

## SOUTH WEBER PLANNING COMMISSION AGENDA

Watch Live or at your convenience: [https://www.youtube.com/channel/UCRspzALN\\_AoHXhK\\_CC0PnbA](https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA)

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday June 9, 2022, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

**OPEN** (Agenda items may be moved in order or sequence to meet the needs of the Commission)

1. Pledge of Allegiance: Commissioner Boatright
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com) to be included with the meeting minutes.
  - a. Individuals may speak once for 3 minutes or less
  - b. State your name and address
  - c. Direct your comments to the entire Commission
  - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
  - a. PC2022-05-12 Minutes
4. **Public Hearing & Action on Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E by Applicant: Tyker Belnap**
5. **Public Hearing & Action on Rezone Request (approx. 2.91 Acres from C-H & A to R-P) Located at approx. 7800 S 2700 E. Applicant: Phil Holland**
6. Action on Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E. Applicant: Timothy Grubb
7. Action on Final Plat (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres. located at approx. 1550 E/South Weber Drive. Applicant Rob Edwards.
8. Planning Commission Comments (Boatright, Davis, Losee, McFadden, Walton)
9. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

**DATE: May 16, 2022**

**DEVELOPMENT COORDINATOR: Kimberli Guill**

# SOUTH WEBER CITY PLANNING COMMISSION MEETING

**DATE OF MEETING:** 12 May 2022      **TIME COMMENCED:** 6:00 p.m.

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

**PRESENT:**

**COMMISSIONERS:** Gary Boatright (excused)  
Jeremy Davis  
Julie Losee  
Marty McFadden  
Taylor Walton

**COMMUNITY SERVICE DIRECTOR:** Trevor Cahoon

**DEVELOPMENT COORDINATOR:** Kimberli Guill

**Minutes:** Michelle Clark

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**ATTENDEES:** Rod Westbrook, Iris Turner, Michael Grant, and Sky Hazelhurst.

**Commissioner Davis called the meeting to order and welcomed those in attendance. He also excused Commissioner Boatright.**

**1. Pledge of Allegiance: Commissioner Walton**

**2. Public Comment:** Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & address and direct comments to the entire Council (Council will not respond).

**ACTION ITEMS:**

**3. Consent Agenda**

- 14 April 2022 Minutes

**Commissioner Walton moved to approve the consent agenda as written. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

**Commissioner Walton moved to open the public hearing & action on amending Ordinance 2022-08 Short Term Rental Regulations (City Code 10.18xx). Commissioner Losee**

seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

**4. Public Hearing & Action on Amending ORD 2022-08 Short Term Rental Regulations (City Code 10.18.xx)**

Community Director Trevor Cahoon reported the Planning Commission discussed this topic at the April 14th Planning Commission meeting. The direction that was given was to continue with what was recommended. Staff worked with legal counsel to craft a draft ordinance for recommendation from the Planning Commission to the City Council with the following amendments:

1. Must be a primary residence & must possess the residence for more than 12 months
  - a. 10-18-12: PRIMARY RESIDENCE:  
Single-family homes that operate a short-term rental shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105.

Applications for a short-term rental shall not be accepted until which time the owner of the subject property has demonstrated ownership of no less than twelve (12) consecutive months.

2. Clarify single family homes and single-family zones
  - a. As staff reviewed the definition provided with legal counsel there was general consensus that the definition in code does make a clarification here.
    - i. SHORT-TERM OR VACATION RENTAL: Means a transient lodging facility in a single-family dwelling unit, in public lodging facilities as part of a planned unit development (PUD), or in an accessory dwelling unit (ADU), occupied by a single group on a temporary basis for less than thirty (30) consecutive days as an alternative to a hotel or motel.
3. Distance from schools – 2,000 feet
  - a. 10-18-11: PROXIMITY FROM SCHOOLS:

The location of a short-term rental shall not be nearer than two-thousand (2,000) feet from primary or secondary school. Such distance shall be measured as a radius originating from the center point of the property of which the school resides.

4. Cap # city wide – ½ % of residential units not exceeding 25
  - a. 10-18-13: NUMBER OF AVAILABLE PERMITS

The number of available permits allowed shall be calculated at one-half percent (.5%) of the total number of residential units within city limits, not to exceed 25. Availability of permits shall be on a first-come-first-served basis according to a process established by the City Manager.

Commissioner Davis asked if there was any public comment.

**Michael Grant, 2622 Deer Run Drive**, addressed agenda item #4 concerning the short term rental location from schools. He suggested the 2,000 feet from the school be linear feet from the outer most reaches of the property.

**Commissioner McFadden moved to close the public hearing & action on amending Ordinance 2022-08 Short Term Rental Regulations (City Code 10.18xx). Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

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

Commissioner Walton queried why the requirement for the individual to live in the home for 12 months prior to applying for a short term rental. He feels 12 months is excessive and doesn't accomplish anything from a policy standpoint. Trevor replied to make sure there is an invested personal interest. Commissioner Losee pointed out to prevent individuals from purchasing a home and then turning it into a short term rental immediately. Commissioner McFadden explained the 12 month is to identify someone as part of the community. He opined primary resident prevents an individual from purchasing and flipping a home into a short term rental. Trevor reported the 12 month time frame was suggested by the Short Term Rental Committee.

Discussion took place regarding the location of a short-term rental not being nearer than two-thousand (2,000) feet from primary or secondary school. The distance is measured as a radius originating from the center point of the property of which the school resides. Trevor expressed the Short Term Rental Committee suggested the 2,000 feet.

**Commissioner Losee moved to recommend approval of amendments to Ordinance 2022-08 Short Term Rental Regulations (City Code 10.18xx) with the suggestion the City Council review the 12 month resident requirement. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden voted aye. Commissioner Walton vote nay. The motion carried 3 to 1.**

### **5. South Weber Gateway Architectural Review**

Trevor reported the architectural review for the South Weber Gateway hasn't been reviewed until now because the commercial plans are built to suite. The developer has provided architectural renderings and the materials that will be used for the commercial development for the purview of the Planning Commission tonight. The Planning Commission's role is to review and request any amendments to materials for any commercial development. If there are any significant design changes by the tenant, another architectural review will take place.

The Planning Commission reviewed the architectural rendering slides. Sky Hazelhurst explained the need for the architectural review because the City Council requested a development agreement for this project. He appreciated being able to be on the agenda and in attendance virtually. Sky expressed the look is "mountain modern" architecture with metal panels. He reported he started with a high level of finish on these buildings. Commissioner McFadden appreciated the look and feel of the materials being used. He pointed out the panels are fiber wood metal and very durable.

Mayor Westbrook questioned if there is going to be any stone. Sky replied at this time they don't have any plans for stone. Commissioner Losee voiced concerns with the timing of this agenda item, which doesn't allow much time for the public to weigh in on something they haven't seen. She expressed this should've been done with the preliminary plat approval in December of 2021. She feels the look is more modern versus the surrounding commercial area and the school. She favored a more cohesive look.

Commissioner Davis voiced the layout looks fantastic and doesn't think it will be blight coming into the city. Commissioner Losee queried how the commercial will tie into the residential. Sky replied there will be a masonry wall barrier between commercial and residential. The residential is more traditional with each unit having the look of a different resident.

The Planning Commission reviewed an example of a commercial sign. Sky stated they will apply for a monument sign. Commissioner Losee asked about placement of the sign. Trevor reported right now the sign isn't on the site plan, but will be reviewed when the developer applies for a sign permit.

**Commissioner McFadden moved to approve the South Weber Gateway Architectural Review. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.**

#### **6. Discussion Item: Amending R-7 Multi-family Zone**

Trevor reported through the development process the city staff noticed some deficiencies within the code in practical application of the R-7 code. Some areas of concern are the setback descriptions, townhome provisions, and general site requirements.

Trevor stated the current code only provides provisions of zero lots lines within the Planned Unit Development (PUD) code. With R-7 being utilized primarily for multifamily units, staff feels this would be beneficial to include. The Code Committee suggested including this in the setback table and address townhome setbacks as 20 feet front and rear and 10 on the sides. Also, changing the setbacks to be based on building location rather than lot orientation.

Trevor discussed the possibility of a cottage court yard home with a main courtyard. There are a lot of options that need to be explored. He acknowledged the state changing requirements for moderate income housing that will need to be incorporated into city code. Commissioner McFadden discussed homes becoming more efficient.

Commissioner Losee asked if the amendments to the R-7 Zone will fix the concerns with what happened with the Gateway project. Trevor replied it allows for more options and flexibility for a developer. Commissioner Losee asked if a percentage can be set for a standard number of rentals. Trevor replied he will consult the City Attorney.

Commissioner Walton expressed the impact aesthetics can have on a development. Trevor pointed out the state code does provide some limitations, but we can explore the boundaries. Commissioner Davis added the setbacks need to accommodate for enough parking.

Commissioner Walton suggested comparing a form based code verse current code.

**Planning Commission Comments:**

**Commissioner Losee:** requested the Planning Commission packets for meetings to be sent out earlier.

**Commissioner Walton:** voiced there is no standard or plan to relate to architectural reviews. He suggested looking at how it relates to residential.

**Commissioner Davis:** discussed starting conversations about being more proactive verses reactive. Trevor announced there are other cities that meet periodically together as a City Council and Planning Commission. Commissioner Davis directed city staff to include the definition and restrictions for sensitive lands on the next agenda. He suggested the Planning Commission put together a list of items they would like discussed at future meetings.

Commissioner Davis questioned if there are any restrictions on resources for the number of people living in the city. Trevor replied every development is required to obtain approval for resources.

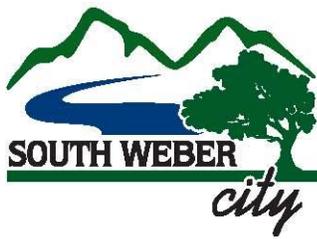
**Community Director, Trevor Cahoon:** reported the City Council will tentatively discuss moderate income housing on 28 June 2022. The Planning Commission will be invited to attend.

**ADJOURN:** Commissioner Losee moved to adjourn the Planning Commission meeting 8:10 p.m. Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date**  
**Chairperson: Jeremy Davis**

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

**Attest:** \_\_\_\_\_ **Development Coordinator: Kimberli Guill**



1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Planning Commission  
From: Trevor Cahoon, Community Services Director; Brandon Jones, Jones & Associates  
Re: Public Hearing & Action on Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E by Applicant: Tyker Belnap

Project Information	
Project Name	Belnap Estates
Site Location	7884 S 2600 E
Tax ID Number	130360101
Applicant	Tyker Belnap
Owner	Tyker Belnap
Proposed Actions	Action on Preliminary/Final Plan and Recommendation on Rezone
Current Zoning	R-L
General Plan Land Use Classification	R-M
Gross Site	0.628 Acres

**ACTION**

Administrative Action: Public Hearing & Action on Preliminary/Final Plat, Improvement Plans & Rezone

**ITEMS FOR PLANNING COMMISSION REVIEW**

- **Preliminary/Final Plat Application.** City code allows an applicant for a Minor Subdivision (Number of lots between 1-10 ) to request a combined Preliminary and Final Application. The Sketch Committee recommends that this would be the case for this request. For More Details See [11-3-2](#) in City Code. Items to Consider:
  - *Number of Parcels:* 1
  - *Proximity to Street:* 2600 E runs parallel to this property.
  - *Existing Streets and Utilities:* Applicant will be responsible for the right of way (ROW) improvements to the sidewalks on 2600 E. Utility access is available and sufficient for the development of this property.
  - *Character:* The boundaries of this parcel are consistent with the surrounding neighborhood. The shape of the lot is long and narrow, but this will provide better buffer between properties.
  - *Effect on Adjoining Property:* There will be no adverse impacts to surrounding properties. Applicant will be responsible for fencing that will be placed near the canal property which is consistent with code.

- *Utility Easements:* General Utility Easement is accounted for and no other easements were available on the title report.
- **Rezone Request.** The property is currently zoned R-L which matches the surrounding area. However, the general plan designation for the area is consistent with the R-M request. The shape of the lot makes complying with the R-L lot requirements difficult. To have better use of the property the applicant is requesting a change to R-M.

### **STAFF REVIEW SUMMARY**

City Staff has done a review of the Belnap Estates Subdivision and have reviewed the Following Items:

#### **Planning Review:**

- PL-1: Use – **Complies**  
Dwelling: Single Family is a permitted use in the R-M Zone
  
- PL-2: Lot Requirements – **Complies**  
Density: less than 2.80 units per acre  
Lot Area: Greater than 9000 sq ft  
Lot Width:
  
- PL-3: Set Backs – **Able to Comply**  
On a 60 ft ROW dwelling must be 25 feet from front, 10 feet on the side and 25 feet on the rear.
  
- PL-4: Parking – **Able to Comply**
  
- PL-5: Necessary Documents - **Complies**  
Applicant has submitted all required documents for a Preliminary/Final Plan Review

#### **Engineering Review:**

- EN-1: All proposed improvements (with the exception of the sidewalk) will need to be installed or escrowed for before the plat can be recorded. A 10% Guarantee in escrow will be required. The plat will need to be recorded before a building permit can be issued. The sidewalk will need to be installed before a certificate of occupancy can be issued.

### **PLANNING COMMISSION RECOMMENDATION OPTIONS**

After careful consideration of the information presented, the South Weber Planning Commission moves to:

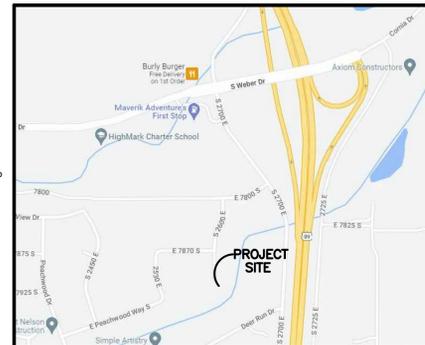
1. Approve the Preliminary Application for Belnap Estates (1 Lot Plat), with a recommendation to the City Council to Approve the Final Application and Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E.

2. Approve the Preliminary Application for Belnap Estates (1 Lot Plat), with a recommendation to the City Council to Approve the Final Application and Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E with the following conditions or recommendations:
  - a. *(Any other conditions that need to be met)*
3. Deny the Preliminary Application for the Preliminary Application for Belnap Estates (1 Lot Plat), with a recommendation to the City Council to Approve the Final Application and Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E for the following reasons:
  - a. *(List reasons based upon City Code.)*

SHEET 1 OF 1

# BELNAP ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH  
APRIL, 2022



VICINITY MAP  
NOT TO SCALE

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. THE NORTH LINE WAS DETERMINED BY DEED. THE WEST LINE WAS DETERMINED BY THE MOUNTAIN VIEW SUBDIVISION. THE EAST LINE WAS DETERMINED BY THE CANAL RECORD DEED FOUND IN BOOK 1-J, PAGE 463 CALLING TO THE ORIGINAL RIGHT OF WAY 33' FROM CENTER LINE OF EXISTING CANAL AND GOING AN ADDITIONAL 25 FEET PARALLEL TO SAID CENTERLINE. COMPARING EARLY AERIAL PHOTOS OF THE SITE TO THE CURRENT SURVEY, THE CENTERLINE APPEARS TO BE IN THE SAME POSITION AFTER THE RECENT IMPROVEMENTS. THE WESTBROOK PROPERTY DEED WAS ALSO CONSIDERED IN THE LOCATION OF THE EASTERLY BOUNDARY. ALL REAR LOT 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 SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°53'29"W. (NAD83 BEARING IS N89°32'25"W)

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING S00°06'31"W 730.55 FEET AND N89°53'29"W 15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING S89°53'29"E 2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF 115°47'41", A CHORD BEARING OF N13°36'06"E, AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF 44°24'15", A CHORD BEARING OF N22°05'37"W, AND A CHORD LENGTH OF 15.11 FEET; AND (3) N00°06'31"E 105.99 FEET; THENCE S89°53'29"E 126.09 FEET TO THE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S07°55'24"W 27.25 FEET; (2) S17°15'24"W 232.50 FEET; AND (3) S45°00'00"W 95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE N00°06'25"W ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

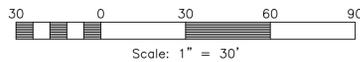
CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	101.05'	84.71'	79.70'	N13°36'06"E	115°47'41"
C2	20.00'	15.50'	15.11'	8.16'	N22°05'37"W	44°24'15"

### LEGEND

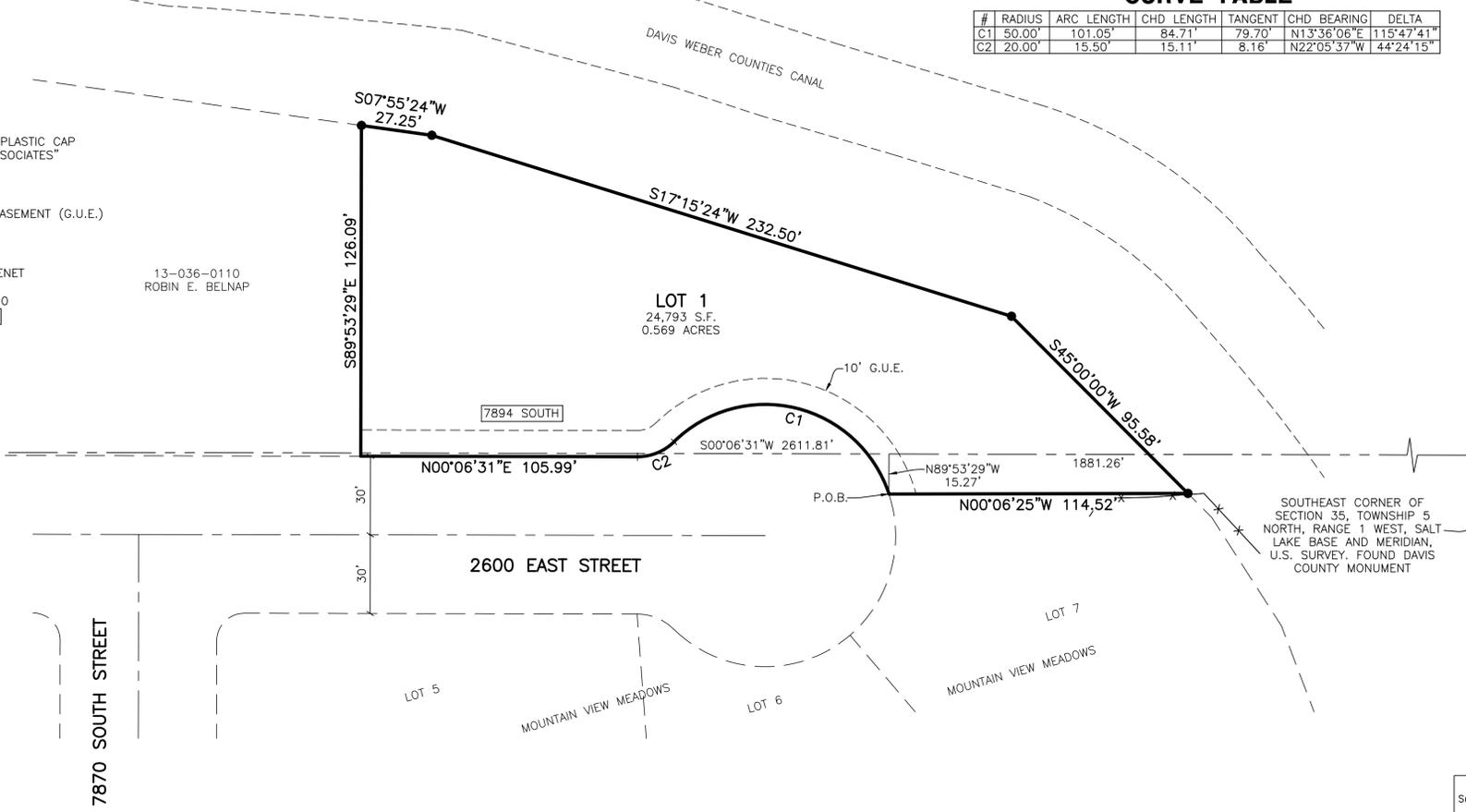
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- = EXISTING FENCE
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT



EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT

(BASIS OF BEARINGS) N89°53'29"W 2647.11'

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT



### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BELNAP ESTATES SUBDIVISION** 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 ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **BELNAP ESTATES SUBDIVISION**, AND DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

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

ROBIN E. BELNAP

### ACKNOWLEDGMENT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

### PROJECT INFORMATION

Surveyor: **T. HATCH**  
Designer: **N. ANDERSON**  
Begin Date: **3-8-2022**

Project: **BELNAP ESTATES SUBDIVISION**  
Number: **5644-01**  
Scale: **1"=30'**  
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,

### 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





**BELNAP ESTATES SUBDIVISION**  
SOUTH WEBER, UTAH  
JOB NO. 5644-01  
4-7-2022

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING  $S00^{\circ}06'31''W$  730.55 FEET AND  $N89^{\circ}53'29''W$  15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING  $S89^{\circ}53'29''E$  2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF  $115^{\circ}47'41''$ , A CHORD BEARING OF  $N13^{\circ}36'06''E$ , AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF  $44^{\circ}24'15''$ , A CHORD BEARING OF  $N22^{\circ}05'37''W$ , AND A CHORD LENGTH OF 15.11 FEET; AND (3)  $N00^{\circ}06'31''E$  105.99 FEET; THENCE  $S89^{\circ}53'29''E$  126.09 FEET TO THE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1)  $S07^{\circ}55'24''W$  27.25 FEET; (2)  $S17^{\circ}15'24''W$  232.50 FEET; AND (3)  $S45^{\circ}00'00''W$  95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE  $N00^{\circ}06'25''W$  ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

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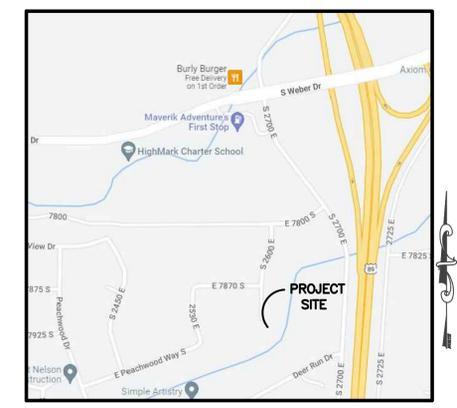
Project Narrative/Notes/Revisions

1. 2022/05/12 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

# BELNAP ESTATES SUBDIVISION

## Improvement Plans

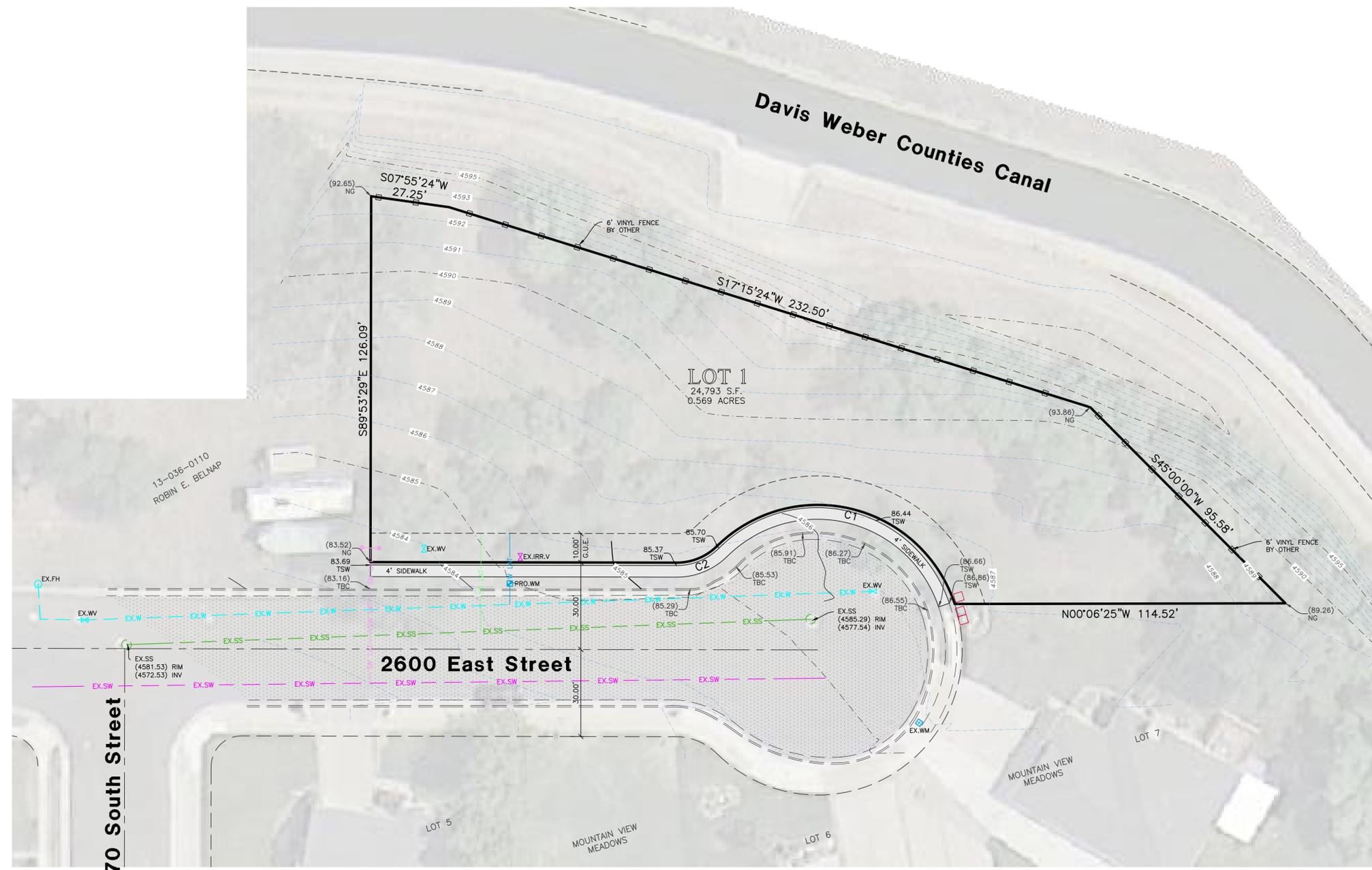
SOUTH WEBER, DAVIS COUNTY, UTAH  
MAY, 2022



Vicinity Map  
NOT TO SCALE

**Reeve & Associates, Inc.**  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	



**Sheet Index**  
Sheet 1 - Cover/Grading & Utility Plan  
Sheet 2 - Notes/Legend

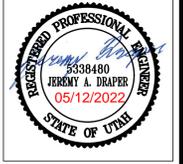
**Construction Notes:**  
1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.

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

**SANITARY SEWER**  
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

**SECONDARY WATER**  
SW LAT - SECONDARY SERVICE LATERAL PER SWIC STANDARDS

**Surveyor:**  
Trevor Hatch  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH:(801) 621-3100



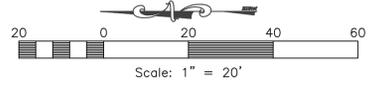
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**Engineer's Notice To Contractors:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED 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.

**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	101.05'	84.71'	79.70'	N13°36'06"E	115°47'41"
C2	20.00'	15.50'	15.11'	8.16'	N22°05'37"W	44°24'15"



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**Belnap Estates Subdivision**  
SOUTH WEBER, DAVIS COUNTY, UTAH  
**Cover/Grading & Utility Plan**

**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
Drafter: N. FICKLIN  
Begin Date: MAY, 2022  
Name: BELNAP ESTATES SUBDIVISION  
Number: 5644-01

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASSALTS, SECTION, SUBBASE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. THE CONTRACTOR SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL EMPLOY SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IN AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY FACILITATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS, NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED PRIOR TO COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
21. THRUST BLOCKS & RESTRAINED JOINTS WITH MECA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.
22. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84005, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

- NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL. PRIOR TO CONSTRUCTION OF THIS PROJECT, ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

- SW LAT = PROPOSED SECONDARY WATER LATERAL
LD LAT = PROPOSED LAND DRAIN LATERAL
W LAT = PROPOSED WATER LATERAL
SS LAT = PROPOSED SEWER LATERAL
W/B = PROPOSED CULINARY WATER LINE
EX.W = EXISTING CULINARY WATER LINE
SW/B = PROPOSED SECONDARY WATER LINE
EX.SW = EXISTING SECONDARY WATER LINE
SS/B = PROPOSED SANITARY SEWER LINE
EX.SS = EXISTING SANITARY SEWER LINE
SD/15 = PROPOSED STORM DRAIN LINE
EX.SD = EXISTING STORM DRAIN LINE
LD/B = PROPOSED LAND DRAIN LINE
EX.LD = EXISTING LAND DRAIN LINE
IRR/18 = PROPOSED IRRIGATION LINE
EX.IRR = EXISTING IRRIGATION LINE
X X X = EXISTING FENCE LINE
O O O = PROPOSED FENCE LINE
- - - = DRAINAGE SWALE
OHP = OVERHEAD POWER LINE
= PROPOSED FIRE HYDRANT
= EXISTING FIRE HYDRANT
= PROPOSED MANHOLE
= EXISTING MANHOLE
= PROPOSED SEWER CLEAN-OUT
= PROPOSED GATE VALVE
= EXISTING GATE VALVE
= PLUG & BLOCK
= AIR VAC ASSEMBLY
= DUAL SECONDARY METER

Legend

- = PROPOSED WATER METER
= EXISTING WATER METER
= PROPOSED REDUCER
= EXISTING REDUCER
= PROPOSED CATCH BASIN
= EXISTING CATCH BASIN
= PLUG W/ 2" BLOW-OFF
= STREET LIGHT
= SIGN
= POWER POLE
= BASEMENT FLOOR ELEVATION
= BUILDING
= BOTTOM OF STAIRS
= BOTTOM OF WALL
= BEGINNING POINT
= CURB & GUTTER
= CATCH BASIN
= CUBIC FEET
= CUBIC FEET PER SECOND
= ENDING POINT
= FINISH FLOOR
= FINISH FLOOR ELEVATION
= FINISHED GRADE
= FIRE HYDRANT
= FLOW LINE
= GRADE BREAK
= INVERT
= LINEAR FEET
= NATURAL GRADE
= OVERHEAD POWER
= POINT OF CURVATURE
= POWER/UTILITY POLE
= POINT OF RETURN CURVATURE
= POINT OF TANGENCY
= PUBLIC UTILITY EASEMENT
= REINFORCED CONCRETE PIPE
= RIM OF MANHOLE
= GENERAL UTILITY EASEMENT

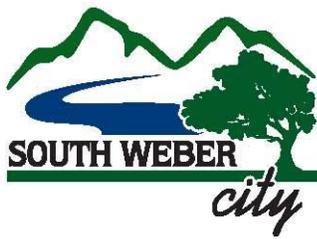
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84005
TEL: (801) 621-1100 www.reeveco.com
UNID DRAWERS • ONL DRAWERS • UNID SURVING
TRAFFIC SIGNAGE • STRUCTURAL DRAWINGS • LANDSCAPE ARCHITECTS
IPA
REVISIONS
DESCRIPTION
DATE

Belnap Estates Subdivision
SOUTH WEBER, DAVIS COUNTY, UTAH
Notes/Legend

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
05/12/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: MAY, 2022
Name: BELNAP ESTATES SUBDIVISION
Number: 5644-01

2
Total Sheets



# PLANNING MEMORANDUM 5 Rezone (Holland)

1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Planning Commission  
 From: Trevor Cahoon, Community Services Director; Brandon Jones, Jones & Associates  
 Re: Public Hearing & Action on Rezone Request (approx. 2.91 Acres from C-H, R-L & A to R-P) Located at approx. 7800 S 2700 E. Applicant: Phil Holland

Rezone Information	
<b>Site Location</b>	Approximately 7800 S 2700 E
<b>Tax ID Number</b>	130390081
<b>Applicant</b>	Phil Holland
<b>Owner</b>	JF Land Co LLC
<b>Proposed Actions</b>	Recommend Rezone to City Council ( <b>Applicant Requests R-P</b> )
<b>Current Zoning</b>	C-H, A, R-L
<b>General Plan Land Use Classification</b>	C-H with Consideration for R-P
<b>Gross Site</b>	0.628 Acres

## ACTION

Administrative Recommendation: Public Hearing & Action on Rezone Request

## ITEMS FOR PLANNING COMMISSION REVIEW

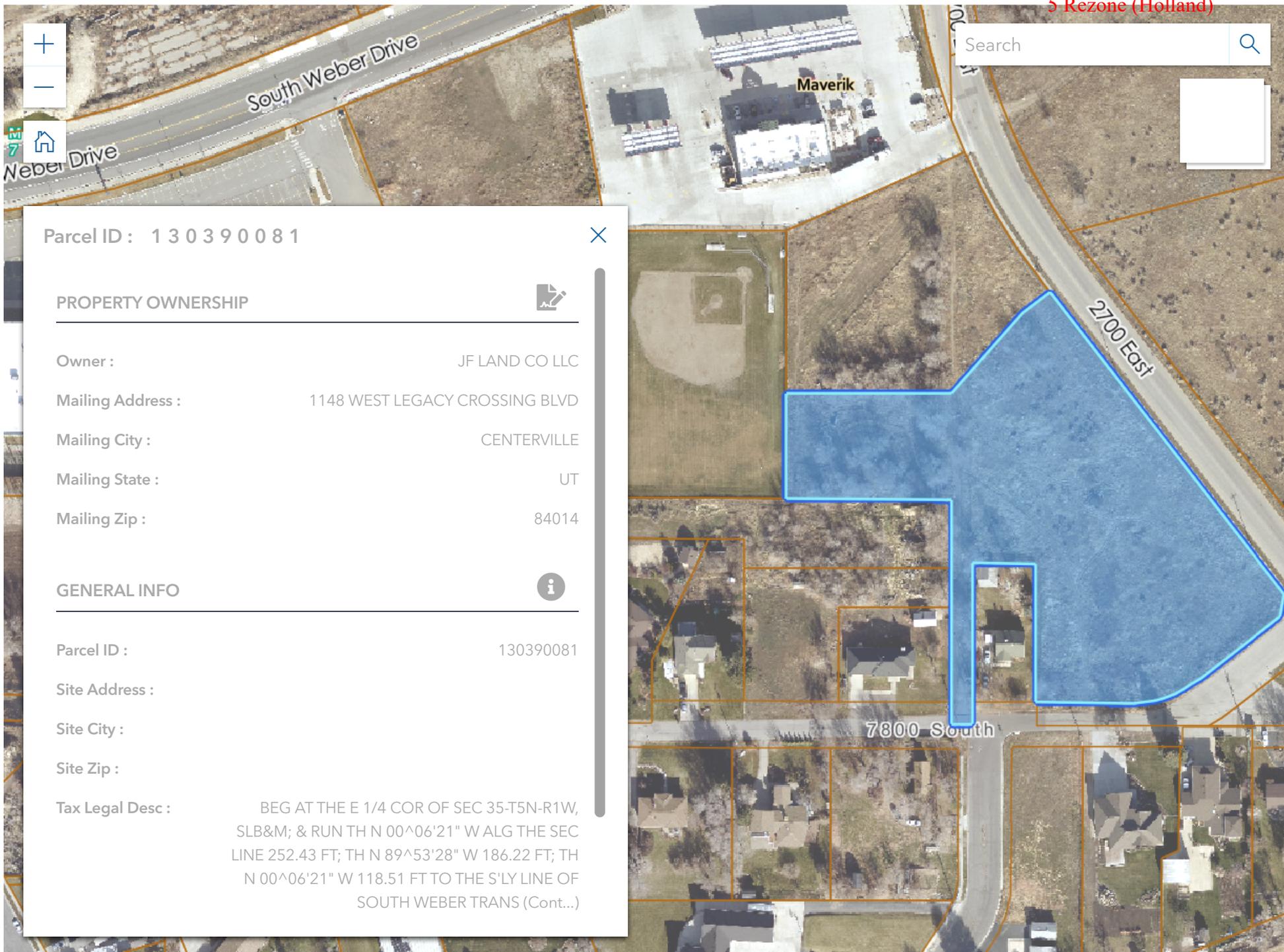
- **Rezone Request.** This is an area in the General Plan that is at the discretion of the City Council to grant a rezone to Residential Patio (R-P). The request can act as a transitional buffer to the commercial to the north and the lower density residential to the south. The applicant wishes to use the property as a multi-lot patio home subdivision and has submitted a sketch plan to the City for review. The developer intends to continue through the development process but wants to proceed with the rezone request prior to engineering more of the project.

A potential site plan is provided in the request but is not under consideration and the Planning Commission should make a recommendation about the rezone request on its own merits and not based upon a project that hasn't been submitted in full.

## PLANNING COMMISSION RECOMMENDATION OPTIONS

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Recommend the City Council Approve the Rezone Request (approx. 2.91 Acres from C-H & A to R-P) Located at approx. 7800 S 2700 E.
2. Recommend the City Council Deny the Rezone Request (approx. 2.91 Acres from C-H & A to R-P) Located at approx. 7800 S 2700 E for the following reasons:
  - a. *(List reasons based upon City Code.)*



Search

Parcel ID : 130390081

PROPERTY OWNERSHIP

Owner : JF LAND CO LLC  
 Mailing Address : 1148 WEST LEGACY CROSSING BLVD  
 Mailing City : CENTERVILLE  
 Mailing State : UT  
 Mailing Zip : 84014

GENERAL INFO

Parcel ID : 130390081  
 Site Address :  
 Site City :  
 Site Zip :  
 Tax Legal Desc : BEG AT THE E 1/4 COR OF SEC 35-T5N-R1W, SLB&M; & RUN TH N 00^06'21" W ALG THE SEC LINE 252.43 FT; TH N 89^53'28" W 186.22 FT; TH N 00^06'21" W 118.51 FT TO THE S'LY LINE OF SOUTH WEBER TRANS (Cont...)



# Tax Information

5 Rezone (Holland)

<b>Property Information</b> YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.	
<b>Year:</b>	2021 ▾
<b>Parcel</b>	
<b>Serial Number:</b>	130390081
<b>Tax District:</b>	0046
<b>Legal Description:</b>	BEG AT THE E 1/4 COR OF SEC 35-T5N-R1W, SLB&M; & RUN TH N 00^06'21" W ALG THE SEC LINE 252.43 FT; TH N 89^53'28" W 186.22 FT; TH N 00^06'21" W 118.51 FT TO THE S'LY LINE OF SOUTH WEBER TRANSITION SUBD
<b>SITUS Address:</b>	
<b>Building/Land Values</b>	
<b>Acres:</b>	2.90
<b>Residence Year Built:</b>	0
<b>Residence Square Feet:</b>	0
<b>Tax Information</b>	
<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	No delinquencies were found for this serial number at this time.
<b>DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.</b>	
<b>2021 Tax Statement Recipient:</b>	JF LAND CO LLC 1148 WEST LEGACY CROSSING BLVD CENTERVILLE, UT 84014



**VICINITY MAP**

SCALE: NONE

**DESIGN DATA**

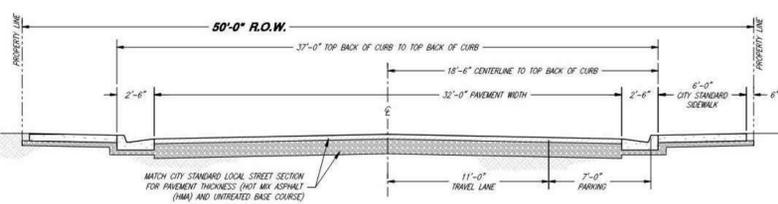
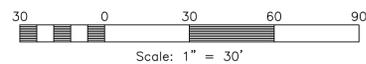
TOTAL AREA.....2.90 ACRES  
 LOT AREA.....1.66 ACRES  
 ROAD DEDICATION.....0.73 ACRES  
 REQUIRED UNITS PER ACRE.....4.0 UNITS/ACRES  
 PROPOSED UNITS PER ACRE.....3.8 UNITS/ACRES  
 OPEN SPACE REQUIRED.....0.44 ACRES (15%)  
 OPEN SPACE PROPOSED.....0.51 ACRES (17.5%)

**CURVE TABLE**

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	139.04'	92.45'	90.76'	S70°59'05"W	38°05'52"			
C2	139.04'	92.37'	90.68'	N70°58'09"E	38°03'56"			
C3	139.04'	69.35'	68.64'	N75°42'43"E	28°34'48"			
C4	139.04'	23.02'	22.99'	N56°40'45"E	9°29'08"			
C5	25.00'	35.85'	32.86'	N79°08'44"W	82°09'45"			
C6	63.00'	52.90'	51.36'	S83°49'41"W	48°06'36"			
C7	63.00'	48.94'	47.72'	N49°51'44"W	44°30'34"			
C8	63.00'	81.60'	76.02'	N09°30'01"E	74°12'55"			
C9	63.00'	96.56'	87.35'	S89°29'E	87°49'03"			
C10	63.00'	8.26'	8.25'	S41°49'10"E	7°30'38"			

**LEGEND**

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT
- = ROAD DEDICATION
- = EXISTING STRUCTURE
- = BUILDABLE AREA



**50' RIGHT-OF-WAY PRIVATE ROADWAY STREET SECTION A**



NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

NORTHWEST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, NOT FOUND

**BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2700 EAST STREET, SAID POINT BEING N00°06'21"W 484.59 FEET AND N89°53'39"E 110.52 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 425.80 FEET; THENCE S07°17'59"W 25.59 FEET; THENCE S51°56'09"W 113.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 139.04 FEET, AN ARC LENGTH OF 92.45 FEET, A DELTA ANGLE OF 38°05'52", A CHORD BEARING OF S70°59'05"W, AND A CHORD LENGTH OF 90.76 FEET; THENCE N89°57'59"W 100.12 FEET; THENCE N00°06'19"W 155.60 FEET; THENCE N89°57'59"W 70.00 FEET; THENCE S00°06'19"E 180.60 FEET; THENCE N89°57'59"W 24.00 FEET; THENCE N00°06'21"W 252.43 FEET; THENCE N89°53'28"W 186.22 FEET; THENCE N00°06'21"W 118.51 FEET; THENCE S89°53'07"E 186.48 FEET; THENCE N41°31'16"E 120.61 FEET; THENCE N51°56'09"E 38.22 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 126,335 SQUARE FEET OR 2.900 ACRES MORE OR LESS.

**LINE TABLE**

#	BEARING	DISTANCE
L1	S07°17'59"W	17.00'
L2	N51°56'09"E	7.12'
L3	N07°17'59"E	14.03'
L4	N83°03'51"W	14.14'
L5	S10°38'54"W	13.20'

**NOTES**

- PROJECT IS IN FEMA ZONE X PER PANEL #49011C0093E EFFECTIVE 6-18-2007
- THERE ARE NOT WETLANDS ON THE PROPERTY
- PROPOSED ZONE: R-P

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REVEE-ASSOC.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

**Manor Villas Subdivision**  
 PART OF THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.1B. & M., U.S. SURVEY  
 SOUTH WEBER, DAVIS COUNTY, UTAH

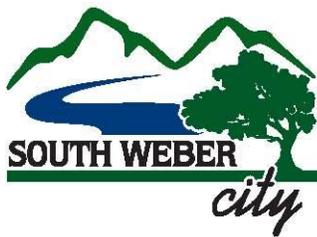
**Sketch Plan**

**Project Info.**  
 Engineers: N. Reeve  
 Planner: C. Cave  
 Designer: E. Roche  
 Date: 3-23-22  
 Name: MANOR VILLAS SUBDIVISION  
 Number: 7605-01

**Developer:**  
 Phil Holland  
 1148 W. Legacy Crossing  
 Suite 400  
 Centerville, UT, 84014  
 801-668-1565

**Manor Villas Subdivision**

South Weber, Davis County, Utah



6 Final Petersen Farms  
**PLANNING MEMORANDUM**

1600 E. South Weber Drive  
South Weber, UT 84405      www.southwebercity.com      801-479-3177  
FAX 801-479-0066

To: Planning Commission  
 From: Trevor Cahoon, Community Services Director; Brandon Jones, City Engineer  
 Re: Petersen Farms PUD Final Plat Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E.

Project Information	
<b>Project Name</b>	Petersen Farms PUD
<b>Site Location</b>	Approx. 6950 S 475 E
<b>Tax ID Number</b>	130230209, 130180084, 130800060,131610002
<b>Applicant</b>	Timothy Grubb
<b>Owner</b>	Timothy Grubb
<b>Proposed Actions</b>	Final Subdivision Plat & Agreements
<b>Current Zoning</b>	A, R-L, R-LM, R-7
<b>General Plan Land Use Classification</b>	R-LM & R-7
<b>Gross Site</b>	13.06 Acres

**ACTION**

Administrative Action: Consider recommendation of approval of Petersen Farms Final Plat and Necessary Agreements.

**ITEMS FOR PLANNING COMMISSION REVIEW**

- **Final Plat.** After the preliminary plan approval, the next step in the process is recommending approval or denial of the Final Plat to the City Council. The Planning Commission as the Land Use Authority has made approvals of the preliminary plans after which the City Staff verifies the improvement plans are finalized to construction ready drawings. The Plat is the only item that needs City Council approval as this is a decision about how to subdivide the property. Petersen Farms Final Plat Items to Consider:
  - *Legal Description:* This has been supplied
  - *Subdivision Name:* The Subdivision name appears on the plat and is consistent with the application that has been submitted.
  - *Lot Sizes and Orientation:* A Planned Unit Development allows for the developer to use the individual underlying zones for lot sizing and configurations. All lot sizes are consistent with the underlying zones and comply with conditions of the code.
  - *Addresses and Street Names:* Addresses and Street Names are shown.
  - *Parcel Numbers or Lot Numbers of Surrounding Properties:* When recording the plat it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.

- *Right-of-Way (ROW) Dedication:* The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards.
- *Utility Easements:* The General Utility Easement required for each property has been indicated on the plat. Storm Drain Easements are indicated on the plat and are consistent with existing recorded easements or new requirements. Hill Air Force Base testing wells are located on the property and are managed by lease agreements, an easement is not recorded against the property and therefore is a matter that is between Hill AFB and the owner of the property. The developer has included the location of the wells on the plat for reference.
- *Signature Boxes:* All signature boxes are supplied.
- *Setback Information (PUD Only):* The PUD has requested the use of setbacks that are different than the underlying zones. This is within the scope of the PUD and is allowable. We have required the developer to include the setbacks on the plat.
- **Fee In Lieu Agreement Landscaping and Storm Water:** The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The remaining amount is being provided on property that was donated to the City for a public park through an existing agreement. This is being done by paying for their proportionate share of the landscaping going into Canyon Meadows Park (West). This will be documented by Agreement.

All developments are required to control the storm water generated by their development. A portion of this control is done by detaining the peak flows in a storm event. The Old Maple Farms regional detention basin was master planned to include this development area. The developer is meeting their detention requirement by paying for their proportionate share of the cost to construct this detention basin. This will be documented by Agreement.

- **Cross Access Agreement:** Lot 1 is using an existing access that is shared by the Assisted Living Facility and the residential home to the east. There is a shared used cross access agreement already in place and this shared use has been approved by UDOT.
- **Boundary Line Agreement:** There are some discrepancies with the property lines on the north end of the development along the park property. In order to clear up any issues, a Boundary Line Agreement will be recorded that establishes a common line that both property owners agree upon. The newly installed fence along the park property is the line that is being followed.

#### **APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION**

- **Site Plan:** The multi-family units required the submission of a site plan to the Planning Commission for approval. The plan was submitted at the April Planning Commission Meeting and was approved with the preliminary plan.
- **Conditional Use Permit:** The conditional use permit for the PUD application was submitted at the April Planning Commission Meeting and was approved with the preliminary plan.
- **Architectural Review:** The multi-family units require an architectural site plan review. The architectural review was completed at the April Planning Commission Meeting as part of the preliminary plan.
- **Improvement Plans:** The planning commission reviewed the preliminary improvement plans at the April Planning Commission Meeting. City Staff has verified that a complete set of

construction drawings were submitted with the Final Plan Submittal which comply with all requirements of the submittal.

**STAFF REVIEW SUMMARY**

City Staff has done a review of the Petersen Farms PUD and have reviewed the following items:

**Planning Review:**

PL-1: Use – **Complies**

Dwelling: Single Family is a permitted use in any of the underlying zones.

Dwelling: Twin Home is a permitted use in the R-7 zone.

Dwelling: Multi-Family is a permitted use in the R-7 Zone.

PL-2: Lot Requirements – **Complies**

Density: Developer can spread density and uses throughout the project. PUD’s purpose is to provide greater open space opportunities while clustering the development of the residential uses. The allowed density for this project in combining uses is 35, the developer is proposing 25.

An agreement exists between the city and the Developer to allow the use of the donated portion of Canyon Meadows West Park to be used as open space for the project and be counted in the density calculation.

Lot Area: The development may use any of the underlying zone requirements to fulfill the lot requirements. All lots are compliant to the requirements.

Lot Width: The development may use any of the underlying zone requirements to fulfill the lot requirements. All lots are compliant to the requirements.

PL-3: Set Backs – **Seeking Variation Based on PUD**

The applicant has indicated the setbacks for the various parcels on the plat. Lot 1 is requested to be a 10-foot minimum setback from all property lines. The other lots within the subdivision will utilize 20-foot front, 7-foot side, and 15-foot rear excepting the twin home lots 18 and 19.

PL-4: Parking – **Complies**

The site plan has been approved which addresses parking considerations.

PL-5: Landscaping – **Proposed Agreement**

The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The applicant wishes to include this in the Fee In Lieu agreement.

- PL-6: Existing Conditions – **No Action Needed**  
There is an existing home on 475 East that will be removed in order to connect the proposed Iris Lane with 475 East.
- PL-7: Necessary Documents - **Complies**  
Applicant has submitted all required documents for a Final Plan Review.

**Engineering Review:**

- EN-1: City Standards – **Will Comply**  
The improvement plans are complete and substantially ready for construction. There are some minor changes that still need to be addressed to fully comply with the city standards and generally accepted engineering practices. These comments have been provided to the developer and must be addressed before a preconstruction meeting will be scheduled.

**PLANNING COMMISSION RECOMMENDATION OPTIONS**

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Recommend the City Council approve the Petersen Farms PUD Final Plat Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E.
2. Recommend the City Council approve the Petersen Farms PUD Final Plat Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E with the following conditions or recommendations:
  - a. *(Any other conditions that need to be met)*
3. Recommend the City Council deny the Petersen Farms PUD Final Plat Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E for the following reasons:
  - a. *(List reasons based upon City Code.)*

SHEET 1 OF 1

# PETERSEN FARMS PUD

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH JUNE, 2022

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

(BASIS OF BEARINGS)

S89°29'49"E 2645.28' (NAD83 S89°29'49"E) 420.40'

NORTH QUARTER CORNER OF SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE S02°26'07"W ALONG SAID WESTERLY LINE, 529.02 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.66 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET; THENCE N88°53'44"W ALONG AN EXISTING FENCE, 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 475 EAST STREET; THENCE N01°20'19"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E ALONG AN EXISTING FENCE, 108.16 FEET; THENCE S08°03'36"E 44.88 FEET; THENCE S00°37'12"W ALONG AN EXISTING FENCE, 8.52 FEET; THENCE S08°45'06"E ALONG AN EXISTING FENCE, 86.98 FEET; THENCE S72°20'48"E ALONG AN EXISTING FENCE, 68.42 FEET; THENCE N89°59'17"E ALONG AN EXISTING FENCE, 362.19 FEET TO THE POINT OF BEGINNING.



VICINITY MAP SCALE: NONE

## BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 420.40 FEET AND S00°17'18"W 2082.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE S02°26'07"W ALONG SAID WESTERLY LINE, 529.02 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.66 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET; THENCE N88°53'44"W ALONG AN EXISTING FENCE, 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 475 EAST STREET; THENCE N01°20'19"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E ALONG AN EXISTING FENCE, 108.16 FEET; THENCE S08°03'36"E 44.88 FEET; THENCE S00°37'12"W ALONG AN EXISTING FENCE, 8.52 FEET; THENCE S08°45'06"E ALONG AN EXISTING FENCE, 86.98 FEET; THENCE S72°20'48"E ALONG AN EXISTING FENCE, 68.42 FEET; THENCE N89°59'17"E ALONG AN EXISTING FENCE, 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.981 ACRES MORE OR LESS.

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1489.70'	103.60'	103.58'	51.82°	N79°24'54"W	3°59'04"
C2	1350.90'	61.24'	61.24'	30.63°	N75°54'20"W	2°35'51"
C3	421.45'	77.60'	77.49'	38.91°	N69°19'31"W	10°33'00"
C4	1350.90'	29.72'	29.72'	14.86°	S75°14'13"E	1°15'39"
C5	1350.90'	31.52'	31.52'	15.76°	S76°32'09"E	1°20'13"
C6	90.00'	34.45'	34.24'	17.44°	S79°40'02"W	21°56'01"
C7	185.01'	68.44'	68.05'	34.61°	S79°17'51"W	21°11'40"
C8	98.00'	64.85'	63.67'	33.66°	N71°08'58"W	37°54'43"
C9	98.00'	68.08'	66.71'	35.48°	N32°17'36"W	39°48'01"
C10	98.00'	23.09'	23.03'	11.60°	N05°38'40"W	13°29'51"
C11	115.00'	34.36'	34.23'	17.31°	S82°32'40"W	17°07'11"
C12	115.00'	10.61'	10.61'	5.31°	S71°20'30"W	5°17'09"
C13	185.00'	30.46'	30.43'	15.27°	S73°24'57"W	9°26'03"
C14	185.00'	41.88'	41.79'	21.03°	S84°37'07"W	12°58'18"
C15	150.00'	58.66'	58.28'	29.71°	S79°54'05"W	22°24'20"
C16	150.00'	58.66'	58.29'	29.71°	S79°54'06"W	22°24'21"
C17	115.00'	44.97'	44.69'	22.78°	N79°54'06"E	22°24'21"
C18	185.00'	63.84'	63.52'	32.24°	N78°35'04"E	19°46'17"
C19	185.00'	8.51'	8.50'	4.25°	N89°47'14"E	2°38'03"
C20	25.00'	3.14'	3.13'	1.57°	N87°30'39"E	7°11'14"
C21	25.00'	16.59'	16.28'	8.61°	N64°54'42"E	38°00'40"
C22	63.00'	85.64'	79.20'	50.91°	N84°50'59"E	77°53'15"
C23	63.00'	75.32'	70.92'	42.90°	S21°57'19"E	68°30'10"
C24	63.00'	74.87'	70.55'	42.57°	S46°21'05"W	68°05'43"
C25	63.00'	65.40'	62.51'	36.00°	N69°51'34"W	59°28'59"
C26	25.00'	21.28'	20.65'	11.33°	N64°30'24"E	48°46'40"
C27	28.00'	44.57'	40.01'	28.60°	S44°30'02"E	91°12'35"
C28	115.01'	42.54'	42.30'	21.52°	N79°17'51"E	21°11'40"
C29	160.00'	61.25'	60.88'	31.00°	N79°40'02"E	21°56'01"
C30	63.00'	100.29'	90.03'	64.34°	S44°30'02"E	91°12'35"
C31	150.01'	55.49'	55.18'	28.07°	N79°17'51"E	21°11'40"
C32	125.00'	47.85'	47.56'	24.22°	N79°40'02"E	21°56'01"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°03'36"E	44.88'
L2	S00°37'12"W	8.52'
L3	S08°45'06"E	86.98'
L4	S72°20'48"E	68.42'
L5	S31°51'59"E	28.46'
L6	S00°47'36"W	21.39'
L7	S89°53'32"W	1.96'
L8	S88°53'44"E	50.66'
L9	N88°53'44"W	73.65'
L10	N03°12'08"E	12.57'
L11	N12°10'56"W	16.35'
L12	N24°25'12"W	1.59'
L13	N35°42'51"E	2.48'
L14	S76°23'00"E	24.28'
L15	N35°42'51"E	50.34'
L16	N01°12'07"W	29.14'
L17	N68°54'24"W	47.73'
L18	N43°53'44"W	14.14'
L19	N01°06'16"E	114.21'
L20	N01°06'16"E	101.37'
L21	S01°06'16"W	2.01'
L22	N43°46'42"W	14.11'
L23	S08°53'25"W	24.28'
L24	S46°06'16"W	14.14'
L25	S89°21'58"E	5.52'

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

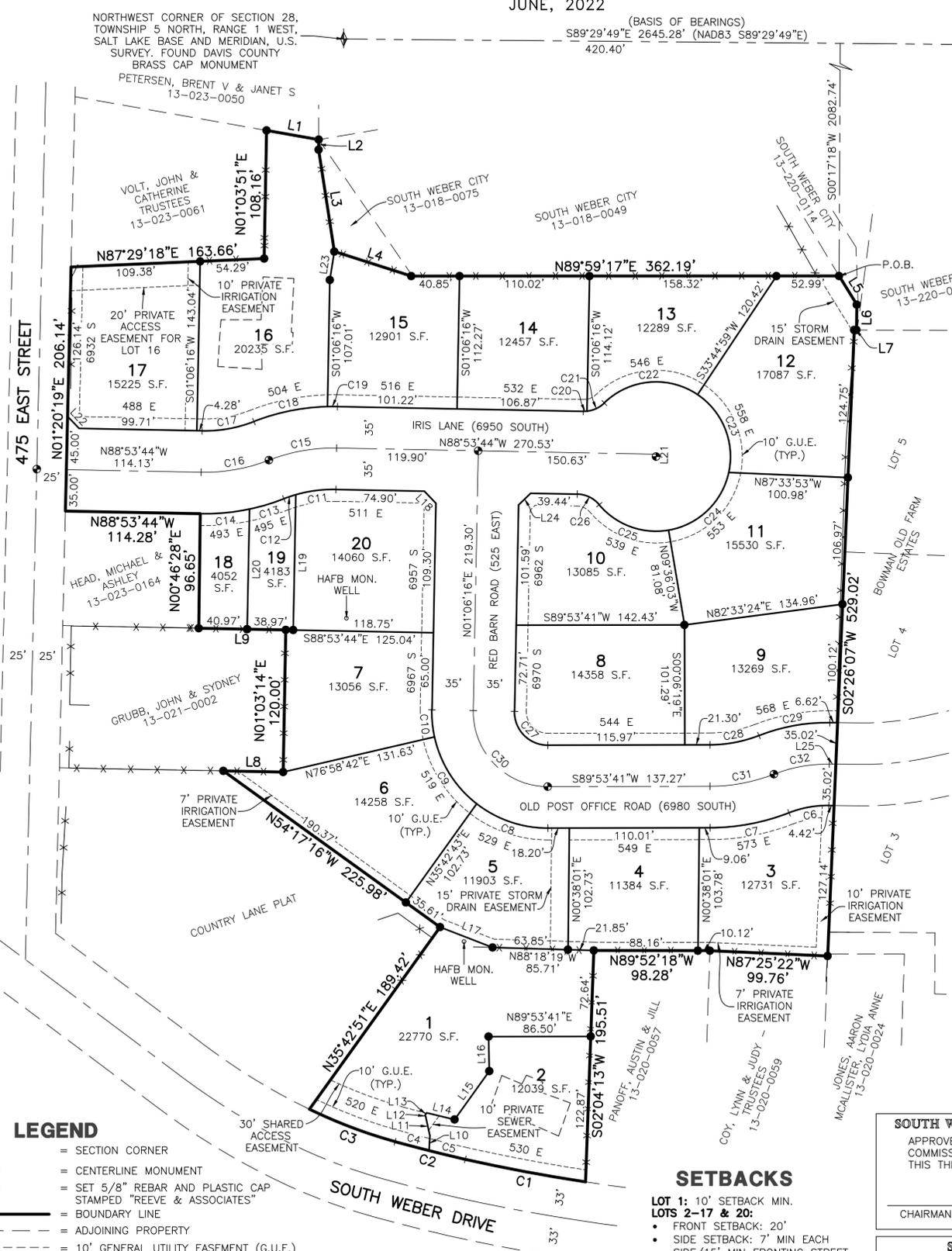
**SOUTH WEBER CITY ENGINEER**  
APPROVED BY THE SOUTH WEBER CITY ENGINEER THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
SOUTH WEBER CITY ENGINEER

**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 CITY RECORDER

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

**PROJECT INFORMATION**  
Surveyor: T. HATCH  
Project Name: PETERSEN FARMS PUD  
Designer: N. ANDERSON  
Number: 6115-03  
Scale: 1"=60'  
Begin Date: 05-12-2022  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

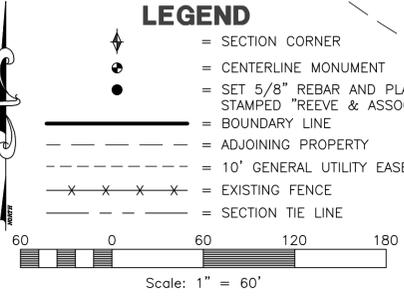
**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID  
\_\_\_\_\_ FILED FOR RECORD  
AND RECORDED, \_\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_ DEPUTY.



**LEGEND**  
= SECTION CORNER  
= CENTERLINE MONUMENT  
= SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"  
= BOUNDARY LINE  
= ADJOINING PROPERTY  
= 10' GENERAL UTILITY EASEMENT (G.U.E.)  
= EXISTING FENCE  
= SECTION LINE

**SETBACKS**  
LOT 1: 10' SETBACK MIN.  
LOTS 2-17 & 20:  
• FRONT SETBACK: 20'  
• SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET  
• REAR SETBACK: 15'  
LOTS 18 & 19:  
• FRONT SETBACK: 20'  
• INTERIOR SIDE SETBACK: 0'  
• EXTERIOR SIDE SETBACK: 7'  
• REAR SETBACK: 15'

**NOTES**  
• PRIVATE EASEMENTS OWNED BY TIM GRUBB  
• EXISTING HOMES TO REMAIN



**WHEN RECORDED RETURN TO:  
Petersen Farms, LLC  
6926 S. 475 East  
South Weber, Utah 84405**

## **BOUNDARY LINE AGREEMENT**

This Boundary Line Agreement is entered into the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Petersen Farms, LLC, Timothy C. Grubb, Carrie P. Grubb, Elijah L. Grubb (at times referred to herein as “Petersen”), and South Weber City (at times referred to herein as “City”).

Whereas, Petersen is the owner of certain real property located in Davis County, Utah described as follows:

**Parcels A – Petersen Property attached**

Whereas, City is the owner of certain real property located in Davis County, Utah described as follows:

**Parcels B – City Property attached**

**DRAFT**

Whereas, Petersen and City desire hereby to agree upon the location of the boundaries of the above-described properties (collectively, the “Properties”);

Now, therefore, Petersen and City hereby agree as follows:

The boundary line between the Properties shall be the line described as follows along that existing chain link fence line:

**Exhibit “A” attached**

City hereby conveys and quit claims to Petersen any and all rights, titles, and interests in the property described as Parcels A and B, lying South and westerly of the boundary line described in Exhibit “A,” and subject to any liens, encumbrances, and restrictions of record.

Petersen hereby conveys and quit claims to City any and all rights, titles, and interests in the property described as Parcels A and B, lying North and easterly of the boundary line described in Exhibit “A,” subject to any liens, encumbrances, and restrictions of record:

The boundary lines between the Properties are hereby changed, modified, and adjusted, and the affected property is hereby transferred, conveyed, and allocated among the Properties, subject to any liens, encumbrances, and restrictions of record.

This agreement is made for the purpose of establishing new boundary lines between the Properties and legal descriptions for the Properties, is intended for those purposes, and shall be binding on the heirs, assignees, and transferees of each of Petersen and City.

**PETERSEN FARMS, LLC**

\_\_\_\_\_  
Brent V. Petersen, manager/member

\_\_\_\_\_  
Val J. Petersen, manager/member

\_\_\_\_\_  
Carrie Grubb, manager/member

\_\_\_\_\_  
Carrie P. Grubb, individual

\_\_\_\_\_  
Timothy C. Grubb, individually

\_\_\_\_\_  
Elijah L. Grubb, individually

**DRAFT**

**SOUTH WEBER CITY**

\_\_\_\_\_  
Rod Westbroek  
Mayor, South Weber City

\_\_\_\_\_  
Lisa Smith  
City Recorder, South Weber City

STATE OF UTAH )  
 :ss  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me the \_\_\_\_ day of \_\_\_\_\_, 2022 by Brent V. Petersen, Val J. Petersen, and Carrie Grubb, manager/member of Petersen Farms, LLC. And Elijah L. Grubb, Timothy C. Grubb and Carrie P. Grubb, individually.

\_\_\_\_\_  
Notary Public  
Residing at:  
My Commission Expires:

**DRAFT**

STATE OF UTAH )  
 :ss  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me the \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Residing at:  
My Commission Expires:

## Parcels A

### --- Petersen Property --- Boundary Line Agreement

Parcel I.D.  
13-161-0002

ALL OF LOT 1, GRUBB MEADOW. CONT. 0.535 ACRES. ALSO, A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW SUB, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE, S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SEC 29-T5N-R1W, SLB&M; RUN TH S 87°08'37" W 56.30 FT, M/L, ALG THE N LINE OF GRUBB MEADOW TO THE SE COR OF PARCEL 13-023-0061; TH ALG THE E LINE OF SD PARCEL N 0°09'00" E 110.00 FT TO A PT ON THE S LINE OF PARCEL 13-023-0050; TH ALG THE S'LY LINE OF SD PARCEL S 80°03'36" E 51.12 FT, M/L, TO A PT ON THE W'LY LINE OF CANYON MEADOWS PUD, SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH SE'LY S 3°15'08" E 98.53 FT, M/L TO THE POB. CONT. 0.127 ACRES. TOTAL ACREAGE 0.662 ACRES. (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.  
13-018-0084

BEG AT THE SW COR OF NW 1/4 SD SEC 28-T5N-R1W, SLB&M, N 87.48 FT TO THE N'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB & THE TRUE POB; RUN TH N 0°36'39" E 379.99 FT; TH S 89°14'23" E 7.88 FT; TH N 0°45'37" E 116.30 FT TO A PT WH IS THE NE COR OF GRUBB MEADOW; TH SE'LY TO A PT OF A RAILROAD FENCE COR POST AT THE SW COR OF PARCEL OWNED BY SOUTH WEBER CITY; TH E 365.00 FT, M/L, TO THE W'LY LINE OF CANYON MEADOWS PUD; TH ALG SD LINE S 0°26'57" W 21.87 FT; TH S 2°05'28" W 486.96 FT, M/L; TH N 88°13'30" W 99.60 FT; TH S 89°33' W 200.00 FT; TH S 1°46'30" W 209.58 FT TO THE N LINE OF SOUTH WEBER DR; TH N 83°06'41" W 137.10 FT, M/L, TO SEC LINE; TH ALG SD LINE N 0°17'48" W 18.78 FT TO THE SE'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB; TH N 35°22'05" E 200.18 FT; TH N 54°37'55" W 141.46 FT TO THE POB. CONT. 10.23 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

**Parcels B**  
--- City Property ---  
**Boundary Line Agreement**

Parcel I.D.  
13-018-0075

A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE & S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SD SEC 29; & RUN TH N 3°15'08" W 98.53 FT TO THE NE COR OF PPTY CONV IN CORRECTIVE QC DEED RECORDED 07/25/2017 AS E# 3034399 BK 6813 PG 1171; SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH ALG SD PARCEL S 36°42'26" E 128 FT, M/L, TO A RAILROAD FENCE COR POST AT THE SW COR OF SD PARCEL 13-018-0049; TH NW'LY 72 FT, M/L, TO THE POB. CONT. 0.083 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel I.D.  
13-018-0049

A PART OF THE NW 1/4 SEC 28-T5N-R1W, SLM; BEG AT A PT 1630.87 FT S 0°36'39" W ALG THE SEC LINE, S 89°23'21" E 124.61 FT, S 0°36'39" W 156.03 FT, S 89°23'21" E 320.00 FT & S 0°36'39" W 291.64 FT TO THE CENTER OF AN EXIST CANAL FR THE NW COR OF SD SEC 28, SD PT BEING 444.61 FT E FR THE W LINE OF SD SEC; & RUN TH EIGHT COURSES ALG THE CENTER OF SD CANAL AS FOLLOWS: N 32°14'42" W 118.38 FT; N 9°12'50" W 115.64 FT; N 39°17'12" W 16.24 FT; S 87°38'44" W 27.39 FT; S 71°02'10" W 69.28 FT; S 66°59'09" W 66.21 FT; S 60°08'08" W 86.38 FT & S 75°35'54" W 125.16 FT; TH S 36°42'26" E 128 FT, M/L, TO A RR TIE FENCE COR POST; TH E 365 FT, M/L, TO THE POB. CONT. 1.43 ACRES

Parcel I.D.  
13-220-0114

PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 3.32 ACRES LESS & EXCEPT THAT PART OF PUBLIC OPEN SPACE CONV IN SPECIAL WARRANTY DEED RECORDED 01/15/2021 AS E# 3337300 BK 7677 PG 3352 DESC AS FOLLOWS: A PART OF THE PUBLIC OPEN SPACE OF CANYON MEADOWS PUD; BEG AT A PT WH IS THE MOST S'LY COR OF LOT 75, CANYON MEADOWS PUD & RUN TH NE'LY 84.2193 FT ALG A 310 (FT) RADIUS CURVE TO THE LEFT WH CHORD BEARS N 27°11'46" E 83.961 FT TO THE MOST S'LY COR OF LOT 70, CANYON MEADOWS PUD; TH N 58°49'39" E 59.07 FT ALG SD LOT 70 TO THE MOST W'LY COR OF LOT 69, CANYON MEADOWS PUD; TH S 36°01'42" W 137.237 FT; TH N 55°01'14" W 10 FT TO THE POB. CONT. 0.042 ACRES TOTAL ACREAGE 3.278 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.  
13-220-0107

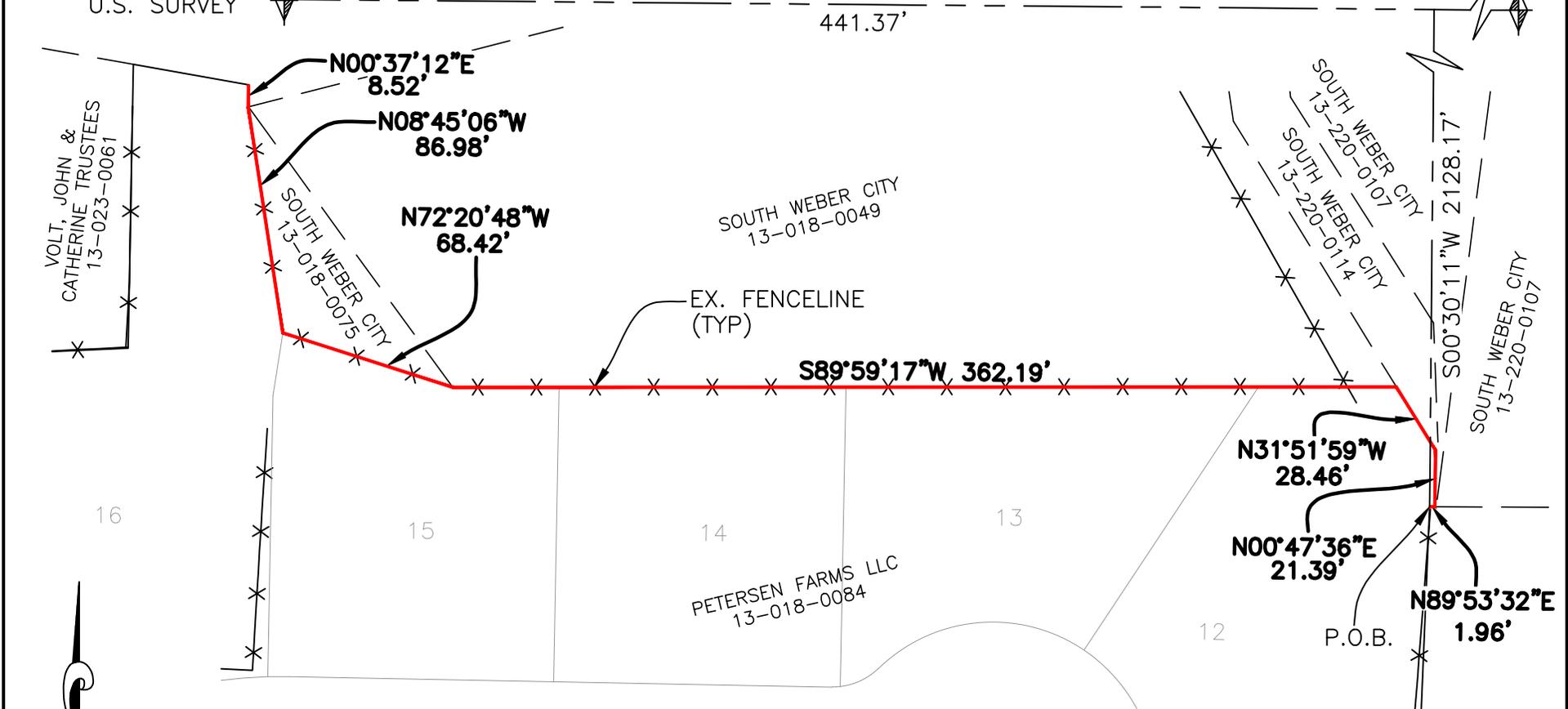
WETLANDS PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 9.48 ACRES

# EXHIBIT "A"

NW CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

S89°29'49"E 2645.28'  
(BASIS OF BEARINGS)

N 1/4 CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY



1"=60'



## Reeve & Associates, Inc.

5160 SOUTH 1900 WEST, RIVERDALE UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
 LAND PLANNERS \* CIVIL ENGINEERS \* LAND SURVEYORS  
 TRAFFIC ENGINEERS \* STRUCTURAL ENGINEERS \* LANDSCAPE ARCHITECTS

### Project Info.

Designer: E. ROCHE  
 Date: 5-24-22  
 Name: EXHIBIT A  
 Number: 6115-03  
 Scale: 1"=60'

**AGREEMENT FOR A FEE IN LIEU OF REQUIRED IMPROVMENTS**

**(REGARDING STORM DRAIN DETENTION & LANDSCAPING)**

This AGREEMENT is made and entered into on the date referenced below by and among Carrie P. Grubb, Timothy C. Grubb, and Elijah L. Grubb, as individuals, and Brent V. Petersen, Val J. Petersen, and Carrie Grubb as authorized representatives of Petersen Farms LLC (hereinafter collectively referred to as the “Owner”); and South Weber City, a municipal corporation (hereinafter “South Weber City” or the “City”), after having received approval by the South Weber City Council in its regular meeting on the day referenced below.

**RECITALS**

**WHEREAS**, Owner owns the real property described in **Exhibit A** (Property Boundary Description), located at approximately 6950 South 525 East, South Weber, Utah, and consisting of approximately 7.981 acres (referred to hereafter as the “Property”); and

**WHEREAS**, Owner has applied to subdivide the Property, with the required public hearing held by the Planning Commission on April 1, 2021, with other public meetings also being held; and

**DRAFT**

**WHEREAS**, South Weber City desires to enter into this Agreement because the area being developed was master planned to flow to a regional detention basin, and the City’s Code requires that all developments provide storm water detention for flood control purposes. Therefore, an equivalent financial contribution towards the excess capacity of the regional storm drain basin would satisfy this requirement; and

**WHEREAS**, the City’s Resolution 17-28 contains documentation of the donation of property from the Owner to the City and allows the donated property to be used for the required Open Space by the Owner when the Owner develops; and

**WHEREAS**, the donated property from the Owner is located outside the boundary of the property being developed, and is developed by the City as a public park; and

**WHEREAS**, City Code requires that fifteen percent (15%) of the property with a zone designation of R-7 must be thoroughly landscaped; and

**WHEREAS**, an equivalent financial contribution towards a portion of the landscaping of the public park located on the donated property would satisfy the landscaping requirement;

**NOW THEREFORE**, for and in consideration of the promises, covenants, terms, and conditions hereinafter set forth, the adequacy of which is hereby acknowledged, Owner and City agree as follows:

1. Approval of a Fee in lieu of Detention (of Storm Water). As a condition of subdivision approval, the Owner shall make a “one-time payment” of THIRTY-FOUR THOUSAND NINE HUNDRED SIXTY-ONE DOLLARS AND TWELVE CENTS (\$34,961.12) as a fee in lieu of detaining storm water on site, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit B**.
2. Approval of a Fee in lieu of Landscaping. As a condition of subdivision approval, the Owner shall make a “one-time payment” of TWENTY-SEVEN THOUSAND EIGHT HUNDRED TEN DOLLARS AND THIRTY-THREE CENTS (\$27,810.33) as a fee in lieu of the required on-site landscaping, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit C**.
3. Payment. Owner must pay the fees referenced in Exhibit B and Exhibit C to the City in full before the subdivision plat may be recorded.
4. Duration. This Agreement shall continue until the parties (the Owner and the City) have completed all their responsibilities referenced herein.
5. Reservation of Rights. South Weber City reserves all rights, including the right to collect its costs and attorney fees as may be necessary to enforce this Agreement.
6. Subsequent Owners. This Agreement shall inure to the benefit or detriment of any subsequent landowner(s) and shall bind and require performance by any subsequent landowner(s); even though certain actions by the Owner may release him of certain responsibilities pursuant to this Agreement, this does not automatically release any subsequent landowner of the same responsibilities (or other City requirements).
7. Recording. This Agreement shall be recorded in the Davis County Recorder’s Office following final plat approval by the City Council.

**DRAFT**

**IN WITNESS WHEREOF**, the parties execute this Agreement, as follows, to be effective on approval by the South Weber City Council in its regular meeting on the \_\_\_\_ day of \_\_\_\_\_, 2022.

**SOUTH WEBER CITY APPROVAL**

ATTEST:

\_\_\_\_\_  
ROD WESTBROEK  
Mayor, South Weber City

\_\_\_\_\_  
LISA SMITH  
City Recorder, South Weber City



\_\_\_\_\_  
(Signature)

By: **Elijah L. Grubb**, as an individual property owner

STATE OF UTAH                                    )  
  §  
COUNTY OF DAVIS                            )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me **Elijah L. Grubb**, who signed this document as an individual partial property owner of ground identified in Exhibit A.

\_\_\_\_\_  
Notary Public  
Residing in: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**DRAFT**

\_\_\_\_\_  
(Signature)

By: **Brent V. Petersen**, as a manager and as an authorized representative of Petersen Farms, LLC.

STATE OF UTAH                                    )  
  §  
COUNTY OF DAVIS                            )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me **Brent V. Petersen**, who signed this document as a manager and as an authorized representative of Petersen Farms, LLC.

\_\_\_\_\_  
Notary Public  
Residing in: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A****PROPERTY BOUNDARY DESCRIPTION**

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 420.40 FEET AND S00°17'18"W 2082.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE S02°26'07"W ALONG SAID WESTERLY LINE, 529.02 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 411.15 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF S59°19'51"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE S54°11'16"W 75.08 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.66 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET; THENCE N88°53'44"W ALONG AN EXISTING FENCE, 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 475 EAST STREET; THENCE N01°20'19"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E ALONG AN EXISTING FENCE, 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W ALONG AN EXISTING FENCE, 8.52 FEET; THENCE S08°45'06"E ALONG AN EXISTING FENCE, 86.98 FEET; THENCE S72°20'48"E ALONG AN EXISTING FENCE, 68.42 FEET; THENCE N89°59'17"E ALONG AN EXISTING FENCE, 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.981 ACRES MORE OR LESS.

**EXHIBIT B**  
**Petersen Farms PUD - Detention Basin**  
**~ FEE ANALYSIS ~**

<b>Region Detention Basin - Fee in lieu of actual construction</b>		
1	Old Maple Farms Regional Detention Basin "Up-sized" Volume (AF)	4.7
2	Development Agreement → City Cost for "Up-sized" portion of basin	\$410,793.19
3	Cost per AF	\$87,402.81
4	Petersen Farms Detention Basin Volume Required (AF)	<b>0.4</b>
<b>Detention Basin Fee in lieu</b>		<b>\$34,961.12</b>

*\* 0.4 AF volume calculated with storm water modeling software using SSA. Modeled the 100-yr storm event with a 0.1 cfs/acre outlet rate (0.8 cfs for 8.0 acre development).*

*\*\* TOTAL to be paid in full to South Weber City prior to recording of the plat.*

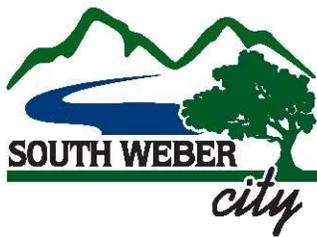
DRAFT

**EXHIBIT C**  
**Petersen Farms PUD - Landscaping**  
**~ FEE ANALYSIS ~**

<b>Park Landscaping - Fee in lieu of actual construction</b>		
1	Canyon Meadows Park (West) Landscaping Area (sf)	52,005
2	Canyon Meadows Park (West) Landscaping Cost	\$116,080.56
3	Cost per Square Foot (\$/sf)	<b>\$2.23</b>
4	Petersen Farms - R-7 Zone Area - 3.12 Ac (sf)	135,907
5	Petersen Farms - 15% Landscaping Requirement (sf)	20,386
6	Petersen Farms - Landscaping Provided (sf)	7,915
7	Petersen Farms - Additional Landscaping Required (sf)	<b>12,471</b>
<b>Landscaping Fee in lieu</b>		<b>\$27,810.33</b>

*\* TOTAL to be paid in full to South Weber City prior to recording of the plat.*

**DRAFT**



1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Planning Commission  
 From: Trevor Cahoon, Community Services Director; Brandon Jones, City Engineer  
 Re: Final Plat (C to R-M) for Sophia’s Haven Subdivision 3 Lot Plat R-M zoning. 2.02 acres. located at approx. 1550 E/South Weber Drive.

Project Information	
<b>Project Name</b>	Sophia’s Haven
<b>Site Location</b>	1589 E South Weber Drive
<b>Tax ID Number</b>	13-012-0061, 13-012-0057, 13-011-0082
<b>Applicant</b>	Robert Edwards
<b>Owner</b>	Robert Edwards
<b>Proposed Actions</b>	Final Plat
<b>Current Zoning</b>	Commercial (C)
<b>General Plan Land Use Classification</b>	Residential Moderate Density
<b>Gross Site</b>	2.02

**ACTION**

Administrative Action: Consider recommendation of approval of Sophia’s Haven Final Plat.

**ITEMS FOR PLANNING COMMISSION REVIEW**

- **Final Plat.** After the preliminary plan approval, the next step in the process is recommending approval or denial of the Final Plat to the City Council. The Planning Commission as the Land Use Authority has made approvals of the preliminary plans after which the City Staff verifies the improvement plans are finalized to construction ready drawings. The Plat is the only item that needs City Council approval as this is a decision about how to subdivide the property. Sophia’s Haven Final Plat Items to Consider:
  - *Legal Description:* This has been supplied
  - *Subdivision Name:* The Subdivision name appears on the plat and is consistent with the application that has been submitted.
  - *Lot Sizes and Orientation:* Lot sizes and widths comply with the R-M zoning designation and the orientation of the lots coincide with the location of the Right of Way (ROW).
  - *Addresses and Street Names:* Addresses and Street Names are shown.
  - *Parcel Numbers or Lot Numbers of Surrounding Properties:* When recording the plat it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.
  - *Right-of-Way (ROW) Dedication:* The applicant was asked to include 1550 West in this subdivision to dedicate this area as a ROW. The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards.

- *Utility Easements:* The General Utility Easement required for each property has been indicated on the plat. Storm Drain Easements are indicated on the plat and are consistent with existing recorded easements or new requirements.
  - Public Works has identified that the water service for the home across the street (1590 E. South Weber Dr.) crosses Lot 3. An easement for this service line will need to be added once the exact location of this service can be identified by Public Works.
- *Signature Boxes:* All signature boxes are supplied.

**APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION**

- **Improvement Plans:** The planning commission reviewed the preliminary improvement plans at the April Planning Commission Meeting. City Staff has verified that a complete set of construction drawings were submitted with the Final Plan Submittal which comply with all requirements of the submittal.
- **Zone Change Recommendation:** The planning commission recommended approval of the requested zone change from Commercial (C) to Residential Moderate (R-M) in the February Planning Commission Meeting.

**STAFF REVIEW SUMMARY**

City Staff has done a review of the Petersen Farms PUD and have reviewed the following items:

**Planning Review:**

- PL-1: Use – **Complies**  
Dwelling: Single Family is a permitted use in the R-M zone.
  
- PL-2: Lot Requirements – **Complies**  
Density: less than 2.80 units per acre  
Lot Area: Greater than 9000 sq ft  
Lot Width: Greater than 80 ft and comply with the percentages required by code
  
- PL-3: Set Backs – **Able to Comply**  
There is enough room within lots to have an allowable buildable area.
  
- PL-4: Parking – **Able to Comply**
  
- PL-5: Existing Conditions – **No Action Needed**  
Developer has begun demolition of the current structures on the property. City will continue to work with applicant to ensure the materials are cleared in a timely manner.
  
- PL-6: Access – **Complies**  
The development includes many cross access agreements. Agreements have been verified and provide necessary protections for the project.

PL-7: Necessary Documents - **Complies**

Applicant has submitted all required documents for a Final Plan Review.

**Engineering Review:**

EN-1: The location of the water service to the home on 1590 E. South Weber Dr. needs to be identified by Public Works and a corresponding easement needs to be provided on the plat prior to recording of the plat.

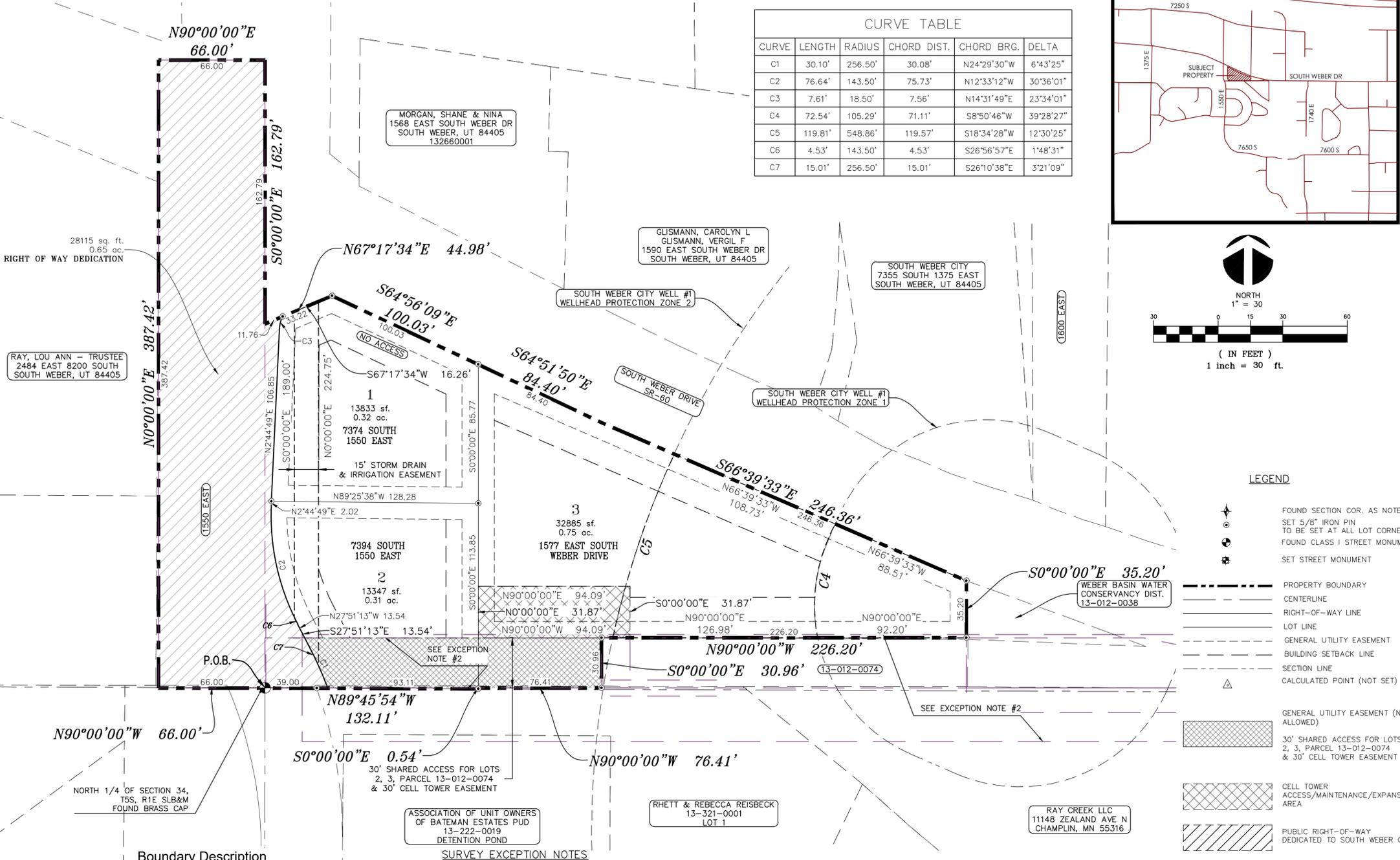
**PLANNING COMMISSION RECOMMENDATION OPTIONS**

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Recommend the City Council approve the Final Plat for Sophia's Haven Subdivision located at approx. 1550 E/South Weber Drive.
2. Recommend the City Council approve the Final Plat for Sophia's Haven Subdivision located at approx. 1550 E/South Weber Drive with the following conditions or recommendations:
  - a. *(Any other conditions that need to be met)*
3. Recommend the City Council deny the Final Plat for Sophia's Haven Subdivision located at approx. 1550 E/South Weber Drive for the following reasons:
  - a. *(List reasons based upon City Code.)*

# SOPHIA'S HAVEN

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



**Surveyor's Certificate**

I, ROBBIN J. MULLEN, 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 LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SOPHIA'S HAVEN 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 RECORDERS 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\_\_\_\_.

UTAH LICENSE NUMBER - 368356

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

**Owners Dedication and Certification**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SOPHIA'S HAVEN AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

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

BY: TERI KANE - MANAGER - SOPHIA'S HAVEN, LLC

**ACKNOWLEDGEMENT**

STATE OF UTAH S.S.  
COUNTY OF WEBER

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

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**LOT NOTES:**

- SIDE SETBACKS:
  - NON-GARAGE - 10 FEET
  - GARAGE SIDEYARD - 10 FEET
  - ROAD SIDE - 20 FEET
- FRONT/REAR SETBACKS:
  - FRONT - 25 FEET FROM RIGHT-OF-WAY
  - REAR - 25 FEET
- PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT
- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8 x 24 REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
- PUBLIC UTILITY EASEMENTS:
  - 10' FRONT/SIDE/CORNER

**DRINKING WATER SOURCE PROTECTION ZONE RESTRICTIONS:**

ZONE 1 - NO BUILDINGS ALLOWED (INCLUDING SHEDS). THE USE OF FERTILIZERS, HERBICIDES, INSECTICIDES, ETC. SHOULD BE KEPT TO A MINIMUM. ALL CONTAINERS WHICH CONTAIN CHEMICALS OR ANY SUBSTANCE THAT MAY BE CONSIDERED A POTENTIAL CONTAMINATION SOURCES SHOULD BE STORED INDOORS ON AN IMPERVIOUS SURFACE.

ZONE 2 - SAME AS ZONE 1, w/ BUILDINGS BEING ALLOWED.

**AS SURVEYED PARCEL**

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.

THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.

THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.

THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.

THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.

THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.

THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

- SURVEY EXCEPTION NOTES**
- Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records. Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
  - An Ordinance vacating a portion of Street Right-of-Way known as 7400 South, located between 1550 East and South Weber Drive, recorded July 17, 2017 as Entry No. 3032809 in Book 6808 at Page 399 of Official Records. (SURVEYOR NOTES: Affects the south of parcel 2 and 3 and the north of parcel 1, Shown on plat.)

**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 ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY CITY RECORDER

**SOUTH WEBER CITY ATTORNEY**

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY

**PROJECT INFORMATION**

SOPHIA'S HAVEN

PHASE AREA = 88180 sq ft 2.02 ac  
TOTAL LOTS = 3 LOTS  
ROW AREA = 28115 sq ft. 0.65 ac  
LOT AREA = 60,065 sq ft. 1.37 ac  
AVG LOT AREA = 20,021 sq ft.

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY