

SOUTH WEBER CITY PLANNING COMMISSION AMENDED AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, December 13, 2018** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*:

1. **Welcome**, Pledge of Allegiance—Commissioner Pitts
2. **Approval of Consent Agenda**
 - a. Minutes November 8, 2018
 - b. 2019 meeting calendar
3. **Public Hearing and Action on Street Vacation:** Request by South Weber City to vacate Spaulding Drive at approximately 600 E Petersen Parkway as a public right of way to satisfy the conditions of the development agreement for Riverside Place Subdivision.
4. **Action on Final Plat approval:** Application for Harvest Park Subdivision, at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson.
5. **Action on Road Dedication Plat:** Portion of Canyon Meadow Drive (675 East) through Riverside Place.
6. **Public Hearing and Action and amending code 11.04 along with City Development, Design, and Constructions Standards:** Changes to procedures for purchase and maintenance of Streetlights.
7. **Discussion** on proposed commercial business by Colby Sherman.
8. **Public Comments** – Please keep public comments to 3 minutes or less per person
9. **Planning Commissioner Comments** (Grubb, Walton, Pitts, Johnson, Osborne)
10. **Adjourn**

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

City Office Building	www.southwebercity.com	Family Activity Center
Utah Public Notice website (www.utah.gov/pmn)	South Weber Elementary	Each Member of The Planning Commission



LISA SMITH, PLANNING COORDINATOR

DATE: 12-06-2018

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

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

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 8 November 2018

TIME COMMENCED: 6:15 p.m.

PRESENT: COMMISSIONERS:

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

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Mayor Jo Sjoblom, Chris Clifford, Scott McQuirrie, and Matt Smock.

Discussion on proposed mix use development by applicant Matrix Capital Advisors, Chris Clifford:

Commissioner Walton is concerned about how this type of mixed use development will impact the City's infrastructure at the east end of town along South Weber Drive. Brandon Jones, City Engineer, as the City considers potential development along South Weber Drive, utility capacity must be considered. He said such information will be discussed at the City Council meeting on Tuesday, November 13, 2018. He said tonight's discussion is about the land use for that property.

Commissioner Osborne is concerned about the dog park at the posse grounds and if it is going to come together. Brandon said the Harvest Park Subdivision was approved at the last city council meeting. He said as far as he understands everything is in place for the dog park.

Commissioner Pitts asked about the construction going on across the street from the soccer field. Commissioner Grubb said it could be a barn.

Commissioner Osborne discussed the RAB Meeting and Hill Air Force Base Operable Units located in South Weber City. He said they reported that the contamination area is shrinking.

Lisa Smith stated there is a joint City Council and Planning Commission meeting on November 27th at 6:00 p.m.

Mayor Sjoblom reported that phase 1 for South Bench Drive will begin June 1, 2019.

Commissioner Walton was contacted by the State Attorney General concerning the easements that the State owns. They want to know why the city approved the soccer complex given the easements.

ADJOURNED: 6:25 p.m.

APPROVED:

_____ Date _____
Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest:

Planning Coordinator: Lisa Smith

DRAFT

SOUTH WEBER CITY PLANNING COMMISSION MEETING

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TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

PLANNING COORDINATOR:

Lisa Smith

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Grubb

ATTENDEES: Jo Sjoblom, Scott McQuirre, Matt Smock, and Chris Clifford.

APPROVAL OF CONSENT AGENDA

- 11 October 2018 Minutes

Commissioner Walton moved to approve the minutes of 11 October 2018. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Osborne, and Walton voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Discussion on proposed mix use development by applicant Matrix Capital Advisors, Chris Clifford: Chris Clifford, of Matrix Capital, thanked everyone for coming tonight to discuss this item on the agenda. He said he came before the City a year ago concerning this piece of property. He said since then they revisited this site with the possibility of this being a city centered area with commercial development. He referred to Commissioner Johnson's email with his comments (See Attached). Mr. Clifford said he understands the City's need for a tax base. He said in anticipating those needs they have the opinion that the only thing that will drive

people to this location is a smaller scaled grocer (i.e. Dicks Market or Mini-Harmons). He said it is difficult because there are just not a lot of roof tops. He said they have found that with a mixed-use concept, it helps the retailer and residents who would like to be in proximity to retail functions. He said much of what we are seeing in communities all over the state is a focus on high density housing in the way of townhomes and condominiums. He said keeping that in mind, they came up with this concept. He then reviewed the site plan that includes: high end apartments, condominiums, grocery store, retail, city center office, etc. He said from a vertical stand point, the structures will go from 28 ft., 40 ft., to 45 to 50 ft. He estimated approximately \$110,000 tax base per year from the retail businesses. He said property taxes are estimated at \$55,000 to \$60,000. He said currently the property is in the green belt and the city collects approximately \$3,500 per year. He said the mixed-use concept allows for more rooftops for the city. He said the apartments will be upscale. He then reviewed an aerial perspective and retail perspective. He asked the Planning Commission how they feel about this. He understands Commissioner Osborne's concerns with the height of the structures. Commissioner Grubb said currently the property is in the Agriculture Zone with the City's general plan identifying it in the C-H Zone. He asked if the developer would be open to a development agreement. Mr. Clifford said yes, he would be willing to do a development agreement. He said they would prefer to do the retail construction in phase 1. Commissioner Grubb is concerned about the developer constructing apartments and then for some reason the retail is never developed. Barry Burton, City Planner, said the city ordinance does lack detail and those items would be included in a development agreement. Brandon Jones, City Engineer, stated it is obvious that the infrastructure needs to be there, and it will be discussed on Tuesday at City Council. Commissioner Osborne is concerned about more infrastructure need then just the sewer. He is concerned about the increased amount of traffic on the roads. Brandon said with infrastructure every detail needs to be checked. Commissioner Walton said this development is like the Holladay Center which Mr. Clifford developed. He asked what kind of interfaces the developer has planned to help with meshing the community. Mr. Clifford said they tried to acquire Mark Fernelius property to the east as well as individuals along 7800 South and no one wanted to see their area connect to this property. He discussed South Weber City's right of way in the southeast corner of View Drive which could connect with a trail or walkway or secondary point of access. He said because this development is below the hillside, with no previous points of connection, it would be somewhat problematic. Commissioner Osborne said the trail is in the master plan. He said the current property owner does have lots above this development on View Drive which might accommodate a trail. Commissioner Grubb said the master plan does show a trail for that area. Mr. Clifford feels the elbow area on the southeast corner of View Drive is the better prospect. He said he is not opposed to the trail. Commissioner Walton asked about strength of the retail market and would like to know if Mr. Clifford has enough interest. Mr. Clifford said he has been in discussion with a grocer and local pharmacy. He said he has tried to create a retail environment with an added residential component to it. Commissioner Pitts wanted to verify height of apartment buildings in the back. Mr. Clifford said the building height is 48 ft. or 3 1/2 stories. Commissioner Pitts said the new fire truck can only handle 2 1/2 stories. She feels conflicted because she moved to South Weber because of the charm of the City. She would like to see more townhome type buildings verses apartments. Mr. Clifford said he is open to architectural design elements to help make it more charming and reflect the character of the community as it relates to design. He feels this product has more low impact as it relates to commercial verses it all being commercial. He said there is 45,000 sq. ft. of commercial and another 30,000 sq. ft. of loft space, and close to 90,000 sq. ft. of residential. He said we are trying to create a synergy of population to help support each component. Commissioner

Osborne likes the overlay concept. He likes the condominium component and feels ownership of those add value to the community. Mr. Clifford said this community offers something unique and he feels people would be willing to pay more for the location. Mr. Clifford asked if multi-level condominiums would change the perspective. Commissioner Grubb said the height of the structures doesn't bother him. He said this is a designated area for retail and he would like the developer to be able to develop. Mr. Clifford said he has been in the backyard of those living along View Drive and he doesn't feel the buildings impact their view. He said they have discussed creating rooftop gardens. Commissioner Osborne asked if Mr. Clifford can go with more condominiums versus apartments. Mr. Clifford said the number of door knobs encourages daily use of retail and the tax base. Commissioner Osborne said home ownership is important to this community. He said he is not against high density and wanted to make that clear. Mr. Clifford discussed the gold mine of the gravel pit and its location. Barry Burton, City Planner, asked if there have been any geotechnical studies. Mr. Clifford said the soils are highly compactible, but they will do a more extensive study. Barry asked about parking. Mr. Clifford said a lot of the parking is interconnected in terms of its use. He said they are willing to do a parking study. Barry suggested thinking about what the current residents are going to see and being careful about colors being used. He said he likes the concept because this is a mixed-use development with different types of residential. He feels this is something that can work and be an asset to the community. The Planning Commission thanked Mr. Clifford for his presentation.

Planning Commission Comments:

Commissioner Walton: He would like to get a current dust control plan for Staker/Parsons Gravel Pit. He asked if the City Council approved the agreement with HAFB for the wells.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:02 p.m. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED: _____ Date _____

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Planning Coordinator: Lisa Smith

Comments by Commissioner Wes Johnson

I would like to make a few comments on the proposal for the record.

1. I fully endorse the "Mixed-Use" concept and I believe we should have a specific zoning for such development.
2. The loft apartments over the commercial is a great idea. I would actually like to see these extended to the west a bit more.
3. The townhouses seem to be on the small side, perhaps if the individual units were larger and more spread out would be a better idea. Perhaps split the double-row and move a row to the west side of the office building.
4. The four-story apartments in the back does give me some concern. The houses on the bluff above the development will have some of their views obstructed to a certain extent and this needs to be taken into consideration. I feel that if these were three-story it would be better.
5. The two apartment complexes on the east end will be cutting into the hillside. This may lead to some instability to the hillside and may affect the houses on top of the bluff with some geo-engineering issues; slumping and slippage.
6. Fire safety. Do we currently have fire fighting equipment that would be able to address a fire on the fourth floor of the apartments? In the past there has been a question of having buildings over three-stories high due to the lack of fire suppression equipment.
7. I foresee a lot of individuals that pick up the children from the charter school utilizing the businesses that may go in. Perhaps if we did a survey of those parked along the road to determine what businesses would be attractive to them. This may help the developer in determining the footprint of the commercial buildings. An ATV/OHV shop probably wouldn't fit, but a fly-fishing/kayak store might fit.

Overall I think this is a great development concept with a few minor changes. I would vote to proceed with the general concept, with some thought to fine tune the final plan.

This does seem to follow the "Economic Development Strategy for South Weber City" that was prepared in July 2008. Perhaps our planning commissioners and city council members should have a copy of that plan.

Planning Commission

2nd Thursday 6:30 p.m. (work mtg. 6 pm)

January 10

February 14

March 14

April 11

May 9

June 13

July 11

August 8

September 12

October 10

November 14

December 12

Developer agrees to pay a fee-in-lieu for its proportionate share of the required improvements along the frontage. The calculation for the fee-in-lieu is shown in **Exhibit E**.

5. **Payment Schedule.** City shall be responsible for all payments to the contractor constructing 6650 South - South Bench Drive, paying cash up front and looking to the receipt of impact fees for repayment of its costs. Developer agrees to pay to City **eighty one thousand dollars (\$81,000)**, which represents fifty percent (50%) of its share of **one hundred sixty two thousand dollars (\$162,000)**, within fifteen (15) days following the Preconstruction Meeting with the contractor selected by City to perform the work. Developer shall make its second and final payment of the same amount to City within thirty (30) days following City's issuance of Substantial Completion to the Contractor. The City is responsible to notify the Developer once Substantial Completion has been given.

6. **Trench Repair.** As part of the construction for Riverside Place Phase 2, Developer installed a storm drain line in the existing pavement in 6650 South from Pebble Creek Drive to 475 East. Developer has not yet repaired the trench. Developer agrees to pay to City the amount Developer would have spent on this repair, which is **thirteen thousand, three hundred twenty five dollars (\$13,325.00)**. Such payment shall be made within 30 days of the date of this Agreement. Upon such payment, City shall release Developer from its responsibility for the repair. Developer has the option to install minimal improvements to the patch area, if desired, but no deduction from the amount owed will be allowed.

7. **Detention Basin – Fee in lieu of Actual Construction.** On September 21, 2017, Developer paid City cash in the amount of \$62,432.10, and bought into the regional stormwater detention basin built in the Old Maple Farms development west of 475 East. In exchange for this payment, Developer is excused from providing local on-site stormwater detention within the Subdivision.

8. **Spaulding Drive.** Developer is not proposing to connect the Subdivision to the abutting Spaulding Drive stubbed street. This will allow for an additional lot in the development. City agrees to allow Developer to not connect to Spaulding Drive. City also agrees to initiate proceedings to formally vacate the right-of-way. Developer agrees to cap the existing underground utilities, remove the existing curb, gutter, sidewalk and asphalt, and install curb, gutter, sidewalk and asphalt across the southern boundary of the vacated right-of-way to completely remove the former intersection. This construction shall be required along with the other improvements associated with the Riverside Place Phase 3 development.

9. **Canyon Meadows Park Access.** Developer agrees to install at its expense a ten-foot wide concrete sidewalk from Green Springs Way to Petersen Parkway to establish pedestrian access to Canyon Meadows Park. This construction shall be required along with the other improvements associated with the Riverside Place Phase 3 development.

10. **Development Signs.** In exchange for leaving 6650 South – South Bench Drive in its current state, City agrees to allow Developer to post three (3) signs in the public right-of-way to facilitate the marketing of available lots without having to travel the existing 6650 South road.

ORDINANCE 18-08

**AN ORDINANCE VACATING A RIGHT-OF-WAY INTENDED FOR A STREET
KNOWN AS SPAULDING DRIVE (600 EAST)**

WHEREAS, Spaulding Drive (600 East) is an existing public street that connects to Petersen Parkway in the Canyon Meadows PUD that was platted, constructed, and stubbed for access to future development; and

WHEREAS, the City has determined that due to the development surrounding Spaulding Drive, sufficient access has been constructed or planned for and agreed to in accordance with current City development standards; and

WHEREAS, the City has reviewed and determined that there is no current or future need for the Spaulding Drive (600 East) right-of-way; and

WHEREAS, the City, through the Development Agreement for the Riverside Place Subdivision (recorded on _____), has agreed to the vacation of Spaulding Drive (600 East) due to the connection of other public streets; and

WHEREAS, the proposed street vacation set forth herein has been reviewed by the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed public interest in the section of the street.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH WEBER CITY, STATE OF UTAH:

Section 1. Findings: The City Council finds that neither the public interest nor any person will be materially injured by the vacation and there is good cause for the vacation.

Section 2. Street Vacation: The following description of the Spaulding Drive (600 East) right-of-way, no longer serves a public purpose and is hereby vacated as a public right of way:

See Exhibit "A" and "B"

The east one-half of the right-of-way shall be conveyed to the owner of the adjacent property, Christopher W. & Amanda J. Perman, said property being Lot 26 in the Canyon Meadows PUD (Parcel ID 13-220-0026).

The west one-half of the right-of-way shall be conveyed to the owner of the adjacent property, Jason A & Julie Koncher, said property being Lot 27 in the Canyon Meadows PUD (Parcel ID 13-220-0027).

Section 3. Reservation of Easements: South Weber, for and on behalf of itself and all public utilities providing service within South Weber City, hereby reserves a permanent and

IN WITNESS THEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said South Weber City this _____ day of _____, 20_____.

Mark McRae
City Recorder

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that ***ORDINANCE 18-08: AN ORDINANCE VACATING A RIGHT-OF-WAY INTENDED FOR A STREET KNOWN AS SPAULDING DRIVE (600 EAST)*** was passed and adopted the _____ day of _____, 20____, and certify that copies of the foregoing Ordinance 18-08 were posted in the following locations within the municipality this ____ day of _____, 20____.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Mark McRae, City Recorder

DRAFT

EXHIBIT "A"

**VACATED SPAULDING DRIVE DESCRIPTION
DEEDED TO THE OWNER OF LOT 26**

A roadway vacation of Spaulding Drive, Canyon Meadows PUD, Entry No. 1630605, Book 2728, Page 689, located in the northwest corner of Section 28, T5N, R1W, SLB&M, and includes vacating an existing 5' PUE lying adjacent to Spaulding Drive as shown in Exhibit "B." The easterly half of the Spaulding Drive right-of-way more particularly described as follows:

Beginning at a point on the northerly boundary line of said PUD, and centerline of the existing Spaulding Drive, said point being N90°00'00"E 761.58 feet and S00°00'00"E 1390.70 feet from the northwest corner of said section 28 and running thence N85°34'52"E 30.00 feet to the NW corner of Lot 26 in said P.U.D.; thence S4°25'00"E 83.98 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet, chord bearing S49°25'00"E 21.21 feet, with a central angle of 90°00'00" to a point on the north line of Petersen Parkway; thence S85°35'00"W along said Parkway 45.00 feet; thence N4°25'00"W 98.98 feet to the point of beginning.

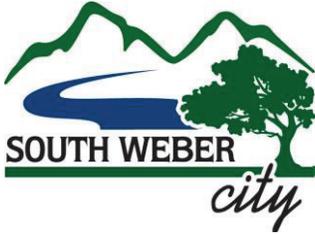
Contains: 3,017.70 s.f. or 0.069 acre

**VACATED SPAULDING DRIVE DESCRIPTION
DEEDED TO THE OWNER OF LOT 27**

A roadway vacation of Spaulding Drive, Canyon Meadows PUD, Entry No. 1630605, Book 2728, Page 689, located in the northwest corner of Section 28, T5N, R1W, SLB&M, and includes vacating an existing 5' PUE lying adjacent to Spaulding Drive as shown in Exhibit "B." The westerly half of the Spaulding Drive right-of-way more particularly described as follows:

Beginning at a point on the northerly boundary line of said PUD, and centerline of the existing Spaulding Drive, said point being N90°00'00"E 761.58 feet and S00°00'00"E 1390.70 feet from the northwest corner of said section 28 and running thence S4°25'00"E 98.98 feet to a point on the north line of Petersen Parkway; thence S85°35'00"W along said Parkway 45.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve to the left 23.56 feet, chord bearing N40°35'00"E 21.21 feet, with a central angle of 90°00'00"; thence N4°25'00"W 83.98 feet to the NE corner of Lot 27 in said P.U.D.; thence N85°34'52"E 30.00 feet to the point of beginning.

Contains: 3,017.70 s.f. or 0.069 acre



1600 E. South Weber Drive
 South Weber, UT 84405

www.southwebercity.com

801-479-3177
 FAX 801-479-0066

SUBDIVISION/PROJECT PROCESS APPLICATION

Project/Subdivision Name: Harvest Park

Approx. Location: 725 E 6650 S

Parcel Number(s): _____ Total Acres: _____

Current Zone: _____ If Rezoning, to what zone: _____ Bordering Zones: _____

Surrounding Land Uses: _____

Number of Lots: 63 # of Lots Per Acre: _____ PUD: Yes No

Developer or Agent

Name: Bruce Nilson

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Developer's Engineer

Name: Reeve

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

State License #

Property Owner, if not Developer

Name: Stan Cook

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Surveyor, if not Engineer

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

FOR OFFICE USE ONLY

Process step	Amount Paid	Date	Receipt	Meeting Date
Concept	n/a			
Sketch/Site	700	7-16-17	10024889	7-17-17
Preliminary	700	5-17-18	17049981	6-14-18
Final	1,100	11-28-18	17052871	12-13-18
Revised Prelim	450	8-30-18	15013625	9-13-18

Recommended by Planning Commission on: _____

Approved by City Council on: _____

**HARVEST PARK PHASE 1
DEVELOPMENT REVIEW
By Barry Burton 12.6.18**

Plat/Layout:

The layout of lots and roads is as approved with the revised preliminary plat. Lot widths and sizes also are as approved on the preliminary plat. The access road into the project through Riverside Place Subdivision is included on a separate road dedication plat. This plat will also need approval for this phase to have access from a dedicated public street. This section of roadway is included in the improvement drawings for Phase 1.

Development Agreement:

There is an existing approved development agreement for Harvest Park that specifies, among other things, that the developer will dedicate the land for South Bench Drive and pay their proportionate share of the costs of construction of that road. The City will be constructing the road next year. It also specifies what the developer will do to improve the open space. Specifically, they will construct a detention basin that is also a public dog park with a 6' chain link fence and a 6' wide natural surface trail around the perimeter. (The Parks Committee met on Dec. 5th and recommended a design for the park that incorporates these items.)

The agreement also specifies that homes built on the lots on the west side of the property adjacent to Canyon Meadows will be restricted to a maximum height of 25'.

Recommendation:

The Phase 1 Plat and the accompanying Road Dedication Plat along with the Development Agreement meet the requirements of Preliminary Approval and negotiations between the City and the developer. I recommend forwarding both plats 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 Deputy Recorder

**RE: HARVEST PARK SUBDIVISION – PHASE 1 and
ROAD DEDICATION PLAT
Final Review**

Date: December 5, 2018

Our office has completed a review of the Final Plat and Improvement Plans for the Harvest Park Subdivision Phase 1, dated November 14, 2018. We recommend approval subject to the following items being addressed prior to approval from the City Council. Some items are mentioned for information purposes only.

GENERAL

1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.
2. The South Weber Fire Department needs to provide an approval letter.
3. The Detention Basin is only being constructed in part with Phase 1 and will not be completed with sod, sprinklers and fencing, as specified in the Development Agreement, until Phase 2.
4. A portion of the ROW for South Bench Drive is being dedicated with Phase 1. The remaining portion will be dedicated with Phase 2 or prior to that by deed as needed, in accordance with the Development Agreement.
5. Easements outside of the subdivision boundary (sewer and turnaround) will need to be conveyed to the City with a separate easement document and must be recorded prior to or with the plat.

PLAT

6. The streets need to be given names. If names are not desired, we can provide coordinate street numbers.
7. Addresses for the lots will be provided by our office.
8. A maximum basement depth table needs to be added according to the recommendations of the geotechnical engineer.

9. The following notes should be added:
 - a. Lots 106 – 112 are restricted to a maximum structure height of 25'. The maximum structure height for all other lots must comply with the provisions of the Development Agreement, dated _____.
 - b. The existing sewer easement located on Lots 101 and 103 – 112 is hereby vacated with the recordation of this plat.
10. There are some discrepancies between the written boundary description and the drawing. The surveyor needs to make sure both match.

ROAD DEDICATION PLAT

11. The plat needs to be given a unique name, perhaps Canyon Meadows Drive Road Dedication Plat.
12. The streets need to be labeled.
13. Centerline information and monuments need to be added.
14. The ROW radii at the east connection with Harvest Park appear to be reversed and potential don't match correctly.

IMPROVEMENT PLANS

15. If the grades of the storm drain system will allow for the storm drain to drain out to South Bench Drive, the outlet control structure could be located adjacent to the sidewalk for better maintenance access, and would not require all of the piping through the open space. We would request that the developer's engineer look into this possibility.
16. The Utility Plan and/or each Plan and Profile sheet should add notes indicating:
 - a. The approximate depth of groundwater in order to notify the contractor. The sewer is very deep and groundwater will be an issue in getting it installed.
 - b. That imported trench backfill will be required wherever unsuitable conditions are present within the street ROW.
17. Existing asphalt and curb and gutter need to be removed at the connection of Canyon Meadows Drive in order to provide a smooth transition between the grades of the two roads.
18. A 6' vinyl fence needs to be shown and called out in the plans along the south and east sides of the open space as shown in the preliminary plans.
19. We have a few additional minor comments that we will supply to the developer's engineer to be addressed.

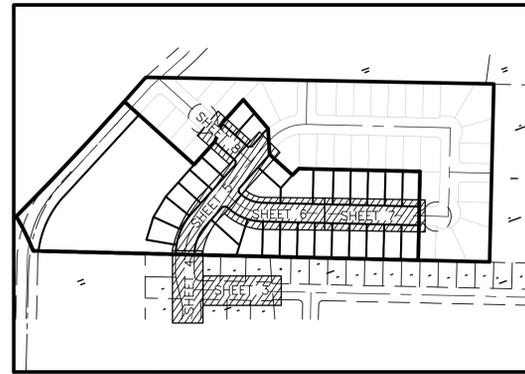
Project Narrative/Notes/Revisions

1. 11/13/18 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Harvest Park Subdivision Phase 1 Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
OCTOBER 2018

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



Sheet Index Key Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 2.1 - Notes/Legend/Street Cross-Section
- Sheet 3 - Canyon Meadows Drive 5+00.00 - 8+50.00
- Sheet 4 - Pebble Creek Drive - 8+50.00 - 11+50.00
- Sheet 5 - Pebble Creek Drive - 11+50.00 - 16+00.00
- Sheet 6 - Street A - 28+00.00 - 32+00.00
- Sheet 7 - Street A - 32+00.00 - 36+00.00
- Sheet 8 - Street B - 40+00.00 - 42+00.00
- Sheet 9 - Grading & Drainage Plan
- Sheet 10 - Utility Plan
- Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 12 - Storm Water Pollution Prevention Plan Details

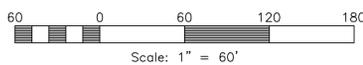


Vicinity Map
NOT TO SCALE



GORDON TAYLOR WATTS
13-018-0068

GLEN L PC
13-020-



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.



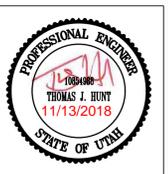
Developer Contact:
Nilson Homes
5617 South 1475 East
Ogden, Utah, 84403
PH: (801) 392-8100

Project Contact:
Project Manager: Chris Cave
Project Engineer: Thomas Hunt

Reeve & Associates, Inc.
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REVISIONS	DESCRIPTION
DATE	

Harvest Park Subdivision Phase 1
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Cover/Index Sheet

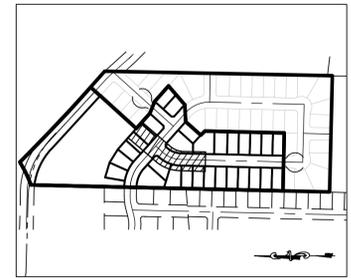


Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafted: C. KINGSLEY
Begin Date: OCTOBER 2018
Name: HARVEST PARK SUBDIVISION PHASE 1
Number: 1301-D25

Sheet **12**
1 Sheets

Key Map

NOT TO SCALE

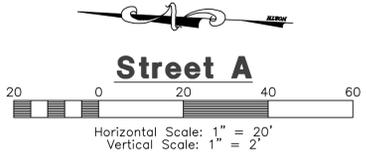
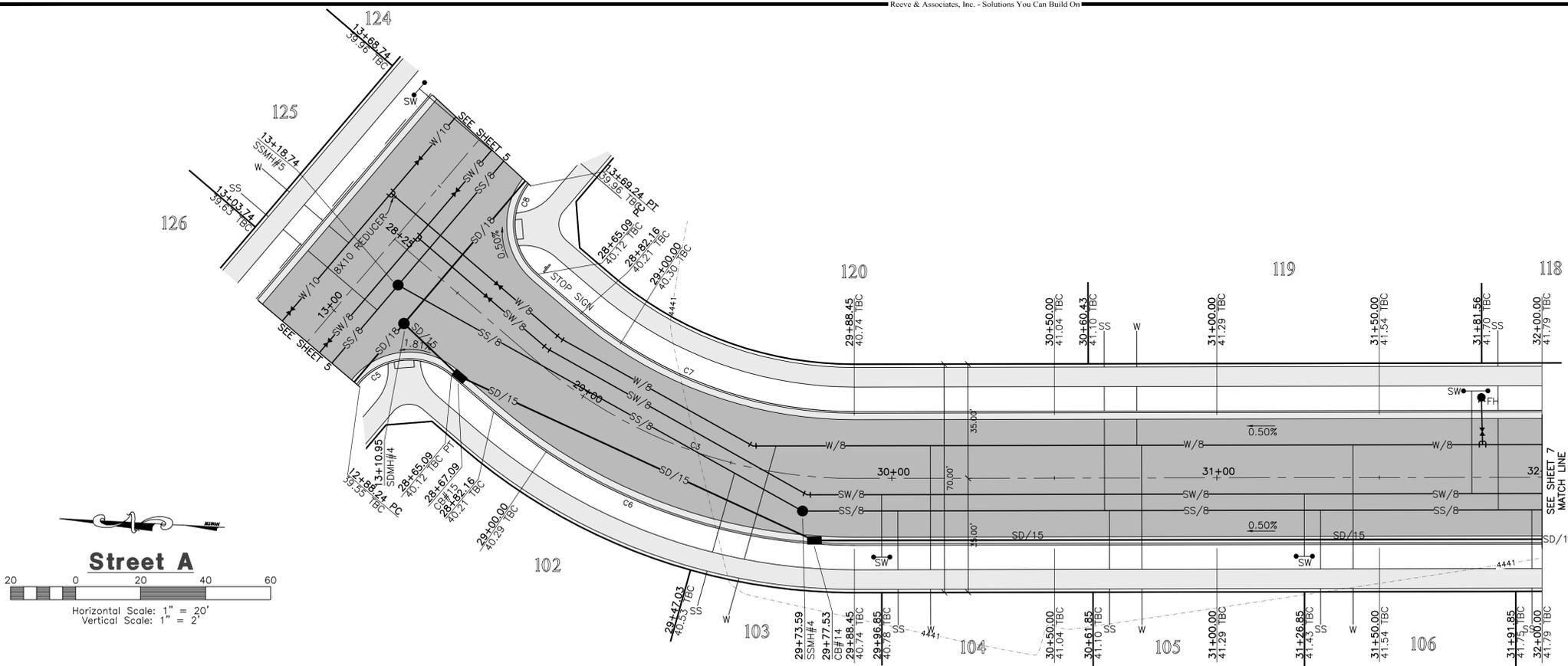


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Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.
 - 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/10 - 10" DIP W/POLY WRAP WATER LINE
 W - 1" TYPE K COPPER SERVICE LATERAL
- SANITARY SEWER**
 SS/4 - 4" PVC SDR 35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE
- STORM DRAIN**
 SD/15 - 15" RCP STORM DRAIN
- SECONDARY WATER**
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS
- NOTE:
 ALL IRRIGATION & STORM DRAIN DITCHES BEING ABANDONED/FILLED MUST USE STRUCTURAL FILL IN THE RIGHT OF WAY & BUILDING FOOTPRINTS

REVISIONS	DESCRIPTION
DATE	

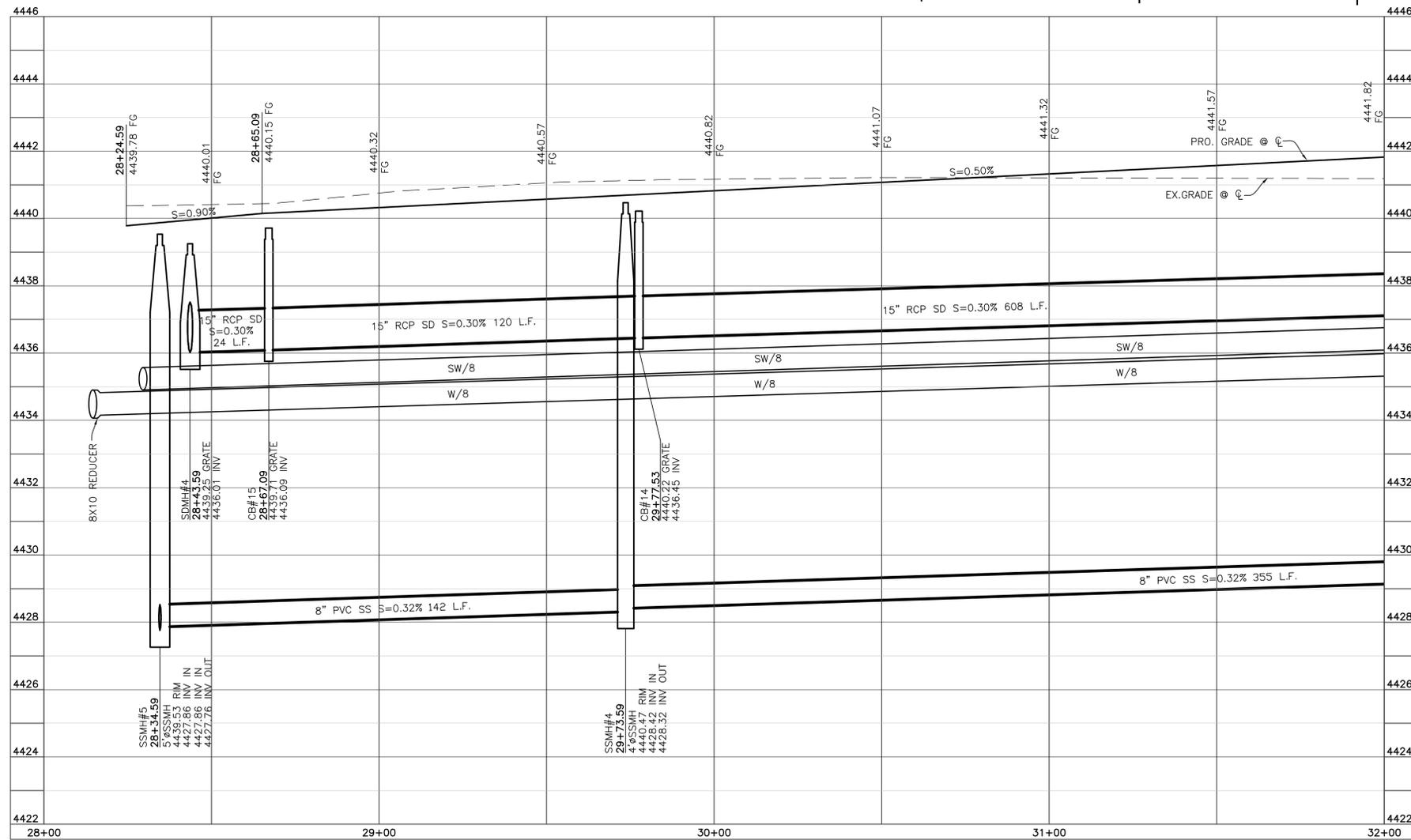


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	90°00'00"	20.00'	31.42'	20.00'	N3°02'10"W	28.28'
C6	40°35'45"	170.50'	120.80'	63.06'	S21°39'58"W	118.29'
C7	40°35'45"	129.50'	91.75'	47.90'	S21°39'58"W	89.85'
C8	90°00'00"	20.00'	31.42'	20.00'	S86°57'50"W	28.28'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	40°35'45"	149.67'	106.05'	55.36'	S21°39'58"W	103.84'

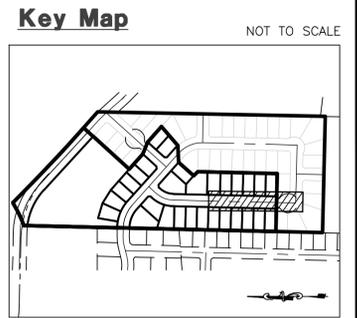
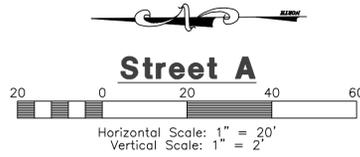
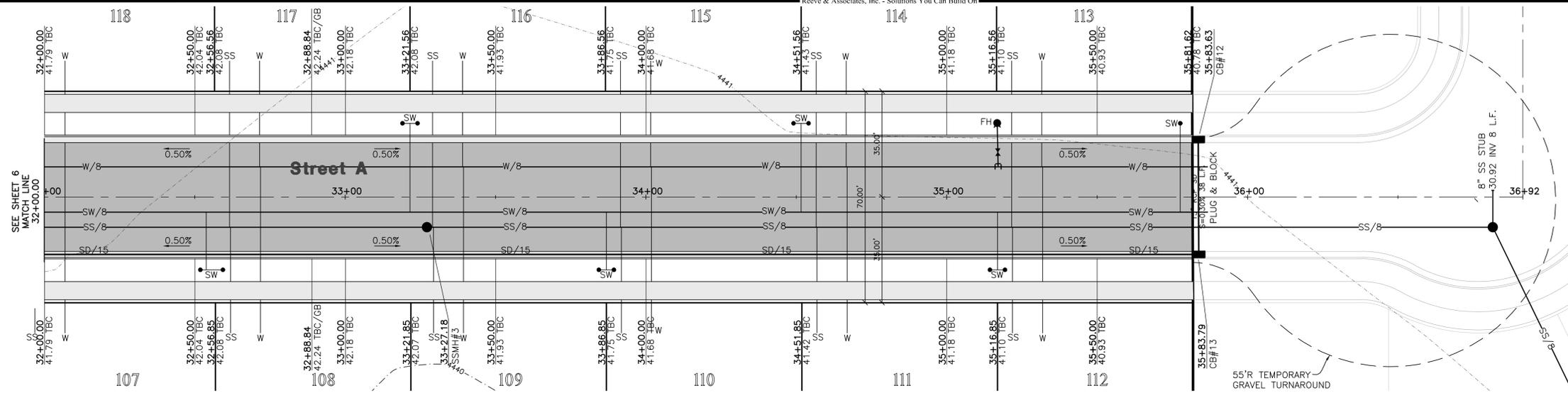


Harvest Park Subdivision Phase 1
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Street A
28+00.00 - 32+00.00



Project Info.
 Engineer: THOMAS J. HUNT, P.E.
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CULINARY WATER

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

SANITARY SEWER

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

STORM DRAIN

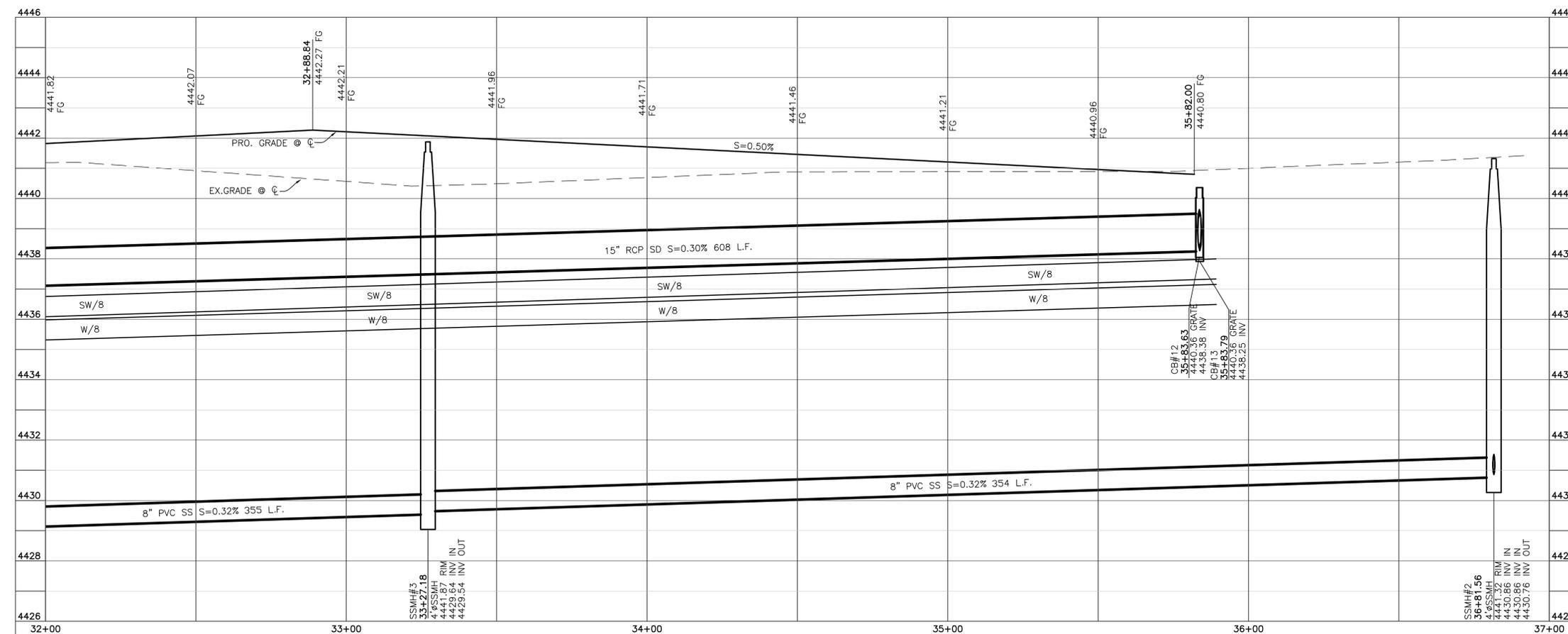
SD/15 - 15" RCP STORM DRAIN

SECONDARY WATER

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

NOTE:
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REVISIONS	DESCRIPTION



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REVISIONS	DESCRIPTION

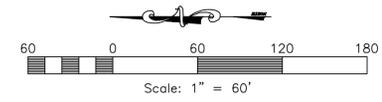
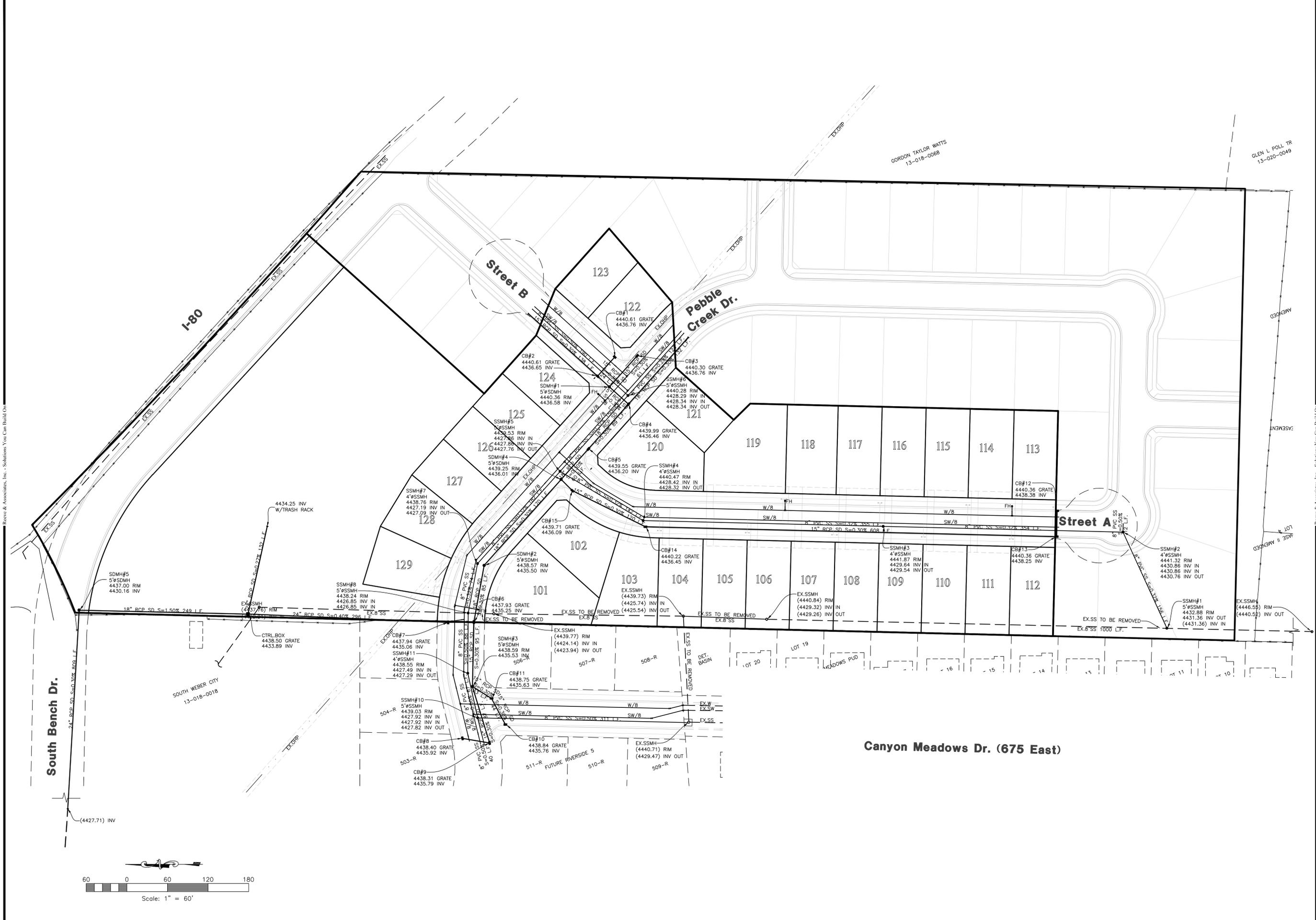
Harvest Park Subdivision Phase 1
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Street A
32+00.00 - 37+00.00



Project Info.

Engineer: THOMAS J. HUNT, P.E.
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 Begin Date: OCTOBER 2018
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Sheet	12
7	Sheets

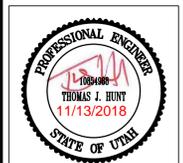


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Harvest Park Subdivision Phase 1
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Utility Plan

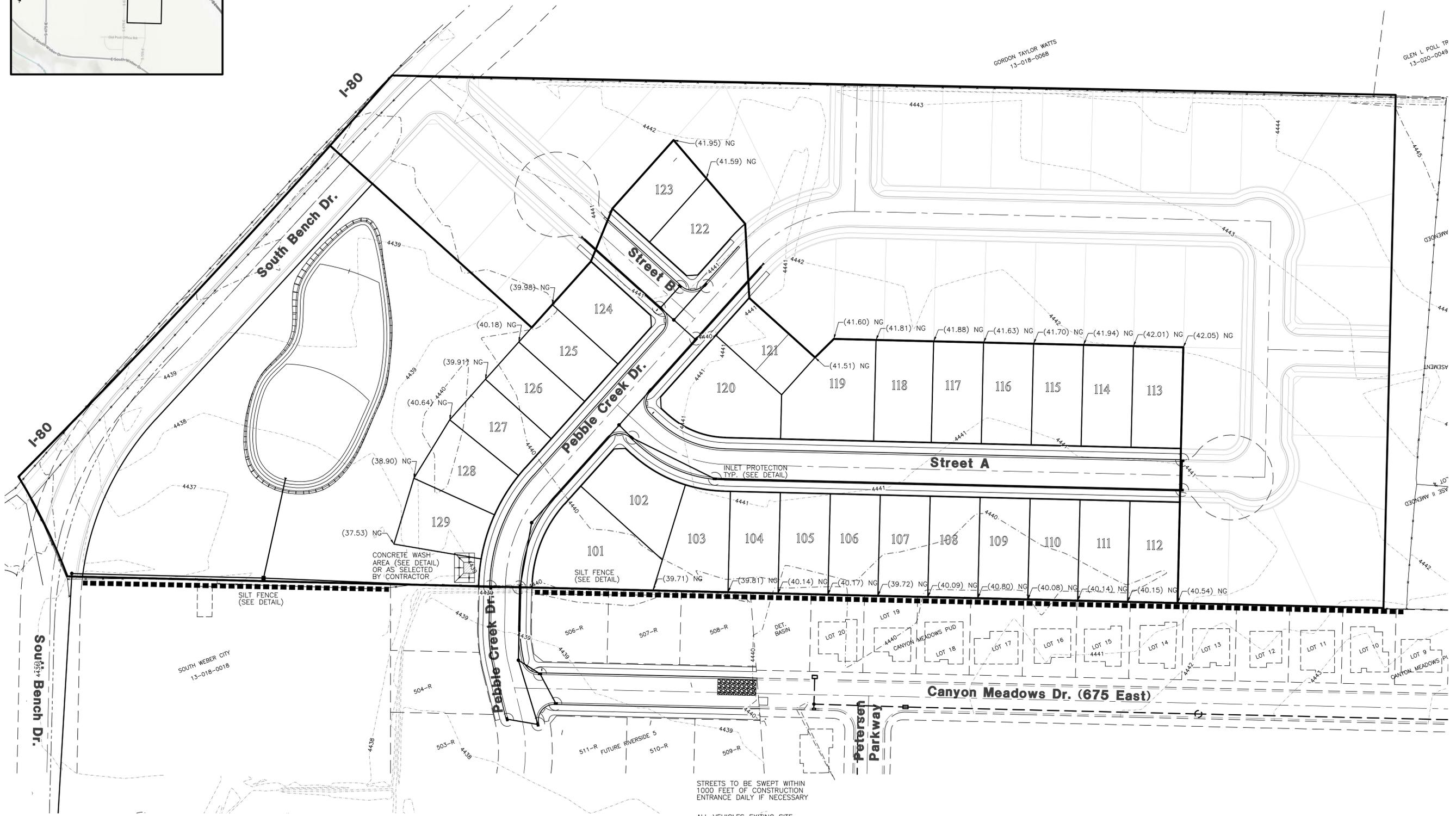
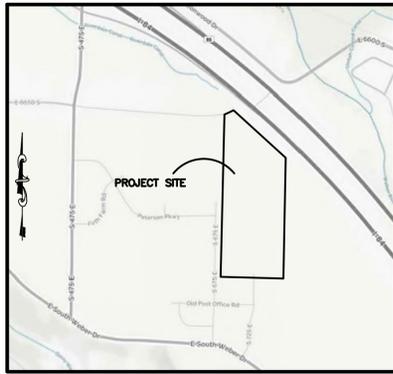


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 Begin Date: OCTOBER 2018
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 Number: 1301-D25

Sheet **12**
 10 Sheets

Harvest Park Subdivision Phase 1 Storm Water Pollution Prevention Plan Exhibit

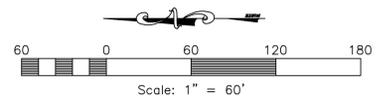
SOUTH WEBER CITY, DAVIS COUNTY, UTAH STATE
OCTOBER 2018



STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL



Construction Activity Schedule	
- PROJECT LOCATION.....	SOUTH WEBER CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....	NOVEMBER 2018
- BMP'S DEPLOYMENT DATE.....	NOVEMBER 2018
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	BRUCE NILSON (801) 392-8100
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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**Harvest Park Subdivision
Phase 1
Storm Water Pollution
Prevention Plan Exhibit**

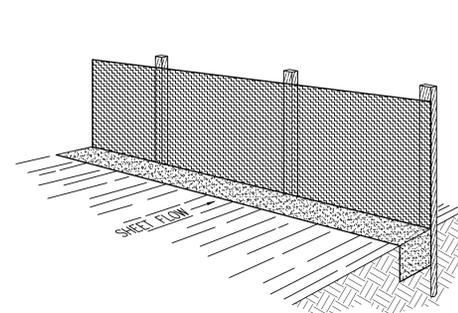
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



Project Info.
Engineer: THOMAS J. HUNT, P.E.
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Begin Date: OCTOBER 2018
Name: HARVEST PARK SUBDIVISION PHASE 1
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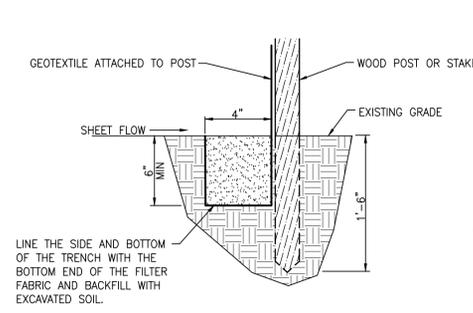
Notes:

- 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.
- 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 UTR 300000.



Perspective View

Figure 2



Section

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.

Slope Steepness (%)	Max. Slope Length (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 about 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.

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.

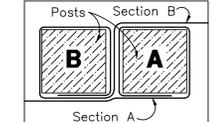
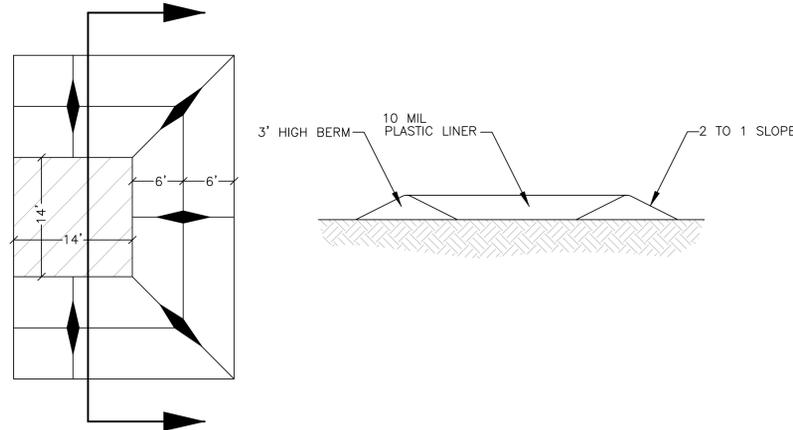


Figure 1:
Top View of Roll-to-Roll Connection

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

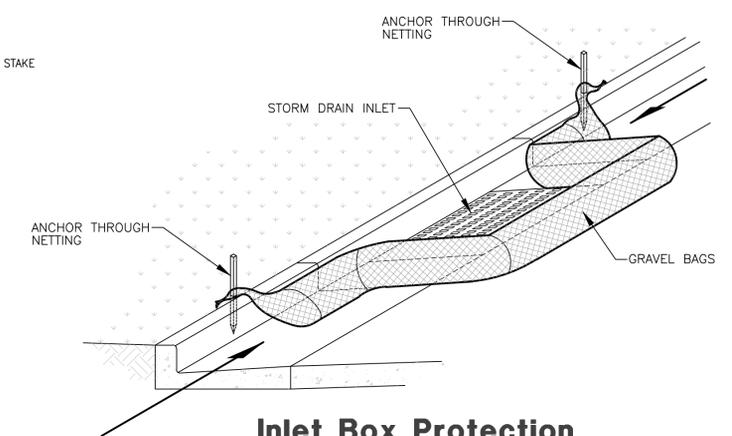
Silt Fence Detail

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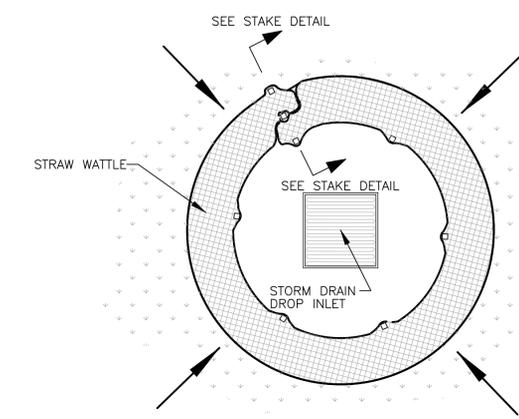


Concrete Washout Area w/ 10 mil Plastic Liner

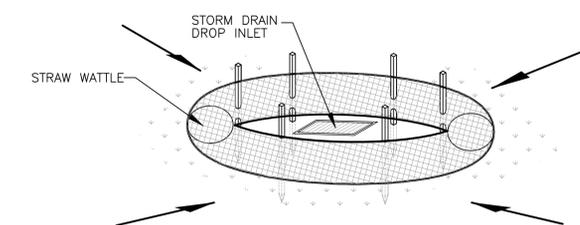
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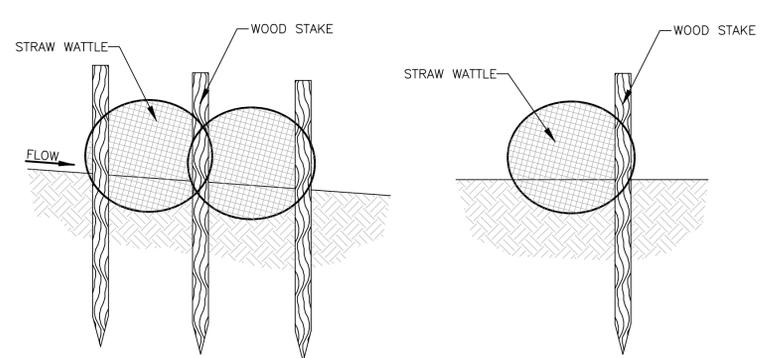
Inlet Box Protection



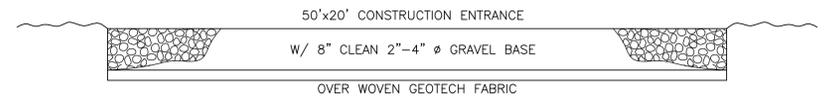
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

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REVISIONS	DESCRIPTION
DATE	

Harvest Park Subdivision Phase 1
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

PROFESSIONAL ENGINEER
 THOMAS J. HUNT
 11/13/2018
 STATE OF UTAH

Project Info.
 Engineer: THOMAS J. HUNT, P.E.
 Drafter: C. KINGSLEY
 Begin Date: OCTOBER 2018
 Name: HARVEST PARK SUBDIVISION PHASE 1
 Number: 1301-D25

Sheet **12** of 12
 Sheets

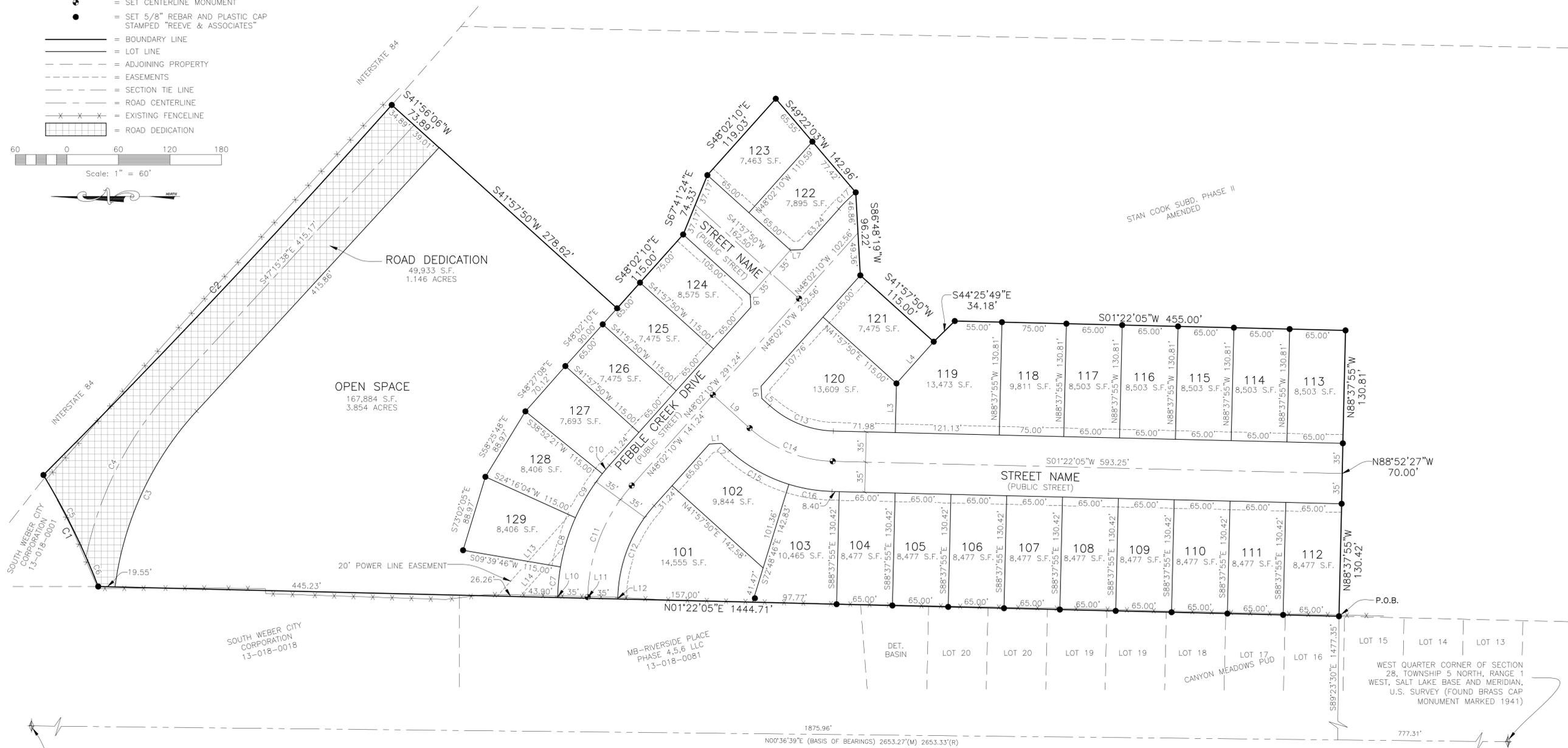
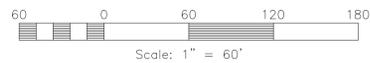
HARVEST PARK PHASE 1

AMENDING STAN COOK SUBDIVISION PHASE II AMENDED, TOGETHER WITH OTHER LANDS

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

LEGEND

- = SECTION CORNER
- = SET CENTERLINE MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = ROAD DEDICATION



NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

PROJECT INFORMATION	
Surveyor:	T. HATCH
Project Name:	HARVEST PARK PHASE 1
Designer:	E. ROCHE
Number:	1301-D25
Scale:	1"=60'
Begin Date:	10-22-18
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,	

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SHEET 1 OF 2

HARVEST PARK PHASE 1

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CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH

BOUNDARY DESCRIPTION

A PORTION OF THE STAN COOK SUBDIVISION PHASE II AMENDED, TOGETHER WITH OTHER LANDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID STAN COOK SUBDIVISION PHASE II AMENDED, SAID POINT BEING N00°36'39"E 777.31 FEET AND S89°23'30"E 1477.35 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N01°22'05"E ALONG SAID WESTERLY LINE, 1444.71 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1254.27 FEET, AN ARC LENGTH OF 144.67 FEET, A DELTA ANGLE OF 06°36'31", A CHORD BEARING OF N64°20'10"E, A RADIAL BEARING OF N22°21'35"W, AND A CHORD LENGTH OF 144.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 84; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 10683.09 FEET, AN ARC LENGTH OF 588.51 FEET, A DELTA ANGLE OF 03°09'23", A CHORD BEARING OF S46°35'44"E, A RADIAL BEARING OF N44°58'57"E, AND A CHORD LENGTH OF 588.44 FEET; THENCE S41°56'06"W 73.89 FEET; THENCE S41°56'06"W 278.62 FEET; THENCE S48°02'10"E 115.00 FEET; THENCE S67°41'24"E 74.33 FEET; THENCE S48°02'10"E 119.03 FEET; THENCE S49°22'03"W 142.96 FEET; THENCE S86°48'19"W 96.22 FEET; THENCE S41°57'50"W 115.00 FEET; THENCE S44°25'49"E 34.18 FEET; THENCE S01°22'05"W 455.00 FEET; THENCE N88°37'55"W 130.81 FEET; THENCE N88°52'27"W 70.00 FEET; THENCE N88°37'55"W 130.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 576,462 SQUARE FEET OR 13.234 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

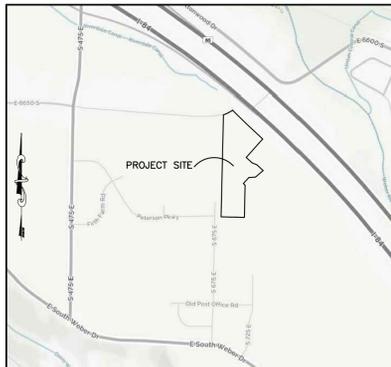
THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°36'39"E.

NOTES

- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING LABORATORIES, DATED MARCH 8, 2018.
- ALL GENERAL UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE
- ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF GENERATED FROM THEIR PROPERTY, ON THEIR PROPERTY, THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY AS TO KEEP ALL STORM WATER RUNOFF ON THEIR LOT.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	831.47'	144.24'	144.06'	72.30'	N63°43'26"E	9°56'22"
C2	10683.09'	590.14'	590.07'	295.15'	S46°35'28"E	3°09'54"
C3	369.00'	228.30'	224.68'	117.94'	S64°59'06"E	35°26'56"
C4	408.00'	222.32'	219.58'	113.99'	S62°52'15"E	31°13'12"
C5	831.47'	107.22'	107.14'	53.68'	S62°26'53"W	7°23'17"
C6	831.47'	37.02'	37.02'	18.52'	S67°25'04"W	2°33'05"
C7	235.00'	34.38'	34.35'	17.22'	S84°31'40"E	8°22'53"
C8	235.00'	59.90'	59.74'	30.11'	S73°02'05"E	14°36'17"
C9	235.00'	59.90'	59.74'	30.11'	S58°25'48"E	14°36'17"
C10	235.00'	12.68'	12.68'	6.34'	S49°34'54"E	3°05'29"
C11	200.00'	142.01'	139.04'	74.15'	S68°22'38"E	40°40'57"
C12	165.00'	117.16'	114.71'	61.17'	S68°22'38"E	40°40'57"
C13	115.00'	81.46'	79.79'	42.54'	S21°39'58"W	40°35'46"
C14	150.00'	106.28'	104.07'	55.48'	S21°39'58"W	40°35'46"
C15	185.00'	80.00'	79.38'	40.64'	S29°34'32"W	24°46'36"
C16	185.00'	51.08'	50.92'	25.70'	S09°16'40"W	15°49'09"
C17	212.42'	27.45'	27.43'	13.74'	S44°20'03"E	7°24'13"



VICINITY MAP

SCALE: NONE

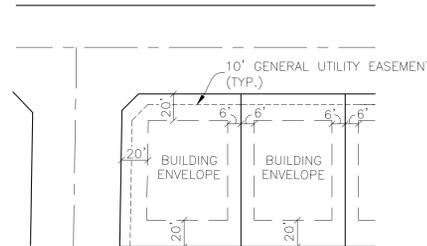
ADDRESS TABLE

LOT #	ADDRESS
101	XXXX
102	XXXX
103	XXXX
104	XXXX
105	XXXX
106	XXXX
107	XXXX
108	XXXX
109	XXXX
110	XXXX
111	XXXX
112	XXXX
113	XXXX
114	XXXX
115	XXXX
116	XXXX
117	XXXX
118	XXXX
119	XXXX
120	XXXX
121	XXXX
122	XXXX
123	XXXX
124	XXXX
125	XXXX
126	XXXX
127	XXXX
128	XXXX

ROCKY MOUNTAIN POWER NOTES

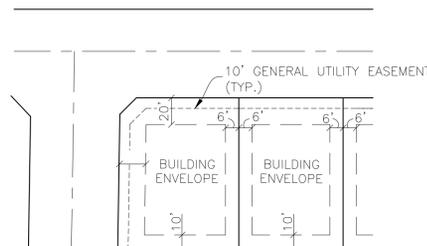
PURSUANT TO UTAH CODE ANNEXATION 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

PURSUANT TO UTAH CODE ANNEXATION 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN HAS UNDER (1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR (4) ANY OTHER PROVISION OF LAW.



TYPICAL SETBACK DETAIL

SCALE: NONE
ZONE R-M (RESIDENTIAL MODERATE DENSITY W/PUD)
*LOTS 1-6, 18-29



TYPICAL SETBACK DETAIL

SCALE: NONE
ZONE R-P (RESIDENTIAL PATIO)
*LOTS 7-17

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°02'10"E	14.14'
L2	S41°57'50"W	12.57'
L3	S88°37'55"E	56.95'
L4	S48°02'10"E	65.00'
L5	N41°57'50"E	12.57'
L6	N86°57'50"E	14.14'
L7	N03°02'10"W	14.14'
L8	S86°57'50"W	14.14'
L9	N41°57'50"E	57.57'
L10	N88°43'07"W	1.24'
L11	N88°43'07"W	1.34'
L12	N88°43'07"W	1.34'
L13	S48°14'58"E	126.03'
L14	S48°14'58"E	79.31'

DEVELOPER

NILSON HOMES
5617 S. 1475 E.
OGDEN, UT. 84403

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 10-22-18
Project Name: HARVEST PARK PHASE 1
Number: 1301-D25
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,

EASEMENT APPROVAL

PACIFICORP DATE

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

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

ROAD DEDICATION PLAT

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

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE NORTH LINE OF CANYON VIEW MEADOWS PUD, SAID POINT BEING N00°36'39"E 1318.78 FEET AND S89°23'21"E 1321.84 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N01°16'56"E 347.36 FEET; THENCE N76°02'43"E 55.82 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 62.49 FEET, A DELTA ANGLE OF 15°14'10"; A CHORD BEARING OF N83°39'48"E, AND A CHORD LENGTH OF 62.31 FEET; THENCE S88°43'07"E 30.45 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 18.77 FEET, A DELTA ANGLE OF 16°32'39", A CHORD BEARING OF N83°00'34"E, AND A CHORD LENGTH OF 18.70 FEET TO THE WEST LINE OF STAN COOK SUBDIVISION PHASE 2 AMENDED; THENCE S01°22'05"W ALONG SAID WEST LINE, 71.43 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 18.46 FEET, A DELTA ANGLE OF 07°50'02", A CHORD BEARING OF S87°21'52"W, A RADIAL BEARING OF N06°33'09"W, AND A CHORD LENGTH OF 18.44 FEET; THENCE N88°43'07"W 30.45 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 36.01 FEET, A DELTA ANGLE OF 12°30'15", A CHORD BEARING OF S85°01'45"W, AND A CHORD LENGTH OF 35.94 FEET; THENCE S39°12'02"W 15.78 FEET; THENCE S01°16'53"W 276.89 FEET TO THE NORTH LINE OF CANYON VIEW MEADOWS PUD; THENCE S85°34'52"W ALONG SAID NORTH LINE, 70.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,423 SQUARE FEET OR 0.721 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DEDICATE THE BELOW DEPICTED AREA AS PUBLIC RIGHT OF WAY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°36'39"E.

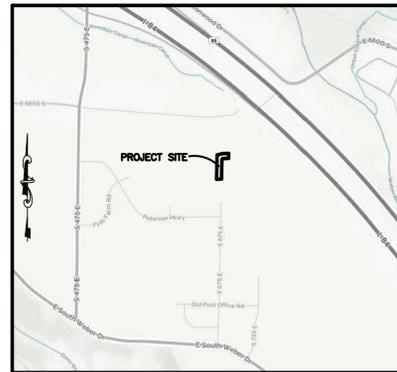
CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	235.00'	62.49'	62.31'	31.43'	N83°39'48"E	15°14'10"
C2	65.00'	18.77'	18.70'	9.45'	N83°00'34"E	16°32'39"
C3	135.00'	18.46'	18.44'	9.24'	S87°21'52"W	7°50'02"
C4	165.00'	36.01'	35.94'	18.08'	S85°01'45"W	12°30'15"

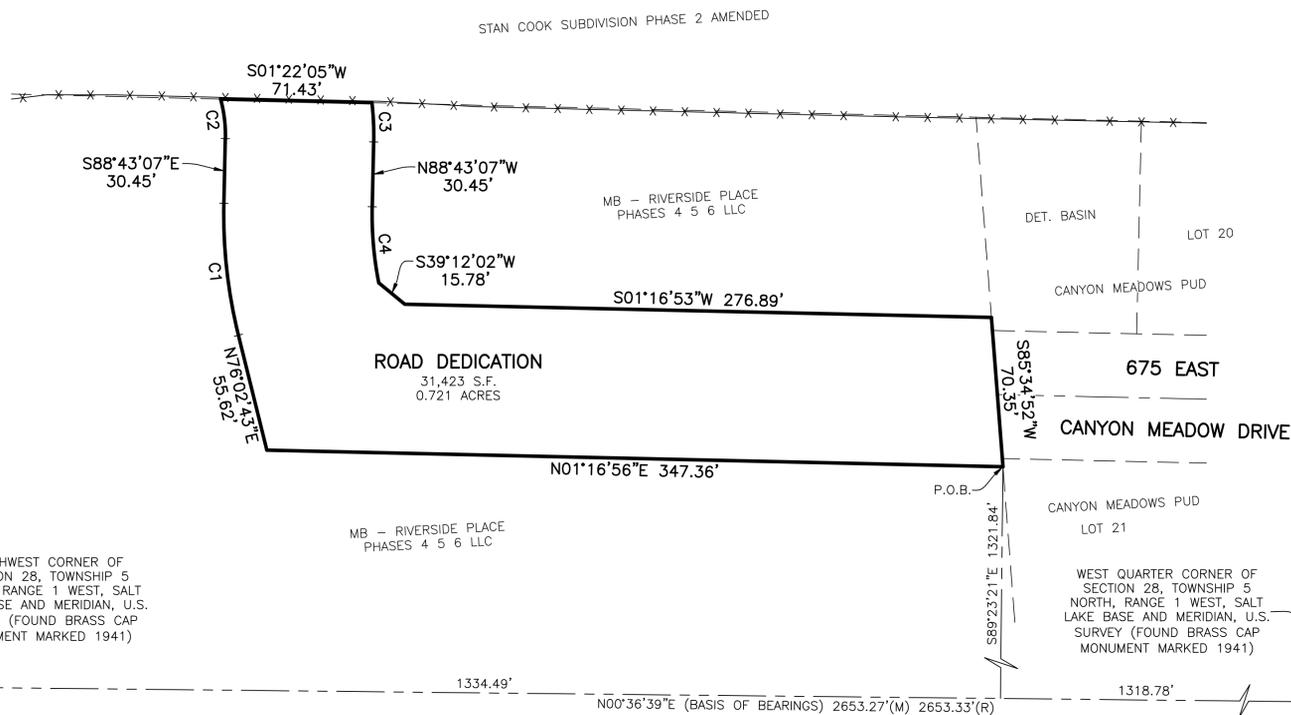
LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE

Scale: 1" = 40'



VICINITY MAP
SCALE: NONE



NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 ROAD DEDICATION PLAT 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 A STREET AS SHOWN ON THE PLAT, 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 THROUGHFARES FOREVER.

SIGNED THIS ____ DAY OF _____, 20____.

BY: _____ FOR: NILSON HOMES

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 CORPORATION AND THAT THEY SIGNED THE
ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND
IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN
MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

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 CORPORATION AND THAT THEY SIGNED THE
ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND
IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN
MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

DEVELOPER

NILSON HOMES
5617 S. 1475 E.
ODGEN, UT. 84403

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **ROAD DEDICATION PLAT**
Designer: **N. ANDERSON**
Number: **1301-D25**
Scale: **1"=40'**
Begin Date: **10-29-18**
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,

EASEMENT APPROVAL

PACIFICORP DATE

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.

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



Reeve & Associates, Inc.
3140 S 1500 W, RIVINGTON, UTAH 84403
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

MEMORANDUM

TO: South Weber City Planning Commission

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

CC: David J. Larson – South Weber City Manager
Mark Larsen – South Weber City Public Works Director

RE: **STREETLIGHTS – City Owned vs. Rocky Mountain Power Owned
City Code and Standards Changes - Recommendation Memo**

Date: December 6, 2018

BACKGROUND

When the current City Standards were approved in October 2017, there was discussion about which approach for streetlights was best; City owned vs. Rocky Mountain Power (RMP) owned. The City moved forward with the RMP owned approach in the Standards at the time, but requested that the City Staff look into the matter. Over the past several months the City Staff has analyzed the advantages and disadvantages of both approaches. The results were presented to the Municipal Utilities Committee on November 1, 2018, and then to the City Council on November 13, 2018. The City Staff and MUC recommended moving forward with city-owned streetlights for the following reasons:

- The City could save between \$1,600 - \$10,000 per light, depending on what light is selected (50-year analysis)
- The City has more control over costs
- The City can provide a higher level of service
- The streetlights selected are all LED, which provides long life and low maintenance
- The streetlights selected are more attractive and can provide style and character to the City

NEW RECOMMENDED STREETLIGHTS

There were three different styles of streetlights that were recommended to the City Council based on their proposed function (described and similar examples shown below). All styles would have a fluted pole with a script “South Weber City” inscribed on the base.

- Residential: Located in cul-de-sacs, mid-block, and minor intersections (where approved)
- Intersection: Located at all intersections
- Corridor: Located along major corridors (South Weber Drive and South Bench Drive), commercial centers and other locations (where approved)



Residential



Intersection



Corridor

The City Council agreed with the recommendation of moving forward with City-owned streetlights. The City Council also agreed with the general style and use of the recommended streetlights in the appropriate locations.

IMPLEMENTATION

The first step in moving forward with city-owned streetlights is to make all necessary changes in the City Code and City Standards.

1. City Standards. The changes in the City Standards consist of detailed drawings that include materials, part numbers, styles, fixtures, etc. necessary to ensure that the same lights are manufactured and installed consistently no matter what company supplies the lights. These drawings are not included with this memo, but will be adopted by ordinance by the City Council.
2. City Code. The City Code needs to be revised. Below are the recommended revisions.

11.04.020.J General Requirements

6. Street Lights: The subdivider is required to pay for all street lights required by the City Standards. Once power is installed, the subdivider shall notify the City. The Street Lights will be ordered by the City and installed by the **City's authorized Contractor** ~~Power Company~~. Once paid for, the subdivider is no longer responsible for the installation or the timing of the installation.

11.04.140 Street Lighting

- A. The subdivider shall be required to pay for all outdoor street lighting fixtures.
- B. The placement and installation of street lighting shall be in accordance with adopted city standards.
- C. The subdivider shall be required to get power installed into the subdivision and notify the City when power is available.
- D. The City is responsible to order the street lights. The street lights are then installed and maintained by the **City's authorized Contractor** ~~Power Company~~.