

SOUTH WEBER PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday October 12, 2023, 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 Davis
2. **Public Comment:** Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).
3. **Approval of Consent Agenda:**
 - a. PC2023-09-14 Minutes

ACTION ITEMS

4. **Public Hearing & Action: Titles 10 & 11 Amendments and Development Standards to Comply with State Code Updates.**
5. **Public Hearing & Action on Rezone of the Current South Weber Public Works Property from R-L & A to R-M Parcel# 130300009, approx. 2.169 acres located at approx. 1721 E South Weber Dr. by Applicant: South Weber City**

REPORTS

6. New Business
7. Commission & Staff
8. 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 BUILDING MANAGER 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 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov

DATE: September 28, 2023

BUILDING MANAGER: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 September 2023

TIME COMMENCED: 6:02 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright (excused)
Jeremy Davis
Julie Losee
Marty McFadden (excused)
Chad Skola

CITY ENGINEER:

Brandon Jones

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Rod Westbroek, Brent Poll, Paul Sturm, Jacob Toombs, Don Rushing, and Michael Grant.

Commissioner Davis called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Losee

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 & city and direct comments to the entire Commission (Commission will not respond).

Brent Poll of South Weber City discussed the west end of the town being polluted and queried what gives the Planning Commission authority to approve subdivisions in that area. He added the Planning Commission is supposed to safeguard people but have put people at risk.

3. Approval of Consent Agenda

- **16 August 2023 Minutes**

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

ACTION ITEMS

Commissioner Losee moved to open the public hearing for Final Plat Amendment & Development Agreement for South Weber Gateway Parcel# 130340068 located at approx. 2350 E South Weber Drive by Applicant: Jacob Toombs of Millcreek Homes. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and Skola voted aye. The motion carried.

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

4. Public Hearing for Final Plat Amendment & Development Agreement for South Weber Gateway Parcel# 130340068 located at approx. 2350 E South Weber Drive by Applicant: Jacob Toombs of Millcreek Homes

Commissioner Davis asked if there was any public comment.

Paul Sturm of South Weber City thanked the developer for decreasing the number of units for this development as it is now within city code.

Trevor Cahoon Community Service Director explained South Weber Gateway submitted an application to re-plot the currently approved plat based on the requirements of the new zoning for the development. This request to replat is part of the development from the original approval. This request is to create individual townhome lots (PUD Plat) for a for sale project. The area was rezoned to R-5 SG and all building locations comply with the requirements of the zone.

Mr. Cahoon added the main areas of concern for the project were the setbacks between the building and the distance from the road. Engineering has looked at any impact that shifting these buildings would have for the base of the hill side and found that they would be able to be shifted to accommodate the requirements of the zone. The developer is currently updating the improvement plans for the development, staff is comfortable in proceeding with the plat amendment as the improvement plans are an administrative action approved by the City Engineer.

Mr. Cahoon acknowledged the developer is requesting a development agreement amendment to adjust the garage size requirements in the SG overlay to their development. They cite because the code requires a 25-foot setback from the road this provides ample parking space for large vehicles and so the concern of larger garages is assuaged because of the excess parking area provided for each unit. Staff recommends approval of the development agreement revision regarding garage widths as they can accommodate large vehicles on the parking available in the driveways and is consistent with a recent approval for a similar request for Deer Run Townhomes.

Mr. Cahoon noted the developer is also requesting an amendment for the phasing of the project due to the slow movement of the commercial properties in the market. There is concern there

will be vacant buildings that will not be filled for some time. Staff understands the argument, however, the council in the previous discussions about the project were adamant that there needs to be substantial development in the commercial spaces. The request was included so the Planning Commission can advise the City Council whether this request should be granted.

Commissioner Skola moved to close the public hearing for Final Plat Amendment & Development Agreement for South Weber Gateway Parcel# 130340068 located at approx. 2350 E South Weber Drive by Applicant: Jacob Toombs of Millcreek Homes. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and Skola voted aye. The motion carried.

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

Jacob Toombs of Millcreek Homes requested an amendment to the commercial buildings. He discussed the difficulty in finding tenants for commercial given the economy. He understands the original intent of not leaving the commercial behind while constructing the commercial, but he also does not want to see vacant commercial buildings because that does not do him or the city any good. He requested reducing or eliminating that requirement. He acknowledged the townhomes will bring more tenants who will use the commercial business.

Commissioner Davis discussed the email received from an interested commercial tenant for a fitness center. Because of the city's current parking code requirement of 1 space per 100 sq. ft. the smallest building would need to be 10,000 sq. ft. This business owner needs a space of 13,000 sq. ft.

Commissioner Davis queried how long will it take to finish phase 1. Mr. Toombs replied approximately 1 ½ years. Commissioner Skola asked why the delay on commercial. Don Rushing of Herriman City replied commercial business owners are hesitant because no one wants to be the first business until tenants are in the area to use it. Mr. Toombs discussed the difficulty of constructing the commercial when he does not really know what a business needs i.e., drive thru, etc. Mr. Rushing added the commercial location is difficult for a smaller community. He understands it takes time to fill commercial and a vacant building is not good as it tends to deteriorate.

Commissioner Davis discussed the option of a letter of intent for the phasing. Commissioner Losee mentioned the developer requesting an amendment to the size of the garage from 22 ft x 22 ft. to 20 ft. x 20 ft. and does not favor reducing the size of the garage.

Tammy McKay of Beehive Fitness explained she is small-town gym owner in Brigham City and is interested in building a similar fitness center in South Weber City. The Brigham City fitness center is open 24/7 and is equipped with free weights, exercise equipment, and group fitness classes with a current monthly fee of \$25 fee and no contract. She discussed the need for more parking and added the ideal size is 13,000 sq. ft. to 15,000 sq. ft. for a fitness center. Mr. Cahoon reviewed the table for parking space use. When asked how Tammy found out about this location in South Weber City, Mr. Cahoon responded he is a neighbor to Tammy. He added the gym is not part of the approval for the final plat.

Further discussion took place regarding options for commercial development at various stages along with residential development. Mr. Toombs discussed most cities have a 20' x 20' garage requirement with a 25' setback from the road. The Planning Commission agreed the 20' x 22' garage is sufficient because of the 25' setback.

Discussion took place regarding the amendments to the 10' walking trail. Mr. Cahoon explained the walking path location in the new plat goes through the units rather than the side.

Commissioner Losee reviewed the developer's phasing request for phase 1 which included 30 townhome units with the two commercial units or combine the two units for the gym.

Commissioner Davis moved to recommend City Council approval for Final Plat Amendment & Development Agreement for South Weber Gateway Parcel# 130340068 located at approx. 2350 E South Weber Drive by Applicant: Jacob Toombs of Millcreek Homes.

- 1. Minimum garage size 20' x 22'**
- 2. Phase One shall include a minimum of no less than 2,400 square feet) constructed concurrently with no more than thirty (30) townhome units. Building permits to be issued for commercial space in order to release certificate of occupancy.**
- 3. Phase Two shall include a minimum of 5,000 sq. ft. of additional commercial space constructed concurrently with no more than thirty-one (31) townhome units. Building permits to be issued for commercial space in order to release certificate of occupancy.**
- 4. Phase Three shall include all remaining commercial pads.**

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

DISCUSSION

5. South Weber City Code Title 11 State Code Compliance & Development Standards

Community Service Director Trevor Cahoon reported on State Law changes effective May 4, 2023, as a result of Senate Bill 174. Most of the changes simply reinforced the administrative nature of subdivisions. This new law only applies to subdivisions for one- or two-family dwellings and townhomes, but it could be useful to generalize this for all subdivisions. All these changes need to be accomplished by February 1, 2024, for cities over 5,000 in population and smaller communities will have until December 1, 2024.

Step 1: Check current ordinance to see what may needs to be modified or updated.

- 1. Review and update the process. Designate an administrative land use authority.**
Make sure you have designated in your subdivision ordinance an "administrative land use authority" for preliminary plats. This can be staff or Planning Commission or a subset of the Planning Commission. This is a local policy decision to make. Some options to consider a) preliminary plat can be reviewed by staff, b) the Planning Commission can review in a public meeting, or a public hearing. If you choose to hold a public hearing, please consider what the hearing will add to this administrative fact-based process.

Reminder: The Final plat **cannot** be reviewed by Council or Planning Commission (for small towns it could be a subset of the PC). Staff could manage (and be designated in the ordinance) to be the administrative land use authority to take the process of final subdivision review through the recording process. Then the Mayor signs the final plat, which also dedicates any potential streets.

2. **Remove any mandates for a concept plan review.** In the new law concept plan review cannot be mandated. It can be optional, strongly encouraged and agreed to by the applicant. Since these are administrative approvals, they have no regulatory value. It can be incorporated into the preliminary plat as part of that process but call it something else. Again, an applicant may request a pre-application meeting but **cannot** be mandated.
3. **Define a Complete Application.** Make sure you have clearly defined what a “complete” application is with checklists for both planning and engineering.

Step Two. Review process timing issues.

Reminder: Under the new law, preliminary and final plats review are the only “steps” allowed within the new subdivision process. Here are the steps to make sure your updated ordinance reflects.

1. **Initial review of preliminary plat.** To be completed within **15 business days** of receiving a complete application. As mentioned above it is important to assure you have everything required for review before it moves forward in the process.
2. **Review of final plat.** To be completed within **20 days** of receiving the complete application,
3. **Capped Review Cycle.** There is now a maximum of 4 review cycles permitted for final review only. So in between the preliminary approval and final approval only four revisions are permitted.
4. **Agreed upon changes.** The applicant must respond to required changes. If he/she disagrees with those issues, those must be committed in writing.
5. **Lot line adjustments.** Changes were made in HB406 and SB174. The lot line adjustment changes removed the requirement to record an amendment plat.

Step Three. Review engineering standards

1. **Codified Engineering Standards.** As a reminder from prior law, every municipality needs to provide clear engineering standards and these need to be adopted by the city, town, or county with a public hearing at the Planning Commission and final adoption by the legislative body.
2. **Bonding for Private Landscaping.** In another companion bill HB406 Section 10-9a-604.5 new provisions were added regarding bonding. As of May 2023, Bonding for landscaping on private property is not allowed. Update your enforcement processes to include any fines, liens, and when you go to court for any unmet obligations. Update the bonding language. Under assurances can only be accomplished for public infrastructure
3. **New road standards.** In HB406 Section 10-9a-508. Exactions new residential roadway standards were adopted. Municipalities that require road widths greater than 32' for residential roads (defined as residential use and 25 mph roads) should review those

ordinances for compliance with these new standards. Wider can be allowed under certain conditions.

Step Four. Add the new appeal process.

Reminder: SB 174 creates two distinct appeal processes after the four review cycles have been exhausted and 20 days have passed. You will need to add this appeal process to your subdivision ordinance. 1. For disputes relating to public improvement or engineering standards, the municipality shall assemble a three-person panel meeting within 10 days of receiving a request from the applicant.

1. For disputes relating to public improvement or engineering standards, the municipality shall assemble a three-person panel meeting within 10 days of receiving a request from the applicant.
2. For all other disputes, the municipality shall refer the question to the designated appeal authority at the applicant's request.

The panel of experts include:

- One licensed engineer designated by the municipality.
- One licensed engineer designated by the land use applicant.
- One licensed engineer, agreed upon, and designated by the two designated engineers.

Members appointed to the panel may not have an interest in the application in question. The applicant must pay 50% of the total cost of the panel and the municipality's published appeal fee. The municipality pays the other 50%. The panel's decision is final unless the municipality or applicant petition for district court review within 30 days after the final written decision is issued.

Mr. Cahoon reviewed amendments to Title 11 Subdivision Regulations the city staff is currently working on. Discussion took place regarding amendments to the public hearing process. It was noted citizens have the opportunity to give public comment. Mr. Cahoon appraised the Planning Commission of items that may or may not be reviewed by the Planning Commission. He also reviewed approval signatures for plats. He acknowledged there will be auxiliary items that will be impacted.

REPORTS

6. New Business (None)

7. Commission & Staff

Commissioner Losee: requested side by side comparisons included for site plans in packets.

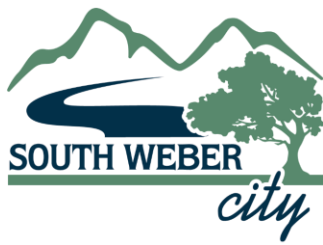
Commissioner Davis: thanked city staff for all the prep work for this meeting.

8. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 9:10 p.m. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and Skola voted aye. The motion carried.

APPROVED: _____ Date _____
Chairperson: Jeremy Davis

Transcriber: Michelle Clark

Attest: _____
Development Coordinator: Kimberli Guill



PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

801.479.3177
southwebercity.com

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Public Hearing and Action: Titles 10 and 11 Amendments and Development Standards to Comply with State Code Updates

ACTION

Legislative Action: Public Hearing and Action: Titles 10 and 11 Amendments and Development Standards to Comply with State Code Updates

CODE SECTIONS INVOLVED IN PUBLIC HEARING

Title 10

10-2-7: ADOPTION AND AMENDMENTS

10-14-5: SENSITIVE LANDS SUBMITTAL AND APPROVAL PROCESS FOR BUILDING PERMITS, SITE PLANS

Title 11

The Entirety of the Section.

Development Standards

Road widths and subdivision design standards.

BACKGROUND

Due to State law changes effective May 4, 2023, we must assess the need for updating our Subdivision Ordinance. Notably, these modifications revolve around reinforcing the administrative nature of subdivisions, especially for 1 or 2 family dwellings and townhomes.

We've made significant progress in aligning our Subdivision Ordinance with Senate Bill 174. All changes are designed to reinforce the administrative nature of subdivisions, streamline processes, and ensure clear guidelines for all stakeholders. There are many areas of the new code that strictly follow State Code and are not discretionary.

1. **Administrative Land Use Authority Designation:** The proposal ensures that we have designated an "administrative land use authority" for preliminary plats within our subdivision ordinance. This is in keeping with the recent mandate. The options presented in the revision also allow flexibility to the city—whether it be the staff or the entire planning commission to review the preliminary plat.
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2. **Concept Plan Review Elimination:** We have taken steps to eliminate any mandates for a concept plan review, as required by the new law. We now suggest that it be optional, with it being incorporated into the preliminary plat under a different designation.
 3. **Complete Application Definition:** We have thoroughly defined what constitutes a “complete” application, further streamlined with checklists for both planning and engineering.
 4. **Review Process Timing:** The proposed revisions strictly adhere to the timings specified under the new law. There's the initial review of the preliminary plat within 15 business days and the review of the final plat within 20 days. Importantly, only four reviews between preliminary and final approval are allowed.
 5. **Engineering Standards Review:** The reviews are in harmony with previous laws where clear engineering standards are provided. These standards have been formulated keeping public feedback in mind and will be adopted after due diligence and procedure.
 6. **Bonding and Landscaping:** As per the provisions in House Bill 406, we have updated the ordinance to reflect that bonding for landscaping on private property is no longer permissible. Also, bonding language has been refreshed to ensure that assurances are only for public infrastructure.
 7. **Road Standards Compliance:** The revised ordinance addresses the new residential roadway standards from House Bill 406.
 8. **Inclusion of New Appeal Process:** As Senate Bill 174 outlines, we have incorporated two distinct appeal processes once the four review cycles and after 20 days have elapsed. This is to ensure fair and unbiased judgment in case of any disputes:
 - For disputes relating to public improvement or engineering standards, a three-person panel will be convened within 10 days of a request. This panel is carefully constructed to avoid any conflicts of interest and to ensure unbiased judgments.
 - For all other disputes, matters will be referred to the designated appeal authority. The costs for this appeal process will be shared equally by the applicant and the municipality, ensuring that both parties have equal stakes in the decision.

Samples of the Code and Development Standards are available for review at South Weber City Hall.

Concept Plan Review

(At request of Developer, not required)

City to provide:

- Land Use Regulations
- List of Standards
- Preliminary & Final Checklists

(See Ord. 11.03 for Time Frame Requirements.)

Property Rezone

(Must be approved prior to Preliminary Review Cycle)

Preliminary Review Cycle

(See Ord. 11.04 for Time Frame Requirements.)

Developer Submits Preliminary Plat & Improvement Plans for Review by the Land Use Authority

Land Use Authority begins 1st Review and provides a Memo to the Applicant

Developer Addresses Comments from the Land Use Authorities 1st Review & Provides Written Response

Preliminary Plat Submitted to the Planning Commission for Approval

(End of First Review)

Administrative Land Use Authority Reviews Comments and Approves the 1st Review when all Comments are Properly Addressed.

(NO NEW COMMENTS)

Final Review Cycles

(See Ord. 11.05 for Time Frame Requirements.)

Developer Submits Final Plat & Improvement Plans for Review by the Land Use Authority

(Max of 3 reviews)

Land Use Authority begins Review and provides a Memo to the Applicant

Developer Addresses Comments from the Land Use Authority Review(s) & Provides Written Response

New comments (if any) are added to the next review cycle. A review Cycle is complete when all comments have been completely addressed.

Administrative Land Use Authority Reviews Comments and Approves the Review(s) when all Comments are Properly Addressed.

Subdivision Approved

Title 11 Subdivision Regulations

11.01 GENERAL PROVISIONS

11.01.01 **TITLE:** This Title shall be entitled as the SUBDIVISION ORDINANCE OF SOUTH WEBER CITY, UTAH, and may be so cited.

11.01.02 **Purpose**

Promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of Subdivisions or matters affected by Subdivisions through provisions designed to:

1. To promote the health, safety, convenience, and general welfare of the residents of the City;
2. To ensure the efficient and orderly subdivision and development of land within the City;
3. To prevent the uncontrolled division and development of real property, which may be done without considering the rights and best interests of adjoining property owners and the City as a whole;
4. To avoid subdivisions and developments that:
 - a. Do not comply with the City general plan or ordinances,
 - b. Cannot be adequately served by existing utilities or public services,
 - c. May prove to be dangerous or unsafe due to design, natural or man-made hazards existing prior to or created by the subdivision and development,
 - d. May cause an undue burden on existing traffic or transportation services, or
 - e. May require the future expenditure of public funds to correct problems caused by the subdivision and development;
5. To provide design standards for public improvements, facilities, and utilities to provide for reasonable access to public rights-of-way, parks, trails, or open spaces, to provide for the dedication of land and streets deemed necessary for the proper development of the subdivision, and to provide for easements or rights-of-way that are necessary to service the properties created by the subdivision.

11.01.03 **Scope**

1. This Title is designed to inform the Subdivider and public of the requirements and conditions necessary to obtain approval of a Subdivision. Because each parcel of real property has unique site/situational characteristics (whether natural or man-made), there may be some aspects of subdivision development that cannot easily be articulated. For this reason, it is not possible to cover every possible contingency. Therefore, the Administrative Land Use Authority has the authority to impose reasonable conditions for the subdivision and development in addition to those expressly required, provided that:
 - a. The conditions are not arbitrary or capricious;
 - b. The conditions do not conflict with any local, state, federal law.
2. This Title shall apply to lots or parcels where public rights of way are dedicated, and public improvements and infrastructure are installed regardless of whether the land is subdivided.

11.01.04

Definitions – Process Related

Administrative Land Use Authority. The appointed board consisting of the City Manager and/or City Planner, Public Works Director, City Engineer, and others as assigned who are responsible for reviewing applications and land use decisions arising from subdivision applications. The Planning Commission shall be the Administrative Land Use Authority for the approval of the Preliminary Plat only. The process is administered and overseen by the City Planner or designee.

Administrative Land Use Authority Review. The Administrative Land Use Authority shall complete a review of each completed Application and provide written comments to the Applicant requesting additional information and/or modifications to plans. Each request shall be specific and include citations to ordinances, standards, or specifications.

Applicant or Subdivider or Developer. A person or persons making application to create a subdivision.

Applicant Response to Review. The Applicant shall submit revised plans along with a written explanation in response to the Administrative Land Use Authority's review comments identifying and explaining their revisions and reasons for declining to make revisions (if any). Each explanation shall be specific and include citations to ordinances, standards, or specifications. If the Applicant fails to address a review comment in the response, the review cycle is not complete and subsequent review cycle may not begin until all comments are addressed.

City: South Weber City, Utah

City Engineer: The city engineer of South Weber City or any individual or firm retained or designated by South Weber City as the city engineer for the purpose of performing engineering duties.

City Planner: The director of the Community Development department of South Weber City.

Complete Application. A Subdivision Application shall be considered complete as defined in each Application Section.

County: Davis County, Utah

Development, Design, and Construction Standards: The Public Works Standards referred to in this Title and adopted by Title 9-7-1.

Geological Hazard. The restrictions and requirements of the review cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (property identified to be within the city's "Sensitive Lands" – see Title 10-14).

Improvements: All infrastructure improvements, such as water, sewer, storm drain, land drain, secondary water, curbs, gutters, sidewalk, grading, streetlights, paving, landscaping, fencing, electric power, natural gas, communication lines, and all other elements required by this Title and the Public Works Standards.

Planning Commission: The South Weber City Planning Commission.

Review Cycle. There shall be no more than four (4) total review cycles. A review cycle shall be considered complete when:

1. Complete Application is submitted to the Administrative Land Use Authority;
2. The Administrative Land Use Authority Review is complete;
3. The Applicant Response to Review is complete; and
4. The Administrative Land Use Authority provides a written statement to Applicant stating completion of the review cycle and next required steps for approval.

Review Cycle, Exceptions.

1. Additional Review Cycle(s). May be required when a modification or correction is necessary to protect public health and safety or to enforce state or federal law when a change or correction is necessitated by the Applicant's adjustment to a plan set or an update to a phase plan that adjusts infrastructure needed for the specific development.
2. Additional Time for Review. If the Applicant does not submit a revised plan within twenty (20) business days after the Administrative Land Use Authority requires a modification or correction, the Administrative Land Use Authority shall have an additional twenty (20) business days to respond.

3. **Other Land Use Applications.** The Review Cycle as defined in this Title applies only to single family, townhome and twin home land use applications. Review times and cycles may vary for multifamily, commercial, industrial, institutional, and other non-residential land use applications.

Subdivision Improvement Plans. Civil engineering and design plans associated with required infrastructure and City owned/operated utilities required for a Subdivision.

Subdivision Ordinance Review. A review to verify that an application for a Subdivision meets the criteria of the applicable City Ordinance(s). The Administrative Land Use Authority shall notify the Applicant in writing of the deficiency in the application and the right to appeal the determination to a designated Appeal Authority as stated in Title 10-4.

Subdivision Plan Review. A review of the Applicant's Subdivision improvement plans and other aspects of the Subdivision application to verify that the application complies with all ordinances and applicable standards and specifications, including the current Public Works Standards for Development, Design, and Construction.

11.01.05 **Validity**

If any section, subsection, sentence, clause, or phrase of this Title is, for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Title.

11.02 **ADMINISTRATION**

11.02.01 **Final Platting and Recording Required**

1. **Terms.** Any division of real property within the City is subject to the terms of this Title. The division of real property includes the sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal descriptions of a given parcel of real property and results in the creation of a new parcel of real property.
2. **Unlawful Subdivision.** No land which is located wholly or in part in South Weber City may be subdivided, the plat be filed and recorded in the County Recorder's Office, nor lots be sold unless such Subdivision has been created pursuant to and in accordance with the provisions of this ordinance.
 - a. **Exception.** Joining a lot or lots to an existing parcel does not constitute a Subdivision nor does it require a Subdivision plat amendment.
3. **Final Plat Approval.** Lots shall not be transferred or sold, nor shall a building permit be issued for a structure thereon, until the final plan of a Subdivision is approved and the final plat is recorded in accordance with this Title and the provisions of state statute, and until the improvements and infrastructure required in connection with the Subdivision have been constructed or guaranteed as provided herein.

4. **Sales of Land Parcels.** No person shall sell or exchange or offer to sell or exchange any parcel of land which is in any part of a Subdivision or a larger tract of land or offer for a recordation in the County Recorder's Office, any deed conveying such a parcel of land or any interest therein, unless such Subdivision has been created pursuant to, and in accordance with, the provisions of this Title.
5. **Building Permits.** Building permits shall not be issued prior to approval and recordation of the final plat.

11.02.02 **Work to be Done by Registered Professional**

All plans must be prepared and stamped by licensed and/or certified professionals in the State of Utah including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, geotechnical engineers, transportation engineers or other professionals as deemed necessary by the City.

11.02.03 **Approval Procedure**

1. **Approval Process.** The approval process for a Subdivision shall be in sequential order consisting of no more than four (4) review cycles:
 - a. **Concept Plan (optional)**
 - b. **Preliminary Plat Review**
 - c. **Preliminary Improvement Plan Review**
 - d. **Final Plat and Improvement Plan Review**
2. **Expiration.** Each Subdivision application review cycle shall be valid for a period of not more than one (1) year. At the request of the Subdivider, the Administrative Land Use Authority may grant up to two (2) six-month (6) extensions if substantial progress has been demonstrated by the Applicant. Expired applications shall be deemed null and void and require the Subdivider to start the Subdivision approval process over.

11.02.04 **Phasing**

Subdivisions may be done in phases. Each phase shall follow the Approval Procedure as outlined in 11.02.03.

1. **The Preliminary Plat shall include all ground anticipated to be subdivided. The phases shall be shown as part of the Preliminary Plat and submitted with the Preliminary Plat.**

2. Development shall be organized such that the phases will be contiguous, and the required improvements and infrastructure will be continuous as deemed feasible and desirable by the Administrative Land Use Authority.
3. Less desirable or expensive aspects of the Subdivision should not be delayed to the final phases of development.
4. The Administrative Land Use Authority may require a pro-rated portion of the improvements and infrastructure be developed, or guaranteed in escrow, in earlier phases.
5. Where it is prudent to install improvements and infrastructure that extend into the next phase, such work may be done when it is shown on the plans and approved accordingly.

11.02.05 Rezone of Property

If rezoning the property is required, the Applicant must first obtain rezone approval as required in City Code, prior to subdividing.

11.02.06 Development Agreements

Any Development Agreement (either administrative or legislative) proposed by the Applicant or the City shall be approved prior to subdividing.

11.02.07 Public Hearings

The Planning Commission shall hold public hearings for the general plan, zoning map changes, and any other Land Use Ordinances, applications, and amendments as required by Utah Code Annotated 10-9a-103, 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, and as otherwise required. The Planning Commission may hold public hearings for preliminary plat applications, but such public hearings are not required.

11.02.08 Application Requirements and Review Process

Notwithstanding the specific requirements outlined in this Section for each Application, all proposed Subdivisions shall show compliance with all applicable laws and standards. Poorly drawn, incomplete, or illegible drawings shall be cause for denial. The Administrative Land Use Authority may waive certain informational and design requirements when they clearly do not apply and are irrelevant to a proposed Subdivision and shall state such waiver as part of the review cycle.

11.03 CONCEPT PLAN

1. **Purpose.** An Applicant may request a meeting with the Administrative Land Use Authority to obtain initial feedback and information prior to making a formal preliminary application for a Subdivision. This meeting shall be optional, non-binding, and considered separate from and independent of the required Subdivision

approval review cycles. It is highly recommended that the Applicant participate in this optional Review Cycle.

2. **Application Required.** To provide a basic framework of the proposed Subdivision, the Applicant shall submit the required application to the Administrative Land Use Authority.
3. **Fees.** There are no fees associated with this type of application.
4. **Time Frame.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall be placed on the agenda of the next regularly scheduled meeting of the Administrative Land Use Authority for discussion.

11.04 PRELIMINARY PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.
2. **Application Required.** The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.
 - i. **Exception.** When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.
3. **Complete Application.** An application shall be considered complete and begin the first review cycle when the following items are submitted:
 - a. A completed Preliminary Subdivision Plat Application as provided by the City.
 - b. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.07.01.4).
 - c. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
 - d. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.
 - e. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.
 - f. Will-serve letters from all applicable service providers.
 - g. A digital copy of the preliminary plat as outlined in the Public Works Standards.

- h. A digital copy of the preliminary improvement plans to include at a minimum the following:
 - i. Grading and drainage plan.
 - A. Storm Drain calculations
 - B. Low Impact Design (LID) analysis and Water Quality Report
 - ii. Utility plan.
 - i. Payment of fees as stated in the City's current adopted Fee Schedule.
4. **Time Frame.**
- a. **Location is Not Within 100 Feet of Water Conveyance Facility.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.
 - i. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval. The Planning Commission shall review the subdivision for conformance to the general plan and the provisions of this Title.
 - ii. Approval from the Planning Commission shall complete the Review Cycle.
 - b. **Location is Within 100 Feet of Water Conveyance Facility.** Within twenty (20) calendar days after the receipt of the completed application, the City shall notify in writing the Water Conveyance Facility Owner(s) of the Application and request comments related to the following aspects of the water conveyance facility: access, maintenance, protection, safety, and any other issues related.
 - i. Within fifteen (15) business days after the twenty (20) calendar days comment period, whether comments are received from the Water Conveyance Facility Owner(s) or not, the Applicant shall receive written comments from the Administrative Land Use Authority. Total time frame shall not exceed forty (40) calendar days.
 - ii. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval.
 - iii. Approval from the Planning Commission shall complete the Review Cycle.
 - c. **Water Conveyance Facility.** Shall mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage

and any related easement for the ditch, canal, flume, pipeline, or other watercourse. *See State Code 73-1-15.5-1b.*

11.05 FINAL PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete a final Subdivision Plat and Improvement Plans Review.
2. **Application Required.** The Applicant shall submit the required Final Subdivision Plat and Improvement Plans Application for review and approval by the Administrative Land Use Authority.
3. **Complete Application.** An application shall be considered complete and begin the review cycle when the following items are submitted:
 - a. Completion of all requirements from previous Review Cycle.
 - b. A completed Final Plat and Improvement Plans Application as provided by the City.
 - c. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.09.01.4).
 - d. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
 - e. Proof of tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
 - f. Approval letter from secondary water provider(s).
 - g. Written approval from other agencies as applicable (e.g. Army Corps of Engineers, Utah Department of Transportation, Davis County Surveyor).
 - h. A digital copy of the final plat and improvement plans as revised and updated from the previous review cycle.
 - i. Plan and profile drawings for all existing and proposed infrastructure.
 - j. Final covenants, conditions, and restrictions (if applicable) which shall be recorded with the final plat.
 - k. Final agreements (if applicable) executed by all parties.
 - l. Engineer's Cost Estimate for all improvements and infrastructure that includes quantities, units, and costs for all improvements and infrastructure required.

m. Payment of fees as stated in the City's current adopted Fee Schedule.

4. **Signors of Plat**

- a. Mayor (as a non-discretionary and ministerial act for the acceptance of land and public improvements that may be proposed for dedication to the City);
- b. City Recorder (attesting the Mayor's signature);
- c. City Planner;
- d. City Engineer;
- e. City Attorney;
- f. Each Landowner on record as described on the plat – Owner's Dedication as shown on the plat and notarized;
- g. A surveyor who prepares the plat shall certify that the surveyor holds a license in accordance with State Code Title 58-22 and has completed a survey of the property, verifying all measurements, or has referenced a record of survey map of the existing property boundaries shown on the plat, and verified the locations of the boundaries and has placed monuments as represented on the plat.

5. **Review Cycle and Approval.** The Administrative Land Use Authority may complete up to three (3) final review cycles, as deemed necessary. After the Applicant has responded to either the fourth or final review cycle, and the Applicant has complied with each modification requested in the Administrative Land Use Authority's previous review cycle, no additional reviews are required if the Applicant has not materially changed the plan – other than those changes in response to the requested modifications or corrections.

6. **Time Frame.** Within twenty (20) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.

- a. **Appeal of Improvement Plans Approval.** If, on the fourth or final review, the Administrative Land Use Authority fails to respond within the time frame, the Applicant may make a formal request for a decision to approve or deny the final revised set of plans.

Within ten (10) days of this request, the City shall assemble an appeal panel consisting of one (1) licensed engineer designated by the City, one (1) licensed engineer designated by the Applicant, and one (1) licensed engineer agreed upon and designated by the engineers selected by the City

and the Applicant. No member of the panel may have any interest in the application that is the subject of the appeal.

The Applicant shall pay fifty percent (50%) of the cost of the appeal review and the City's fee as stated in the current adopted Consolidated Fee Schedule.

The decision by the appeal panel shall be final, subject to a petition being filed within thirty (30) days of the decision in District Court.

7. **Final Plat Approval – Notice Required.** Within thirty (30) days after approving a final plat, the municipality shall submit an electronic copy of the final approved plat to the Utah Geospatial Resource Center for inclusion in the unified statewide 911 emergency services database.

11.06 IMPROVEMENTS AND INFRASTRUCTURE

11.06.01 General Requirements

All improvements and infrastructure related to a Subdivision shall be installed according to the requirements of the City Code and the Public Works Standards. The Subdivider shall be responsible for extending all utilities and improvements and infrastructure to the Subdivision if they are not already adjacent to or on the site including curb, gutter, and sidewalk on streets operated by the Utah Department of Transportation. When the City is to take ownership of public infrastructure and improvements, the City shall require the Subdivider to install such improvements in a manner that does not cause excessive liability or maintenance costs for the City at the convenience or advantage of the Subdivider.

11.06.02 Utilities Required

The following utilities are required to be provided by the Subdivider to each lot:

1. **Culinary Water.** The water source shall be provided by South Weber City unless an alternative permanent source is approved by the City Engineer and the Davis County Health Department.
2. **Sewer.** The sewer service shall be provided by South Weber City through gravity collection lines. Public sewer lift stations are generally not permitted.
 - a. Public sewer lift stations may be granted by exception by the Administrative Land Use Authority and the City Engineer when a lift station is deemed clearly preferable to the interest of the City and gravity sewer is not feasible.
 - b. As determined by the Administrative Land Use Authority and the City Engineer, some property may not be developed if gravity sewer cannot be reasonably provided.

3. **Secondary Water.** Secondary water service shall be provided by the Davis and Weber Counties Canal Company, South Weber Irrigation Company, South Weber Water Improvement District, Weber Basin Water Conservancy District, or an alternative permanent source as approved by the City.
4. **Land Drain.** The land drain system must be installed in areas with shallow groundwater. If basements are eliminated and the geotechnical report can provide sufficient documentation that groundwater levels (including historical) are deep enough to eliminate the need for the land drain system, the Administrative Land Use Authority and the City Engineer may allow this requirement to be waived.
5. **Electrical Power.** The electrical power will be provided by Rocky Mountain Power (RMP) or their successors and all installations must follow RMP Standards.
6. **Natural Gas.** The natural gas service will be provided by Dominion Energy or their successors and all installations must follow Dominion Energy Standards.

11.06.03 **Storm Water**

Storm water plans shall meet the requirements of the Public Works Standards and the City Code. The City Engineer shall determine the appropriate implementation strategy for meeting the City's storm water-related standards, using the current Capital Facilities Plan as a guide; this may include decisions regarding ownership and access to storm water ponds, and where and how the water shall flow as part of the City's overall storm water system.

11.06.04 **Inspections**

All improvements and infrastructure shall receive inspections by the City Engineer and/or City Public Works Department as required in the Public Works Standards and as necessary to verify conformance with the City Code and the Public Works Standards. Failure to obtain the necessary inspections shall result in a fine as outlined in this Title. Failure to obtain the necessary inspections may also necessitate removal and re-installation of the improvements and infrastructure at the Subdivider's sole cost, as such removal and re-installation are determined by the City Engineer and/or Public Works Department.

11.06.05 **Fee in lieu of Actual Improvements**

Subdivisions adjacent to a rural road or another road where the surrounding area is lacking public improvements and infrastructure may request the option to pay a fee in lieu of constructing the required improvements and infrastructure. The Administrative Land Use Authority and City Engineer may also require payment of the fee in lieu to make improvements as a part of a larger future project. An Agreement approving the payment of the fee in lieu may be approved during the Preliminary Improvement Plans Application phase by the Administrative Land Use Authority and City Engineer. Fee in lieu Agreements should only be approved when it is unreasonable or undesirable for the

improvements and infrastructure to be installed with the development. The Agreement should include:

1. A calculation of the cost of the improvements not being installed.
2. For areas where the future project date is known, inflation costs at a maximum of 3% per year may be used up to the project year. For areas where the future project date is not known, inflation costs may only be included at a maximum of 3% per year for 5 years.
3. For areas where off-site improvements have already been constructed and excess capacity exists that was paid for by the city, Subdividers may “buy in” to the existing improvements to meet their requirements. A determination of available excess capacity and cost will be performed by the City Engineer.

11.07 ENGINEERING AND DESIGN REQUIREMENTS

11.07.01 General Requirements

1. **Access.** All lots shall be accessed by a fully improved city street and shall meet the frontage requirements as stated in Title 10, Zoning Regulations. It shall be the responsibility of the Subdivider to provide proper road access to the Subdivision as required in City Code, the Public Works Standards, and (where applicable) the Utah Department of Transportation. The mere existence of a public road or right-of-way to the proposed Subdivision does not mean that adequate access exists. It shall be the Subdivider’s responsibility to construct and dedicate all public roads required by the City to provide access to the Subdivision.
2. **Design Standards.** All Subdivisions shall comply with the current adopted design standards set forth in the City Code and in the Public Works Standards.
3. **Public Infrastructure and Improvements.** The City Engineer shall have authority to require adjustments to the utility plan associated with a proposed Subdivision including adjustments to the type, manner, and location of utilities. Such adjustments to the utility plan may be required to provide connectivity among developments, provide for public safety, and minimize public infrastructure maintenance and liability.
4. **Additional Reports and Studies.**
 - a. Geotechnical reports as required by the Public Works Standards and the City Engineer.
 - b. A traffic study may be required by the City Engineer depending on his/her judgment regarding the size of the Subdivision, complex traffic movements involved with the proposal, interaction of streets with State roads, new traffic patterns, traffic volume in or near the Subdivision, history of crashes

- or expected crashes in the area, general safety, or anticipated traffic delays due to the Subdivision.
 - c. Storm water pollution protection as required by the Public Works Standards and City Code.
 - d. Wetland delineation and mitigation may be required as determined by the City Engineer.
5. **Preservation of Natural Conditions.** The design and development of Subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees as determined by the Administrative Land Use Authority for the Preliminary Subdivision Applications.
6. **Hazards.** Land subject to hazardous conditions such as slides, mud flows, rock falls, faults, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall not be subdivided until complete mitigation of the hazards has been properly identified and included in the Subdivision Improvement Plans (see also Title 10-14).

11.07.02

Street Layout and Access

1. **General.** All streets shall conform, as much as practicable, to the adopted General Plan, Transportation Master Plan, and the Public Works Standards.
2. **Approval.** Overall street layout and access shall be reviewed and approved as part of the Preliminary Subdivision Applications. The Administrative Land Use Authority shall have authority to require stub roads, additional access into the development, and adjustments to the street layout, street cross-section, and right of way widths. Such adjustments to the Subdivision plan may be required to provide connectivity among developments, provide for public safety and emergency access, minimize public infrastructure maintenance and liability, and align with the General Plan and adopted transportation plans.
3. **Required Ingress/Egress Access.**
 - a. Developments where the number of residential building units exceeds thirty (30) along a single street shall have a minimum of two (2) ingress/egress routes which are two (2) fully improved City rights-of-way. Thirty (30) residential units shall include all proposed residential units and all existing single-family buildings and lots, empty building lots, and each apartment unit located along a single road up to and including the nearest intersection with two (2) existing means of ingress/egress.
 - b. A development that extends more than one thousand eight hundred feet (1,800') from a connecting street must provide a second ingress/egress.
4. **Exceptions.** The Administrative Land Use Authority for the Preliminary Subdivision Applications may waive these access requirements for more than thirty (30) residential units with one point of improved ingress/egress when unique

topographic circumstances or “landlocked” (physically restrained from other access points) from adjacent, existing developments circumstances exist. A waiver of these regulations may require additional development requirements to ensure public safety standards are met.

5. **Private Rights-Of-Way.** Private rights-of-way may be used for development purposes in all zoning districts subject to the following conditions:
 - a. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
 - b. Private rights-of-way shall meet the provisions of the zoning district.
 - c. Shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map.
 - d. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
 - e. Private rights-of-way shall meet all requirements of the international fire code, appendix D.
 - f. All development on private rights of way of two (2) lots or more shall establish a homeowners’ association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions, and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance. The CC&Rs shall be recorded and run with the land.
 - g. An easement for all public utilities shall be provided and dedicated to the city.
 - h. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee services like mail or garbage collection will extend to the residences on such streets.

11.07.03

Trails

1. **Required.** Where a proposed Subdivision includes or adjoins an existing or planned public trail system as specified in the City’s General Plan or Trails Master Plan the Subdivision plat shall include and provide for the development of a public trail infrastructure in accordance with said Plan.
2. **Improvements.** Trails shall be developed in accordance with applicable AASHTO standards with sufficient width, and to safely accommodate two-way bicycle and

pedestrian traffic along the trail corridor. In absence of applicable AASHTO standards, the Davis County Trails Standards are hereby adopted and applied.

- a. The Administrative Land Use Authority, when feasible, may allow the trail right-of-way to be a substitute for required sidewalk and park strip area on one side of the street right-of-way dedicated within the Subdivision.
- b. All trail improvements shall be dedicated to the City or an agreed upon non-profit third party, for the operation and maintenance after final acceptance.

11.07.04 Fencing

1. **Purpose.** Provide increased safety from potential dangers due to agricultural activities, water courses, high-speed traffic, and other potential dangers or hazards by requiring a barrier between potentially incompatible land uses.
2. **Requirement.** Fencing shall be required under the following conditions:
 - a. **Bordering Agricultural Land.** A six foot (6') high fence is required between the subdivision (any zone) and any land that is zoned Agricultural (A).
 - i. Fencing material shall be chain link.
 - b. **Bordering Canals.** A six foot (6') high fence is required where the subdivision borders a canal, canal right-of-way / easement, or canal property whereon the canal is located.
 - i. Fencing material shall be chain link.
 - c. **Bordering Interstate.** A six foot (6') high fence is required where building lots for any land use are adjacent to Interstate 84. The fence shall be installed along the I-84 right-of-way line.
 - i. Fencing material shall be masonry.
 - d. **Buffer Yard.** An eight foot (8') high fence/wall as required by Title 10-15-14.
 - i. Fencing/wall material shall be masonry.
 - e. In the case where one or more of the fencing conditions listed above exist in the same location, the more restrictive requirement shall govern.
3. **Other Fencing Materials.** The listed material shall be required unless a different type of fencing material matches the look and feel of other adjacent fencing materials as requested by the applicant and approved by the Administrative Land Use Authority. In no case can the quality or purpose be less than the listed size and material.
4. **Authority.** The Administrative Land Use Authority shall have authority to implement reasonable fencing requirements for conditions other than those stated above where potential dangers are currently present or will be present after the development of the subdivision. The Administrative Land Use Authority shall also

have the authority to waive the fencing requirement where its removal will not compromise safety or does not accomplish the intent of the fence.

11.07.05 Street Lighting

1. The subdivider shall pay for all outdoor street lighting fixtures.
2. The placement and installation of street lighting shall be in accordance with adopted Development, Design, and Construction Standards.
3. The subdivider shall be required to get power installed into the subdivision and notify the City when power is available.
4. The City is responsible to order the street lights. The street lights shall then be installed and maintained by the City's authorized contractor.

11.07.06 Easements

1. General Utility Easements. A minimum ten foot (10') general utility easement shall traverse the frontage(s) of each lot. The Administrative Land Use Authority may require additional easements to accommodate utility planning and future access.

11.07.07 Lots and Parcels

1. The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for structures and be properly related to topography and conform to requirements set forth herein. Side lines of lots shall be approximately at right angles, or radial to the street line whenever possible and desirable.
2. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage or frontage, which would be unusable for normal purposes.
3. For Subdivisions containing more than two (2) residential building lots, no lots shall directly access an arterial or collector street.
4. All lots shown on the final plat must conform to the minimum requirements of the zoning code for the zone in which the Subdivision is located, except for remainder parcels as follows:
 - a. May be used for agricultural purposes but shall not be eligible for habitation, commercial uses, or primary structures.
 - b. May not be eligible for building permits and may not be eligible for other permitted uses. All limitations and restrictions shall be clearly noted on the final plat.

- c. Shall be described on the final plat; however, an exception may be granted by the City Engineer.
5. Each lot shall have frontage on an improved public road as required in the zoning code and the Public Works Standards unless a permanent access easement and shared driveway has been approved.
6. All remnants of land left over after subdividing, shall be attached to adjacent lots or made part of the common area governed by a Community/Homeowners Association, rather than allowed to remain as unusable parcels. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, right of way, or as remainder parcels.
7. Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions or where the lots are adjacent to a road that does not permit direct access (exception: corner lots).
8. Contiguous parcels owned by different parties may be embraced in one final plat, provided that all Owners join in the dedication and acknowledgments.
9. A lot shall not be divided by a city limit or county limit line. Such boundary lines shall be made at lot lines.

11.07.08 Utilities to be Underground

1. All utilities, including those that are normally overhead shall be placed underground in all Subdivisions. The Subdivider shall establish final utility grades prior to utilities being placed underground. Exception: wireless communication equipment or where underground connection is not permitted by the Provider.

11.08 DEVELOPMENT ACTIVITY PRIOR TO PLAT RECORDING

1. **Pre-Construction Meeting.** Upon completion of the Final Plat and Improvement Plans Review Cycle and prior to commencing any construction activity, the Applicant shall schedule and attend a pre-construction meeting as required in the City's Public Works Standards for Development, Design, and Construction.
 - a. If the General Contractor changes at any time during construction, an additional pre-construction meeting shall be held before additional work commences.
2. **Inspections.** All construction shall be subject to inspections as required in the City's Public Works Standards for Development, Design, and Construction.
3. **Improvement Completion Assurance.** At any time after receiving final approval, the Applicant may post an improvement completion assurance as outlined in 11.02.09 for:

- a. Completion of one hundred percent (100%) of the required public improvements or infrastructure; or
- b. If the City has inspected and accepted a portion of the public improvements, one hundred percent (100%) of the incomplete or unacceptable public improvements or infrastructure.

11.08.01 Subdivision Plat Recording

1. After the plat has been acknowledged, certified, and approved, the City Recorder shall record the plat in the office of the County Recorder.

11.08.02 Improvements Completion Assurance and Guarantee of Performance

1. **Purpose.** To assure the completion of required improvements and infrastructure as required by the approved plans, Public Works Standards, and all applicable ordinances, the Subdivider shall establish a Cash Escrow account or Letter of Credit guarantee with a federally insured financial institution.

This completion assurance shall be established prior to recording the Subdivision plat. If the Subdivider installs the infrastructure and improvements and such infrastructure and improvements are inspected and approved by the City prior to recording the plat, then only warranty portion of the completion assurance shall be required.

The provisions of this section do not supersede the terms of a valid Development Agreement, an adopted phasing plan, or the State Construction Code.

2. **Cost Estimate.** The Subdivider shall submit an updated Engineer's Cost Estimate for all improvements and infrastructure required within the Subdivision. The cost estimate shall include quantities, units, and costs for all improvements and infrastructure required, and shall indicate which items have already been installed.

The City Engineer shall review and approve the cost estimate and may adjust the costs to meet current industry standards. Those items that are deemed "direct costs" shall be removed from the escrow and shall be accounted separately.

3. **Guarantee Amount.** The guarantee shall be equal to one hundred ten percent (110%) of the cost estimated and approved by the City Engineer.
 - a. One hundred percent (100%) shall be for the cost of those improvements and infrastructure not yet installed; and
 - b. Ten percent (10%) shall be for a required one-year (1) warranty period (see Subsection 11.09-4). The warranty amount calculated shall be based upon the total cost of all required improvements and infrastructure.

4. **Liability.** The Subdivider and/or contractor shall indemnify and hold harmless the City and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorney's fees, arising out of, or resulting from the installation of the required improvements and infrastructure. The indemnity required hereby shall be included in the applicable Escrow Agreement.
5. **Default.** In the event the Subdivider is in default with any provision of this Section, or fails or neglects to satisfactorily install the required improvements and infrastructure within two (2) years from the date of approval of the final plat, or to pay all liens in connection therewith, or to correct deficiencies or damages to the improvements and infrastructure required for final acceptance (see Subsection 10 hereof), the City may declare the escrow forfeited and the City may install, repair, or cause the required improvements and infrastructure to be installed or repaired, using the proceeds from the collection of escrow to defray the expense thereof.

The City may apply all sums deposited in escrow against the cost of completing all required improvements and infrastructure and to pay all expenses, including, but not limited to, all unreimbursed engineering expenses related to the development, a ten percent (10%) administration fee for the securing of contracts, and court costs and attorney fees. The default provisions required hereby shall be included in the applicable Escrow Agreement.

6. **Release of Funds.** The Subdivider shall be responsible for the quality of all materials and workmanship. If improvements and infrastructure are properly installed and verified via City inspections and testing, liens are paid, and other conditions are found to be satisfactory, then the City's Escrow Agent shall authorize the money held in escrow for the specific improvement completed (except for the 10% held during the hereinafter described warranty period) to be released. If the conditions of material or workmanship show unusual depreciation, or do not comply with the acceptable standards of durability, or if required inspections or testing have not been done, or if any outstanding liens are not paid, then the City may withhold releasing the money and the City may declare the Subdivider in default. The City shall have exclusive control over the release of the escrow funds, and they may be released only upon written approval by the City.
7. **Direct Costs.** The Subdivider shall pay the following direct costs at the time they establish the required Improvements Completion Assurance. The funds collected for each item will be used for the construction and installation of said items by the city; thus removing the Subdivider's responsibility for the installation of these items as part their development:
 - a. Half percent (0.05%) of the total construction cost shall be to cover administrative costs.
 - b. Funds for the current Public Works Standard seal coat treatment. The amount shall be established by the City Engineer in accordance with recent bid prices received for similar treatment(s).

- c. Funds for current Public Works Standard Streetlights and all associated infrastructure costs.
- d. Funds for current Public Works Standard Street Signs.
- e. Funds for mailbox combination boxes, if Subdivider would like them to be installed by the city (optional).
- f. Funds associated with any cost agreement(s) with the city that was established as a condition of approval.

11.09 DEVELOPMENT ACTIVITY AFTER PLAT RECORDING

- 1. **Improvements and Infrastructure Required for Building Permit.** No building permit shall be issued by the City unless all required improvements are installed, inspected, and approved, with the exception of sidewalk, asphalt pavement, streetlights, and street signs.
- 2. **Improvements and Infrastructure Required for Occupancy.** No occupancy permit shall be issued by the City unless all required improvements are installed, including the sidewalk along the frontage of the building lot in question, but with the exception of streetlights and street signs.
- 3. **Conditional Acceptance of Improvements and Infrastructure.** The City Engineer shall issue conditional acceptance upon the following:
 - a. Completion of all required improvements and infrastructure.
 - b. The site has been left in an orderly and clean condition following construction. Construction waste, debris, excess fill material, or any other similar material shall not be left or abandoned on the site or on other nearby properties.
 - c. The final plat has been recorded.
 - d. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of conditional acceptance.
 - i. The city will generate a written punchlist of items needing repair, replacement or yet to be completed.
 - e. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punchlist.
 - f. Reproducible as-built drawings have been submitted to and accepted by the City Engineer.

4. **Warranty Period.** Upon receipt of Conditional Acceptance, all required improvements and infrastructure shall be warranted by the Subdivider for a period of one (1) calendar year.
5. **Final Acceptance.** Following the completion of the Warranty Period, the Public Works Director shall issue final acceptance of the Subdivision improvements and infrastructure when:
 - a. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of Final Acceptance.
 - i. The city will generate a written punchlist of items needing repair or replacement.
 - b. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punchlist.
6. **Release of Remaining Escrow.** Upon acceptance by the City Engineer, the City's Escrow Agent shall authorize the release of all remaining escrow monies.

11.10 VARIANCES AND APPEALS

11.10.01 Variances and Appeals Generally

Any Person may petition for a variance or appeal a decision pertaining to this Title to the Appeal Authority as established in Title 10-4, Appeal Authority.

11.11 PENALTY

1. Any Person, who shall transfer or sell, or cause to be transferred or sold, any lot or land in a Subdivision, which Subdivision has not been approved by the City, and recorded in the office of the County Recorder, shall be guilty of a Class B misdemeanor for each lot or parcel of land so transferred or sold, and the description of such lot or parcel of land by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties or from the remedies provided in this Title. The City may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction, or may recover the penalty by civil action in any court of competent jurisdiction, together with costs and attorney fees incurred in enforcing this Title.
2. Any Person violating any of the provisions of this Title shall be guilty of a Class B misdemeanor.
3. Any Person violating any of the provisions of this Title or the Public Works Standards or failing to obtain the necessary inspections and tests required for public improvements and infrastructure shall be assessed a fine as stated in the City's

current adopted Consolidated Fee Schedule. Fines may be applied daily and separately for each violation.

4. The City may bring an action against an Owner to require the property to conform to the provisions of this Title, the zoning ordinance, or any other applicable Law. The action may include an injunction, abatement, merger of title, or any other appropriate action or proceedings to prevent, enjoin, or abate the violation. The City need only establish the violation to obtain the injunction.

11.12 VACATING OR ALTERING A SUBDIVISION FINAL PLAT, VACATING A STREET, RIGHT OF WAY, OR EASEMENT, AND PARCEL ADJUSTMENTS

11.12.01 Vacating, Altering, or Amending a Final Plat

1. Vacating, altering, or amending a final plat shall be done in accordance with Utah Code Annotated 10-9a-608, or its successor statute. This includes changing a Subdivision boundary, dedicated right of way, the number or layout of lots, easements, the Subdivision name, and any other aspect of a recorded final plat. If an amendment proposes significant changes to the existing Subdivision, then the Administrative Land Use Authority may require the changes to be made through the vacation of the existing final plat and/or approval of the changes being done through the process required for new Subdivisions; this should be done to ensure that significant changes receive proper review and adequate fees are obtained to cover costs to the City.
2. The Administrative Land Use Authority for vacating, altering, or amending a final plat shall be the same as that for the final plat application.

11.12.02 Vacating a Street, Right of Way, or Easement

1. Vacations shall be done in accordance with Utah Code Annotated 10-9a-609.5 or its successor statute.
2. The Administrative Land Use Authority shall be the City Council.
3. Making adjustments or modifications to an existing street, right of way, or easement while not eliminating the street, right of way, or easement, and while still maintaining access, does not constitute a vacation.

11.13 EXEMPTIONS FROM PLAT; PARCEL AND LOT LINE ADJUSTMENTS

11.13.01 Purpose

1. The purpose of this chapter is to outline the requirements and procedures for parcel line adjustments and lot line adjustments in accordance with Utah State Code and local land use regulations. The intent of this chapter is to allow owners of real property to adjust common property lines while minimizing delay and expense without the need of a subdivision plat.

11.13.02

Parcel Boundary Adjustments Not in a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a parcel line adjustment between adjoining properties not located within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority if the any of the properties involved includes a dwelling unit.
 - a. **Exemption:** Approval is not required prior to recording of a parcel line adjustment if the properties involved do not contain a dwelling unit.
2. **Review.** Application and the review of a proposed parcel line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment.
 - ii. Property survey(s) with all existing improvements to the properties;
 - iii. A legal description of the proposed parcel line and of each parcel after the boundary line is changed;
 - iv. A site plan or exhibit serving as a visual depiction of the parcel line adjustment;
 - v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the Administrative Land Use Authority.
 - b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the parcel line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application. The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.
3. **Final Approval.** If the proposed parcel line adjustment is in compliance with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the parcel line adjustment. The parcel line adjustment may be completed by a quitclaim deed or boundary line agreement and shall be accompanied by the following:

- a. The written notice of approval of the parcel line adjustment by South Weber City that recites the legal descriptions of both the original parcels and the parcels resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new parcel boundaries and adjacent properties if deemed necessary; and
 - c. Any other documents deemed necessary as part of the parcel line adjustment approval.
5. **Exception.** If the parcel line adjustment is creating a new parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved, and the provisions of this title must be followed.
 6. All parcel line adjustments shall comply with applicable state code regulations found under sections 10-9a-523 (property boundary adjustment) and 10-9a-524 (boundary line agreement). A parcel line adjustment shall follow the procedures provided herein unless exempted from local land use authority review as provided in the forementioned state code sections.

11.13.03

Lot Line Adjustments within a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a lot line adjustment between adjoining properties within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority.
2. **Review.** Application and the review of a proposed lot line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment between the lots.
 - ii. Property survey(s) with all existing improvements to the lots and reference to the subdivision within which the properties are located including easements located on the lots;
 - iii. A legal description of each of the proposed lots after the lot line is changed including any changes to platted easements associated with the lots;
 - iv. A site plan or exhibit serving as a visual depiction of the lot line adjustment. Although not a plat, the site plan or exhibit shall sufficiently represent the new lots and include adjacent lots within the subdivision;

- v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the City Planner, City Engineer, or designees.
 - b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the lot line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application. The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.
- 3. **Final Approval.** If the proposed lot line adjustment is in compliance with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
- 4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the lot line adjustment. The lot line adjustment may be completed by quitclaim deed or boundary line agreement and shall be accompanied by the following:
 - a. The written notice of approval of the lot line adjustment by South Weber City that recites the legal descriptions of both the original lots and the lots resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new lot boundaries along with adjacent lots within the subdivision; and
 - c. Any other documents deemed necessary as part of the lot line adjustment approval.
- 5. **Exception.** If the lot line adjustment is creating a new lot(s) or parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved and the provisions of this title must be followed.
- 6. All lot line adjustments shall comply with applicable state code regulations found under section 10-9a-608 (5). A lot line adjustment shall follow the procedures provided herein unless an amended plat is required per state statute.

11.14 EXEMPTIONS FOR BONA FIDE AGRICULTURAL AND UTILITY SERVICE PURPOSES

11.14.01 Purpose and Intent

Utah Code 10-9a-605(2) exempts agricultural lands from plat requirements under the certain conditions therein.

11.14.02 **Qualifications of Land for Agricultural Purposes**

Agricultural land may be divided or partitioned under this Chapter only under the following circumstances:

1. The property must have been solely in agricultural use and actively devoted to agricultural use as defined by Utah Code 59-2-502, and must continue to be used solely for agricultural use in the future.
2. All of the lots or parcels must meet the minimum lot size requirements of the applicable zoning district.

11.14.03 **Agricultural Partition Parcels as Buildable Lots**

An agricultural partition lot is buildable for only bona-fide agricultural purposes. A parcel created in accordance with this Chapter is not considered a buildable lot for residential, commercial, industrial, or any other non-agricultural purposes.

11.14.04 **Public Improvements and Infrastructure**

The City shall not require any public improvements and infrastructure to be installed as a condition of approval for agricultural partitions.

11.14.05 **Use of Property Created Under This Part for Non-Agricultural Purposes**

If a lot or parcel created by this part is used for a non-agricultural purpose, the City shall require the lot or parcel to comply with the requirements of the Subdivision and land use provisions of the City.

11.14.06 **Utilities**

A Subdivision of land for utility purposes (unmanned facilities such as: substations, regulator stations, towers, etc.) creating a parcel(s) under eight thousand square feet (8,000 ft²) in size may be exempted by the Administrative Land Use Authority for certain provisions of this Title and/or provisions of City Code relating to lot size, frontage, setbacks, and improvements and infrastructure.

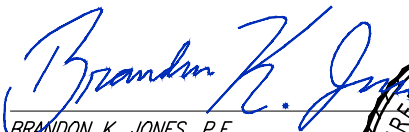
11.14.07 **Parent Parcels**

The parent parcel from which the agricultural or utility lot(s) is created shall be labeled as a remainder parcel and shall not be part of an approved Subdivision until such time as it complies with the provisions of this Title and other relevant sections of the City Code and has received the applicable land use approval(s).

SOUTH WEBER CITY CORPORATION

PUBLIC WORKS STANDARD DRAWINGS

SUBMITTED & RECOMMENDED


BRANDON K. JONES, P.E.
SOUTH WEBER CITY ENGINEER



DATE 9/27/23

APPROVAL

ROD WESTBROEK
SOUTH WEBER CITY MAYOR

DATE

DAVID J. LARSON
SOUTH WEBER CITY MANAGER

DATE

TREVOR CAHOON
SOUTH WEBER CITY COMMUNITY & PLANNING DIRECTOR

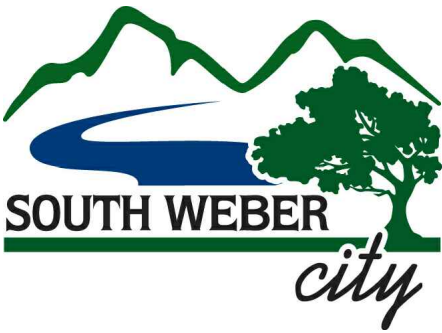
DATE

MARK B. LARSEN
SOUTH WEBER CITY PUBLIC WORKS DIRECTOR

DATE

LISA SMITH
ATTEST, SOUTH WEBER CITY RECORDER

DATE

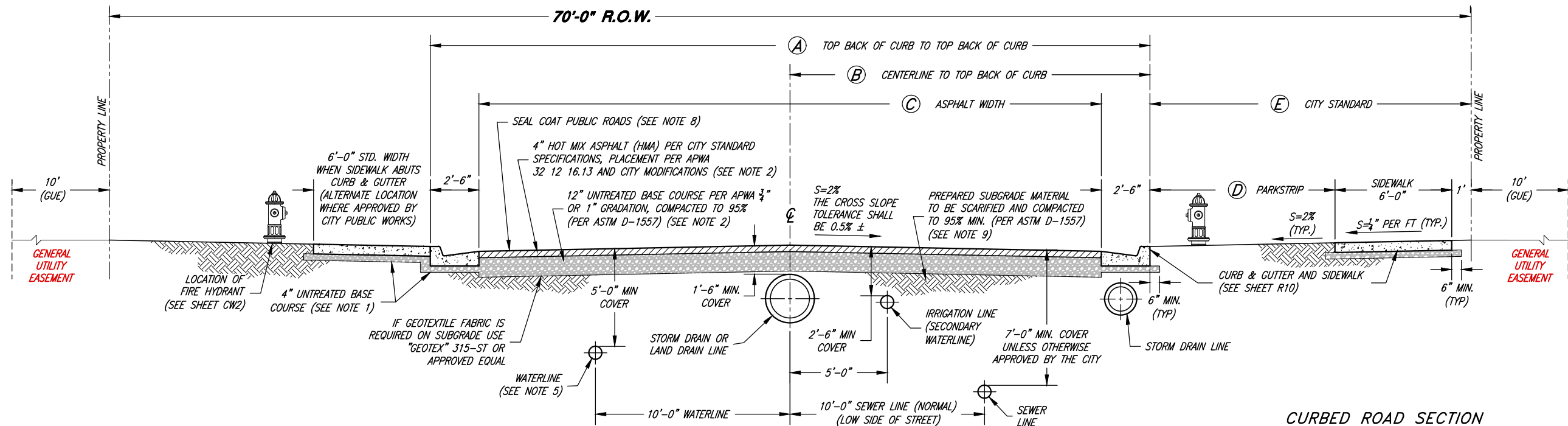


- SPECIAL STANDARD NOTES:**
- A. THE CITY ADOPTS THE FOLLOWING AS STANDARDS FOR ALL ISSUES RELATED TO THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF IMPROVEMENTS NOT SPECIFICALLY COVERED BY THIS MANUAL:**
- 1. APWA: MANUAL OF STANDARD SPECIFICATIONS (CURRENT EDITION) AND ALL ADOPTED AMENDMENTS**
 - 2. APWA: MANUAL OF STANDARD PLANS (CURRENT EDITION)**
- B. AS TO ANY PARTICULAR ISSUE, IF A CONFLICT EXISTS BETWEEN ANY OF THE FOREGOING STANDARDS, THE CITY STANDARDS TAKE PRECEDENCE.**
- C. AT THE CITY'S SOLE DISCRETION, ALTERNATE METHODS OF CONSTRUCTION OR DEVIATIONS FROM THESE STANDARDS MAY BE REQUIRED OR APPROVED BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR (OR THEIR DESIGNEE), WHEN SUCH ARE NECESSARY TO MEET THE BEST INTERESTS OF THE CITY.**

OCTOBER XX, 2023

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R7.....	CUL-DE-SAC & TEMPORARY TURNAROUND DETAILS
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STANDARD RESIDENTIAL STREET SECTION

GENERAL NOTES:

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
2. THE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE REQUIRED TO BE ADJUSTED WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE STABILITY PER THE GEOTECHNICAL REPORT OR CITY ENGINEER. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 12" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED PER SHEET R11 AND SHEET R12
4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
8. "SEAL COAT" CONSISTS OF THE FOLLOWING:
 - a. CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND
 - b. FOG SEAL PER APWA 32 01 13.50.
9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX.
10. PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY INSPECTOR MUST GIVE WRITTEN PERMISSION TO PROCEED.

GENERAL NOTES CONT.:

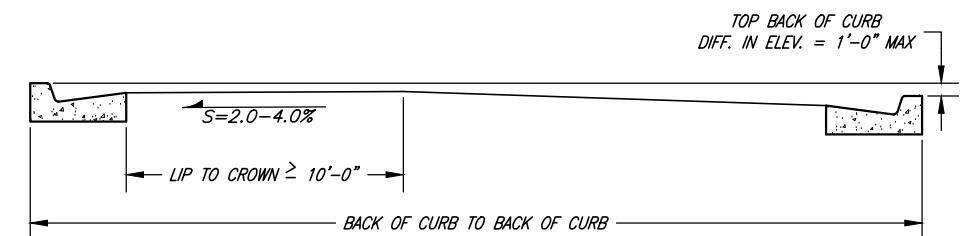
11. THE SPECIAL RESIDENTIAL STREET SECTION SHALL BE USED FOR RESIDENTIAL ROADWAYS THAT QUALIFY TO BE WIDER (AS PER UTAH CODE 10-9A-508(51)). THE CITY CAN REQUIRE THE INSTALLATION OF PAVEMENT IN EXCESS OF 32 FEET FOR RESIDENTIAL ROADS THAT MEET THE FOLLOWING CONDITIONS:
 - TO ADDRESS SPECIFIC TRAFFIC FLOW CONSTRAINTS AT AN INTERSECTION, MID-BLOCK CROSSINGS, OR OTHER AREAS;
 - TO ADDRESS AN APPLICABLE GENERAL OR MASTER PLAN IMPROVEMENT, INCLUDING TRANSPORTATION, BICYCLE LANES, TRAILS, OR OTHER SIMILAR IMPROVEMENTS THAT ARE NOT INCLUDED WITHIN AN IMPACT FEE AREA;
 - TO ADDRESS TRAFFIC FLOW CONSTRAINTS FOR SERVICE TO OR ABUTTING HIGHER DENSITY DEVELOPMENTS OR USES THAT GENERATE HIGHER TRAFFIC VOLUMES, INCLUDING COMMUNITY CENTERS, SCHOOLS, AND OTHER SIMILAR USES;
 - AS NEEDED FOR THE INSTALLATION OR LOCATION OF A UTILITY WHICH IS MAINTAINED BY THE MUNICIPALITY AND IS CONSIDERED A TRANSMISSION LINE OR REQUIRES ADDITIONAL ROADWAY WIDTH;
 - FOR THIRD-PARTY UTILITY LINES THAT HAVE AN EASEMENT PREVENTING THE INSTALLATION OF UTILITIES MAINTAINED BY THE MUNICIPALITY WITHIN THE ROADWAY;
 - FOR UTILITIES OVER 12 FEET IN DEPTH;
 - FOR ROADWAYS WITH A DESIGN SPEED THAT EXCEEDS 25 MILES PER HOUR;
 - AS NEEDED FOR FLOOD AND STORMWATER ROUTING;
 - AS NEEDED TO MEET FIRE CODE REQUIREMENTS FOR PARKING AND HYDRANTS;
 - OR AS NEEDED TO ACCOMMODATE STREET PARKING.

CURBED ROAD SECTION

STREET DESIGNATION	T.B.C. TO T.B.C. A	CENTERLINE TO T.B.C. B	ASPHALT WIDTH C	PARKSTRIP D	T.B.C. TO PROPERTY LINE E
LOCAL RESIDENTIAL	37'-0"	18'-6"	32'-0"	9'-6"	16'-6"
SPECIAL RESIDENTIAL (SEE GENERAL NOTE 11)	41'-0"	20'-6"	36'-0"	7'-6"	14'-6"

NOTES:

- B1. THE ROAD SECTION REQUIRED SHALL BE AS DETERMINED BY THE CITY ENGINEER BASED UPON ZONING, GENERAL PLAN, MASTER PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS, AS WELL AS THE PROXIMITY TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.



CROWN LOCATION FOR VARIOUS CROSS SLOPES

CROWN NOTES:

- A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED 1'-0" AS SHOWN IN DETAIL.
- B. ON CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY PER DIRECTION OF THE CITY ENGINEER.
- C. ALL STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.



BRANDON K. JONES
PROJECT ENGINEER
9/27/2023
DATE

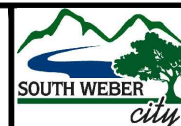
REV.	DATE	APPR.

SCALE:
N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ



CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com



SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL RESIDENTIAL STREET SECTION DETAILS

SHEET:
R1
OF 34 SHEETS
0

- ①. PRESSURIZED IRRIGATION SYSTEM LAYOUT AS APPROVED BY EITHER THE WEBER BASIN WATER CONSERVANCY DISTRICT, SOUTH WEBER WATER IMPROVEMENT DISTRICT, DAVIS AND WEBER COUNTIES CANAL COMPANY, OR THE SOUTH WEBER IRRIGATION COMPANY.
- ②. EXACT LOCATION OF STREET AND REGULATORY SIGNS SHALL BE SPECIFIED BY THE PUBLIC WORKS DIRECTOR.
- ③. THE NUMBER OF VALVES REQUIRED AT EACH INTERSECTION SHALL BE DETERMINED BY THE CITY ENGINEER.



GENERAL
ORIENTATION

20' RADIUS FOR RESIDENTIAL;
40' RADIUS FOR STATE ROADS
OR AS APPROVED BY UDOT

FIRE HYDRANT (TYP.) -
 _____ G _____
 NO PARKING

OR AS DIRECTED
CITY ENGINEER

STORM DRAIN OR LAND DRAIN
MANHOLE W/ CONCRETE COLLAR
(SEE SHEET SD.3)

SURVEY MONUMENT
(SEE DETAIL THIS —
SHEET)

THE DISTANCE FROM THE EDGE OF
THE PAVEMENT TO THE NEAR EDGE
OF THE SIGN TO BE 2'-0" MIN.

STREET SIGN
LOCATION (TYP.)

GAS MAIN ^G _____

CURB MARKERS REQ'D
FOR LATERAL LOCATING
PURPOSES (SEE SHEETS

STAINLESS STEEL PIN CURB
MARKER REQ'D FOR PROPERTY
LINE LOCATING PURPOSES

**GENERAL LOT UTILITY LATERAL
CONFIGURATION DETAIL**

3" DIA. BRASS SURVEY MONUMENT
POST - "D&L SUPPLY" K-9090
OR APPROVED EQUAL

SURVEY MONUMENT NOTES:
B1. MARK POINT WITH AN "+"
CENTER PUNCH ON BRASS
SURVEY MONUMENT CAP

*"D&L SUPPLY" MODEL K-6313
MONUMENT RING & COVER*

" DIA. BRASS SURVEY MONUMENT
OST - "D&L SUPPLY" K-9090
R APPROVED EQUA

BACKFILL ALL SIDES (COMPACT
per APWA SECTION 31 23 26)

COMPACT BOTTOM OF EXCAVATED
BEFORE PLACING MONUMENT POST

COMPACT BOTTOM OF EXCAVATED HOLE
BEFORE PLACING MONUMENT POST

LOCAL RESIDENTIAL
STREET INTERSECTION

SURVEY MONUMENT DETAIL

REGISTERED PROFESSIONAL ENGINEER
BRANDON KENT JONES
No. 5148758
State of Utah

PROJECT ENGINEER
9/27/2023
DATE

SCALE:

N.T.S.

DESIGNED BKJ

DRAWN DCD

CHECKED BKJ



JVA
JONES &
ASSOCIATES

CONSULTING ENGINEERS

6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
***TYPICAL STREET INTERSECTION, UTILITY LATERAL CONFIGURATION &
STREET MONUMENT DETAILS***

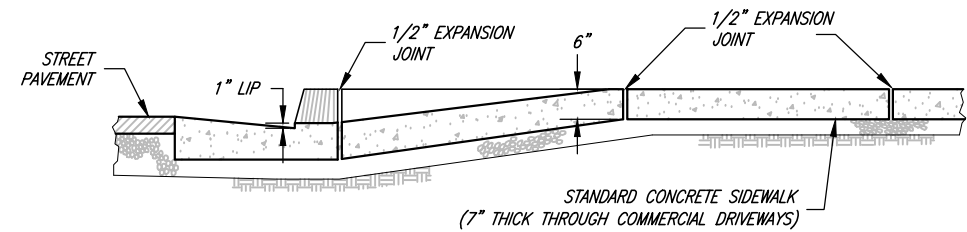
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R4

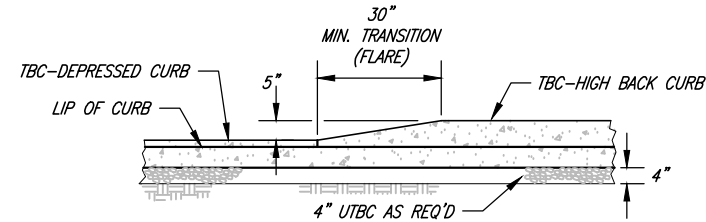
OF 34 SHEET

DRIVEWAY APPROACH NOTES:

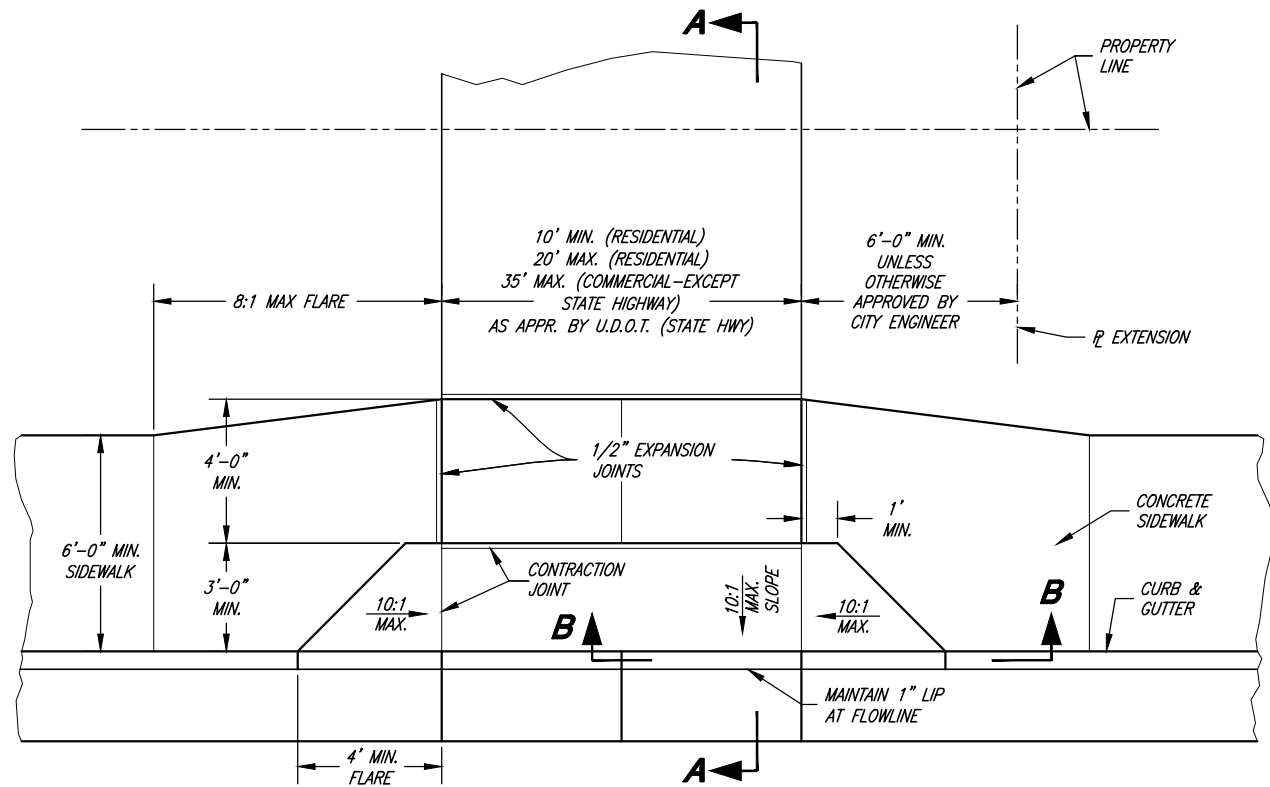
- 1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
- 2. SCORE SIDEWALK 1/4 OF SIDEWALK THICKNESS AT EACH 6'-0" SECTION. EXPANSION JOINTS AT EACH 48'-0", PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZED DRIVEWAYS AT 5'-0" MAX. SPACING
- 3. APPROACHES SHALL NOT BE ALLOWED ON CORNER LOTS WITHIN THE CLEAR VIEW AREA.
- 4. IF A RESIDENTIAL LOT HAS TWO FRONTAGES AND ONE OF THOSE FRONTAGES IS LOCATED ON A COLLECTOR OR ARTERIAL STREET, THE DRIVEWAY SHALL BE LOCATED ON THE RESIDENTIAL STREET ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO THE COLLECTOR OR ARTERIAL STREET.



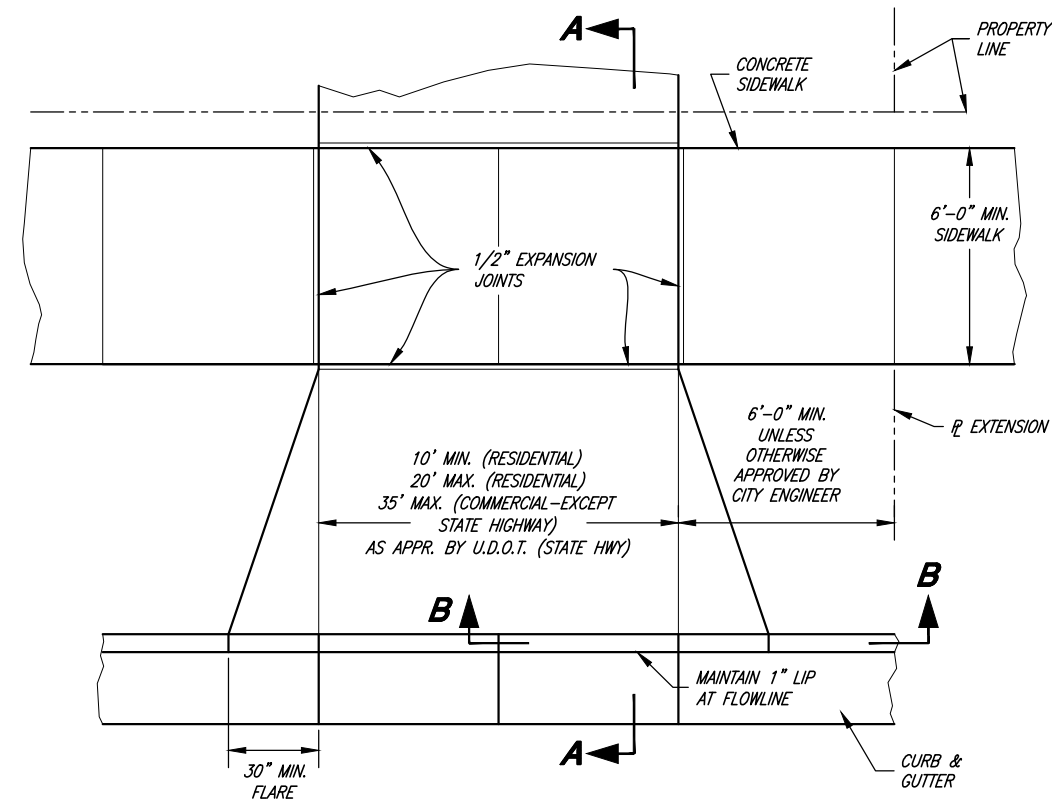
SECTION A-A



SECTION B-B



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



DRIVEWAY APPROACH W/ PARKSTRIP
DROP DOWN STYLE (CITY STANDARD)



PROJECT ENGINEER
Brandon K. Jones
9/27/2023
DATE

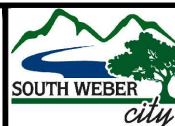
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SCALE:
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DESIGNED BKJ
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CHECKED BKJ

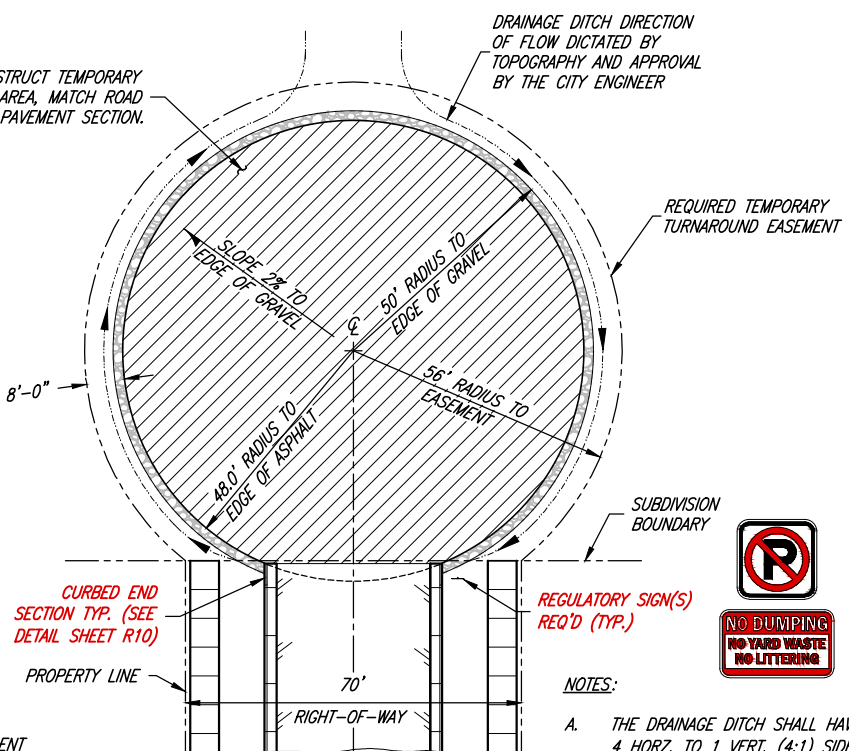
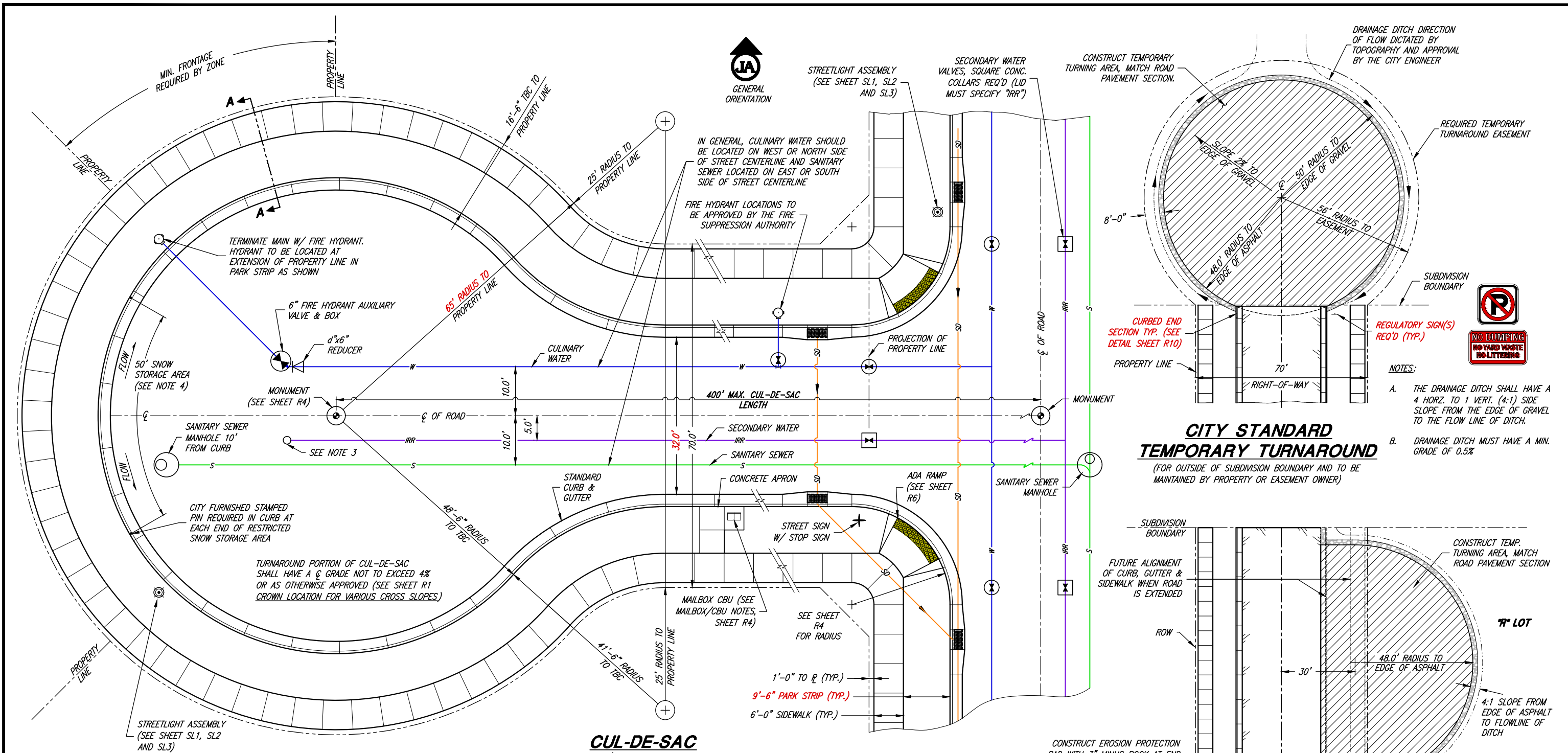


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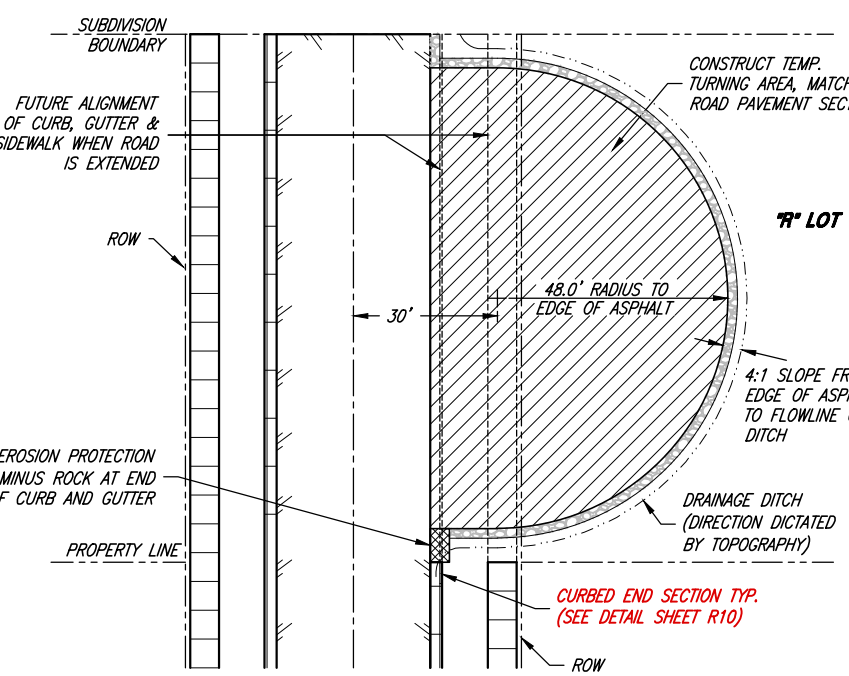


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL DRIVE APPROACH DETAILS

SHEET:
R5
OF 34 SHEETS
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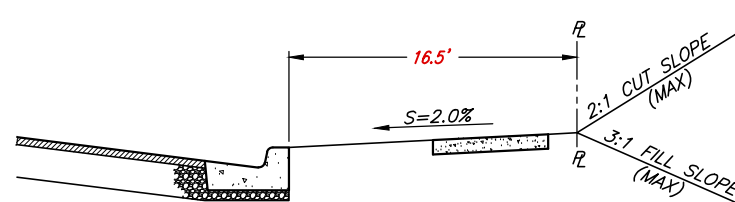
**CITY STANDARD
TEMPORARY TURNAROUND**
(FOR OUTSIDE OF SUBDIVISION BOUNDARY AND TO BE
MAINTAINED BY PROPERTY OR EASEMENT OWNER)



TEMPORARY TURNAROUND
(FOR INSIDE SUBDIVISION BOUNDARY TO BE
MAINTAINED BY PROPERTY OWNER)

- GENERAL NOTES:**
1. THE CIRCULAR CUL-DE-SAC LAYOUT ON THIS SHEET IS THE CITY STANDARD DESIGN. OTHER ALTERNATE DESIGNS MAY BE CONSIDERED AS APPROVED BY THE CITY ENGINEER.
 2. MODIFIED CUL-DE-SACS (KNUCKLE, EYEBROW, BULB, OR HALF CUL-DE-SACS) ARE NOT PERMITTED.
 3. DEVELOPER SHALL PROVIDE AN AIR RELIEF OR BLOW-OFF AS DETERMINED BY THE SECONDARY WATER PROVIDER AND IN ACCORDANCE WITH THEIR STANDARDS AND APPROVED BY THE CITY ENGINEER.
 4. NO DRIVEWAYS, FIRE HYDRANTS, OR MAIL BOXES ARE PERMITTED WITHIN THE 50' SNOW STORAGE AREA.

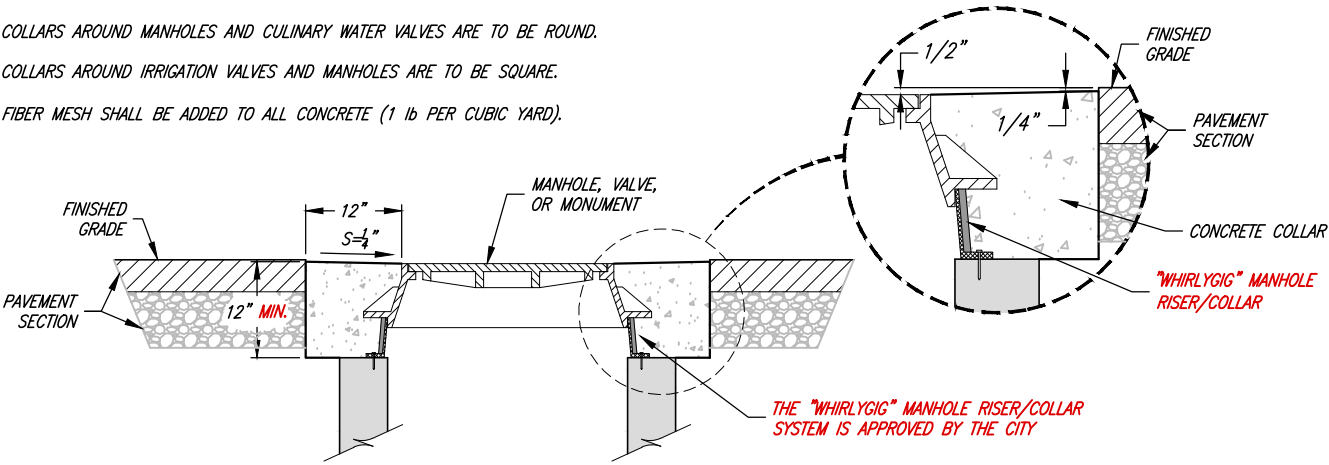
CUL-DE-SAC
70' RIGHT-OF-WAY



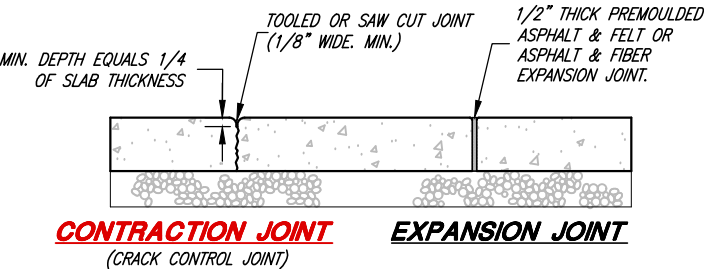
SECTION A-A
REQUIRED GRADING BETWEEN TBC AND PROPERTY LINE

CONCRETE COLLAR NOTES:

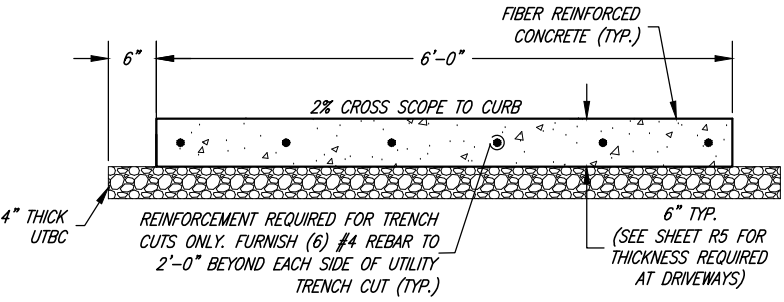
- B1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
B2. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.
B3. COLLARS AROUND IRRIGATION VALVES AND MANHOLES ARE TO BE SQUARE.
B4. FIBER MESH SHALL BE ADDED TO ALL CONCRETE (1 lb PER CUBIC YARD).



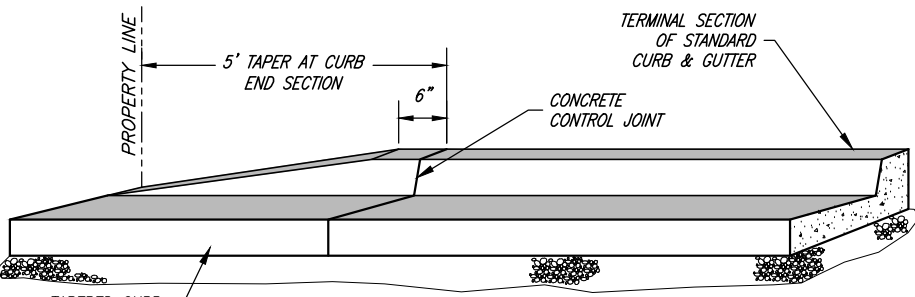
CONCRETE COLLAR DETAIL



JOINT DETAIL

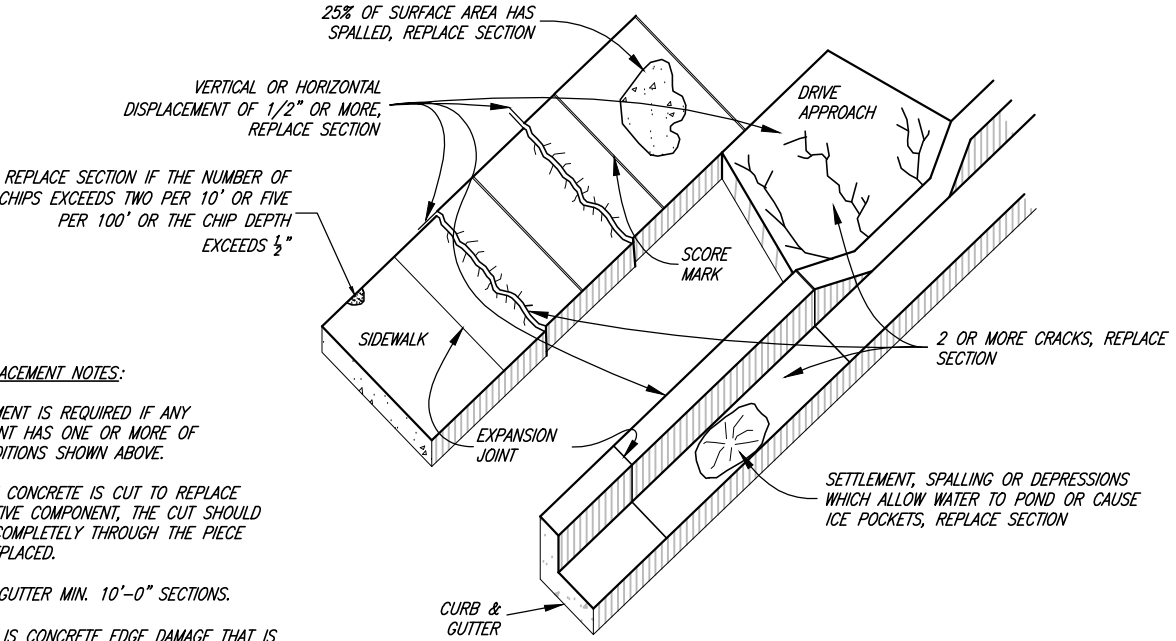


SIDEWALK SECTION
(CITY STANDARD)



CURB END SECTION

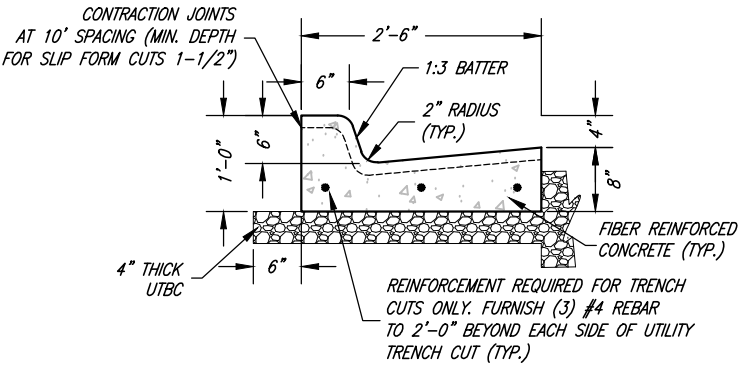
CURB END SECTION NOTE:
CONSTRUCT CURB END SECTION FOR IMPROVED SAFETY AND TO PREVENT SNOW FLOW DAMAGE. CONTRACTOR REQUIRED TO SAW-CUT AND REMOVE TAPERED CURB END SECTION AND CONSTRUCT NEW CURB AND GUTTER WHEN CURB AND GUTTER IS EXTENDED.



DEFECTIVE CONCRETE REPLACEMENT CRITERIA

- GENERAL NOTES:
- A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.
A2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.
A4. CONCRETE CLASS: WHEN NOT SPECIFIED IN THE PLANS OR PROJECT SPECIFICATION, USE THE FOLLOWING TABLE TO SELECT THE CLASS OF CONCRETE REQUIRED FOR THE APPLICATION.

CONCRETE CLASS	APPLICATION
5,000	REINFORCED STRUCTURAL CONCRETE
4,000	SIDEWALKS, CURB, GUTTER, CROSS GUTTERS, WATERWAYS, PAVEMENTS, AND UNREINFORCED FOOTINGS AND FOUNDATIONS
3,000	THRUST BLOCKS
2,000	ANCHORS, MASS CONCRETE



CURB & GUTTER SECTION
(CITY STANDARD)

- CURB & GUTTER NOTES:
1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE.
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS, HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
3. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.



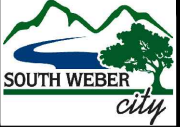
PROJECT ENGINEER	DATE
9/27/2023	

REV.	DATE	APPR.

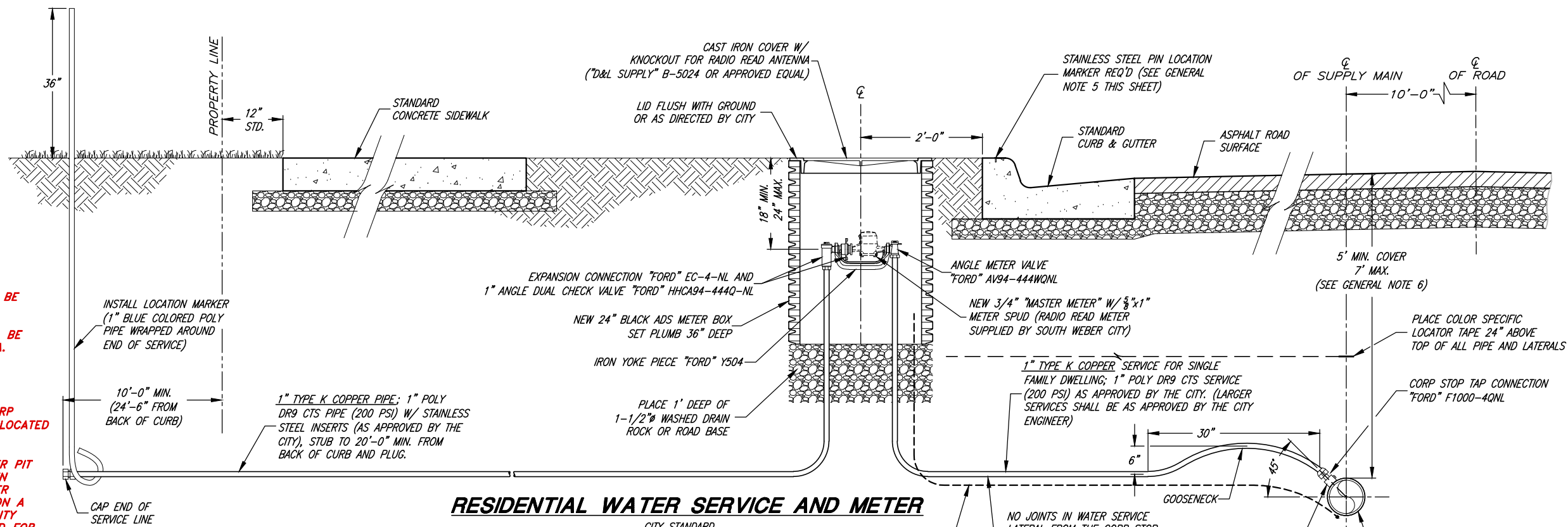
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DRAWN	BEB
CHECKED	BKJ

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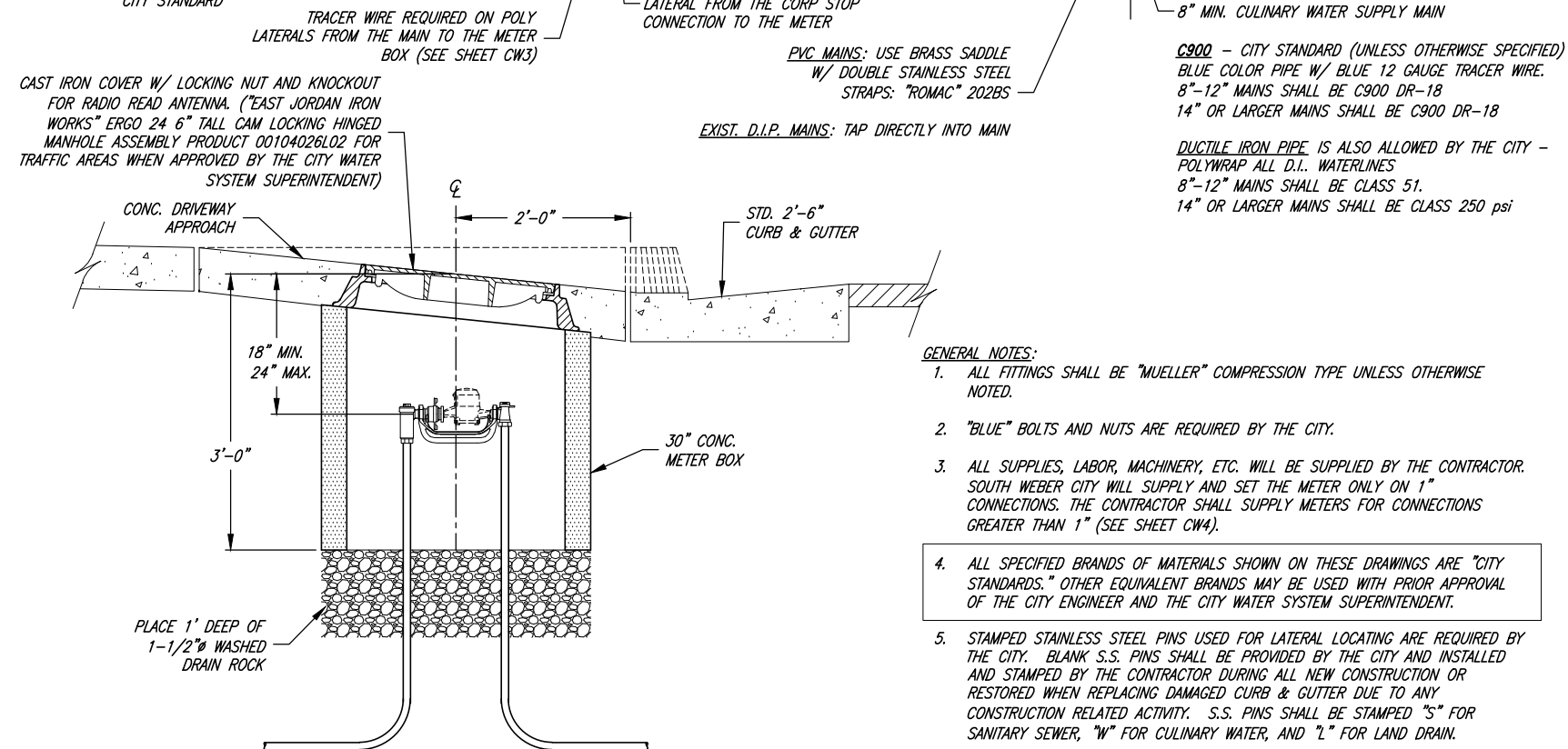
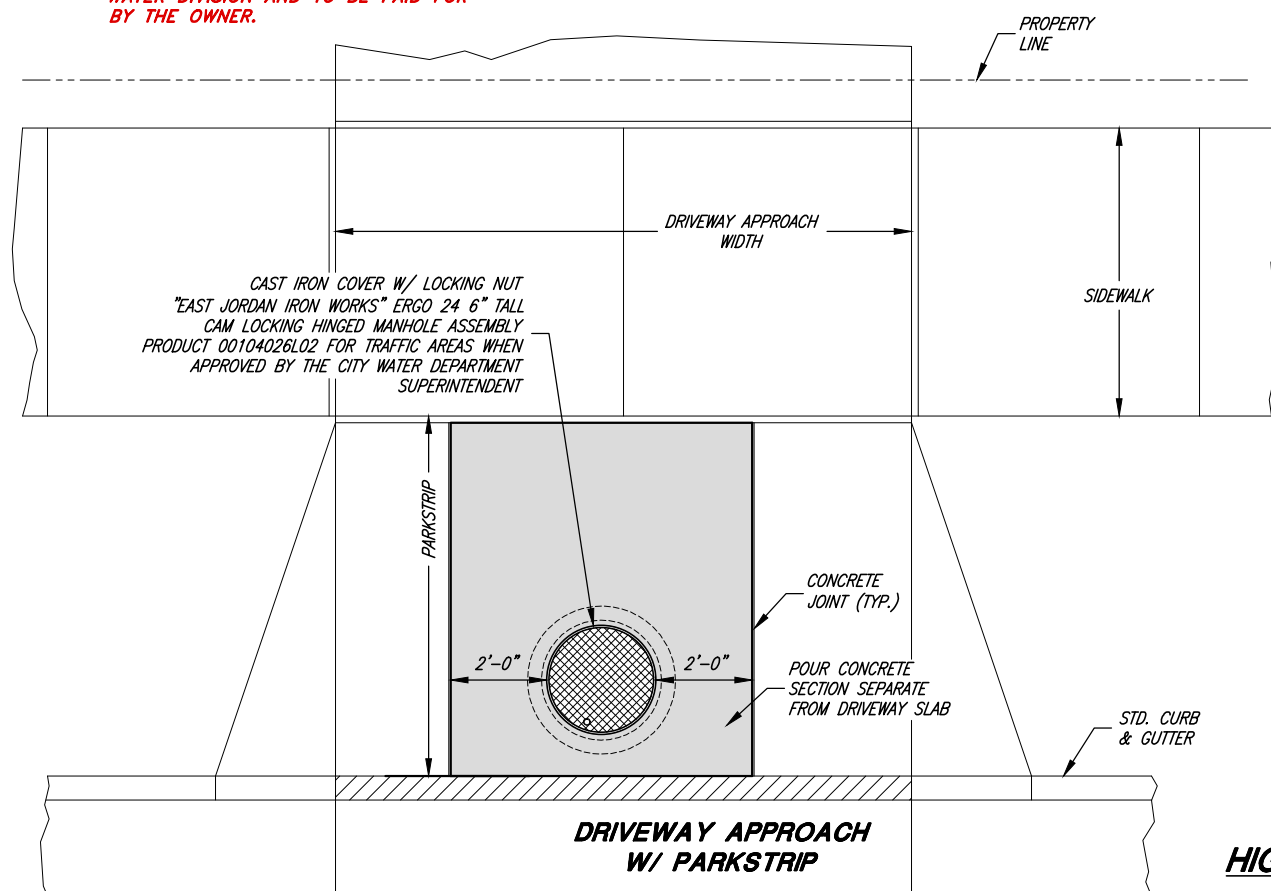


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR, AND DEFECTIVE CONC. REPLACEMENT DETAILS



METER LOCATION NOTES:

1. ALL CULINARY WATER METERS SHALL BE CENTERED ON THE LOT.
2. CULINARY WATER METERS SHALL NOT BE LOCATED WITHIN THE DRIVEWAY AREA.
3. IF A DRIVEWAY IS PLACED OVER AN EXISTING METER:
 - a. THE "ENTIRE" SERVICE LINE, CORP STOP, AND METER SHALL BE RELOCATED AT THE OWNER'S EXPENSE, OR
 - b. HIGH TRAFFIC RESIDENTIAL METER PIT MAY BE INSTALLED WITH WRITTEN APPROVAL FROM THE CITY WATER DIVISION. THIS IS DETERMINED ON A CASE BY CASE BASIS BY THE CITY WATER DIVISION AND TO BE PAID FOR BY THE OWNER.



- GENERAL NOTES:
1. ALL FITTINGS SHALL BE "MUELLER" COMPRESSION TYPE UNLESS OTHERWISE NOTED.
 2. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 3. ALL SUPPLIES, LABOR, MACHINERY, ETC. WILL BE SUPPLIED BY THE CONTRACTOR. SOUTH WEBER CITY WILL SUPPLY AND SET THE METER ONLY ON 1" CONNECTIONS. THE CONTRACTOR SHALL SUPPLY METERS FOR CONNECTIONS GREATER THAN 1" (SEE SHEET CW4).
 4. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
 5. STAMPED STAINLESS STEEL PINS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. BLANK S.S. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED AND STAMPED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. S.S. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND DRAIN.
 6. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.



PROJECT ENGINEER
9/27/2023
DATE

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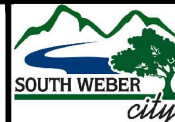
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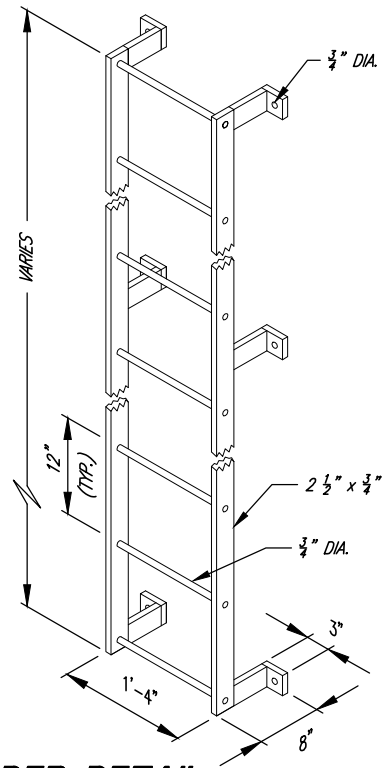


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
RESIDENTIAL WATER SERVICE CONNECTION DETAILS

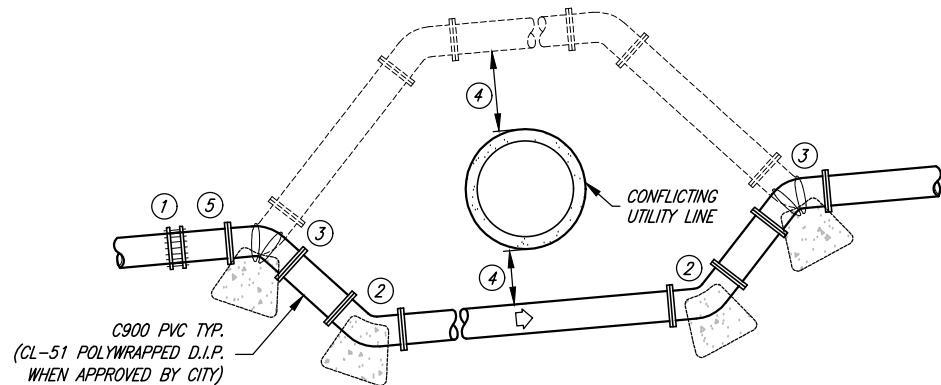
SHEET:
CW1
OF 34 SHEETS



LADDER DETAIL

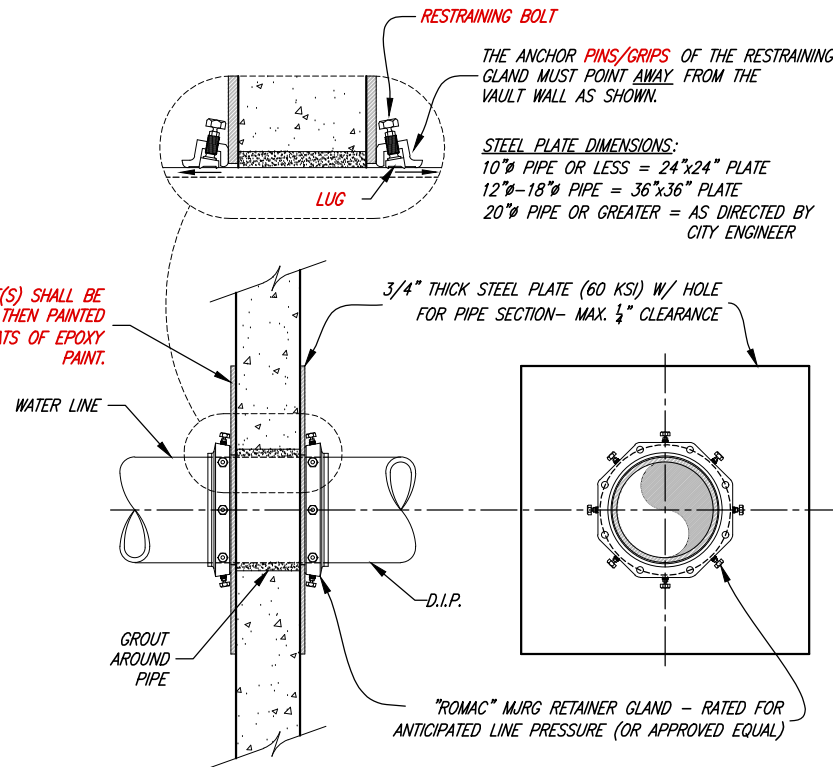
LADDER NOTES:

- D1. MAX. 12" SPACING BETWEEN BOTTOM OF LADDER AND VAULT FLOOR.
- D2. HOT DIP GALVANIZE AFTER FABRICATION.



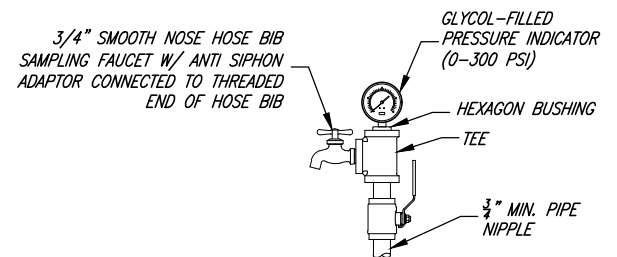
TYPICAL WATERLINE LOOP

- ① TRANSITION COUPLING; "ROMAC" ALPHA, "ROMAC" MACRO, OR APPROVED EQUAL
- ② MJ 45° BEND W/RETAINER GLANDS
- ③ CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBAR SECURING BLOCK TO FITTING (EPOXY COATING)
- ④ MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT LOOPS INVOLVING SEWER MAINS WHERE A MINIMUM OF 18" VERTICAL COVER ABOVE THE SEWER MAIN IS REQUIRED. EXCEPTIONS MUST BE APPROVED BY THE UTAH DIVISION OF DRINKING WATER (DDW.)
- ⑤ AN AIR/VACUUM RELIEF VALVE MAY BE REQUIRED ON A CASE BY CASE BASIS AS DIRECTED BY THE CITY WATER SYSTEM SUPERINTENDENT.

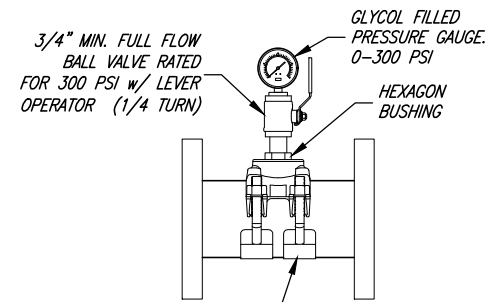


WALL PENETRATION DETAIL

FOR PRECAST VAULT (TYP)



(WITH SAMPLING FAUCET DETAIL)



BRASS DOUBLE S.S. STRAPS SERVICE SADDLE OR APPROVED EQUAL

PRESSURE GAUGE ASSEMBLY

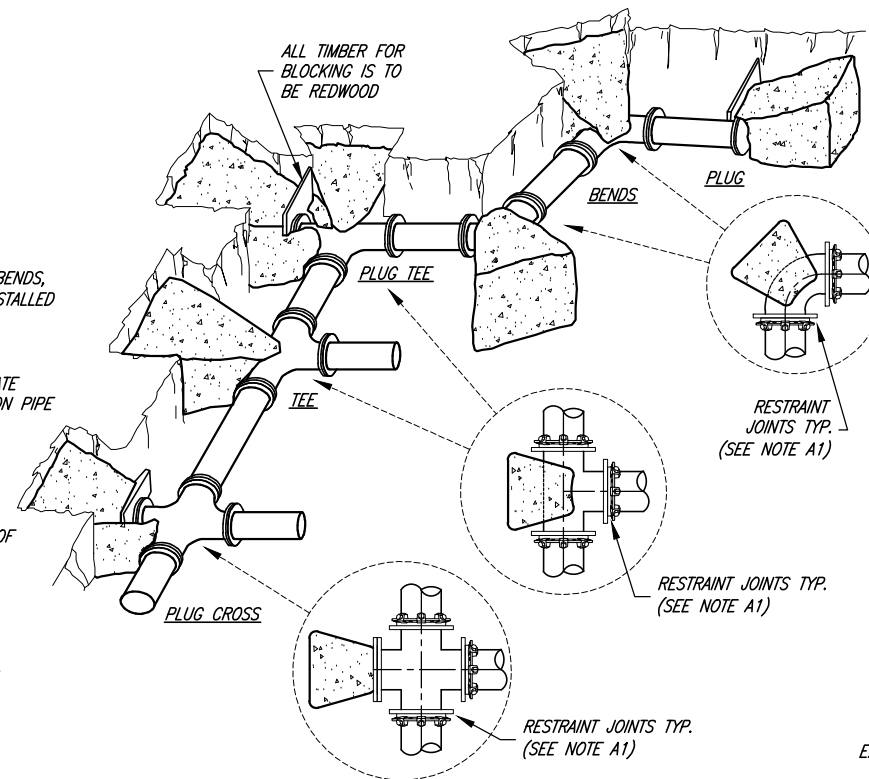
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PIPE RESTRAINT

- A1. FOR NOMINAL PIPE DIAMETERS 8" AND GREATER, ALL BENDS, CROSSES, TEES, REDUCERS, AND VALVES SHALL BE INSTALLED WITH RESTRAINING JOINTS ("MEGA-LUG", "ALPHA" OR APPROVED EQUAL).
- A2. DESIGN SHALL ALSO BE REQUIRED TO ENSURE ADEQUATE RESTRAINT FOR PIPING JOINTS NEAR FITTINGS BASED ON PIPE DIAMETER AND PIPE PRESSURE.

THRUST BLOCKING NOTES:

- B1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
- B2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE FOR 2000 P.S.F. AND A THRUST RESULTING FROM 200% OF THE WATER LINE STATIC LINE TEST.
- B3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS OF 22-1/2" OR MORE. 11-1/4" BENDS SHALL HAVE RETAINER GLANDS.
- B4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.



TYPICAL RETAINER GLANDS & THRUST BLOCKING

THRUST PER PSI OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE (IN.)	DEAD END OR TEE (LB.)	90° ELBOW (LB.)	45° ELBOW (LB.)	22-1/2° ELBOW (LB.)
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	487	244
30	947	1,332	722	377
36	1,356	1,905	1,032	542

NOTES:

- C1. IN USING THE ABOVE TABLE, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
- C2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

EXAMPLE:

8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN.
FROM TABLE: THRUST = 94 X 200 = 18,800 LB.
ASSUME BEARING STRENGTH = 2,000 LB./SQ. FT.

$\frac{18,800}{2,000} = 9.4$ SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK



BRANDON K. JONES
PROJECT ENGINEER
9/27/2023
DATE

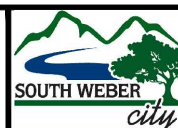
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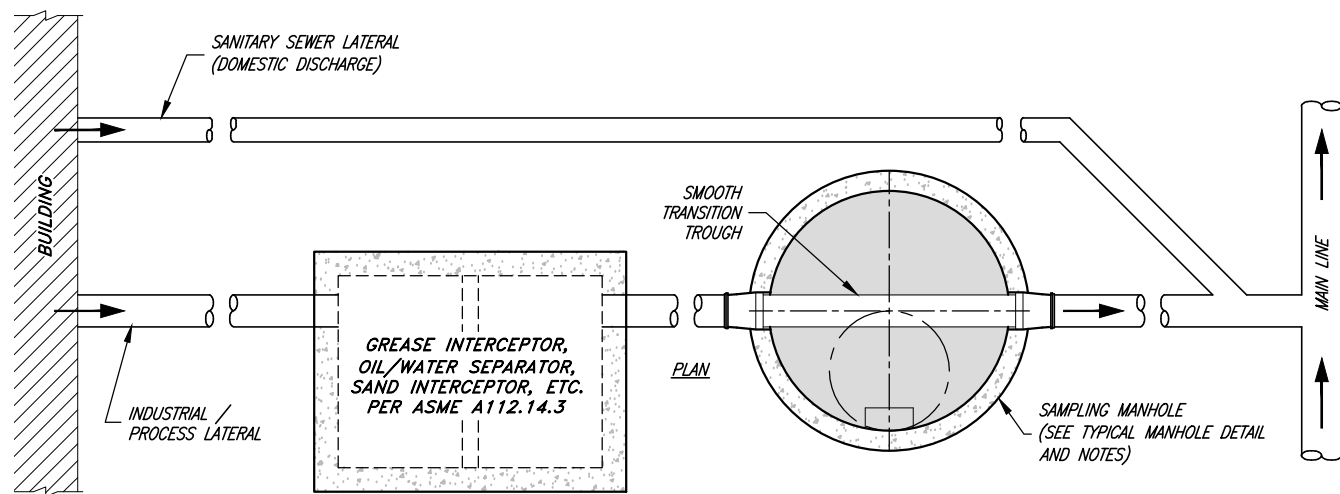


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS

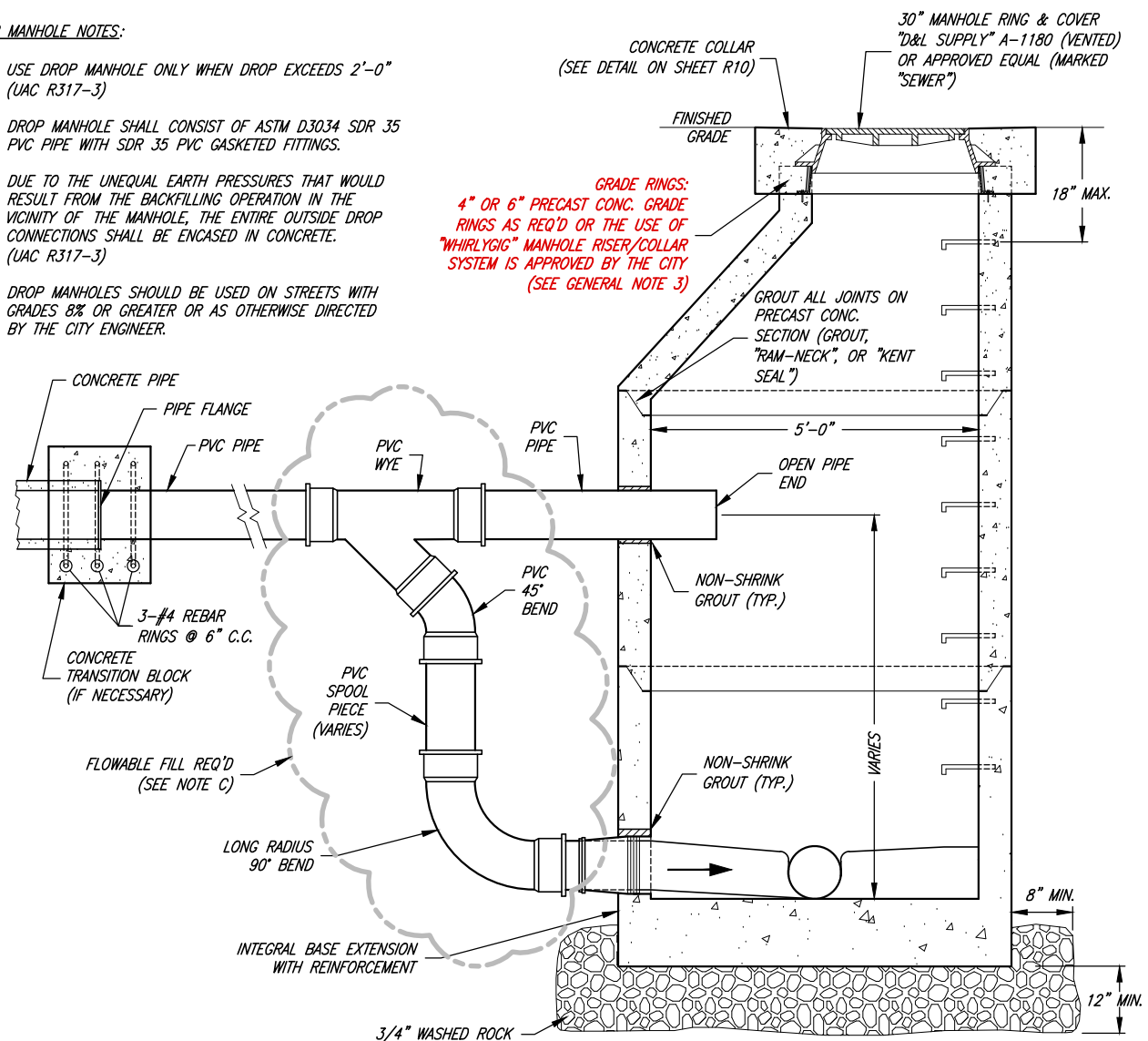
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OF 34 SHEETS
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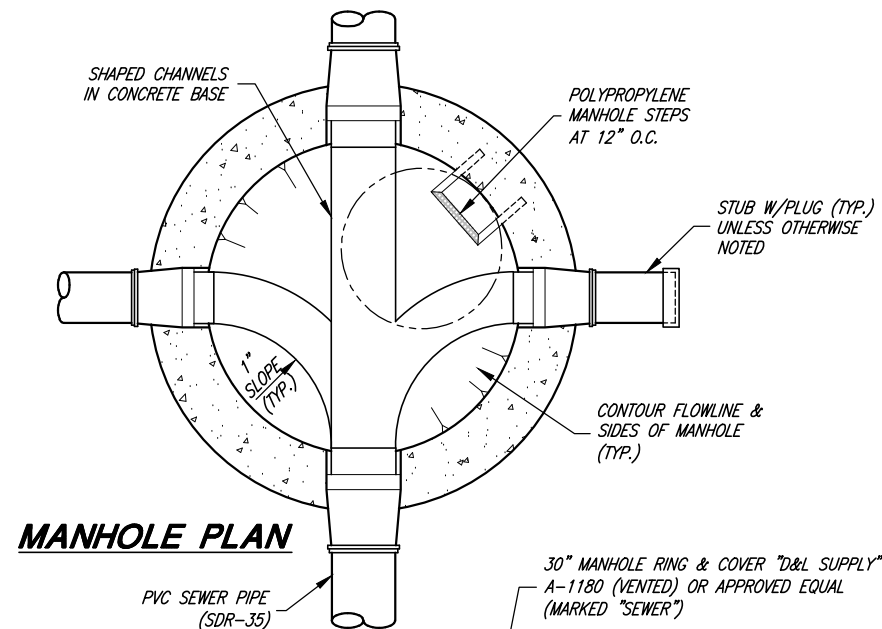
SAMPLING MANHOLE

DROP MANHOLE NOTES:

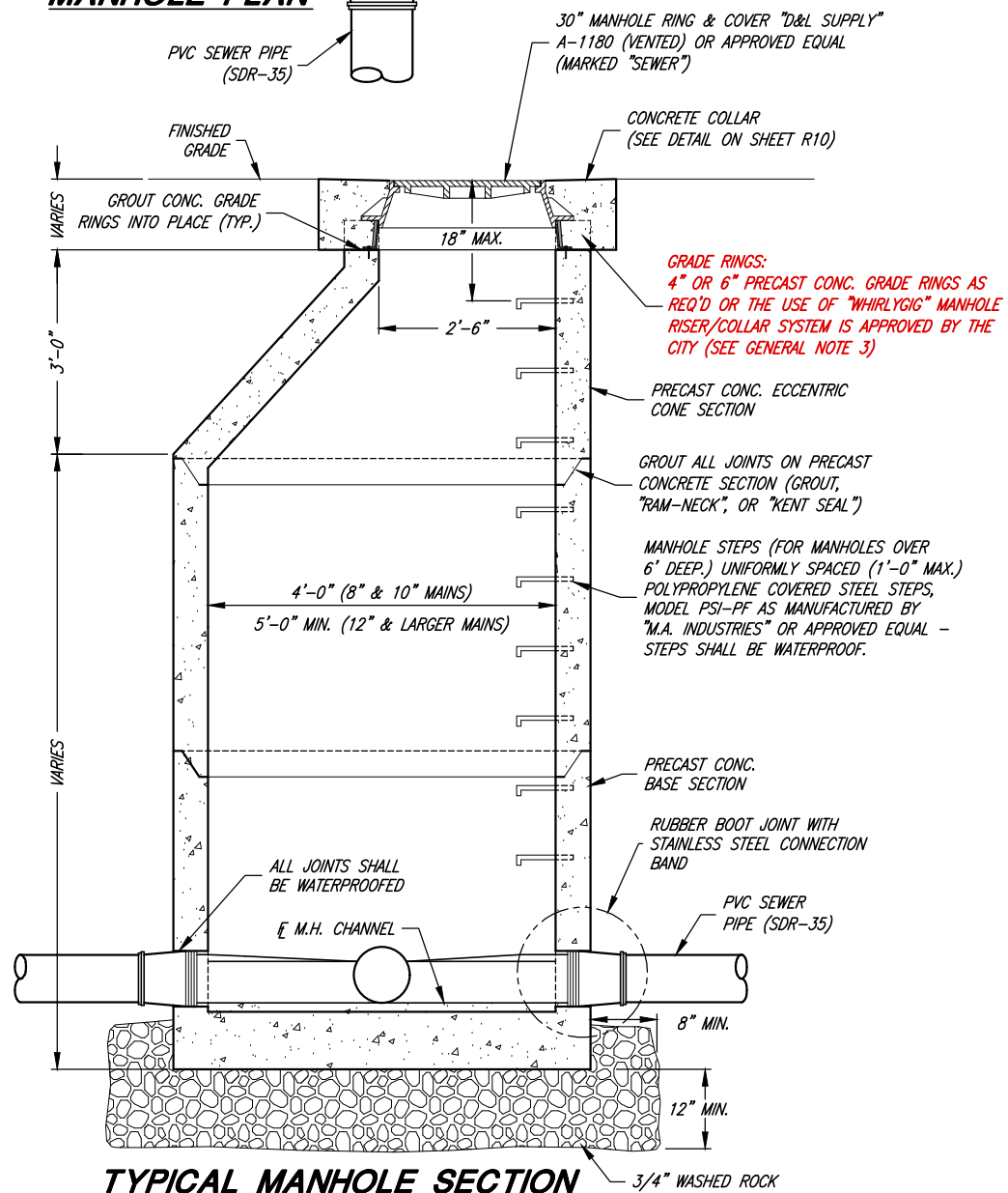
- USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0" (UAC R317-3)
- DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.
- DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN CONCRETE. (UAC R317-3)
- DROP MANHOLES SHOULD BE USED ON STREETS WITH GRADES 8% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY ENGINEER.



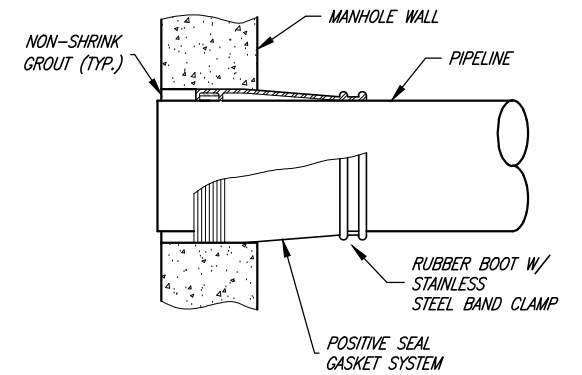
TYPICAL DROP MANHOLE SECTION



MANHOLE PLAN



TYPICAL MANHOLE SECTION



RUBBER BOOT DETAIL

GENERAL NOTES:

- SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
- A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
- NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
- ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
- SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
- ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
- WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
- FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
- ALL SEWER MANHOLE COVERS TO BE VENTED UNLESS OTHERWISE NOTED.



PROJECT ENGINEER
Brandon K. Jones
 9/27/2023
 DATE

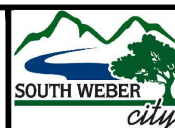
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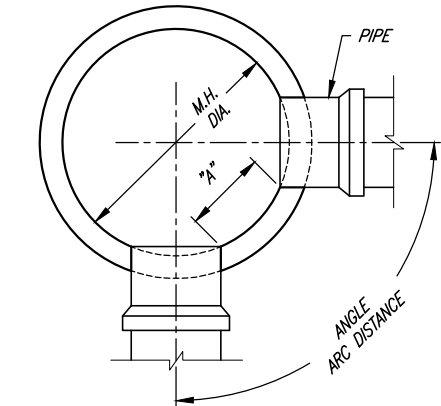
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SANITARY SEWER MANHOLE DETAILS

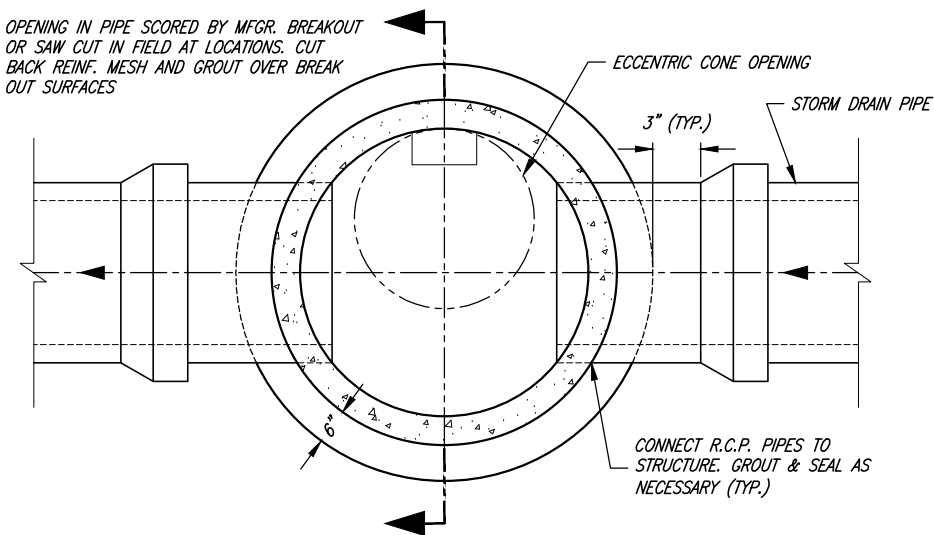
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 OF 34 SHEETS
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PIPE SIZES											
M.H. SIZE	IN-LINE M.H. 180"	JUNCTION MANHOLE (ANGLE / ARC DISTANCE)									
		90°	85°	80°	75°	70°	65°	60°	55°	50°	45°
4' M.H.	15"-24"	15"-18"	15"-18"	15"	15"	---	---	---	---	---	---
5' M.H.	27"-30"	21"-24"	21"-24"	18"-21"	18"-21"	15"-18"	15"-18"	15"	---	---	---
6' M.H.	36"-48"	27"-30"	27"-30"	24"-27"	24"	21"-24"	21"	18"	15"-18"	15"	---
7' M.H.	54"	36"	36"	30"	27"-30"	27"	24"	21"-24"	21"	18"	15"
8' M.H.	60"	42"	42"	36"	36"	30"	27"-30"	27"	24"	21"	18"

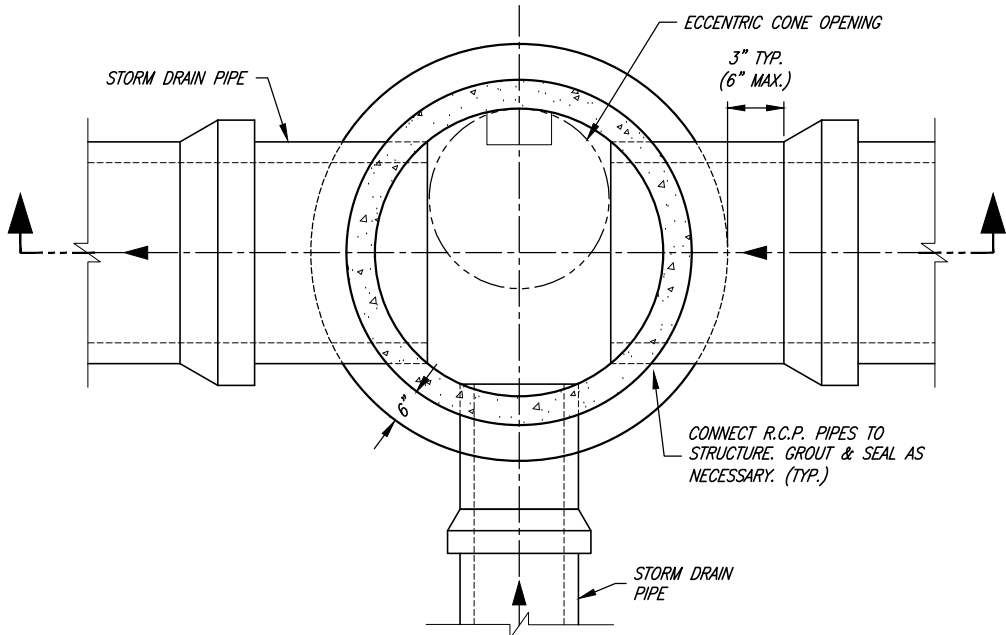


- MANHOLE SIZING NOTES:**
- SUGGESTED "A" DISTANCE IS 6" OR GREATER FOR 48", 60" AND 72" DIAMETER MANHOLES
 - SUGGESTED "A" DISTANCE IS 8" OR GREATER FOR 84" AND 96" DIAMETER MANHOLES

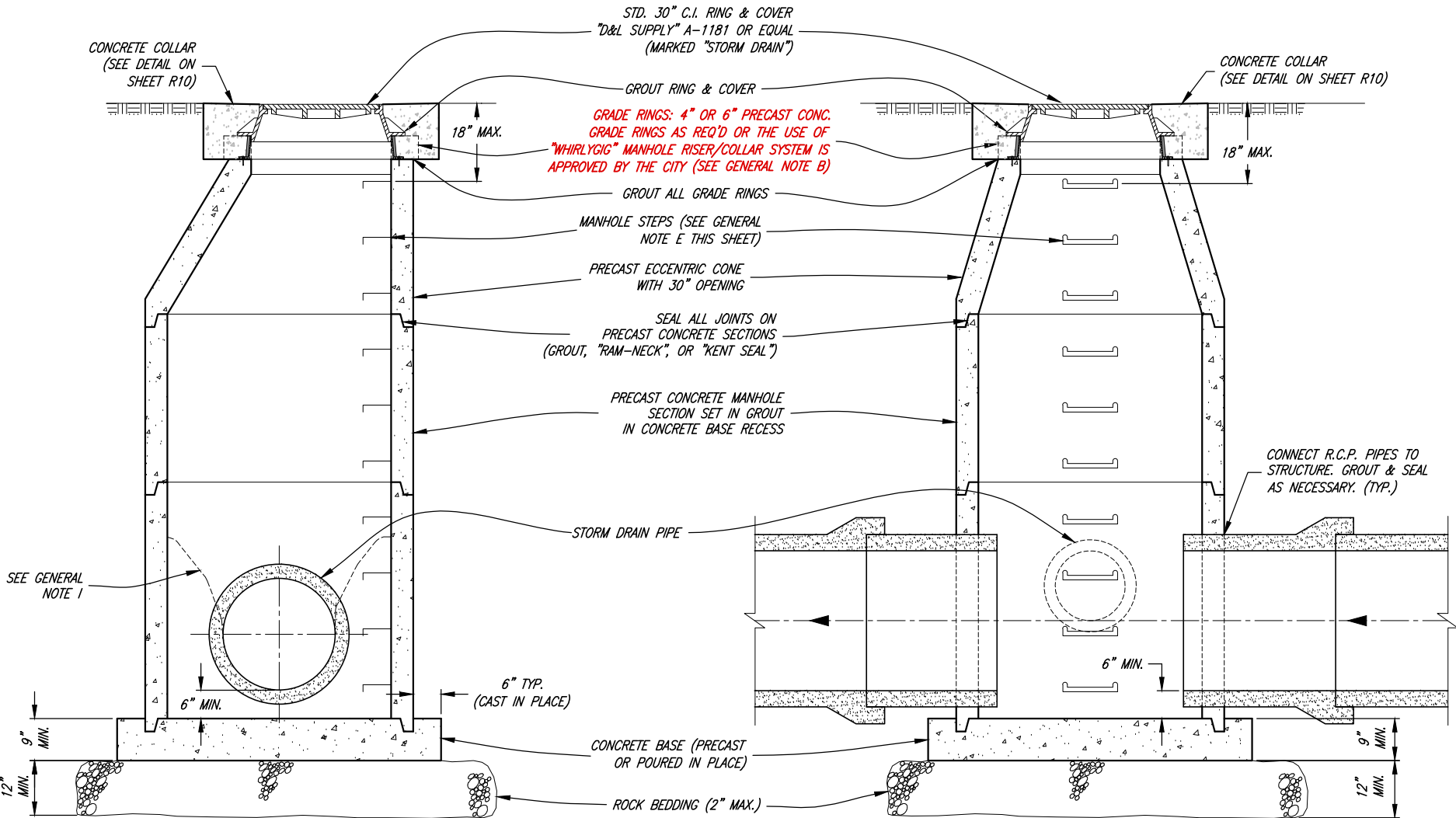
- GENERAL NOTES:**
- A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
 - NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE
 - PLYWOOD COVERS SHALL BE USED AT MANHOLE FLOOR TO COVER FLOWLINE DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES.
 - ALL INTERIOR JOINTS SHALL BE SMOOTH AND EVENLY GROUTED WITH NON-SHRINK GROUT MIX.
 - MANHOLE STEPS UNIFORMLY SPACED (1'-0" MAX) ON ALL MANHOLES. POLYPROPYLENE COVERED STEEL STEPS, MODEL PSI-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERPROOF.
 - STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
 - FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
 - THE USE OF STORM DRAIN UTILITY VAULTS (BOXES) WITH STD. 30" C.I. RING & COVER ("D&L SUPPLY" A-1181 MARKED "STORM DRAIN") AND A CONCRETE COLLAR IS ACCEPTED WHEN APPROVED BY THE CITY ENGINEER.
 - CONTOUR THE FLOWLINE & SIDES OF ANY LINE OR JUNCTION MANHOLES WHEN DIRECTED BY THE CITY ENGINEER.



TYPICAL LINE MANHOLE



TYPICAL JUNCTION MANHOLE



PROJECT ENGINEER
 DATE 9/27/2023

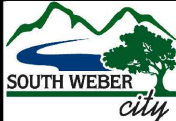
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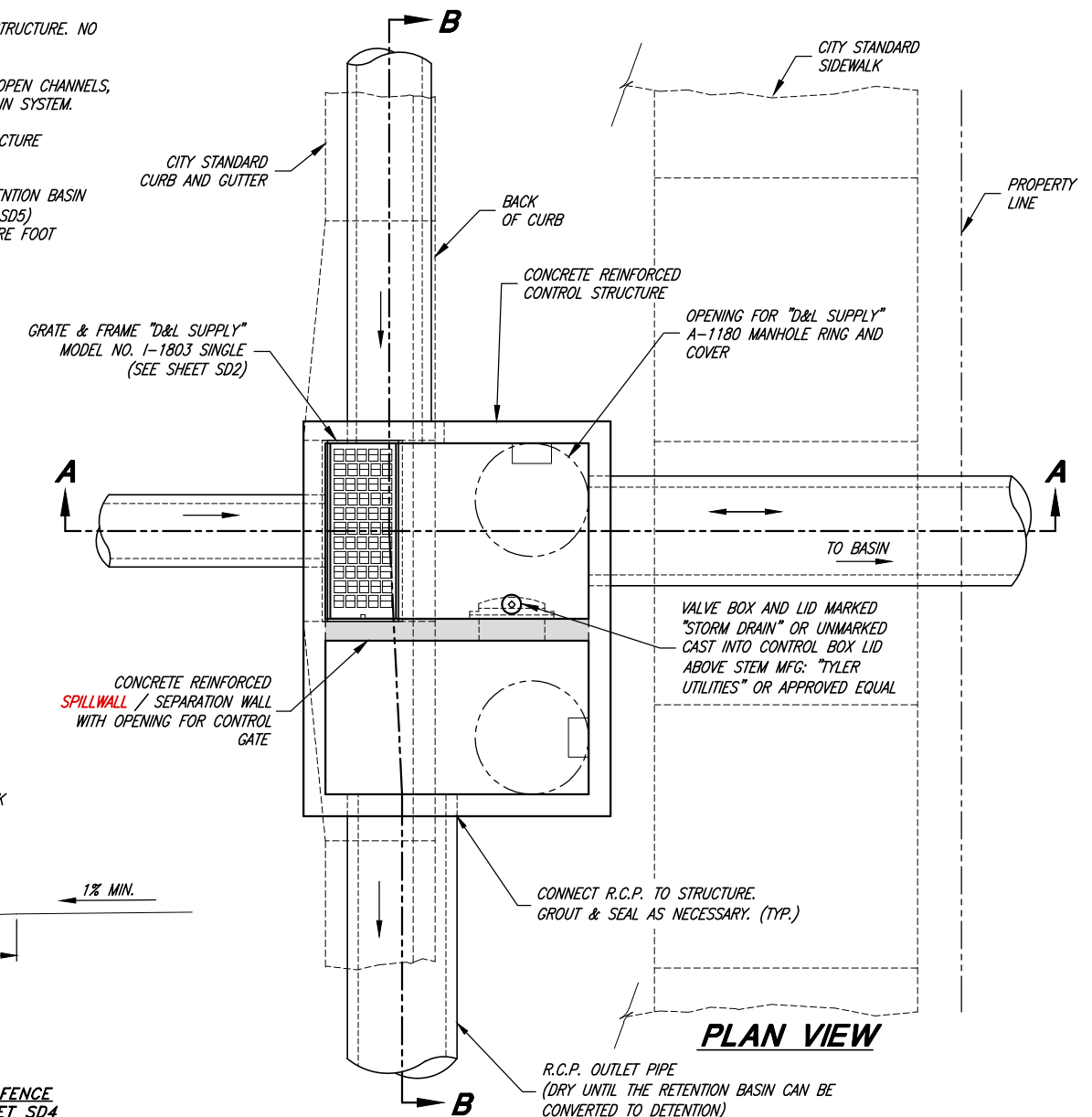
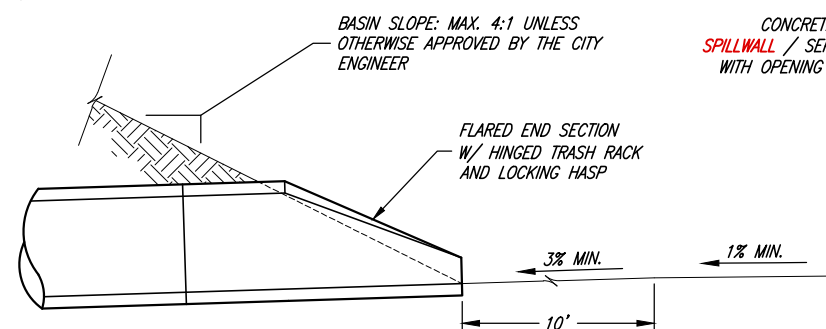
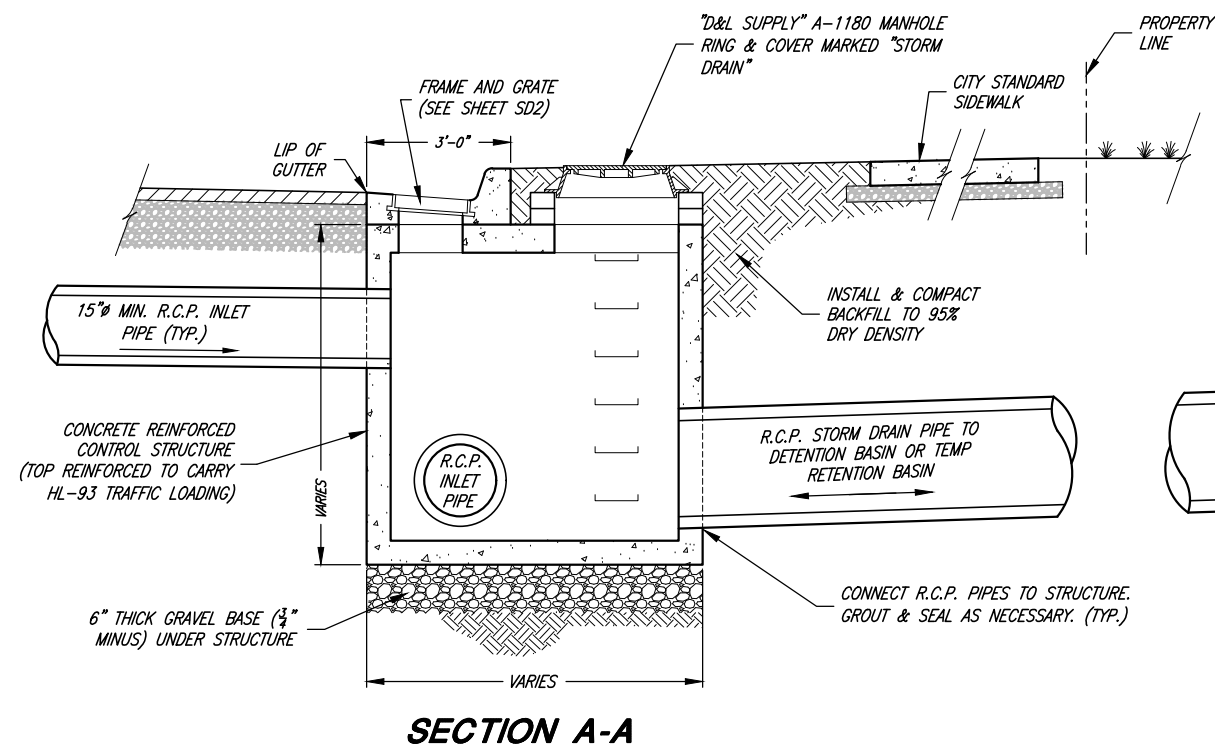
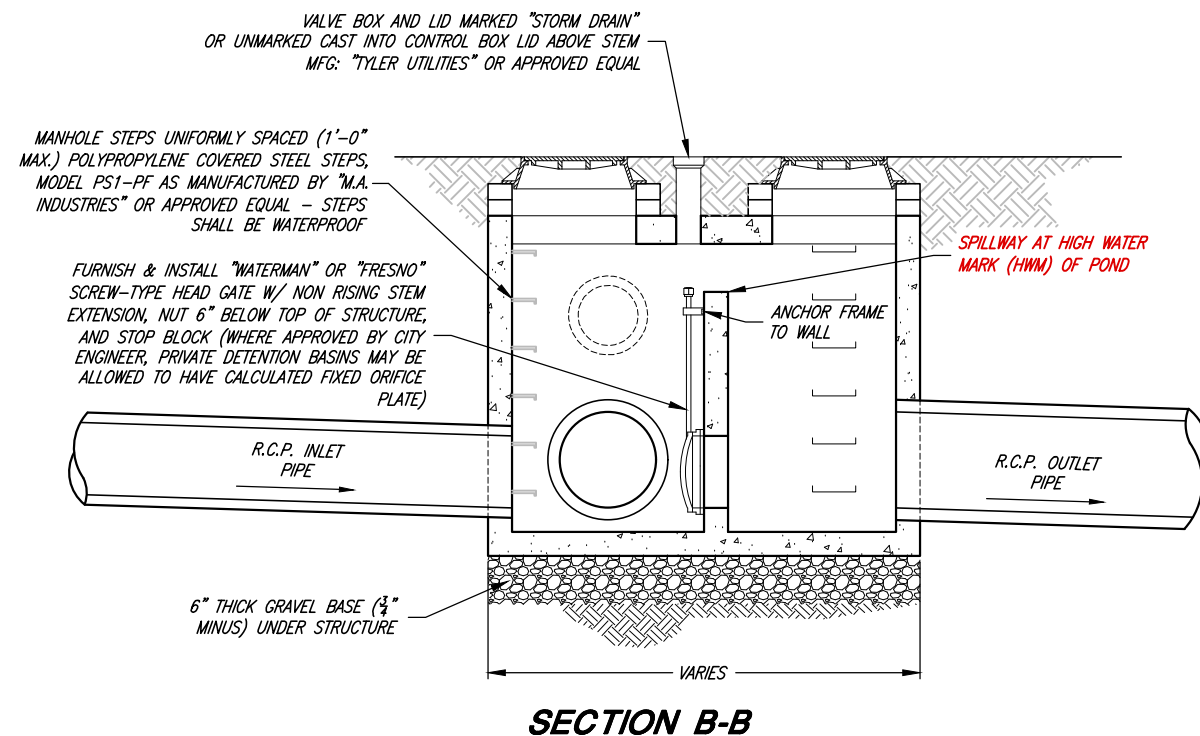


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
STORM DRAIN MANHOLE DETAILS

SHEET:
SD3
 OF 34 SHEETS
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INLET/OUTLET CONTROL STRUCTURE

(PRECAST OR CAST-IN-PLACE)

GENERAL NOTES:

1. ALL BASINS REGARDLESS OF LOCAL OR REGIONAL SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR STORM EVENT.
2. A DAM SAFETY (UTAH DIVISION OF WATER RIGHTS) HAZARD PERMIT MAY BE REQUIRED.
3. STRUCTURE DESIGN AND FLOW CALCULATIONS MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
4. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
5. THE SURFACE AREA OF THE BASIN SHALL BE SODDED AND SHALL BE PROVIDED WITH AN AUTOMATED SPRINKLER SYSTEM APPROVED BY THE CITY ENGINEER.
6. GRATES SHALL BE REMOVABLE FOR MAINTENANCE PURPOSES
7. GRATES SHALL BE HOT DIPPED GALVANIZED WITH BARS AT MAXIMUM 3 INCH SPACING.
8. LOW FLOWS MUST BE PIPED CONTINUOUSLY TO THE CONTROL STRUCTURE. NO OPEN FLOW IS PERMITTED THROUGH THE BASIN.
9. INCLINED GRATES ARE REQUIRED ON ALL PIPES/INLETS WHERE OPEN CHANNELS, DITCHES, OR PONDS DISCHARGE DIRECTLY INTO THE STORM DRAIN SYSTEM.
10. AN INTERNAL SPILLWAY MAY BE CONSTRUCTED INSIDE THE STRUCTURE DEPENDING ON SITE CONDITIONS AND ELEVATIONS.
11. BASIN STRUCTURES ARE DETERMINED BY THE SIZE OF THE DETENTION BASIN OR AS REQUIRED BY THE CITY ENGINEER. (SEE SHEET SD4 OR SD5)
 - a. SMALL DETENTION BASIN: LESS THAN OR EQUAL TO 1 ACRE FOOT
 - b. LARGE DETENTION BASIN: GREATER THAN 1 ACRE FOOT

STRUCTURAL NOTES:

- A. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. ADD REINFORCEMENT AROUND OPENINGS EQUAL TO REINFORCEMENT DISPLACED BY OPENING.
- C. THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.
- D. REINFORCEMENT TO CONFORM WITH ASTM A 615 GRADE 60
- E. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI
- F. USE AN AIR-ENTRAINING AGENT ON ALL CONCRETE EXPOSED TO THE WEATHER.
- G. HL-93 LOADING



PROJECT ENGINEER
9/27/2023
DATE

REV	DATE	ADDR	

SCALE:

N.T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ



CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com



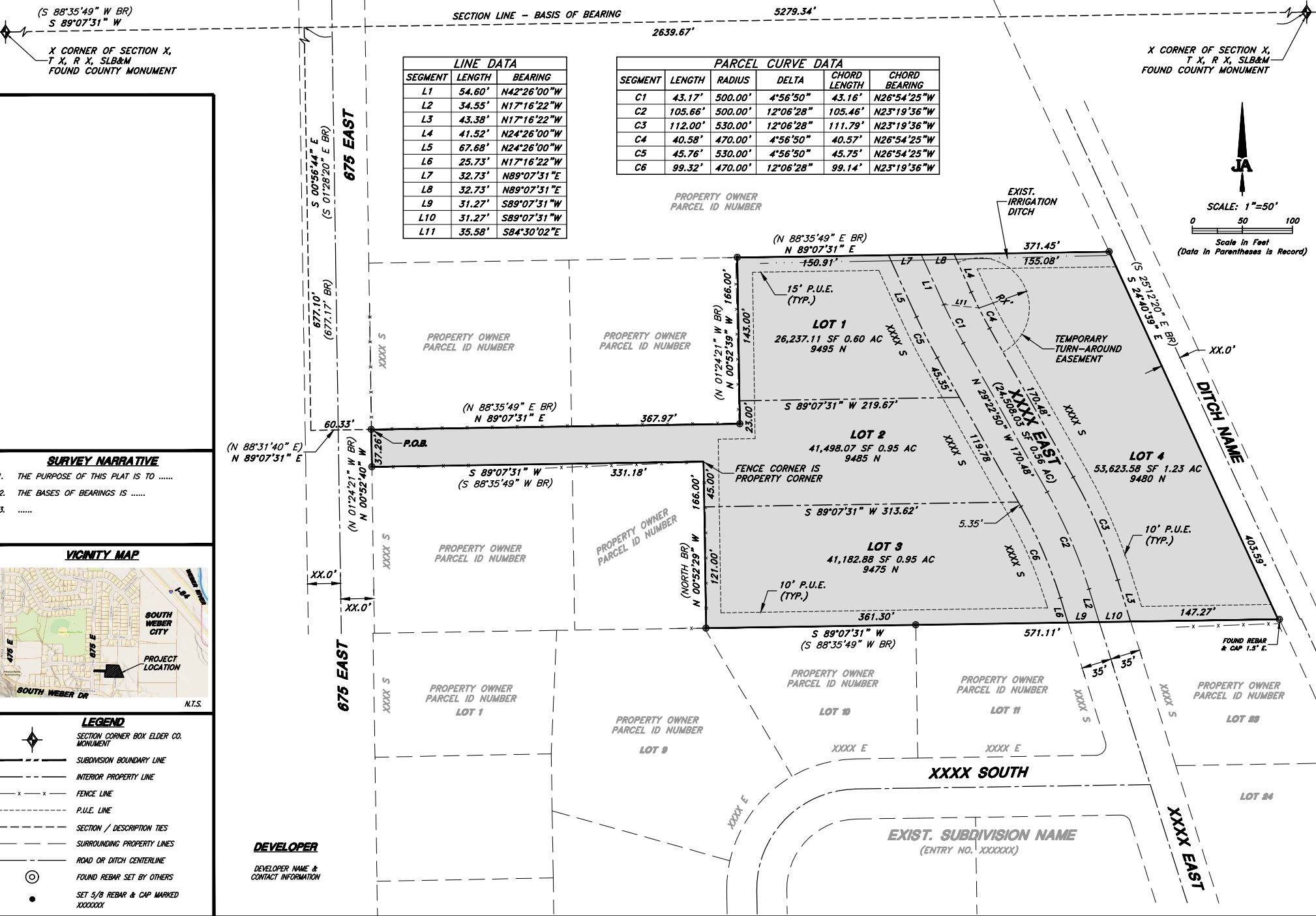
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
SMALL DETENTION BASIN DETAILS

SHEET:
CD5
34 SHEETS

SUBDIVISION PLAT REQUIREMENTS			
	PLAT NOTES	PRELIM. PLAT	FINAL PLAT
1	LOCATION OF SUBDIVISION	X	X
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SHEET 1 OF X

SUBDIVISION NAME
A PART OF SECTION X, TOWNSHIP X, RANGE X, S.L.B.&M.
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



SUBDIVISION BOUNDARY DESCRIPTION
BEING PART OF SECTION X, TOWNSHIP X, RANGE X OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT
FROM THE X CORNER OF SAID SECTION X;
RUNNING THENCE.....

SURVEYOR'S CERTIFICATE
I, LAND SURVEYOR'S NAME, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH.....

SIGNED THIS _____ DAY OF _____, 20XX.
STAMP

LAND SURVEYOR, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. XXXXXXXX

OWNER'S DEDICATION
(EXAMPLE) KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS THE SUBDIVISION NAME, DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES WHICH WILL INTERFERE WITH MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE EASEMENTS. WE DO HEREBY DEDICATE TO SOUTH WEBER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE 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. WE DECLARE BINDING AND EFFECTIVE ALL PLAT NOTES AS SHOWN HEREON.

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 20XX PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC,
(Name of Document Signer)
SIGNER OF THE OWNER'S DEDICATION AND CERTIFICATION WHO, BEING BY ME DULY SWORN, DID SIGN IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

TRUST OR CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 20XX PERSONALLY APPEARED BEFORE ME,
(Name of Document Signer)
WHOSE IDENTITIES ARE PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY HE/SHE/THEY ARE THE _____ OF SAID TRUST/COMPANY AND THAT SAID OWNER'S DEDICATION WAS SIGNED FREELY AND VOLUNTARILY BY HIM/HER/THEM IN BEHALF OF SAID TRUST/COMPANY FOR THE PURPOSES THEREIN MENTIONED.

PLAT NOTES
1. ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
2.

SOUTH WEBER CITY PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20XX,
BY THE SOUTH WEBER CITY PLANNING COMMISSION.
CHAIRMAN

SOUTH WEBER CITY ATTORNEY
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE.
THIS _____ DAY OF _____, 20XX.
CITY ATTORNEY

SOUTH WEBER CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE SOUTH WEBER CITY COUNCIL
THIS _____ DAY OF _____, 20XX,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SOUTH WEBER CITY MAYOR
ATTEST: _____ CITY RECORDER

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.
SIGNED THIS _____ DAY OF _____, 20XX.
SOUTH WEBER CITY ENGINEER

DAVIS COUNTY RECORDER
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ENTRY _____
INDEX _____
FILED IN: _____ FILE OF PLATS _____ COUNTY RECORDER CHIEF DEPUTY



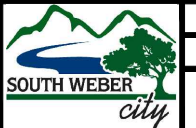
PROJECT ENGINEER
9/27/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ



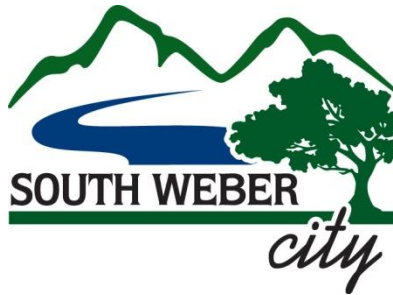
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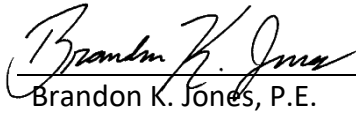
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - MISCELLANEOUS DEVELOPMENT STANDARDS
SUBDIVISION PRELIMINARY & FINAL PLAT
SUBMITTALS EXAMPLE

SHEET:
DEV1
OF 34 SHEETS
0

DEVELOPMENT, DESIGN, AND
CONSTRUCTION STANDARDS
for
SOUTH WEBER CITY



SUBMITTED & RECOMMENDED:



Brandon K. Jones, P.E.
City Engineer

12/31/23
Date

APPROVED:

Rod Westbroek
Mayor

1/11/23
Date

David J. Larson
City Manager

1/11/23
Date

Trevor Cahoon
Community & Planning Director

1/11/23
Date

Mark B. Larsen
Public Works Director

1/11/23
Date

Lisa Smith
Attest, City Recorder

1/11/23
Date

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APPENDICES

- A STORM DRAIN AND DRAINAGE DESIGN STANDARDS
- B GEOTECHNICAL INVESTIGATION REPORT MINIMUM REQUIREMENTS
- C MODIFICATIONS AND ADDITIONS TO MANUAL OF STANDARD SPECIFICATIONS
- D SOUTH WEBER CITY PUBLIC WORKS STANDARD DRAWINGS

SECTION 1 GENERAL

1.01 South Weber City Municipal Code Governs

Nothing in this document shall be construed to be contrary to South Weber City Municipal Code. Should a conflict exist between this document and the Ordinances, the Code shall govern.

1.02 Conformance with Federal, State, and Local Laws

Nothing in this document shall relieve the Developer, Engineer, or Contractor from abiding by any and all Federal, State, and local laws.

1.03 Definitions

- A. Title or Chapter – When “Title” or “Chapter” is written, it shall be as if “South Weber City Ordinance, Title (or Chapter)” is written.
- B. Contractor – The individual, firm, co-partnership, or corporation, and his, their, or its heirs, executors, administrators, successors, and assigns, or the lawful agent of any such individual firm, partnership, covenantor, or corporation, or his, their, or its surety under the contract bond, constituting one of the principals to the contract and undertaking to perform the Work.
- C. Drawings – The City-approved construction drawings, the South Weber City Public Works Standard Drawings, and/or the Manual of Standard Drawings, as applicable.
- D. Developer – The person sponsoring construction of the improvements.
- E. Development – The subject subdivision, minor subdivision, or building.
- F. Improvements – See “Work.”
- G. Improvement Plans – See “Drawings.”
- H. Inspector – The authorized representative of the City or City Engineer assigned to make all necessary inspections of the Work performed or being performed, or of materials furnished or being furnished by the Contractor.
- I. Work – All types of work necessary to provide safe access and utility service to and within proposed subdivision or site, including, but not limited to, site grading, utility installation, and street construction. Work includes all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning.¹
- J. See also the South Weber City Municipal Code, Title 11 Subdivision Regulations. Where definition conflicts arise between City Ordinance and this document, the definitions in this document shall take precedence when in reference to this document.

¹ From EJCDC® C-700, Standard General Conditions of the Construction Contract.

1.04 Acronyms

- A. BMP – Best Management Practice
- B. CFP – Capital Facilities Plan
- C. DDW – Division of Drinking Water
- D. DWQ – Division of Water Quality
- E. DWRI – Division of Water Rights
- F. FEMA – Federal Emergency Management Agency
- G. HOA – Homeowners’ Association
- H. LID – Low Impact Development
- I. RCP – Reinforced Concrete Pipe
- J. SWC – South Weber City
- K. UAC – Utah Administrative Code
- L. UDEQ – Utah Department of Environmental Quality
- M. UDOT – Utah Department of Transportation
- N. UPDES – Utah Pollutant Discharge Elimination System
- O. USACE – United States Army Corps of Engineers

1.05 Modification Process

- A. Whenever, in the opinion of the City Public Works Department, the City Engineer, or the Superintendent having jurisdiction, a literal enforcement of these regulations may work an undue hardship or a literal enforcement of the provisions may be unnecessary to meet the goals and standards of the City, the City may modify those standards in the following manner:
- B. Modifications may be granted when there are practical difficulties involving carrying out the provisions of the Public Works Standards and Technical Specifications, and a panel consisting of the City Manager, City Planner, City Engineer, and the Public Works Director or their Representative determine that granting of a modification for an individual case will meet the goals and requirements of the City without unduly jeopardizing the public and the individual’s interest.
 - 1. The City shall first receive a written request for a modification to the standards from any interested party.
 - 2. Upon receipt of the request, the panel discussed above shall find that a special individual reason makes the strict letter of the standard impractical, and shall find the modification is in conformance with the intent and purpose of the standards and shall find that such modification does not in any way lessen the integrity of the standards.

3. When such findings of fact are made, the panel may grant such modification as it deems appropriate. The details of any action granted as modification by this panel shall be recorded and entered in the files of the City, with the specific reasons for the granting of said modification.

SECTION 2 DEVELOPMENT STANDARDS

2.01 Approval Procedure

See Title 11 – Subdivision Regulations of the South Weber City Municipal Code

2.02 Developer Responsibilities

- A. Required Improvements and Guarantees – see Title 11 of South Weber City Municipal Code.
- B. Permits and Approvals
 - 1. Developer is responsible for obtaining all necessary permits and approvals for the construction of the Improvements. Copies of all applications and approved permits shall be submitted to the City. Agencies/permits that may be required include, but are not limited to:
 - a. DDW Plan Approval (pre-construction)
 - b. DDW Operating Permit (post-construction)
 - c. UPDES NOI and NOT
 - d. DWRi Stream Alteration
 - e. DWRi Dam Safety
 - f. EPA 404 Wetlands
 - g. FEMA CLOMA and/or CLOMR
 - h. UDOT
 - i. Others as applicable
- C. Improvements
 - 1. The required improvements shall include all street improvements in front of all lots along all dedicated streets to a connection with existing improvements of the same kind or to the boundary or the subdivision nearest existing improvements. Design must provide for future extension to adjacent development and to be compatible with the contour of the ground for proper drainage. All water lines, sewer lines, and any other buried conduit shall be installed to the boundary lines of the subdivision. **See Municipal Code, Title 11.06 for more information.**
 - 2. Upsizing based on CFPs – The Developer will be required to construct/install infrastructure sized in accordance with the City’s currently adopted CFPs. The City will be responsible for paying the difference in cost between the master planned infrastructure size and the minimum infrastructure size required for the development.
 - 3. Seal Coat – **The Developer is responsible to pay for the seal coat, but the City is responsible for the timing and installation of the seal coat (See Municipal Code, Title 11.06.02-6).**

4. Street Lighting – The Developer is responsible to pay for the required street lighting, but the City is responsible for the timing and installation of the streetlights (See Municipal Code, Title 11.06.02-6).
5. Street Signage – The Developer is responsible to pay for the required street signs. The city is responsible to order the signs. The Developer is required to install the street signs. (See Municipal Code, Title 11.06.02-6).
6. Materials and Construction Testing – Developer shall be responsible for all materials and construction testing. Testing must be performed by a properly licensed and qualified testing agency. The results shall be provided to the City’s inspector.
7. Survey of Existing Improvements – Developer shall reimburse City for City Engineer’s time spent surveying in locations of new improvements.

2.03 Subdivision Standards

- A. The general standards for subdivision layout and development are found in Title 11 – Subdivision Regulations.
- B. See also Section 3 – Design Standards and Section 4 – Construction Standards of this document.

2.04 Geotechnical Investigation

- A. A geotechnical investigation should be conducted for the following:
 1. All new **residential** subdivisions;
 - a. **Exception: The restrictions and requirements of a Subdivision Review Cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (See Municipal Code, Title 10-14 and State Code 10-9a-604-2-2)**
 2. All commercial subdivisions and sites;
 3. Any subdivision that includes public infrastructure improvements;
 4. Any development in Sensitive Lands (see Title 10-14); and
 5. Upon request of the City.
- B. The geotechnical investigation should be complete in nature, and its findings shall be summarized in a Geotechnical Report. The Geotechnical Report shall be signed and sealed by a licensed Professional Engineer with expertise in the field of geotechnical engineering.
- C. See Appendix B for requirements regarding the Geotechnical Report, including minimum testing requirements and design parameters.

SECTION 3 DESIGN STANDARDS

3.01 Plat Requirements

All plats shall contain, at a minimum the information as shown on Drawing Sheets DEV1 and the following specific to the Review Cycle in the approval process.

A. Preliminary Plat (See Municipal Code, 11.04)

1. The information on the preliminary plat shall include, at a minimum:
 - a. Name of Subdivision, True North Arrow, Basis Thereof, and Date
 - b. Township, range, section, and quarter section if a portion.
 - c. Names of the Owner(s) of record, the Surveyor of the Subdivision, and the Owner of the land immediately adjoining the land to be subdivided.
 - d. Boundary Description with the acreage carried to three (3) decimal places and the square footage rounded to the nearest whole number.
 - e. The number and square footage of each lot rounded to the nearest whole number.
 - f. Graphic scale with bar.
 - g. Ties to a minimum of two (2) section corners with bearings and distances.
 - h. Street layout with centerlines and widths dimensioned.
 - i. Phasing delineated.
 - j. Easements plotted with widths shown.
 - k. Open Space shown, if applicable.

B. Final Plat (See Municipal Code, 11.05)

1. The information on the final plat shall include, at a minimum:
 - a. Same information required on the Preliminary Plat.
 - b. Survey monuments.
 - c. Signature blocks for:
 1. The Owner(s) dedication
 2. The City Planner
 3. The City Engineer
 4. The Mayor
 5. The City Recorder (attesting the Mayor's signature)
 6. The City Attorney

- 7. Easement acknowledgement from utility provider(s)
 - d. Prepared, and certification made as to its accuracy by a registered Land Surveyor licensed to do such work in the State of Utah.
 - e. Parcels not contiguous shall not be included in one (1) final plat, neither shall more than one (1) final plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one (1) final plat, provided that all owners join in the dedication and acknowledgments.
- 2. Language conveying to the Community Association items as required in State Code Title 57.
- 3. Measurements and Dimensions
 - a. Scale: One inch (1") equals one hundred feet (100') or larger.
 - b. Lengths shall be shown to hundredths of a foot.
 - c. Angles and bearings shall be shown to seconds of arc.
 - d. For all curves, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, tangent, and arc length.
 - e. Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
 - f. The acreage and square footage of each lot carried to three (3) decimal places.
- 4. Clearly Identify
 - a. Survey monuments
 - 1. Surveys shall tie to a minimum of two (2) duly established section corners. Additional ties may also be required to the State grid system or other publicly recorded control system as required by the County Surveyor or County Recorder.
 - b. All public lands and streets shall be clearly identified.
 - c. Right-of-way lines of each street and the width of proposed or existing dedications.

- d. Widths and locations of adjacent streets and other public properties within 150' of the subdivision shown with dashed lines.
- e. Streets shall be identified by coordinate numbers, approved by the County Recorder, that conform to the City's addressing system.
- f. All easements shall be designated as such, and dimensions given.
- g. Setback dimensions from proposed property boundaries to existing structures.
- h. Excepted and remainder parcels shall be marked, "Not included in this Subdivision."
- i. Notes and restrictions, shown as an "R" on each Lot, that includes applicable information regarding:
 - 1. Specialized development standards.
 - 2. The existence of CCR's (where applicable).
 - 3. Special utility or district requirements.
- j. Any other restrictive language or notes approved by the City to give notice to prospective buyers and others of special terms, restrictions, and conditions related to the Subdivision.
- k. When the Subdivision is located adjacent to existing agricultural property or use the following statement shall be included: "South Weber City is a right-to-farm community. This Subdivision is located adjacent to agricultural property and/or agricultural land uses. Lot owners are hereby notified that agricultural operations may take place and work hours may begin early and end late. Agricultural operations may contribute to noise, smells, and other impacts that may be objectionable to some residents. Agricultural operations shall be allowed to continue as provided by law and no agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this Subdivision."

3.02 Required Improvements

- A. See Municipal Code, Title 11.06 and 11.07 for information on the required improvements.
- B. See also Section 5 – Technical Specifications and Section 6 – Standard Drawings, Plans, and Details of this document for additional information.

3.03 Improvement Plans

- A. Engineered drawings, including typical cross-sections and plans and/or written statements regarding the width and type of proposed streets; location, size and type of proposed water mains, sanitary sewers, or other sewage disposal facilities; storm drainage facilities; detention basins; and other proposed improvements and infrastructure.

- B. Lot layout and data tables showing the number of lots/units, buildable area for each lot, percentage of landscaping/open space, and density of units per acre.
- C. The required improvements shall include the location, width, and other dimensions of all existing or final platted streets, all street improvements in front of all lots along all dedicated streets to a connection with existing improvements of the same kind, or to the boundary or the subdivision nearest to existing improvements.
- D. The location, width and other dimensions of proposed alleys, shared driveways, easements, parks and other open spaces, with proper labeling of spaces to be dedicated to the public, or to be reserved for common use and benefit of Subdivision residents.
- E. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, walkways, streets, or as remainder parcels.
- F. Indicated by solid-line contours superimposed on dashed-line contours of existing topography.
- G. The general locations of existing trees over six inches (6") in diameter measured at four and one-half feet (4.5') above the ground, and in the case of heavily wooded areas, an indication of the outline of the wooded area and location of trees which are to remain.
- H. Other important features which shall include but are not limited to, watercourses, areas within one hundred (100) year flood plain, exceptional topography such as wetlands, marshy areas, swamps, or any other flood-prone area, slopes that are 30% and greater, structures within the tract, existing sanitary sewers, storm drains, water supply mains, bridges, and other utilities within the tract, or within two hundred feet (200') thereof Subdivision Design shall must provide for future extension to adjacent development and shall to be compatible with the contour of the ground for proper drainage. All water lines, sewer lines, and any other buried conduit shall be installed to the boundary lines of the subdivision. See Chapter 11.04 for more information.
- I. Complete and detailed, and signed and sealed (in accordance with Utah Code 58-22-602) construction plans and drawings of improvements shall be submitted to the City for the review by the City Engineer prior to receiving final plat approval and prior to commencing construction. **No construction shall begin until plans have been checked and approved by the Administrative Land Use Authority.**
- J. The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. The plans and designs shall meet the standards defined in the specifications and drawings hereinafter outlined. The minimum information required on the drawings for improvements is as follows:
- K. All drawings and/or prints shall be clear and legible and conform to industry standard engineering and drafting practices.
- L. Drawings shall be legible and to a common scale when printed on 11"x17" paper.

- M. Both plan view and centerline profile must be shown. On subdivisions along steep cross slopes, profiles for each side of the street may be required to be shown.
- N. Plan and profiles shall indicate design and/or existing grades a minimum of 200 feet beyond the limits of the proposed project.
- O. All wet utilities (water, sewer, storm drain, irrigation) shall be shown in plan and profiles views.
- P. Each set of plans shall be accompanied by a separate sheet of details for special structures which are to be constructed and are not covered by the City Standards. All structures shall be designed in accordance with the minimum South Weber City Standards and approved by the City Engineer.
- Q. Separate drawings of elements of the South Weber City Standards shall not be required to be redrawn and submitted with the construction drawings unless specific deviations from the standards are requested for approval; however, the construction drawings shall refer to the specific items of the Standards that are to be incorporated into the Work.
- R. The plan and profile construction plans shall be submitted in portable document format ("pdf"). Upon approval, the developer's engineer shall provide the City Engineer with electronic files of the final plat and improvement plans in AutoCAD or other City Engineer approved format. A hard copy of the approved construction plans bearing the signature of the City Engineer shall be kept available at the construction site. Prior to final acceptance by the City, the developer, developer's representative, contractor, or project engineer shall submit to the City Engineer a set of "as built" drawings for permanent City file record.

3.04 Sanitary Sewer Design

- A. All design shall be in accordance with Utah Administrative Code R317.
- B. Changes in pipe size shall occur in a manhole. Match 0.8 depth point of sewer lines. (R317-3-2-H)
- C. All terminating sewer mains shall end with a city standard manhole.
- D. Service lateral connection shall not be allowed in sewer manholes.
- E. All sewer shall be gravity unless otherwise approved by the City.
- F. Collection lines shall be located in public rights-of-way or private road rights-of-way. Collection lines shall not be located on private property (easements) without the express written permission from the City. If such case is granted, easement shall be a minimum width of 20' and shall be dedicated to the City of South Weber.
- G. All sanitary sewer systems shall be public and shall connect to a public sewer line. Private sanitary sewer systems may be permitted on singularly owned property provided they discharge directly to a public sewer system and obtain the express written permission from the City.

3.05 Water Design

- A. All design shall be in accordance with Utah Administrative Code R309.
- B. Valves are required on all branches of tees and crosses. On unbroken lengths of water line, the maximum valve spacing is 1000-ft.
- C. At dead end lines, including temporary dead ends, provide fire hydrant at termination point.
- D. Where a water line crosses surface water, designer/engineer shall contact the DDW and the City prior to final design.
- E. All fire lines shall meet public works standards but shall remain privately owned and maintained.
- F. Fire hydrants
- G. Fire hydrants are to be installed in locations as required by the fire code and approved by the Fire Marshal and City Engineer, with a minimum spacing of 500-ft.
- H. Fire hydrants shall not be located within 10-ft of any sanitary sewer line or manhole.

3.06 Street/Road Design

- A. Streets shall be designed in accordance with these Standards, standard engineering practices, and AASHTO and MUTCD guidelines.
- B. Local (residential) streets shall have not less than 333' radius curves²
- C. No changes of grade in excess of 1.5% shall be permitted without a vertical curve.
- D. Sight triangles shall be shown at the request of the City Engineer.
- E. Horizontal points of curvature shall not be located closer than 150' from the center of an intersection.
- F. Intersections
- G. Roadway centerlines shall intersect at 90-degrees. Where a 90-degree angle is not feasible, the intersection angle may be reduced to as low as 80-degrees with the City Engineer's concurrence. In no case shall the angle be less than 80-degrees.
- H. Intersections shall be no closer than 500-ft to one another, as measured from centerline to centerline.
- I. Cul-de-Sacs
- J. Length of cul-de-sac shall not exceed 400-ft as shown in the Standard Drawings.
- K. Pavement / Pavement Section
- L. Developments

² AASHTO A Policy on Geometric Design of Highways and Streets (2018): Table 3-13, 30mph, $e = -2.0\%$.

- M. Pavement section shall be designed by the developer's geotechnical engineer and included in the Geotechnical Report submitted to the City. See Appendix B of this document for the Geotechnical Report Minimum Requirements, including testing requirements and design parameters.
- N. City Projects
- O. Pavement section shall be included in the Project plans.
- P. See Appendix D, Sheet R1 for minimum pavement section and notes.
- Q. Both Development and City Projects must meet the minimum pavement section thicknesses. Where geotechnical pavement design thicknesses exceed the standard minimums, the geotechnical pavement design thicknesses shall govern.
- R. Temporary Turnarounds
- S. When turnaround cannot be constructed outside of subdivision, it shall be located on a portion of the subdivision lots (as needed) with the developer placing in escrow an amount of money sufficient to complete the street improvements to the subdivision boundary. These funds will be used at such time the street is extended.
- T. The lot(s) on which the turnaround is constructed shall be restricted as follows:
- U. Platted as "R" (restricted lot).
- V. This lot cannot be sold or building permits issued until the road is extended beyond the subdivision boundary, complete with curb, gutter, and sidewalk.
- W. Drainage onto adjacent property must be by written approval (easement) of adjacent property owner.
- X. When a temporary turnaround is required at the end of a road where the road and the extension of the road are parts of an approved phased development, in lieu of constructing a paved temporary turnaround in accordance with the Standard Drawings:
- Y. When extension of the road is expected to begin construction within 12 months of conditional acceptance of the road and associated temporary turnaround, Developer may construct 12-inch thick untreated base course temporary turnaround (dimensions per the Standard Plans) and place in escrow the cost of asphalt paving.
- Z. If construction of the extension of the road has not begun within 12 months of conditional acceptance of the road and associated temporary turnaround, City may, at its discretion, utilize the monies in escrow to pave the temporary turnaround.
- AA. Landscaping
- BB. When landscaping is required to be designed/installed, refer to the Standard Drawings.
- CC. UDOT

DD. Roadway intersections with UDOT controlled streets shall be in accordance with UDOT standards. A copy of the approved UDOT Access Permit shall be submitted to the City.

EE. Streetlights

FF. Street Signs

3.07 Storm Drain and Drainage Design

A. See Appendix A for Storm Drain and Drainage Design Standards.

B. Low Impact Development (See Appendix A)

C. 80th Percentile Storm Retention (See Appendix A)

SECTION 4 CONSTRUCTION STANDARDS

4.01 General Policies

- A. General Conditions
- B. Permit/License: When the work is in progress, Contractor shall have at the work site a copy of the permit and his contractor's license number.
- C. Private access: Temporary all-weather roadways, driveways, walks, and rights-of-way for vehicles and pedestrians shall be constructed and continuously maintained where required.
- D. Street excavation in winter: Excavation of City streets during the winter months (herein defined as November 15 to April 1) will be allowed only if the work is a new service connection, required maintenance or emergency, or otherwise approved by the Public Works Department. Permanent patching of City streets excavated in the winter may be delayed until April 1 with the following provisions: Within five working days from the completion of the excavation, the permittee provides/maintains a 1-1/2" thick temporary winter asphalt surface until such time as the permanent asphalt surface is installed; the permittee shall provide/maintain a temporary untreated base course surface until such time as the temporary winter asphalt surface is installed. These provisions apply regardless of whether the permittee or City crews are performing the permanent resurfacing.
- E. Existing utilities: The contractor shall use extreme caution to avoid a conflict, contact, or damage to existing utilities, such as power lines, sewer lines, storm drains, streetlights, telephone lines, cable television lines, water lines, gas lines, poles, or other appurtenances during the course of construction of this project. Any such conflict, contact, or damage shall be immediately communicated to said utility company and the Public Works Department. All projects shall be "Blue Staked" prior to construction.
- F. Preconstruction pictures of existing public way improvements: The permittee may secure pictures of the conditions of the existing public way improvements such as curbing, sidewalk, landscaping, asphalt surfaces, etc. In the event that public way improvements are damaged and no pictures are taken, the Public Works Department will assume the correction of the damage is the responsibility of the permittee.
- G. Licensing
- H. Contractor (including all sub-contractors) must be licensed with the State of Utah: It is the policy of South Weber City that contractors desiring to perform work in the City's public way shall be properly licensed in the State of Utah. The acceptable licenses shall be in accordance with UAC R156-55a-301.

- I. Exceptions: A license shall not be required by the City when the permittee is a public utility company. However, subcontractors for utility companies shall have a valid contractor's license.
- J. Permits
- K. Developer/Contractor is responsible for obtaining all necessary permits for the construction of the Improvements prior to commencement of said Improvements. Agencies/permits required may include, but are not limited to:
- L. Encroachment (City)
- M. South Weber City's Department of Public Works issues permits to control any excavation and construction operations in the public right-of-way. All contractors, sub-contractors, and utility companies proposing to construct, repair, or replace any facility within the public right-of-way shall contact the South Weber City Building Department and complete all permit requirements prior to commencing proposed work.
- N. Work by utility companies and their contractors in constructing facilities in new subdivision streets shall be required to post a bond with the City and will be subject to City inspection and compliance with all requirements.
- O. Emergency Work
- P. Maintenance of pipelines or facilities in the public way may proceed without a permit when emergency circumstances demand the work be done immediately provided a permit could not reasonably and practicably have been obtained beforehand.
- Q. In the event that emergency work is commenced on or within any public way of the City, the Public Works Department shall be notified within one-half hour when the work commences or as soon as possible from the time the work is commenced. Contact shall be made to the City's "on call" personnel. If emergency work is commenced during off business hours, the Public Works Department will be notified within one (1) hour of the start of work on the first regular business day of which City offices are open after such work commences, and, at the discretion of the Public Works Department, a permit may be issued which shall be retroactive to the date when the work was begun. Before commencing the emergency work, all necessary safety precautions for the protection of the public and the direction and control of traffic shall be taken. None of the provisions of these regulations are waived for emergency situations except for the prior permit requirement.
- R. Enforcement: Violators of these regulations of working within the Public Way shall be subject to the provisions of the applicable South Weber City Municipal Code.
- S. USACE/DWRi Stream Alteration – Stream Alteration
- T. UPDES
- U. Dam Safety (DWRi)
- V. UDOT

W. Davis County Surveyor's Monument

X. Excavation Operations

Y. Blue Stakes: Before commencing excavation operations, the permittee shall call "Blue Stakes" at 1-800-662-4111 or 811.

Z. Traffic control devices: Traffic control devices such as construction signs, barricades, and cones must be in place before excavation begins.

AA. Protection of paved surfaces outside of excavation area: In order to avoid unnecessary damage to paved surfaces, backhoes, outriggers, tracked equipment, or any other construction equipment that may prove damaging to asphalt shall use rubber cleats or paving pads when operating on or crossing said surfaces.

BB. Open trench limits: Open trenches will be limited to one block at a time or 660 feet, whichever is less.

CC. In the event of a planned road closure, Contractor shall notify the City, Fire Department, emergency services dispatch, US Postal Service, and Davis School District a minimum of 24 hours prior to the closure. In the case of an emergency, the above listed agencies will soon be notified at the soonest possible time.

DD. Environmental Controls

EE. Dust and debris: The permittee or contractor shall keep dust and debris controlled at the work site at all times. If necessary, a container shall be provided for debris and dusty areas shall be wet down. The permittee or contractor shall be responsible for the cleanup of mud or debris from public roads deposited by vehicles or construction equipment exiting the work site. The City Engineer reserves the right to shut down the work or issue a citation if dust is not controlled.

FF. Noise: The permittee or contractor shall keep neighborhood free of noise nuisance in accordance with the Noise Ordinance.

GG. Cleanup: The permittee or contractor shall remove all equipment, material, barricades, and similar items from the right-of-way. Areas used for storage of excavated material will be smoothed and returned to their original contour. Vacuum sweeping or hand sweeping shall be required when the Building Department determines cleaning equipment is ineffective.

HH. Storm Water: All Contractors working within the boundaries of South Weber City shall conform to all requirements and regulations as outlined by the South Weber City Storm Water Management Plan. Copies of the plan are available in the South Weber City Offices.

4.02 Pre-Construction Meeting

A. The pre-construction conference shall not be held until the City Engineer has approved and signed the construction plans.

- B. A preconstruction conference shall be held before any excavation or other work is begun in the subdivision or Project. The meeting will include:
- C. City Engineer
- D. Developer or Project Manager
- E. Subdivision or Project Engineer
- F. All contractors and subcontractors involved with installing the subdivision or project improvements
- G. Representatives of affected South Weber City Departments
- H. Representatives of local utility companies as may be required by South Weber City.
- I. Items pertaining to the construction and inspection of the subdivision or Project improvements will be discussed.

4.03 Construction

- A. Specifications
- B. Contractor shall be responsible for constructing all improvements in accordance with the Technical Specifications, per Section 5 of this document.
- C. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
- D. Plans and Details
- E. Contractor shall be responsible for constructing all improvements in accordance with the Drawings, Plans, and Details, per Section 6 of this document.
- F. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
- G. In the event that as-built conditions of the improvements are found to be out of compliance with the approved improvement plans and tolerances contained in these Standards, it shall be the contractor's responsibility to remove those improvements and replace them with improvements that comply with the approved improvement plans, and are within the given tolerances. Adjacent improvements may also require replacement in order to bring all improvements into compliance.
- H. Sequence/Timing
- I. All underground utility work shall be completed prior to placement and compaction of the roadway base course. Utilities, including service lines, not installed prior to roadway construction shall be bored as approved by the Public Works Director.
- J. All concrete collars shall be installed within fourteen (14) days of asphalt placement.
- K. Inspection

- L. All construction work involving the installation of improvements in the subdivision or project shall be subject to inspection by the City. It shall be the responsibility of the person responsible for construction to insure that inspections take place where and when required. Certain types of construction shall have continuous inspection, while others may have only periodic inspections.
- M. Requests for Inspections
- N. Requests for inspections shall be made to the Public Works Department by the person responsible for the construction.
- O. Requests for inspection on work requiring continuous inspection shall be made three (3) working days prior to the commencing of the work.
- P. Notice shall also be given one (1) day in advance of the starting of work requiring periodic inspection, unless specific approval is given otherwise by the City Engineer, or his duly authorized representatives.
- Q. Continuous Inspection
- R. May be required on (but not limited to) the following types of work:
 - S. Laying of street surfacing
 - T. Placing of concrete for curb and gutter, sidewalks, and other structures
 - U. Laying of sewer pipe, irrigation pipe, drainage pipe, water mains, water service laterals and testing.
- V. On construction requiring continuous inspection, no work shall be done except in the presence or by permission of the City Engineer or authorized city representative.
- W. Periodic inspections
- X. Shall be required on (but not limited to) the following types of work:
 - Y. Street grading and gravel base
 - Z. Excavations for curb and gutter and sidewalks
 - AA. Excavations for structures
 - BB. Trenches for laying pipe
 - CC. Forms for curb and gutter, sidewalks and structures
- DD. Substantial and Final Completion Inspections
- EE. A substantial completion inspection shall be requested by the Contractor and made by the City Engineer or authorized representative after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date of the City Engineer's or authorized representative's Punchlist defining the faulty or defective work.

FF. A final completion inspection shall be requested by the Contractor and made by the City Engineer or authorized representative after all faulty and defective work has been corrected.

GG. Testing

HH. Development Projects

II. Developer/Contractor shall select a properly licensed and qualified testing agency.

JJ. Developer/Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.

KK. Testing reports shall be submitted to City weekly for review. Areas with failed tests shall be corrected and retested.

LL. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejection by City.

MM. City Projects

NN. Contractor shall select a properly licensed and qualified testing agency.

OO. Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.

PP. Testing reports shall be submitted to City weekly for review. Areas with failed tests shall be corrected and retested. Contractor may be required to pay for retesting.

QQ. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejected by City.

RR. Safety

SS. Contractor is solely responsible for jobsite safety.

TT. Contractor shall comply with all local, state, and federal rules and regulations regarding jobsite safety.

UU. City and/or its authorized representatives shall have the authority to shut down a job when unsafe working conditions are found.

SECTION 5 TECHNICAL SPECIFICATIONS

5.01 Technical Specifications for South Weber City

- A. Adoption of Divisions 01 through 34 of the Manual of Standard Specifications, as published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments.
- B. Modifications and Additions to Manual of Standard Specifications (see Appendix C)

5.02 Order of Precedence

- A. Approved project-specific specifications (when applicable)
- B. Modifications and Additions to Manual of Standard Specifications
- C. Manual of Standard Specifications, current edition, with all published amendments

SECTION 6 STANDARD DRAWINGS, PLANS, AND DETAILS

6.01 Standard Drawings, Plans, and Details for South Weber City

- A. South Weber City Public Works Standard Drawings, current edition (See Appendix D)
- B. Adoption of Manual of Standard Plans, published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments.

6.02 Order of Precedence

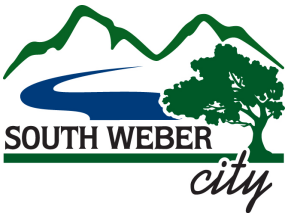
- A. Approved project-specific drawings and details (when applicable)
- B. South Weber City Public Works Standard Drawings, current edition
- C. Manual of Standard Plans, current edition, with all published amendments, when not covered by one of the aforementioned items

APPENDIX A – STORM DRAIN AND DRAINAGE DESIGN STANDARDS

APPENDIX B – GEOTECHNICAL INVESTIGATION REPORT MINIMUM REQUIREMENTS

APPENDIX C - MODIFICATIONS AND ADDITIONS TO MANUAL OF STANDARD SPECIFICATIONS

APPENDIX D – SOUTH WEBER CITY PUBLIC WORKS STANDARD DRAWINGS



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

October 12, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

Rezone Exhibit

PRIOR DISCUSSION DATES

NA

AGENDA ITEMS

5-Rezone of Current South Weber Public Works Property

RECOMMENDATION

Staff recommends approval

BACKGROUND

The City is in process of relocating the Public Works Facility from its current location on South Weber Drive. The property currently occupied by the Public Works Facility (appx 2.169 acres) will be put on the market for sale. Prior to any sale, the City would like to rezone the property to conform with the General Plan and make it clear what the future land use would be for the site.

ANALYSIS

The property currently has a split zone between R-L and A. The General Plan anticipates the property to be R-M and the current proposal is to rezone it to R-M.

PARCEL 130300009 FULL LEGAL DESCRIPTION

BEG AT A PT 1304.22 FT E OF NW COR OF NE 1/4 OF 34-T5N-R1W, SLM; TH S 0°13' W 198.90 FT; TH W 196.22 FT; TH S 346.77 FT; TH S 71°19' E 32 FT; TH S 77°36' E 84 FT; TH S 71° E 90.5 FT; TH S 57°31' E 36.5 FT TO E LN OF NW1/4 OF NE1/4 OF SD SEC 34; TH N 0°13'30" E 623.02 FT; TH W 35 FT TO THE POB. CONT. 2.169 ACRES



LEGEND

- | | | |
|-----------------------|------------------------------------|---|
| A (Agricultural Zone) | R-L (Residential Low Density Zone) | R-M (Residential Moderate Density Zone) |
| South Weber Parcels | Parcel 130300009 | |