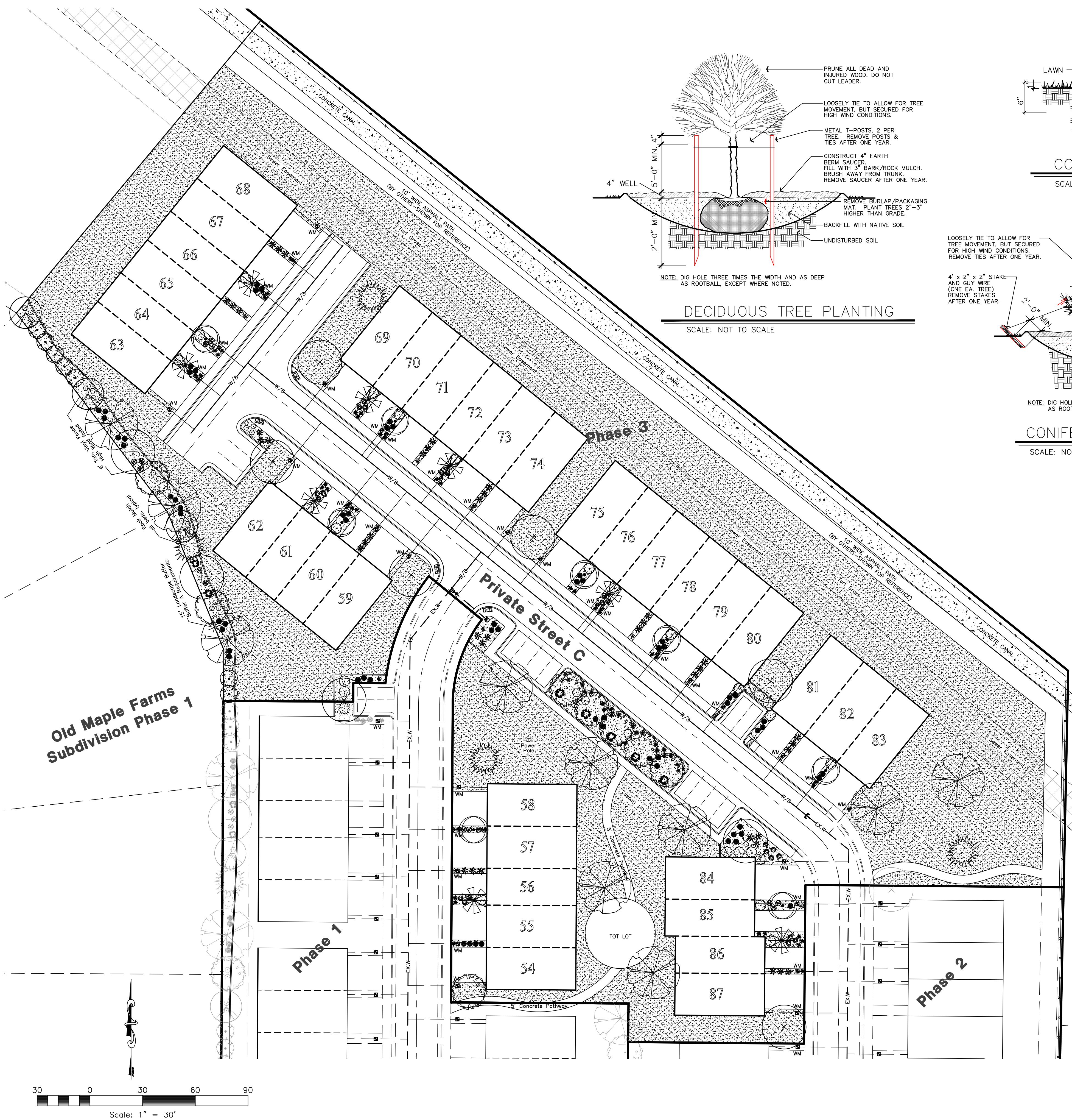


REVISIONS	DESCRIPTION
DATE	

## Freedom Landing Townhomes Phase 3

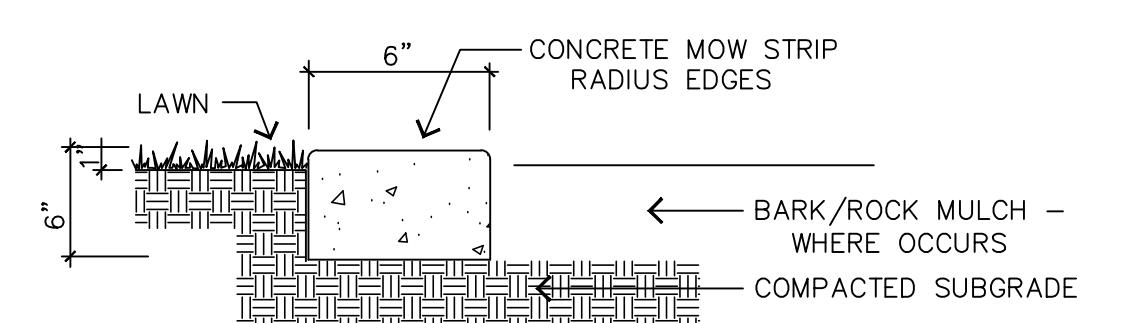
SOUTH | WEBER CITY, DAVIS COUNTY, UTAH

### Landscape Plan



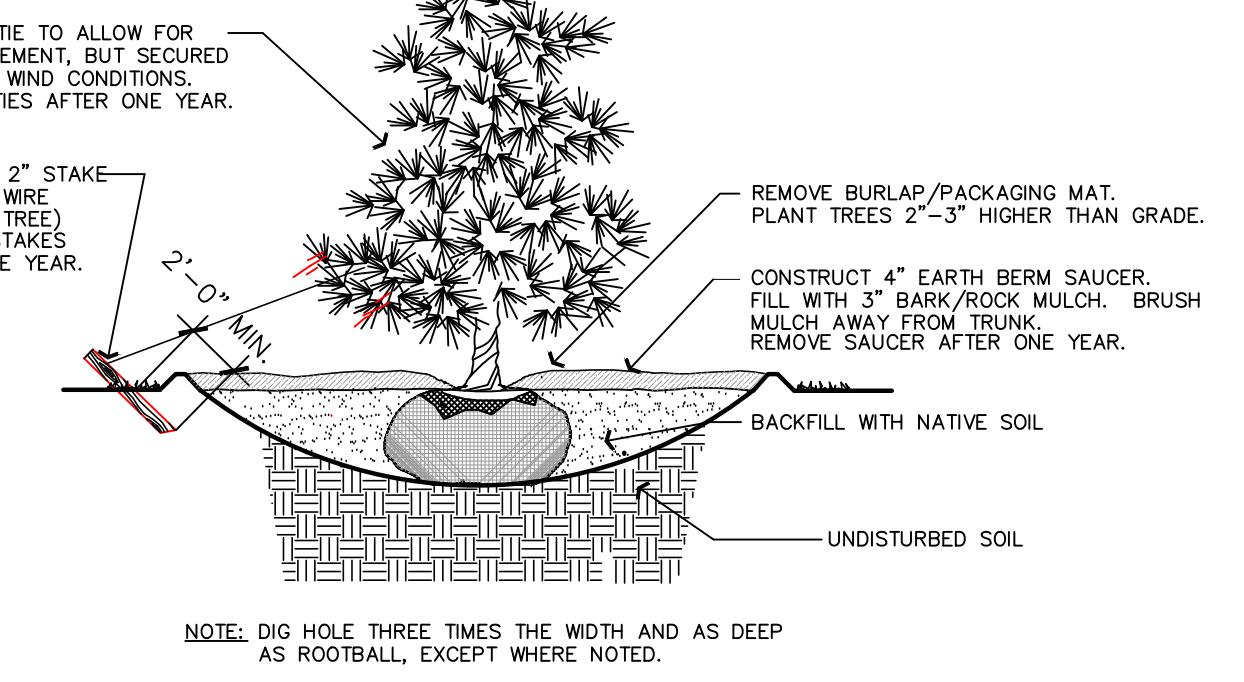
### DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



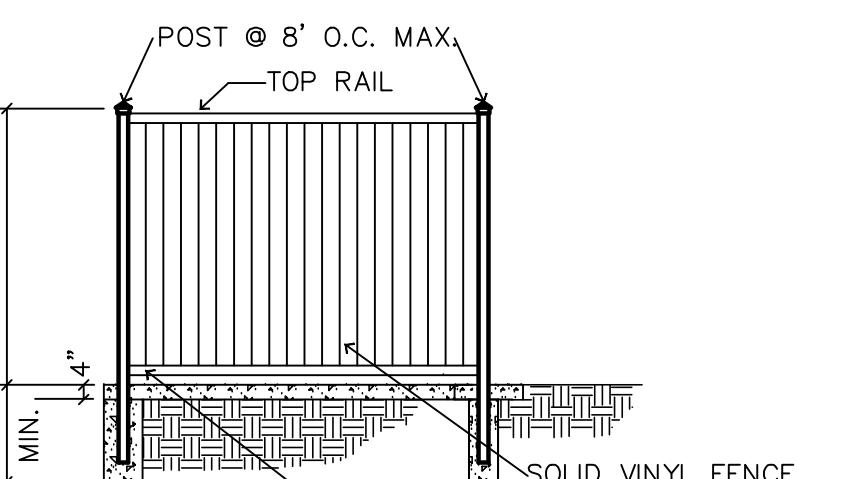
### CONCRETE MOW STRIP

SCALE: NOT TO SCALE



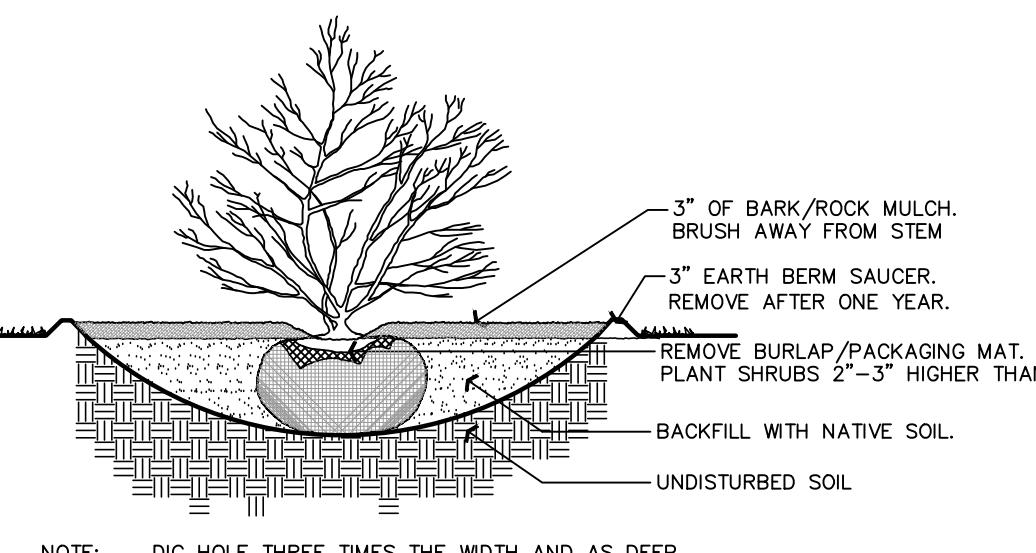
### CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



### SOLID VINYL FENCE

HIGH WIND RATED N.T.S.



### SHRUB PLANTING

SCALE: NOT TO SCALE

## Plant Table

### TREES

Symbol	Scientific Name	Common Name	Planting Size
+	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
△	Acer plat. 'Crimson Sentry'	Crimson Sentry Maple	2" cal.
○	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
●	Pinus nigra	Austrian Pine	6'-8' B&B
◎	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
●	Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
●	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
●	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" cal.

### SHRUBS

Symbol	Scientific Name	Common Name	Planting Size
•	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
●	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
○	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
●	Rosa nootrum	Flower Carpet Rose	5 gal.
●	Buxus microphylla 'Winter Gem'	Winter Gem boxwood	5 gal.
●	Potentilla fruticosa	Bush cinquefoil	5 gal.

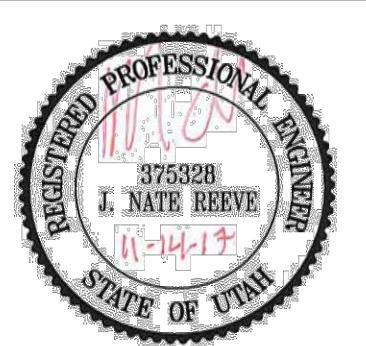
### PERENNIALS

Symbol	Scientific Name	Common Name	Planting Size
✿	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
✿	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
✿	Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
✿	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

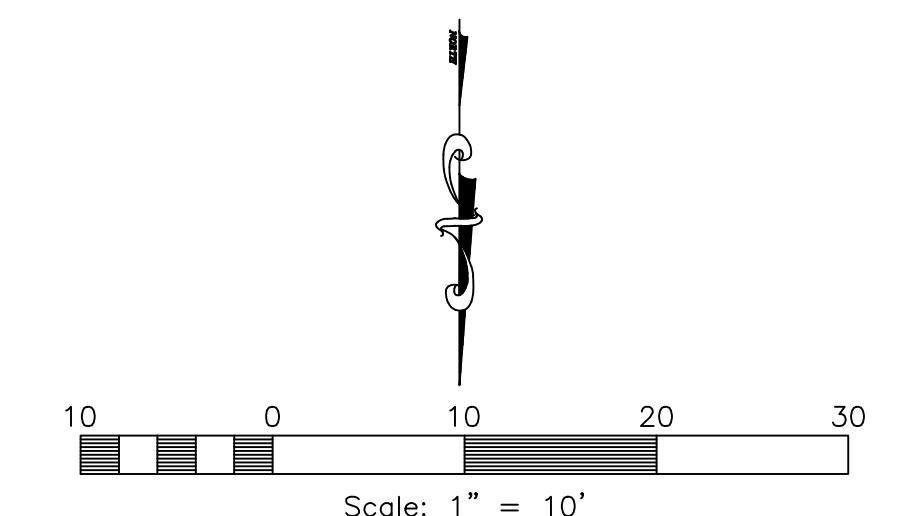
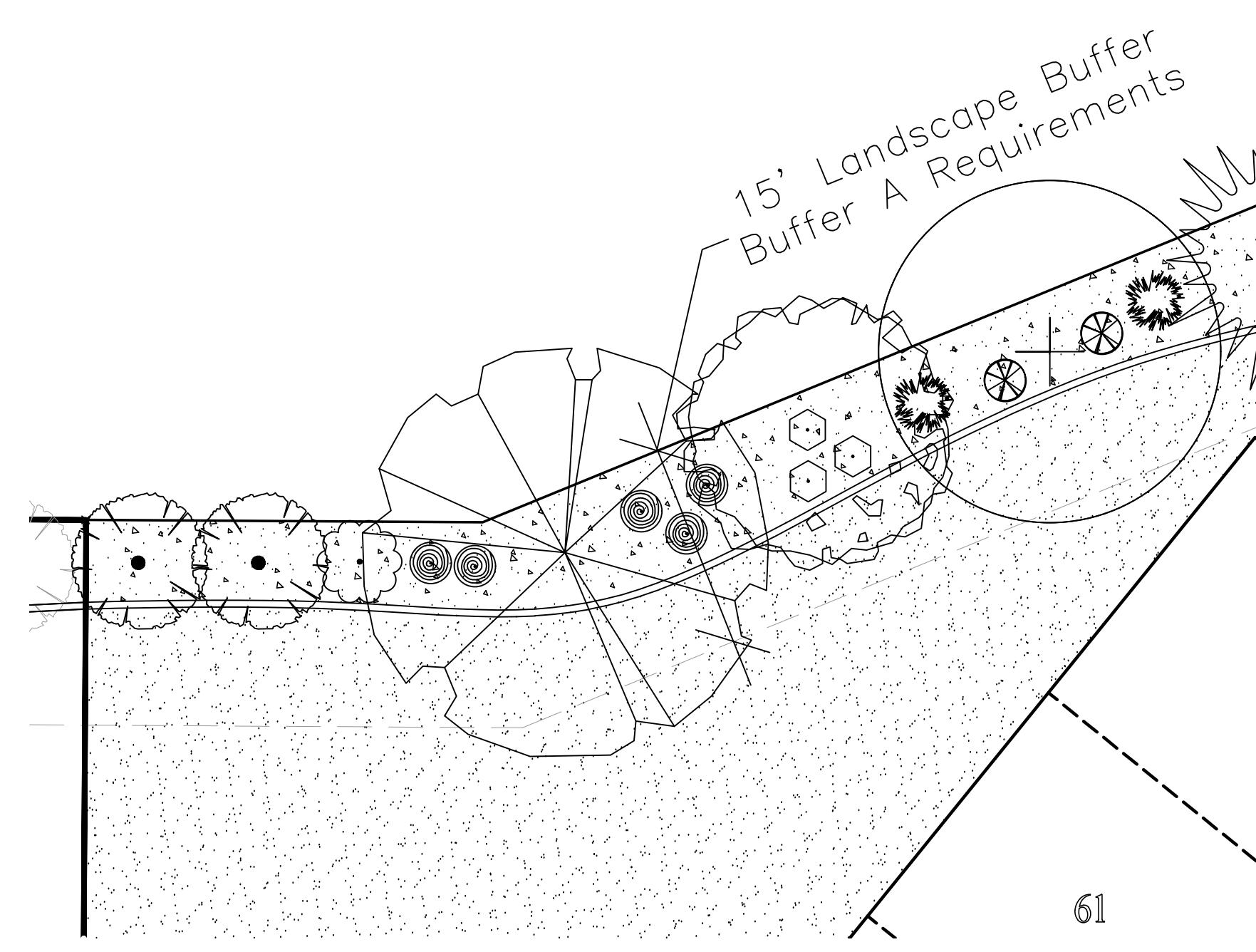
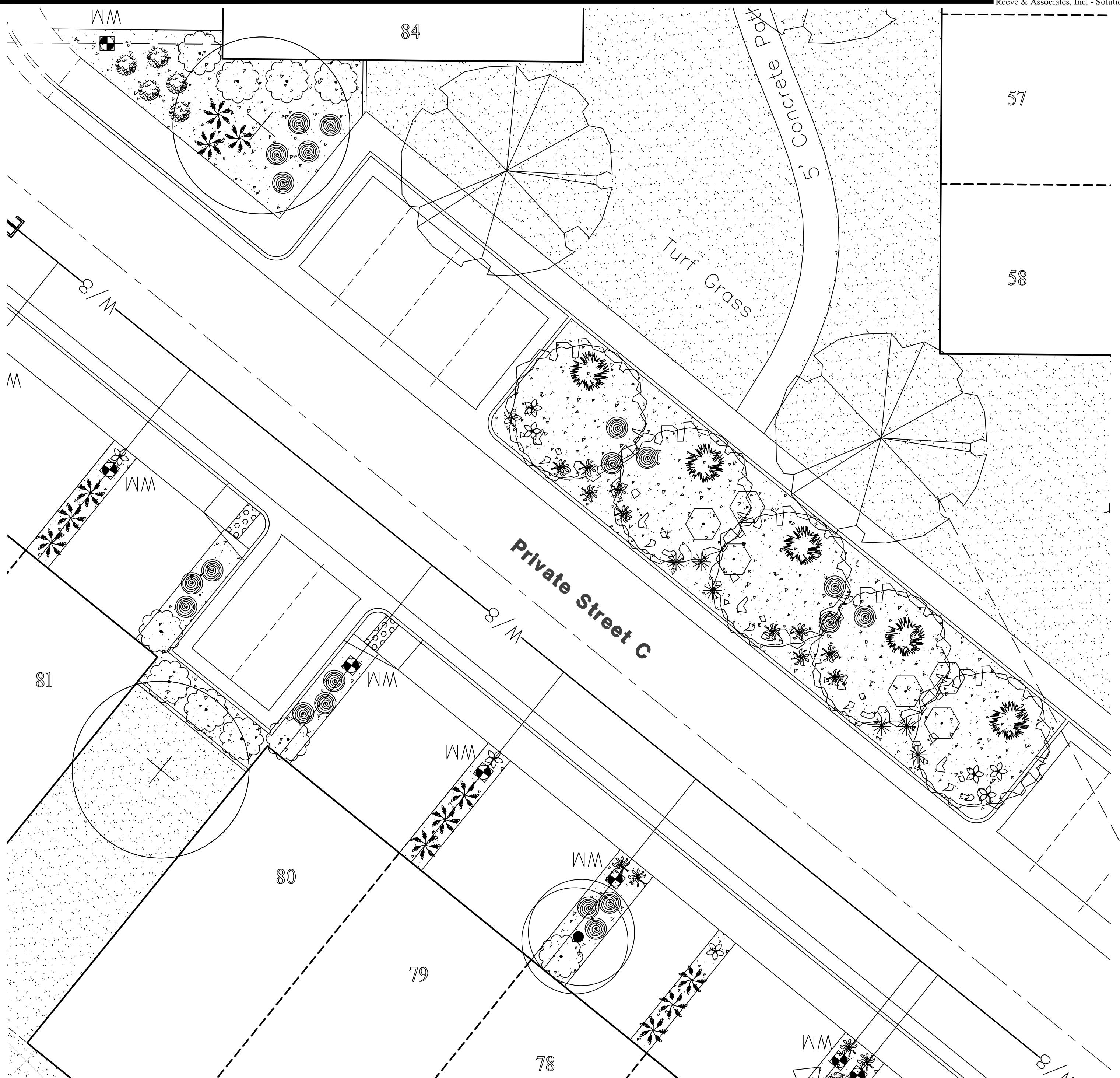
Turf Grass - To be sodded.

3" Layer of 2" minus gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

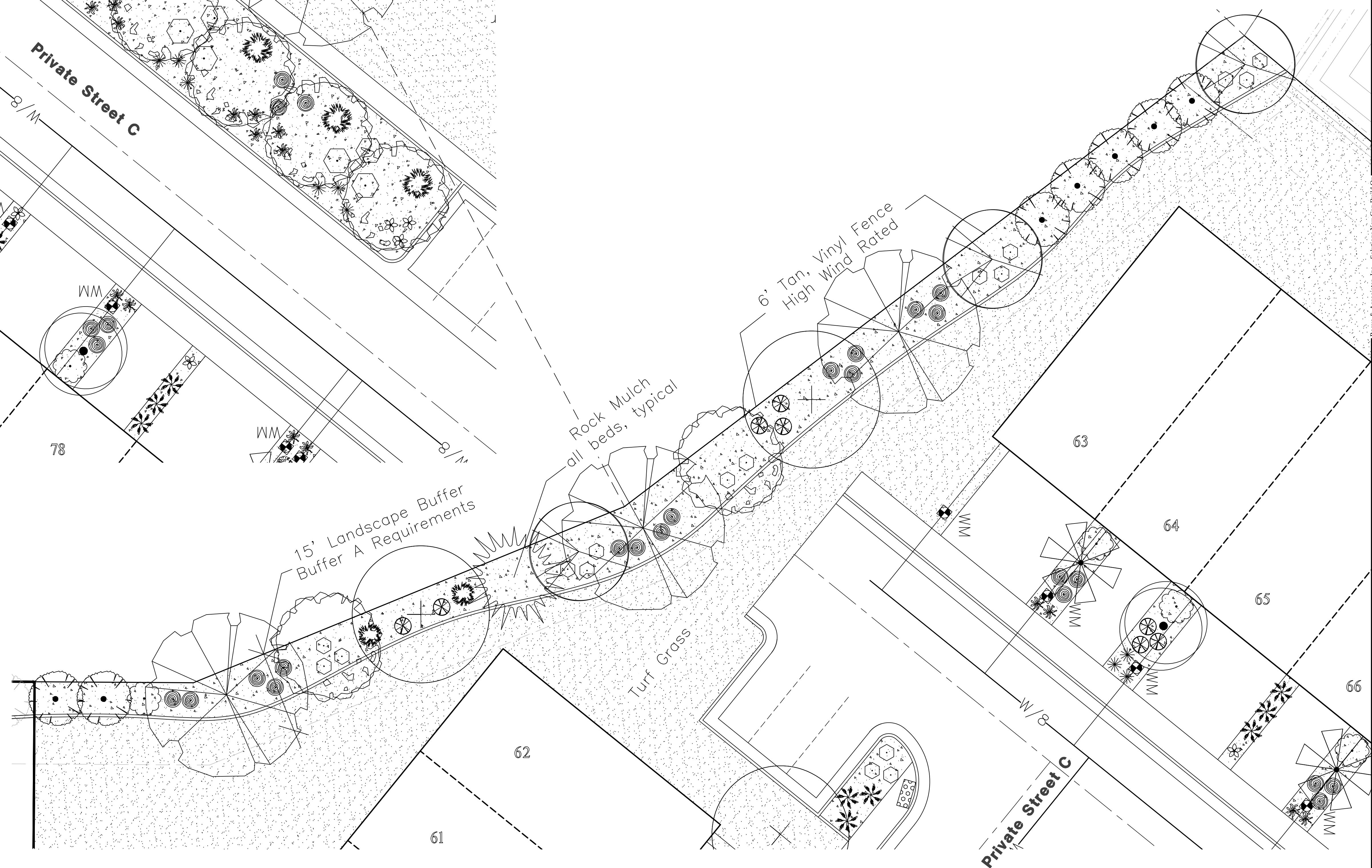
Landscape Buffer 'A' Requirements - 2 canopy trees, 4 understory trees, 10 shrubs per 100 linear feet.  
 Our Site, 460 linear feet - 9 canopy trees, 18 understory trees, 46 shrubs required/provided.



<b>Project Info.</b>	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	OCTOBER 2017
Name:	FREEDOM LANDING TOWNHOMES PHASE 3
Number:	5061-C16



# **Buffer, Common Areas and Townhome Planting Details**



Project Info.  
Engineer: J. NATE REEVE, P.E.  
After: C. KINGSLEY  
Begin Date: OCTOBER 2017  
Name: FREEDOM LANDING  
TOWNHOMES  
Phase 3  
Number: 5061-C16

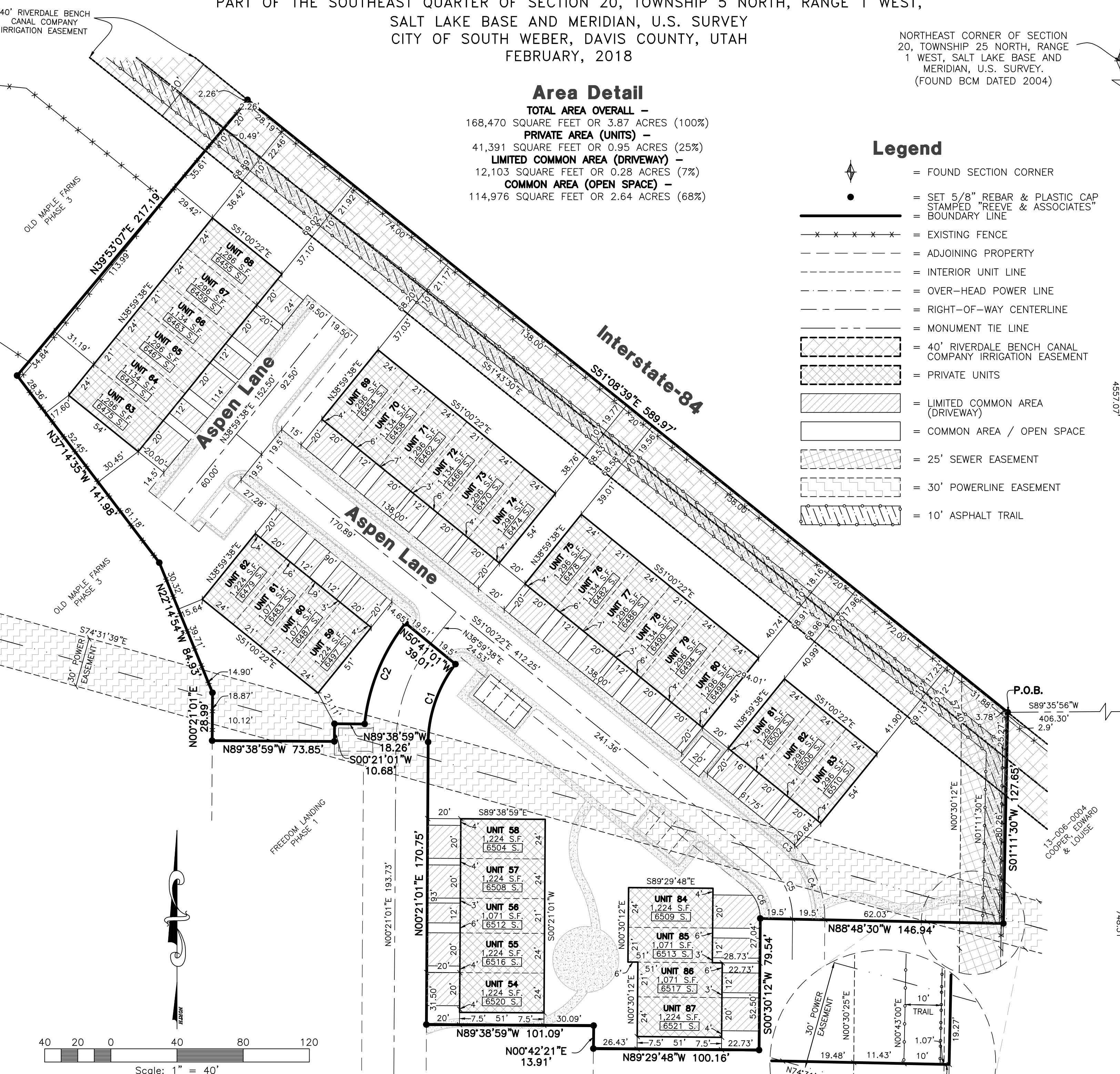


Project Info.  
Engineer: J. NATE REEVE, P.E.  
After: C. KINGSLEY  
Begin Date: OCTOBER 2017  
Name: FREEDOM LANDING  
TOWNHOMES  
Phase 3  
Number: 5061-C16

Sheet 2  
L2 Sheets

# Freedom Landing Townhomes, Phase 3

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH  
FEBRUARY, 2018



## **THOUGHTS ON GENERAL PLAN UPDATE**

By Barry Burton 3.6.19

I have asked the Planning Commission to review the Master Goal and the Existing Environment sections of the General Plan for discussion on March 14<sup>th</sup>. There are some obvious changes that need to be made to the first paragraph of the Master Goal, the population numbers will need to be updated. I would like you to pay particular attention to the 3<sup>rd</sup> paragraph and be prepared to discuss what changes we may want to make there.

There are several subsections to Section 1 Existing Environment. Some of those subsections, such as Flooding or Steep Slopes will not require much attention as the conditions don't change, but there are some subsections that will need review. I would like to spend some time discussing the Gravel Pits, Noise Hazards and HABF Environmental Impact subsections. Please review these and come prepared with your comments.

I am looking forward to some productive discussion. Thanks for your support in this effort.

## **MASTER GOAL**

Growth and how to deal with it is a major concern to every community in a rapidly expanding region. South Weber is no exception. From 1980 to 1990 South Weber's population increased by 82 percent from 1,575 to 2,863. In the 90's it increased another 49 percent to 4,260. The 2013 population is estimated at 6,525 and still growing. This growth trend has resulted in fundamental changes in the character of the city. What was once a largely agriculture based community is now mostly residential. The City is endeavoring to maintain some of its rural character, but knows that agriculture as an economic base is a thing of the past.

Even though the character of the community is changing, South Weber's geographic location remains somewhat isolated from the surrounding urban area. Sitting in the Weber River drainage basin, it is cut off from other communities by Interstate 84 and the Weber River to the north, high bluffs to the south, the Wasatch Mountains to the east and a narrow band of land between the freeway and the bluff to the west. This geographic isolation gives the community a distinct advantage in maintaining a clear identity as it continues to urbanize. Though the City can sustain considerable growth yet, it will never blend in with and become indistinguishable from surrounding communities and it will never become a large city.

As the City continues to grow, South Weber should vigorously pursue the retention of the small town charm that is its hallmark. It should foster an environment where residents are safe, where they know their neighbors and look out for each other. It should be a walkable community and promote the good health of its residents. The City should also utilize the growth principals contained in the Wasatch Choices 2040 plan as adopted by the Wasatch Front Regional Council. The Wasatch Choices 2040 plan and growth principals can be found at [www.envisionutah.org](http://www.envisionutah.org).

## **SECTION 1: EXISTING ENVIRONMENT**

In our effort to look into the future of South Weber, it is important to analyze the existing characteristics of the community. By gaining a full understanding of just what kind of community South Weber is today, we will be better able to understand what may happen in its future. If we look at the current land uses, population, and development limitations, or factors which might encourage development, we will be better prepared to make decisions that will help guide the future of the city.

### **LAND USE:**

South Weber is a community in transition. It is and has historically been predominantly agricultural in nature. In recent years, however, there has been a rapid increase in the area devoted to housing, a land use which is rapidly becoming the predominant type. This transition has created conflicts among the residents similar to any other community in this situation. Many of the recent move-ins want to stop growth in order to preserve the agricultural character. The owners of the agricultural land, on the other hand, do not want any restrictions on their ability to develop their land. There are conflicts between farm animal owners and adjacent residential areas. These are growing pains that many cities have suffered and few have been able to find ways to avoid.

South Weber contains a small amount of commercial development, mainly at one location in the center of town. The only industrial uses are sand and gravel mining operations in the northeastern area, some self-storage complexes and some construction businesses. In the past, the gravel pits have been the source of constant irritation to residents in the vicinity. Recently; however, the City has successfully worked with gravel pit operators to significantly reduce nuisances arising from operations.

There are few institutional uses with just four churches; one recreation center; one two-building elementary school, with one building dedicated to kindergarten through second grade, a charter school, a fire station and city hall. One institutional use which is not in the city but which impacts it is the Weber Basin Job Corp which has its campus adjacent to the city on the east side. Five developed neighborhood type parks and a posse grounds (outdoor equestrian arena) and a short section of the Weber River Trail constitute the recreational uses.

### **POPULATION:**

One of the major factors contributing to changes in the community is population change. As population increases so does the amount of land devoted to residential use. The demand for municipal services, such as police and fire protection and water and sewer, goes up creating a strain on the resources of the City. It is not possible to predict exactly what changes will occur in the population in the future, but we can make some reasonable projections. This can be done by analyzing past population growth and projecting growth rates.

If we assume that all vacant land remaining in the city will be developed, with limitations on some land, it is possible to begin to understand the potential growth of South Weber. This study calculated the area of all vacant land and then deleted areas suspected to be unbuildable based on available geologic and flood plain data. Current zoning and projected land uses were then used to calculate a projected dwelling density. The projected land use was based on this General Plan update. The projected dwelling densities in given areas were then used with the vacant land calculations to figure the total dwelling unit increase. An average of 3.54 (2010 Census) persons per household was then multiplied by the total number of dwellings in order to arrive at an ultimate **build-out population of 12,662**.

As of July 1, 2013, new population projections were produced for South Weber. As a result of changes in the local economy, population projections have decreased somewhat. This study indicates that there were 6,525 residents in the city at that time. There were 262 vacant lots or dwelling units as of August 7, 2014. This count includes all lots that are existing but vacant or have received preliminary approval by the Planning Commission. It also includes all dwelling units that are under construction or have received some form of approval from the City. An analysis of vacant developable lands which determined the total area in each residential density category and the number of dwelling units (D.U.) each could generate was conducted. In each density category the total number of acres of vacant land was decreased by 10% to allow for inefficiencies in platting of lots and odd shaped parcels that result in fewer lots than the zone allows, except in the high density category, where efficiencies are easier to realize. The analysis follows:

1. 99 ac. in Very Low Density -10% =  $89.1 \times .90$  D.U./ac. = 80 D.U.
2. 49 ac. in Low Density -10% =  $44.1 \times 1.45$  D.U./ac. = 64 D.U.
3. 118 ac. in Low-Mod. Density -10% =  $106.2 \times 1.85$  D.U./ac. = 196 D.U.
4. 338 ac. in Moderate Density -10% =  $304.2 \times 2.8$  D.U./ac. = 852 D.U.
5. 29 ac. in Moderate High Density -10% =  $26.1 \times 6$  D.U./ac. = 157 D.U.
6. 9.75 acres in High Density x 13 D.U./ac. = 127 D.U.

**Total Dwelling Units on Vacant Land** **1,476 D.U.**

Add 1,755 existing dwellings, 127 potential apartments, 262 vacant lots and 1,476 possible dwelling units on vacant land and arrive at a potential build-out dwelling unit

count of 3,620. The most recent persons per household number for South Weber, based on 2010 Census figures, is 3.54. Multiply that by the build-out dwelling unit count and you arrive at a build-out population of 12,814. At an average growth rate of 3% per year, build out will be reached in approximately 24 years. Realistically, that growth rate can be expected to slow as the city grows.

As of March 2010, South Weber City has made significant changes to the Zoning Ordinances. The City added a new zone, the Commercial Overlay zone (C-O), which allows for multi-family development in conjunction with commercial developments. Because of the unpredictability of these types of developments, the population projections for the C-O area of the City has not been included in the build-out analysis.

## **ENVIRONMENTAL HAZARDS:**

There are several known environmental hazards in South Weber, some man-caused and others natural. The natural hazards include possible faulting and associated earthquake hazards, flooding and landslides. The man-caused hazards are associated with the Davis and Weber Counties Canal which runs the entire length of the City from the east end to the west end and Hill Air Force Base, which borders the city on its south side west end. There are toxic waste disposal sites near that border and there is noise and accident potential from over flying aircraft and from vehicle transport via Highway 89 and Interstate 84.

**FAULTING:** The Wasatch Fault runs through the east end of the city and in the area projected for future annexation. The fault is not a single fissure in the earth's surface as many imagine it to be. Along the foot of the mountain it has formed several faults running in a north/south direction. So far as these fault lines have been identified, they affect very little existing development but are mostly located in fields. The Weber Basin Job Corp is the only developed area known to have faults running through it.

As development pressure increases and starts to fill in the area between Highway 89 and because the mountain slope is too steep to build on, it will be imperative that the exact location of these fault lines be identified. It is recommended that any proposed development within this area be required to have a study done to determine the exact location of the fault, in accordance with the Sensitive Lands Ordinance (Ord. 10-14). (See Sensitive Lands Map #1)

**FLOODING:** The Weber River forms the northern border of South Weber. It has been identified by the Federal Emergency Management Agency (FEMA) as a potential flooding source to the low lying lands along the river. Even though the river has several dams along its course upstream of South Weber, it can still flood due to very heavy snowfall in its drainage area exceeding the dams' capacities. It can also flood due to localized cloud bursts or landslides which might dam its course. FEMA has produced

Flood Insurance Rate Maps (FIRM) which identifies the potential flood areas. There are no other potential flood sources identified by FEMA.

As development occurs, additional hard surfacing creates the potential for localized flooding due to cloud bursts and potentially excessive snow melt. It is recommended that the City continue to maintain its Capital Facilities Plan related to Storm Water flood control facilities (both existing and future) and update the plan as often as necessary.

**LAND SLIDES:** South Weber sits in a river valley formed in ancient times as the Weber River cut through an alluvial fan deposited there in even more ancient times when Lake Bonneville covered the entire region. As the river cut down through this alluvial fan, it left steep bluffs on the sides. One of these bluffs is on the south side of town running its length. This bluff has been identified in at least two geologic studies<sup>1</sup> as having very high potential for landslides. In fact, there is ample evidence of both ancient and more recent slope failure activity along this bluff. When development of any nature is proposed on or near this bluff, it will be important to determine the safety of such development as far as possible. It may be necessary to require mitigation of the hazard or even to prevent the development from occurring. (See Sensitive Lands Map #1)

**WETLANDS:** There are numerous pockets of wetlands and suspected wetlands within South Weber, the most prominent of which lies along the banks of the Weber River. These wetlands include sandbars, meadows, swamps, ditches, marshes, and low spots that are periodically wet. They usually have wet soil, water, and marshy vegetation during some part of the year. Open space is also characteristic of an effective wetland.

Wetlands are important to the community because they can provide many values, such as aid in protection from flooding, improved water quality, wildlife habitat, educational and recreational opportunities and open space. It is the intent of this plan that all wetlands be considered sensitive lands. Therefore, any development occurring where wetlands are suspected shall be required to comply with the permitting process of the Army Corps of Engineers, if it is concluded (in a report acceptable to the Corps of Engineers) that jurisdictional wetlands will be impacted.

Preservation of important wetlands is considered an important community goal. One wetland area in particular should be considered paramount for preservation purposes. The area between I-84 and the Weber River east of the Cottonwood Rd. Bridge has been identified on the Davis County Wetlands Conservation Plan as an area of critical importance and every effort should be made to preserve this area.

<sup>1</sup> Landslide Hazard Map by Mike Lowe, Davis County Geologist, 1989  
Geologic Hazard Map by Bruce N. Kaliser, U.G.M.S., 1976

**STEEP SLOPES:** Steep slopes are found along the south bench area of the City, along the foothill area of the Wasatch Mountains on the east side of the city, and at spot locations throughout the City. These slopes should be considered fragile from a development standpoint and will be required to comply with the Sensitive Lands Ordinance (Ord 10-14). Building roads and subdivisions within them could cause massive environmental damage due to the necessity of cuts and fills to do so. There could be a great hazard of erosion and flooding should denuding result from development efforts without any mitigation efforts applied. These steep slope areas generally coincide with the location of the known faults. These areas are also important to wildlife habitat areas including high value deer winter range. They represent a significant fire hazard to structures which might be tucked within the heavy vegetation located there. In addition these steep foothills are very important view shed areas for residents as well as passers-by. The mountains are such a prominent feature of the landscape that the eye is constantly drawn to them and their foothills. Should this landscape become scarred up due to development, or for any other reason, would be a significant reduction in the community's overall quality of life.

These steep slopes are hazardous areas for development and are important community assets. They are ecologically fragile and should be protected as much as possible.

**GRAVEL PITS:** There are two large gravel mining operations in South Weber, the Staker Parson pit adjacent to and on the west side of Highway 89 and north of South Weber Drive; and the Geneva pit adjacent to and east of Highway 89 between the Weber River and Cornia Drive. These gravel mining operations are potential hazards to younger residents that might see them as a good place to play. There are steep drop-offs along the edges of the excavations and many pieces of heavy equipment working in them. As these excavations reach the end of their usefulness, the City should make every effort to assure that the companies who operate these pits are responsible for rehabilitating any hazardous conditions before their operations cease.

**NOISE HAZARDS:** Hill Air Force Base (HAFB) sits directly south of the city at the top of the bluff previously discussed. Aircraft flying over South Weber can cause annoying levels of noise. In its Air Installation Compatible Use Zone (AICUZ) report, the Air Force designates specific zones where noise may cause a negative impact to the quality of life. These noise zones are produced by a computer model which takes many variables into account such as the types of aircraft being flown, flight paths, frequency of flights and time of flights. These noise zones are 65-70 Ldn, 70-75 Ldn, 75-80 Ldn, 80-85 Ldn and 85+ Ldn. Ldn is a unit of noise measurement roughly equivalent to decibels but with other weighted factors taken into account. The last officially adopted AICUZ report was published in 1993. Noise contours were updated in 2006 using a Department of Defense (DOD) contract.

The noise zones indicated in the 1993 report severely affect South Weber with approximately one-half of the city inside the 65 Ldn zone. The largest portion of land left which would be available for development is in this noise impacted area. Aircraft noise is felt to be a serious impact to residential development and residential development near HAFB is felt to be a threat to the continued operations and mission of the Base. HAFB is an important economic factor in the community and the region and its continued presence is worthy of protection efforts on the part of local communities. The dual impact of the noise on residences and the residences on the operations of the Base warrant considerations in land use planning in South Weber. It is, therefore, recommended that no residential development be allowed inside the 75+ Ldn noise contours. In support of this, the State of Utah has purchased easements inside the 75+ Ldn noise contour to prevent incompatible development. It is further recommended that the most recent AICUZ report or other officially adopted Air Force noise study be used to determine the location of the 75 Ldn noise contour. (See HAFB Noise & Crash Zone Map #4)

Hill AFB has been chosen as the first air base in the US to receive and act as permanent base for the new F-35 aircraft. It is not currently understood exactly what impact the flight activities of this plane will have on the AICUZ. That will only be determined after the aircraft arrive and begin operations. This is scheduled to take place in 2015. South Weber will continue to use the existing AICUZ information in its planning until such time as it is updated.

**ACCIDENT POTENTIAL:** Anywhere that there are regular over flights of aircraft, there exists a higher than average degree of potential for an accident involving aircraft. This is certainly true in South Weber's case but there is an area where such potential is particularly high. The same AICUZ study discussed above designates "Crash Zones" and "Accident Potential Zones." The Crash Zone is the area immediately off the end of the runway and Accident Potential Zones (APZ) extend outward along the flight path from that. The APZ 1 which is adjacent to the Crash Zone on the north end of Hill's runway overlays the very west end of South Weber.

Careful consideration should be given to any development proposals in this area. Residential development should be restricted to one dwelling unit per ten acres. Agriculture and open space should be encouraged in these zones as much as possible.

**HILL AIR FORCE BASE ENVIRONMENTAL IMPACT: Note: Subsequent information, including maps referenced, has been provided by Hill Air Force Base, for the sole purpose of providing general information for this plan.**

Only isolated areas of shallow groundwater and surface water in the southwest portion of South Weber are contaminated with low levels of various chemicals resulting from former activities at Hill Air Force Base (HAFB). The areas of contaminated groundwater,

parcels with restrictive easements (OU 1 and 2), and parcel owned by HAFB (OU 4), are illustrated in the Sensitive Lands Map (Map #1), which shows OUs 1, 2, and 4.

Since many contaminants evaporate easily, the chemicals can move up into basements and other overlying structures in the affected areas. Drinking water has not been contaminated.

As part of the federal Superfund program, the area has been intensely studied and monitored since the early 1990's. Remediation technologies have been implemented at OU's 1, 2, and 4, and HAFB measures the performance of those technologies continuously. In general, off-Base contamination in South Weber City has been identified.

Areas of known underground contamination are typically identified using plume maps (See Sensitive Lands Map #1). When using these maps, it is important to note that plume boundaries are inexact and based on available data. The plume images generally illustrate the maximum extent of groundwater contamination that is above the clean-up level imposed by the regulatory (CERCLA or "Superfund") process for the most widespread contaminant. Where there are other contaminants, they are located within the footprint illustrated in Sensitive Lands Map (Maps #1).

Planners, developers, property owners and residents are encouraged to seek additional information from reliable sources including:

- Hill AFB Restoration Advisory Board, [www.hillrab.org](http://www.hillrab.org)
- Hill AFB Environmental Restoration Branch, (801) 777-6919
- State of Utah, Department of Environmental Quality, (801) 536-4100
- South Weber Landfill Coalition, (801) 479-3786

Development in the vicinity of this contamination should be conducted in a manner that minimizes chemical exposure. Building requirements could include prohibiting basements, requiring field drains, adding vapor removal systems, etc. Builders should be aware of alternate building standards that may mitigate potential hazards from vapor or ground water contaminates. Those living or planning to live above or near the areas of contamination need to familiarize themselves with this information, be aware of possible issues or health problems and be accountable for their own health and safety programs after studying all the available records.