

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

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **REGULAR** public meeting on **January 23, 2014**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

\*\*\*\*\*

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

\*\*\*\*\*

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

6:30 P.M.      Approval of Meeting Minutes

- December 12, 2013, Commissioner Grubb

Approval of Agenda

Declaration of Conflict of Interest

**6:35 P.M.      Public Hearing for Conditional Use Application #2014-01:** Model Home to be located at 7258 South Old Fort Road; Applicant: D.R. Horton Inc.

6:40 P.M.      Final Subdivision Application: Canyon Vistas (11 lots) Revised Plat, located at approximately 7250 South 1730 East; Developers: Mike Bastian & Mike Schultz (\*A public hearing for this item was held on December 10, 2013.)

6:45 P.M.      Discuss & Work on General Plan Update \*\*Public comments are welcome in person and/or in writing. The official public hearing will be held at a later date.

7:00 P.M.      Adjourn

\*\*\*\*\*

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

CITY OFFICE BUILDING

SOUTH WEBER FAMILY RECREATION CENTER

DAVIS COUNTY CLIPPER

www.southwebercity.com

SOUTH WEBER ELEMENTARY SCHOOL

STANDARD-EXAMINER

TO EACH MEMBER OF THE PLANNING

THOSE LISTED ON THE AGENDA

COMMISSION

Utah Public Notice website www.utah.gov/pmn

DATE: January 16, 2014

\_\_\_\_\_  
EMILY A. THOMAS, DEPUTY RECORDER

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

\*\*\*\*\*

**\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\***

1 **SOUTH WEBER**  
2 **PLANNING COMMISSION MEETING**

3  
4 **DATE OF MEETING:** 12 December 2013

**TIME COMMENCED:** 6:31 p.m.

5  
6 **PRESENT: COMMISSIONERS:**

Delene Hyde  
Tim Grubb  
Rob Osborne (excused)  
Rod Westbrook  
Rorie Stott (excused)

7  
8  
9  
10  
11  
12 **CITY PLANNER:**

Barry Burton

13  
14 **DEPUTY RECORDER:**

Emily Thomas

15  
16 **TRANSCRIBER:**

Michelle Clark

17  
18  
19  
20 A WORK MEETING WAS HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING  
21 AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS  
22  
23

24 **VISITORS:** Ben Bowen, Kansas Whitear, Laeysa Whitear, Kyle King, Michele Bowen, Ron &  
25 Kay Martinez.

26  
27 **DECLARATION OF CONFLICT OF INTEREST:** There was no conflict of interest declared  
28 by the Planning Commission.  
29

30 Commissioner Hyde excused Commissioner Stott and Osborne from tonight's meeting.

31  
32 **APPROVAL OF THE AGENDA:** Commissioner Grubb moved to approve tonight's  
33 agenda as written. Commissioner Westbrook seconded the motion. Commissioners Hyde,  
34 Grubb, and Westbrook voted yes. The motion carried.  
35

36 **APPROVAL OF 14 NOVEMBER 2013 MEETING MINUTES:** Commissioner Westbrook  
37 moved to approve the minutes of 14 November 2013 as amended. Commissioner Grubb  
38 seconded the motion. Commissioners Hyde, Grubb, and Westbrook voted yes. The motion  
39 carried.  
40

41 Commissioner Grubb moved to open the public hearing for Conditional Use Permit #2013-  
42 03 . Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and  
43 Westbrook voted yes. The motion carried.  
44

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

46  
47 **Conditional Use Application #2013-03: Dog Kennel to be located at 7295 South 2050 East,**  
48 **Applicant: Laeysa Whitear:** Laeysa Whitear, applicant, approached the Planning Commission

said they are applying for a dog kennel to be located at 7295 South 2050 East\*. The property is currently zoned Agriculture (A) and totals one (1) acre in size. The applicant is requesting a dog kennel for up to 5 dogs. The dogs weigh 100 lb. to 150 lbs. She said they will be used as pets. She explained the dogs are very good with kids. She said the dogs stay in the shop or garage outside. The yard is fully fenced. Emily stated anything over two is allowed unless it is adopted. Barry asked if all neighbors have been notified. Emily stated yes and no one has complained.

City Code requires the following conditions to be met for this Conditional Use:

A. Health Codes: The dog kennel shall meet or exceed all applicable local, county and state health codes as to construction and maintenance of kennels, runs, shelters and waste disposal systems. In addition, a sign-off of the proposed kennel by the county health department shall be required before a permit can be issued. \*The County requires the City review this first. Staff will be responsible for ensuring this step is completed. Mrs. Whitear will need to submit proof of the approved inspection and a copy shall be maintained in the file.

B. Screening; Setbacks: The kennel will not pose a nuisance to neighboring property owners and may be given special consideration as to screening and setbacks. In no case shall any kennel be located less than one hundred feet (100') from any public street or dwelling on adjacent property and not less than ten feet (10') from any side or rear lot line.

C. Secondary Use: In any T-1 zone, a dog kennel shall only be permitted as a secondary use when a residential dwelling, as a main use, previously exists prior to the request.

\*Note: The application had both the dog kennel and the hobby kennel selected. Staff has contacted Mrs. Whitear and clarified that the dog kennel is the only option. She was amenable to this. Until clarification could be made, public notice was sent stating hobby / dog kennel.

**Commissioner Grubb moved to close the public hearing for Conditional Use Permit #2013-03. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.**

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

Commissioner Grubb asked about breeding. Laeysa said she wouldn't mind breeding eventually. Barry said the concern is that this wouldn't be a puppy mill. Discussion took place regarding allowing a certain number of litters per year, and enforce by complaints from neighbors. Commissioner Grubb said he is not in favor of over regulating this application. Emily stated Animal Control does need to complete an inspection.

**Commissioner Grubb moved to approve Conditional Use Permit #2013-03 with the following conditions:**

- 1. The number of dogs does not exceed five.**
- 2. The permit shall also follow all conditions set forth in City cod 10-7G-2 Dog Kennels.**
- 3. Completed Davis County Animal Control inspection within 60 days so dogs can be licensed.**

Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

**Rezone Application #2013-04 & Corresponding Development Agreement: An application to rezone parcel #13-021-0135, located at approximately 7269 East 1200 South, from Agricultural (A) to Commercial (C) with requirements outlined in the Development Agreement, Applicant: Vonda Bouchard. (\*A public hearing for this item was held on October 24, 2013.)** On October 24, 2013 the Planning Commission held a public hearing for this rezone request. It was determined that this rezone should move forward with the addition of a Development Agreement that establishes conditions for this property allowing it to be rezoned to Commercial without additional adverse impacts on the surrounding neighbors.

Upon final approval from the City Council, the Development Agreement will be recorded against the property requiring the conditions to run with the land rather than with the property owner.

Commissioner Hyde discussed the operating hours (2A) in the development agreement which was discussed in the work meeting prior to this meeting. It was decided the dance studio hours would be Monday through Saturday 8:00 a.m. to 10:00 p.m. The car repair would be Monday through Saturday 8:00 a.m. to 6:00 p.m. Commissioner Hyde discussed the storage of vehicles and stated there isn't a specific time but the agreement does allow for time necessary for required for repair.

Commissioner Grubb moved to recommend acceptance of the drafted Development Agreement with the dance studio hours to be Monday through Saturday 8:00 a.m. to 10:00 p.m. The car repair operating hours will be Monday through Saturday 8:00 a.m. to 6:00 p.m. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

Commissioner Grubb moved to recommend approval for Rezone Application #2013-04 to rezone parcel #13-021-0135, located at approximately 7269 East 1200 South, from Agricultural (A) to Commercial (C) with requirements outlined in the Development Agreement, Applicant: Vonda Bouchard. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

**Preliminary/Final Subdivision Application: Serenity Estates, a one-lot subdivision to be located at approximately 2700 South and 1500 East, Developer: Kay Martinez. (\*A public hearing for this item was held on September 26, 2013.)** The developer, Kay Martinez, is proposing to develop a one-lot subdivision. This development is located behind Rays Valley Service at approximately 1550 East 7400 South. The current zoning is Residential Moderate (RM).

Barry Burton, City Planner, discussed the access coming off of 1550 East but there is legal access on 7400 South. He said there is access to utilities there is physical access from another dedicated road. There are easements that the developer has access to. He recommended the City Council vacate that portion of 7400 South so that the Planning Commission isn't facing this down the road with the Harold Ray property. Barry said the developer meets the requirements of the ordinance. Commissioner Hyde addressed the City Engineer memo of 3 December 2013. Barry asked about utility access from Sandalwood. Mr. Martinez said Mark Larsen is aware and



will act as the liaison. Commissioner Grubb suggested adding no vehicular access the north of 7400 South. Barry said he doesn't think that the city can make that requirement, but the city can vacate the road so that it becomes private property. Commissioner Grubb said the title report said the taxes are delinquent on this property. Mr. Martinez said it has to be paid before it is recorded.

**Commissioner Grubb moved to recommend approval of the preliminary/final Subdivision Application: Serenity Estates, a one-lot subdivision to be located at approximately 2700 South and 1500 East, Developer: Kay Martinez subject to the following conditions:**

1. Complete items from City Engineer memo of 3 December 2013 striking item #2.
2. Note for the City Council to pursue vacation of 7400 South – adjacent to this property.
3. Delinquent taxes to be paid prior to recording of the plat.

**Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.**

**Discuss General Plan Update Process & Create Tentative Schedule:** Discussion took place regarding setting up a time line for reviewing and updating the general plan. Barry recommended holding a couple of work meetings a month to review it. He asked about public involvement and whether or not a public hearing is sufficient. Emily said it can be announced in the newsletter that public comments can be submitted.

**OTHER BUSINESS:**

**ADJOURN:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:19 p.m. Commissioner Westbrook seconded the motion. Commissioners Grubb, Hyde, and Westbrook voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date

Commissioner: Delene Hyde

**Attest:** \_\_\_\_\_

Deputy Recorder: Emily A. Thomas

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

**Planning Commission Work Meeting  
December 12, 2013**

**Time:** Work meeting began at 6:14 p.m.

**Attendance:** Commissioners Hyde, Grubb, Westbroek, Deputy Recorder Emily Thomas, and City Planner Barry Burton

**Visitors:** None.

The Planning Commission discussed the upcoming plan for updating the City's General Plan. Barry stated that we will need to ensure that the current zoning map and the projected zoning map are updated to match one another – especially for high density zoned areas. He also suggested considering additional areas for high density zoning and possibly adding a zone that is in-between Residential High (RH) and Residential Moderate (RM). As it sits now, the options are 2.8 units per acre or 13 units per acre. While the applicant does not have to maximize the full 13 units per acre, there are issues that arise with the ability to do this. One need that this could help fulfill is for an applicant that wants to do senior or retirement housing projects. They may not need the full 13, but do need more than 2.8. The demographics are changing and we have a need for this type of development.

***Public Hearing for Conditional Use Application #2013-03: Dog Kennel to be located at 7295 South 2050 East, Applicant: Laeysa Whitear.***

Commissioner Hyde asked what the Planning Commission had done for previous dog kennels. Emily located the minutes from the last approval of a dog kennel (February 25, 2010) and provided the information to the Planning Commission.

***Rezone Application #2013-04 & Corresponding Development Agreement: An application to rezone parcel #13-021-0135, located at approximately 7269 East 1200 South, from Agricultural to Commercial (C) with requirements outlined in the Development Agreement, Applicant: Vonda Bouchard. (\*A public hearing for this item was held on October 24, 2013.)***

Emily informed the Planning Commission that Ben Bowen had phoned and requested there be clarification in the agreement regarding business hours. The current dance studio business operates later than the auto repair shop and they do not want to be limited to the same hours. Commissioner Hyde stated that this business can also be seen from the freeway.

***Preliminary/Final Subdivision Application: Serenity Estates, a one-lot subdivision to be located at approximately 2700 South and 1500 East, Developer: Kay Martinez. (\*A public hearing for this item was held on September 26, 2013.)***

Commissioner Hyde stated that the applicant has met all of the requirements. Commissioner Grubb inquired about the road. Barry explained that this property includes part of an existing right of way; because of this, the property has frontage. The road dedication for 7400; however, ends about two-thirds into his lot to the east. From the

241 west, it is all private property. This is not a flag lot.

242  
243 Commissioner Grubb asked what should become of the old public right of way since we  
244 do not want it to remain a public right of way. Barry stated that moving forward, we  
245 permit this lot and then make a recommendation to the City Council to vacate the road.  
246 While this will make the lot legal non-conforming, it will resolve the road issue. The  
247 Planning Commission made this recommendation 13 years ago and the City Council, at  
248 that time, chose to ignore it. Commissioner Hyde asked if the subdivision should be  
249 approved contingent upon the road being vacated. Barry stated that this is a separate  
250 matter and isn't something that should hold up this development.

251  
252 The work meeting adjourned at 6:28 p.m. Work meeting minutes transcribed by Deputy  
253 Recorder, Emily Thomas.  
254

**SOUTH WEBER CITY PLANNING COMMISSION**  
Staff Backup Report

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Item No:      **D.R. Horton Conditional Use Permit – Model Home**

Date of Planning Commission Meeting: **January 23, 2013**

Scheduled Time:      **Public Hearing 6:35 pm**

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**BACKGROUND**

D.R. Horton has applied for a model home for the Cottonwood Cove subdivision. The model home is to be located at 7258 South Old Fort Road. The applicants are currently operating the model home. The Cottonwood Cove subdivision has 55 approved building lots, with 8 total building permits issued (14.5% built out).

City Code 10-7J-2 states:

“A conditional use for a model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

- A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.
- B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.

\*Have a 3 car driveway plus available on-street parking.

- C. A signage and lighting plan is provided showing size and location of all signs and associated lights.

\*Have a sign on the property and lighting comes from garage/home.

- D. The hours of operation must be noted and approved.

\*Not noted, needs to be addressed. Current hours have not been an issue.

E. A model home shall not be used for a general real estate office.

\*Will be used for showing home finishes, etc. that are available in this development.

F. A business license must be obtained to operate a business in a model home in the City.

\*A fire inspection and business license must be completed upon approval of this license.

G. All infrastructure should be completed as per the Subdivision Ordinance<sup>1</sup> requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)”

\*Complete and okay to have model home.

## **ATTACHMENTS**

➤ Conditional Use Application

**For Office Use Only**

Application #: 2014-01

Fees received by: Front

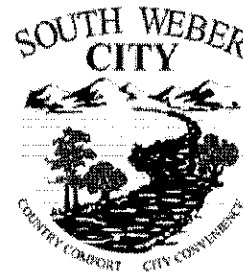
Date of submittal: 12/19/13

Amount Paid: \$200-

Receipt #: 13.077252

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

PC Meeting Date: Jan. 23 2013



**Conditional Use Application  
Residential Zone**

☐ Daycare/Preschool

☐ Service Accessory

☐ Twin Home

☐ Planned Dwelling Group

☒ Model Home

☐ Group Home

☐ Recreational Vehicle Park

☐ Hobby Kennel

☐ Dog Kennel

☐ Electronic Comm. Facility

☐ Rental Unit

☐ Other Requiring CU \_\_\_\_\_

Property Address: 7256 S. Old Fox Road

Parcel Number(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_

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

Surrounding Land Uses: Residential, commercial

Business Name (if applicable): D.P. Horton, Inc.

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

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

Available Parking Spaces: 3 CAR DRIVEWAY + STREET

Sign Description (if any): \_\_\_\_\_

#Residential Units (if applicable): 1

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

**Contact Information**

**Property Owner(s)**

Name: D.P. Horton, Inc.  
Address: 12351 S. Gateway Park Pl., #100  
City/State/Zip: Draper, UT 84020  
Phone: 801-571-7101  
Fax: 801-571-7102  
Email: desolai@dphorton.com

**Authorized Agent**

(Owner Must Sign Authorization Form)

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

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

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

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

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



PROJECT: Cottonwood Cove  
PROPERTY PARCEL NUMBER(S): 13-297-0101

APPLICANT'S AFFIDAVIT

State of Utah )  
County of Utah )  
I/We D.R. Horton, Inc. § Paul A. Martin, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at Cottonwood Cove, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Dated this 18th day of December, 2013.

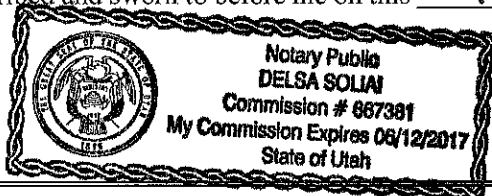
Signed:

Paul A. Martin  
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 18th day of December, 2013.

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DELSA SOLIAI  
Notary Public

AGENT AUTHORIZATION

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

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

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

Signed:

Property Owner or Agent

Property Owner or Agent


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

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Notary Public

**MEMORANDUM**

TO: South Weber City Planning Commission

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

CC: Barry Burton – South Weber City Planner  
Mark B. Larsen – South Weber City Public Works Director  
Emily Thomas – South Weber City Deputy Recorder

RE: **CANYON VISTAS SUBDIVISION – FORMER LOTS 3-R & 4 REMOVED  
Final Review**

Date: January 15, 2014

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Since the last meeting where this subdivision was reviewed and approval recommended, the City Staff has been informed that Questar Gas has agreed to buy the former Lots 3-R and 4. Therefore, there is no longer a need for these lots to be platted and they have consequently been removed from the plat. We were also informed that Questar Gas agreed to install the following:

1. A 6-foot high concrete fence along their new property line adjacent to Lots 3, 2-R and along the street right-of-way.
2. Weed barrier and gravel in the parkstrip.
3. Trees planted in the parkstrip and spaced at no greater than 30' apart.

Our office has reviewed the plat and associated improvement plans. The items mentioned above have been addressed and are included in the submitted plans. We have no additional comments, and therefore recommend approval.

# CANYON VISTAS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
JANUARY, 2014



VICINITY MAP  
NOT TO SCALE

## NOTES

- PARCEL IS CURRENTLY ZONED RESIDENTIAL MODERATE DENSITY ZONE (R-M)
- MINIMUM LOT SIZE IS 9,000 S.F., AVERAGE LOT SIZE IS 14,834 S.F.
- ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PRODUCED BY EARTHTEC ENGINEERING, DATED JULY 15, 2013
- ALL STRUCTURES TO BE REMOVED AT TIME OF CONSTRUCTION
- PROPERTY SUBJECT TO NOISE AND SMELL FROM ADJACENT QUESTAR PROPERTY
- SIX (6) FOOT FENCE REQUIRED BETWEEN ALL BORDERING AGRICULTURAL ZONED PROPERTY
- LOTS R-1 AND R-3 ARE RESTRICTED LOTS AND CONTAIN A 16 FOOT (1V:1H) SLOPE ACROSS A PORTION OF THE LOT. DRAINAGE SHOULD BE DIRECTED AWAY FROM THIS SLOPE, PROPER VEGETATION SHOULD BE INSTALLED ON THE SLOPE AND SPRINKLERS SHOULD NOT BE INSTALLED ON THE SLOPE. ANY MODIFICATION OF THIS SLOPE SHOULD BE PROPERLY DESIGNED AND ENGINEERED AND MUST BE APPROVED BY THE CITY.
- NO LAND DRAIN SYSTEM IS BEING INSTALLED WITH THE SUBDIVISION. GROUND WATER IS NOT ALLOWED TO BE PUMPED INTO THE STREET OR ONTO ADJACENT PROPERTY.

## SETBACKS

- LOT SETBACKS: (70' R.O.W.)
- FRONT SETBACK = 20'
  - SIDE SETBACK = 10' MINIMUM ON EACH SIDE, EXCEPT 20' MINIMUM FOR SIDE FRONTING STREET
  - REAR SETBACK = 25'

## DEVELOPER

MIKE BASTIAN/JERRY PRESTON  
40 N. 100 E.  
FARMINGTON, UTAH 84025

### Questar Gas

APPROVED BY QUESTAR GAS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### South Weber City Attorney

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

### South Weber City Planning Commission

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

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

### South Weber City Engineer

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

SOUTH WEBER CITY ENGINEER

### South Weber City Council

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

SOUTH WEBER CITY MAYOR CITY RECORDER

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 34 AND THE CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°53'29"E

## NARRATIVE

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

## BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°53'21"E 1624.79 FEET AND N00°06'39"W 290.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE N89°50'39"W 281.67 FEET TO THE EAST LINE OF SOUTH WEBER VALLEY ESTATES; THENCE N00°09'21"E ALONG SAID EAST LINE, 1104.19 FEET TO THE SOUTH RIGHT OF WAY LINE OF I-84; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S84°39'45"E 190.35 FEET AND (2) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 557.99 FEET, A RADIUS OF 11559.16 FEET, A CHORD BEARING OF S84°12'15"E, AND A CHORD LENGTH OF 557.94 FEET; THENCE S89°53'21"W 720.53 FEET; THENCE S00°09'21"W 184.56 FEET; THENCE S77°59'07"E 164.97 FEET; THENCE S00°15'50"E 153.01 FEET; THENCE S52°37'30"W 20.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 69.62 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF S04°07'56"E, AND A CHORD LENGTH OF 65.78 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.11 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF S14°38'00"W, AND A CHORD LENGTH OF 10.00 FEET; THENCE S00°09'21"W 132.17 FEET; THENCE N89°47'45"E 105.05 FEET; THENCE S00°15'48"E 438.38 FEET TO THE POINT OF BEGINNING.

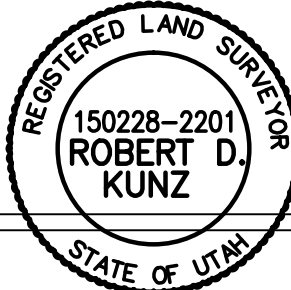
CONTAINING 225,058 SQUARE FEET OR 5.167 ACRES

## Surveyor's Certificate

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

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

UTAH LICENSE NUMBER **ROBERT D. KUNZ**



## Owners Dedication And Certification

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

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

## Acknowledgment

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

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

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## Acknowledgment

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

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

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## Project Information

Surveyor: **J. FLETCHER**  
Designer: **N. ANDERSON**  
Begin Date: \_\_\_\_\_  
Project Name: **CANYON VISTAS SUBDIVISION**  
Number: **3784-49**  
Scale: **1"=60'**  
Revision: **11-7-13 C.C.**  
Checked: \_\_\_\_\_

## Davis County Recorder

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

RECORDED FOR:

DAVIS COUNTY RECORDER

\_\_\_\_\_, DEPUTY,

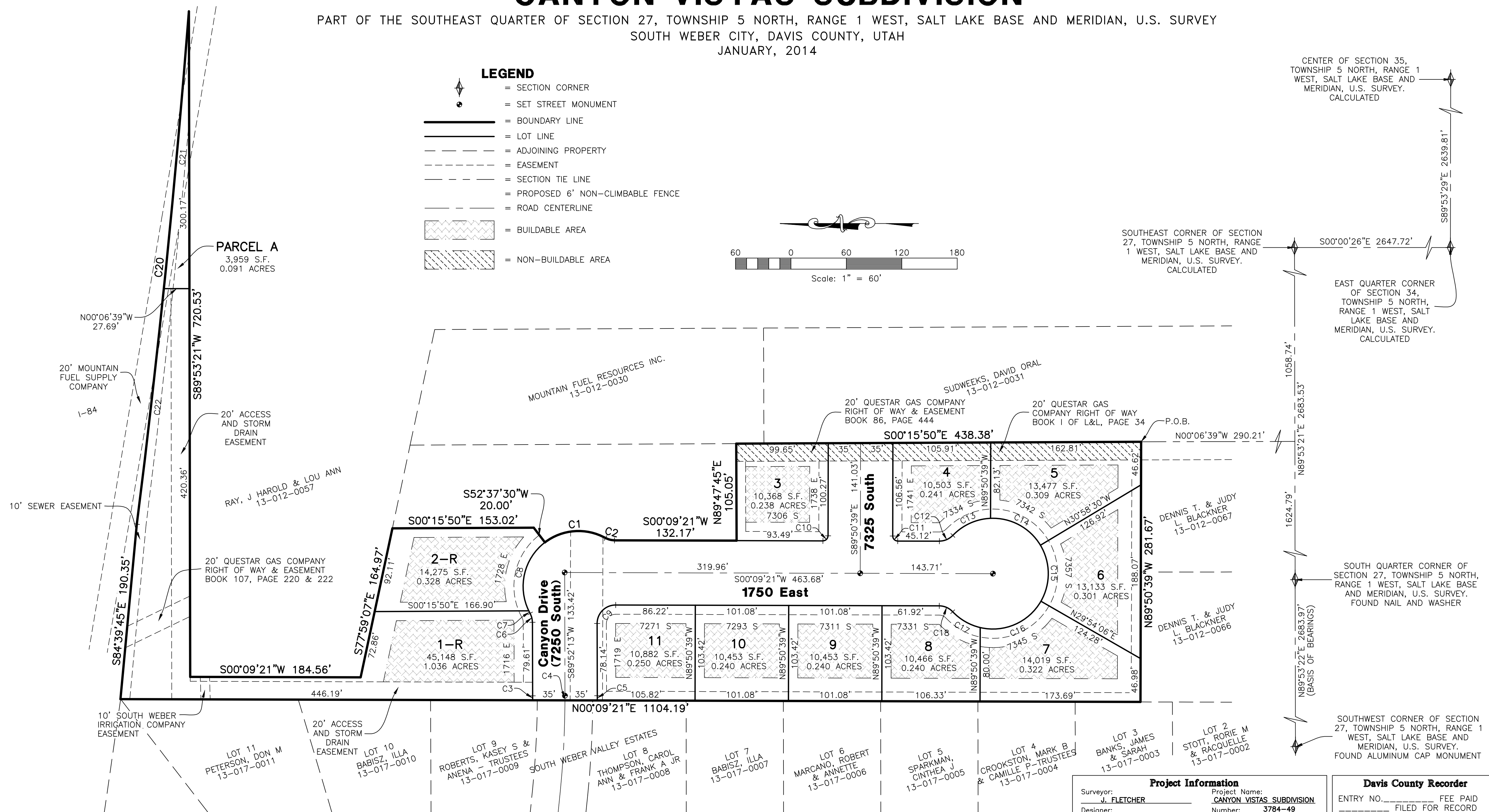
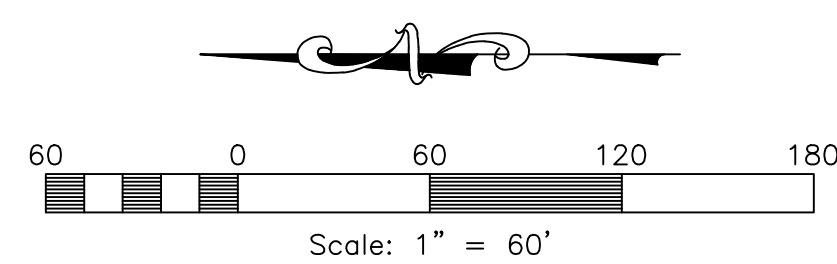


# CANYON VISTAS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
JANUARY, 2014

## LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION TIE LINE
- = PROPOSED 6' NON-CLIMBABLE FENCE
- = ROAD CENTERLINE
- = BUILDABLE AREA
- = NON-BUILDABLE AREA



## Project Information

Surveyor: J. FLETCHER  
Designer: N. ANDERSON  
Begin Date: \_\_\_\_\_  
Project Name: CANYON VISTAS SUBDIVISION  
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THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_. DEPUTY.





Project Narrative/Notes/Revisions

- 1) 9/9/13 RH - COMPLETED PLANS FOR CITY REVIEW.
- 2) 9/19/13 RH - REVISED STORM DRAIN FOR EX. GAS LINE CROSSING.
- 3) 10/15/13 RH - REVISED PLANS PER CITY REVIEW COMMENTS.
- 4) 11/25/13 RH - REVISED PLANS PER CITY REVIEW COMMENTS.
- 5) 12/5/13 RH - REVISED PLANS PER CITY REVIEW COMMENTS.
- 6) 1/9/14 RH - REVISED PLANS PER CITY REVIEW COMMENTS.

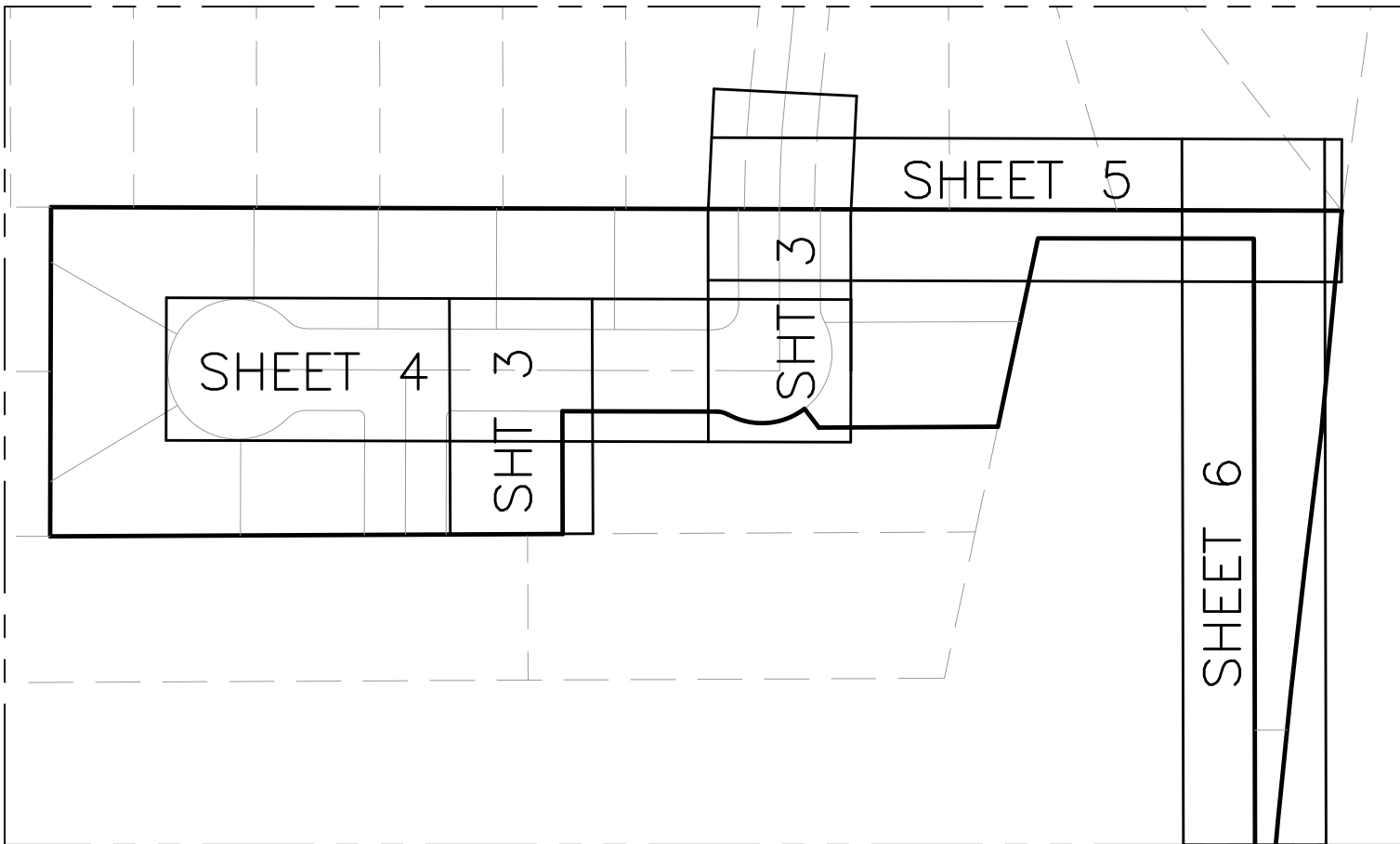
# CANYON VISTAS SUBDIVISION

## Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
SEPTEMBER 2013



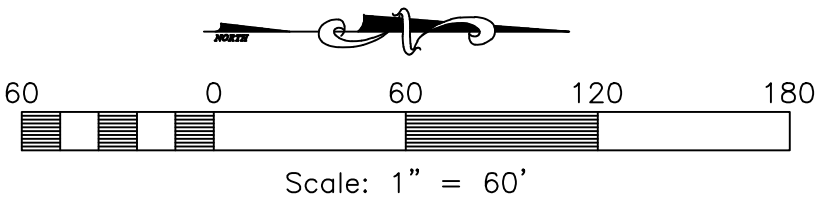
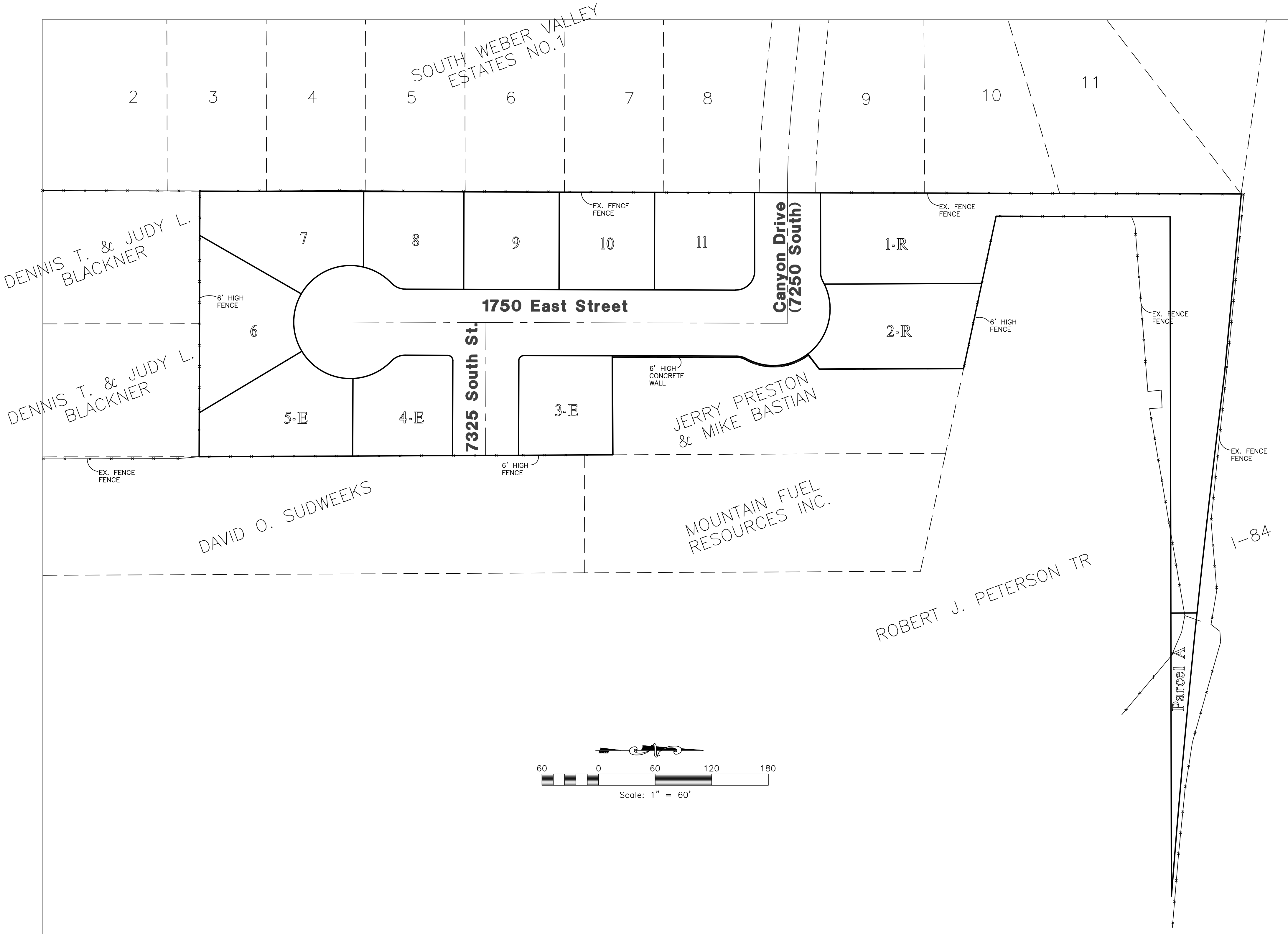
Vicinity Map  
NOT TO SCALE



Sheet Index Key Map  
NOT TO SCALE

### Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Street Cross-Sections/Legend/Notes
- Sheet 3 - 7250 South Street/7275 South Street
- Sheet 4 - 1750 East Street
- Sheet 5 - Storm Drain Outfall
- Sheet 6 - Storm Drain Outfall
- Sheet 7 - Detention Basin Expansion
- Sheet 8 - Grading Plan
- Sheet 9 - Storm Water Pollution Prevention Plan
- Sheet 10 - Storm Water Pollution Prevention Plan



Revised 1-9-14

**Reeve & Associates, Inc.**

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
9-19-13	RH Storm Drain Rev.
10-15-13	RH City Comments
11-25-13	RH City Comments
12-5-13	RH City Comments
1-9-14	RH City Comments

**Canyon Vistas Subdivision**

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Cover/Index Sheet**



<b>Project Info.</b>	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	SEPTEMBER 3, 2013
Name:	CANYON VISTAS SUBDIVISION
Number:	3784-49

Sheet	10
1	Sheets

### Engineer's Notice To Contractors

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

### Contact:

Mike Schultz/Mike Bastian  
1798 West 5150 South, #103  
Roy, Utah 84067  
PH: (801) 525-0681

Blue Stakes Location Center

**Call: Toll Free**  
**1-800-662-4111**

Two Working Days Before You Dig



General Notes:

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

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT. CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES, IF ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

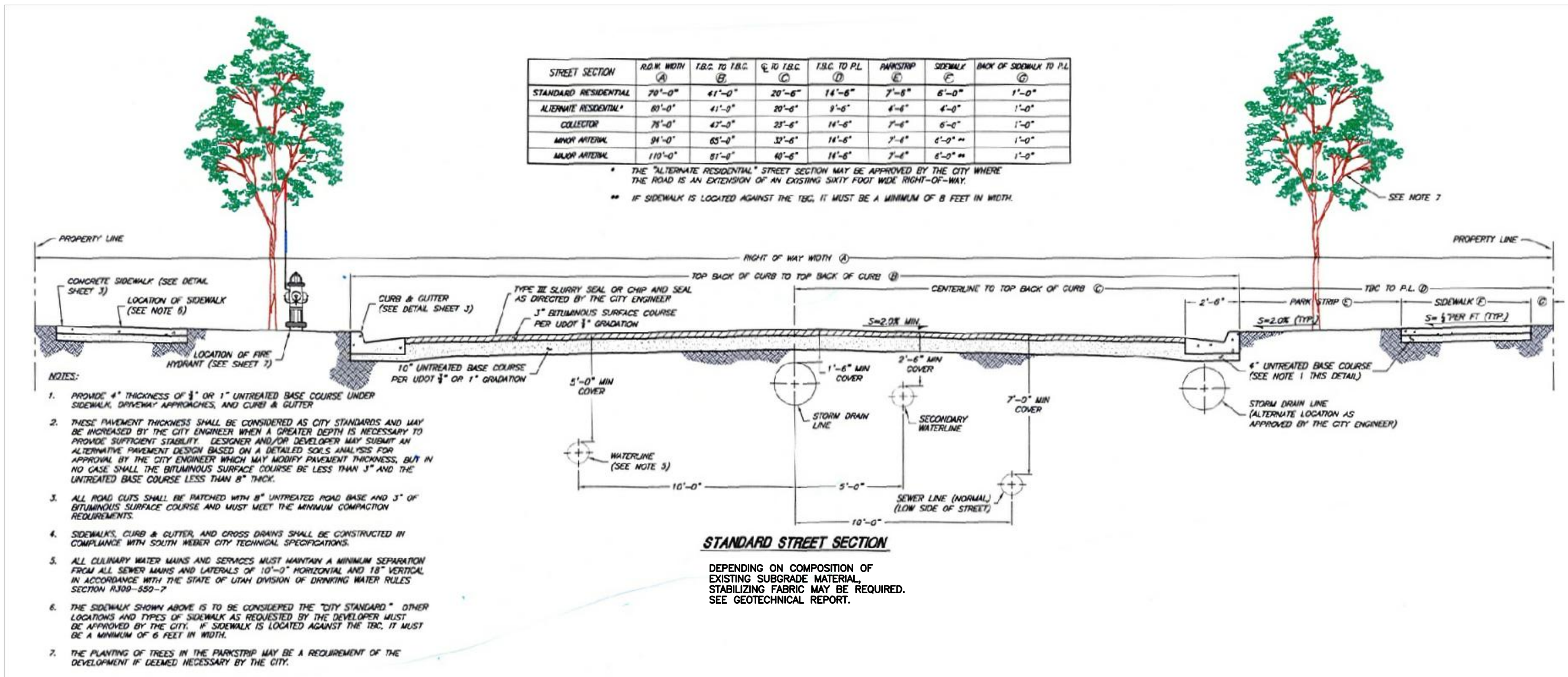
Exposed Slopes:

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

—W —	= PROPOSED CULINARY WATER LINE	□	= EXISTING CATCH BASIN
—EX.W ---	= EXISTING CULINARY WATER LINE	⬮	= EXISTING SPRINKLER
—SS —	= PROPOSED SANITARY SEWER LINE	⬮	= PLUG W/ 2" BLOW-OFF
—EX.SS ---	= EXISTING SANITARY SEWER LINE	●	= AIR-VAC ASSEMBLY
—SD —	= PROPOSED STORM DRAIN LINE	▼	= PROPOSED REDUCER
—EX.SD ---	= EXISTING STORM DRAIN LINE	⬮	= PLUG & BLOCK
—LD —	= PROPOSED LAND DRAIN LINE	○	= STREET LIGHT
—EX.LD ---	= EXISTING LAND DRAIN LINE	⬮	= SIGN
—SW —	= PROPOSED SECONDARY WATER LINE	BLDG	= BUILDING
—EX.SW ---	= EXISTING SECONDARY WATER LINE	BVC	= BEGIN VERTICAL CURVE
—IRR —	= PROPOSED IRRIGATION LINE	C&G	= CURB & GUTTER
—EX.IRR ---	= EXISTING IRRIGATION LINE	CB	= CATCH BASIN
---OHP---	= EXISTING OVERHEAD POWER LINE	C.F.	= CUBIC FEET
---TEL---	= EXISTING TELEPHONE LINE	C.F.S.	= CUBIC FEET PER SECOND
---GAS---	= EXISTING NATURAL GAS LINE	CL	= CENTERLINE
—  —	= EXISTING EDGE OF PAVEMENT	DI	= DUCTILE IRON
×—×—×	= FENCE LINE	EP	= EDGE OF PAVEMENT
—■—■—■	= MASONRY BLOCK/RETAINING WALL	EVC	= END VERTICAL CURVE
— · · —	= DITCH/SWALE FLOWLINE	FC	= FENCE CORNER
●	= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR
○	= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION
●	= PROPOSED MANHOLE	FG	= FINISHED GRADE
○	= EXISTING MANHOLE	FH	= FIRE HYDRANT
●	= PROPOSED SEWER CLEAN-OUT	FL	= FLOW LINE
X	= PROPOSED GATE VALVE	GB	= GRADE BREAK
X	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE
⊞	= PROPOSED WATER METER	INV	= INVERT
⊞	= EXISTING WATER METER	IRR	=IRRIGATION
■	= PROPOSED CATCH BASIN	LD	= LAND DRAIN

General Notes

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF SOUTH WEBER CITY AND THE CITY OF SOUTH WEBER DRAWINGS CONTAINED THEREIN. SOUTH WEBER CITY PUBLIC WORKS REQUIREMENTS SHALL BE MET.
- THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
- ELEVATIONS SHOWN AT THE CURB LINE ARE TOP OF CURB ELEVATIONS.
- WATER LINE PIPE SHALL BE DUCTILE IRON CLASS-51. WASHOUT ASSEMBLIES SHALL CONSIST OF A KUPFERLE FOUNDRY CO. 2" BLOW-OFF HYDRANT (OR CITY-APPROVED EQUIV.) PLACED IN A BOX LOCATED IN THE PARK STRIP. WATER LINES SHALL BE ADJUSTED IN DEPTH AND GATE VALVES IN LOCATION SO AS NOT TO INTERFERE WITH STORM DRAIN CROSSINGS.
- SANITARY SEWER LATERALS SHALL BE GREEN, AND FOUNDATION DRAIN LATERALS SHALL BE WHITE TO PREVENT CONFUSION. FOUNDATION DRAIN MANHOLE LIDS SHALL BE MARKED "DRAIN" AND SHALL BE UNVENTED.
- SECONDARY WATER LINE SHALL BE PVC C-900 CLASS 200 DR-14. ALL SECONDARY WATER VALVE LIDS SHALL BE STAMPED "IRRIGATION".
- ALL SECONDARY WATER LINE CONSTRUCTION TO BE PER SOUTH WEBER WATER IMPROVEMENT DISTRICTS STANDARDS AND SPECIFICATIONS.



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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
9-19-13	RH Storm Drain Rev.
10-15-13	RH City Comments
11-25-13	RH City Comments
12-5-13	RH City Comments
1-9-14	RH City Comments

Canyon Vistas Subdivision

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Street Cross-Sections/  
Master Legend/Notes

REGISTERED PROFESSIONAL ENGINEER

375328  
J. NATE REEVE

STATE OF UTAH

Project Info.

Engineer:  
J. NATE REEVE, P.E.

Drafter:  
R. HANSEN

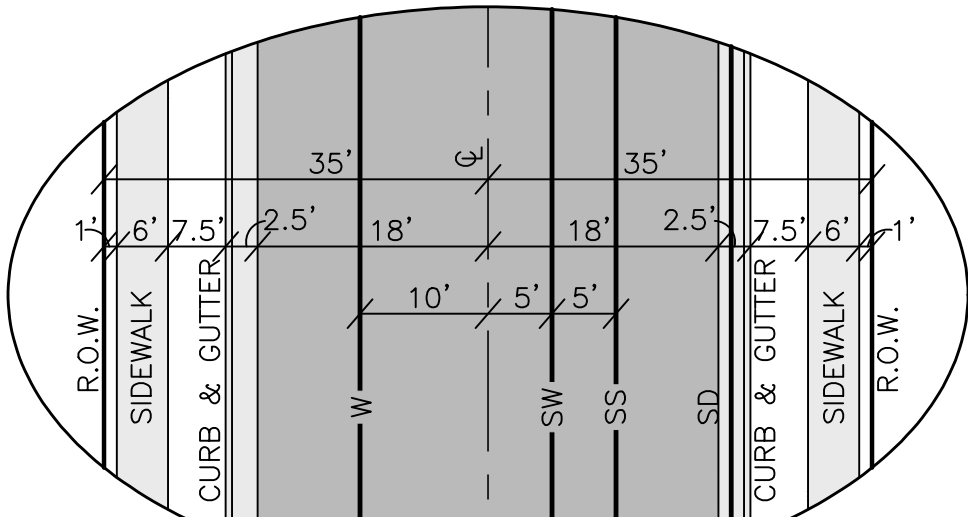
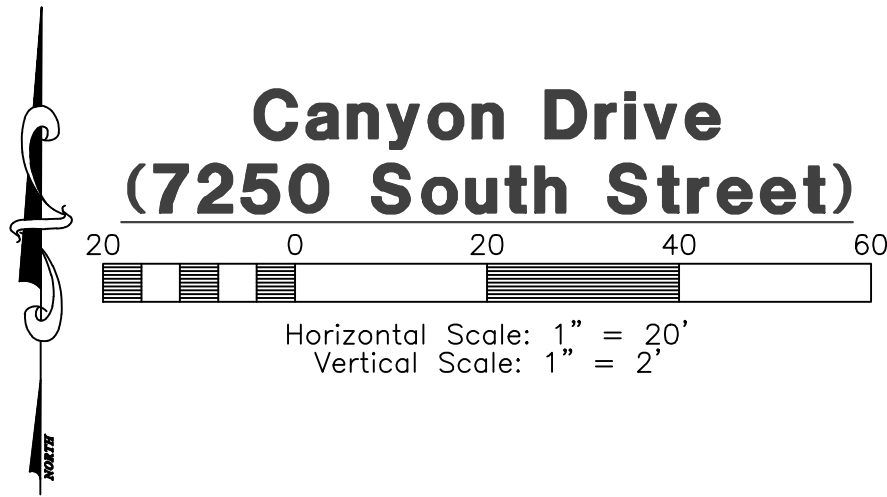
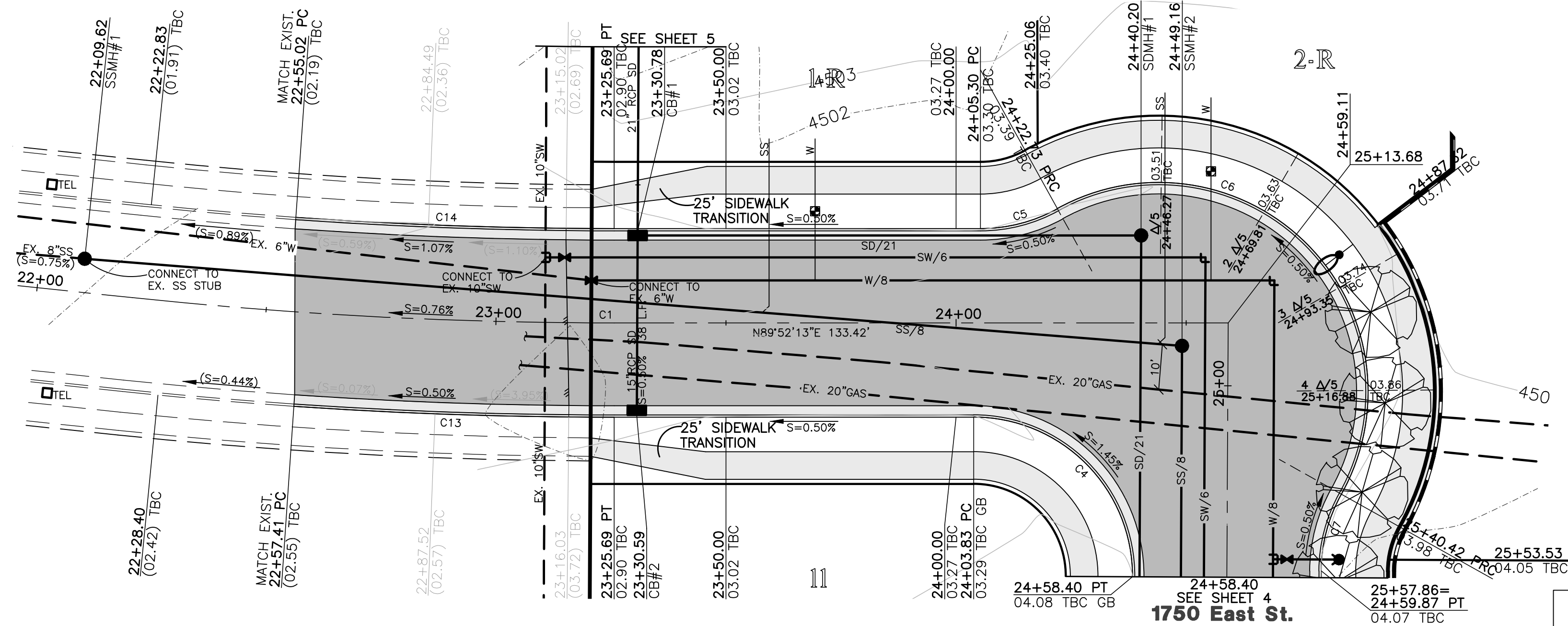
Begin Date:  
SEPTEMBER 3, 2013

Name:  
CANYON VISTAS  
SUBDIVISION

Number: 3784-49

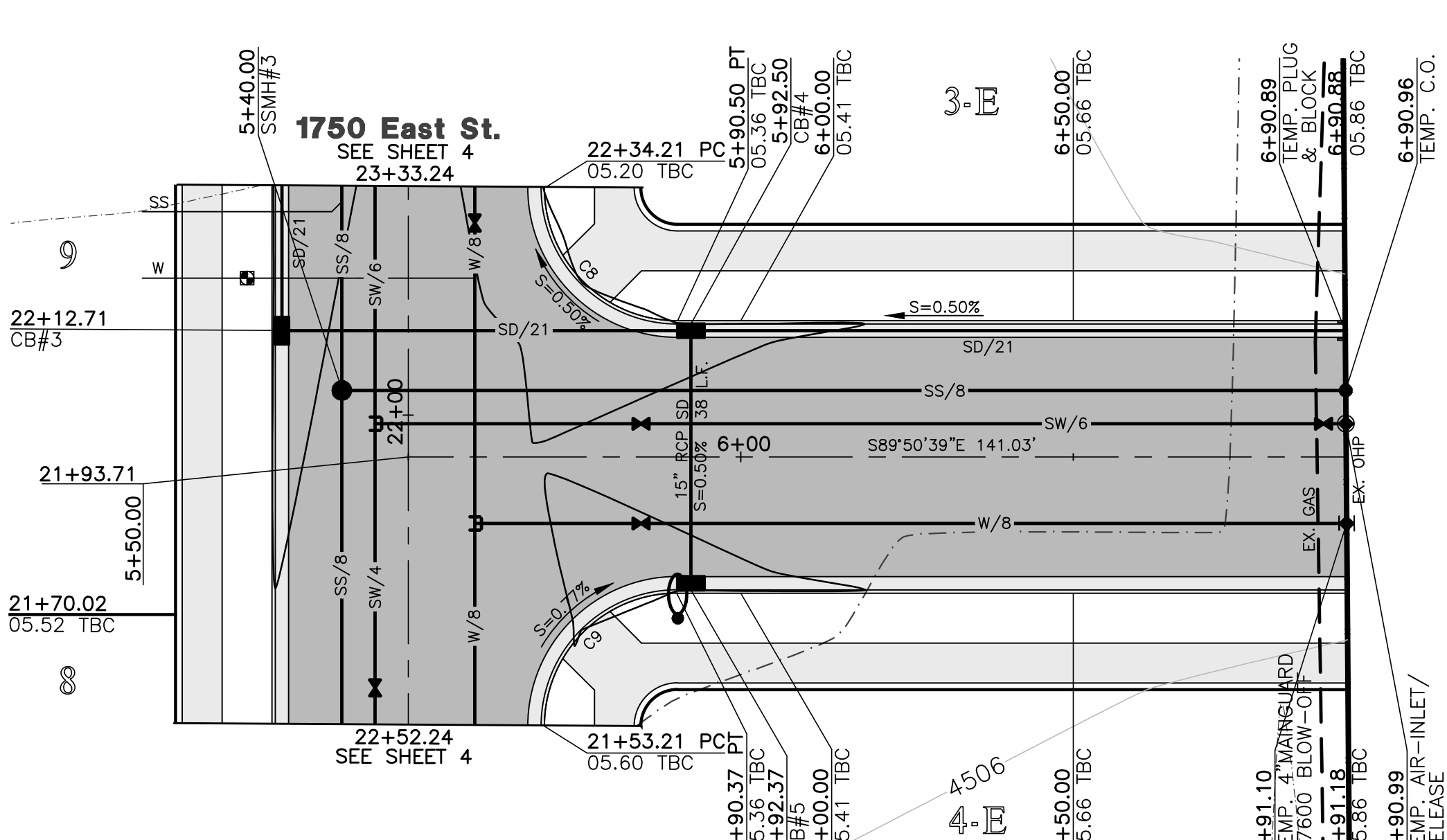
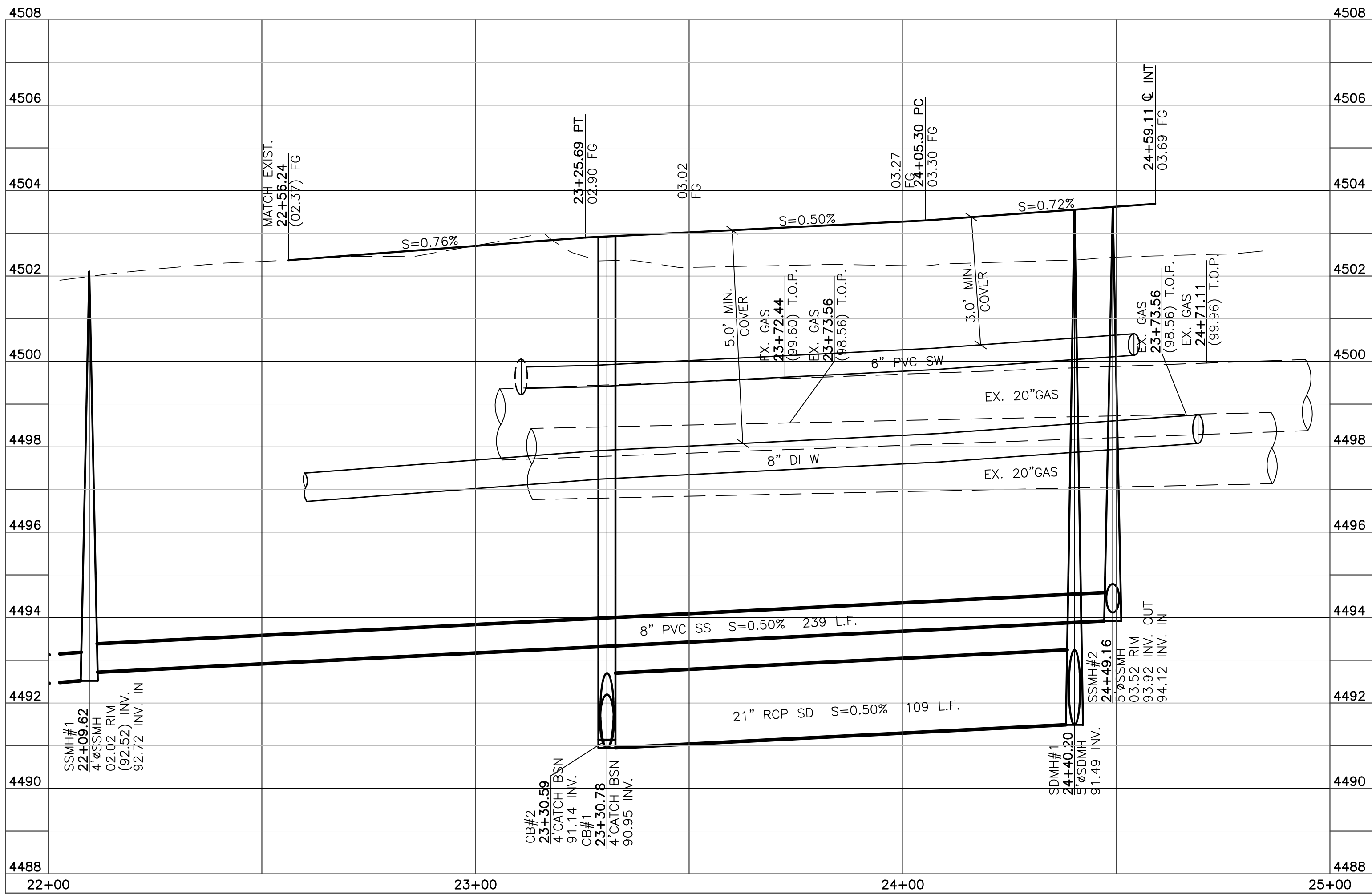
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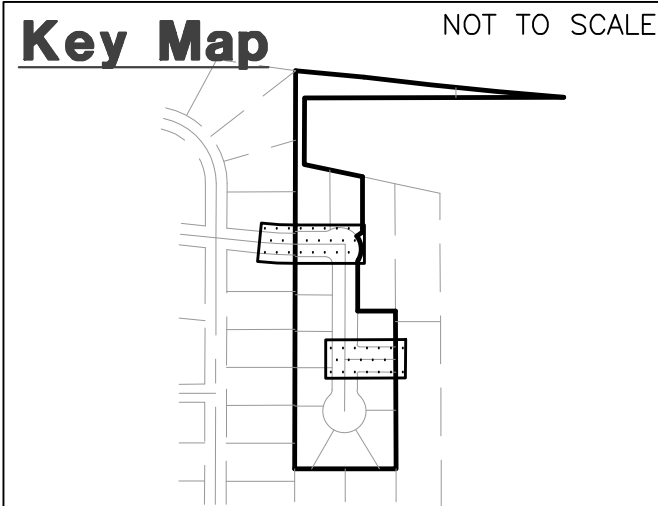
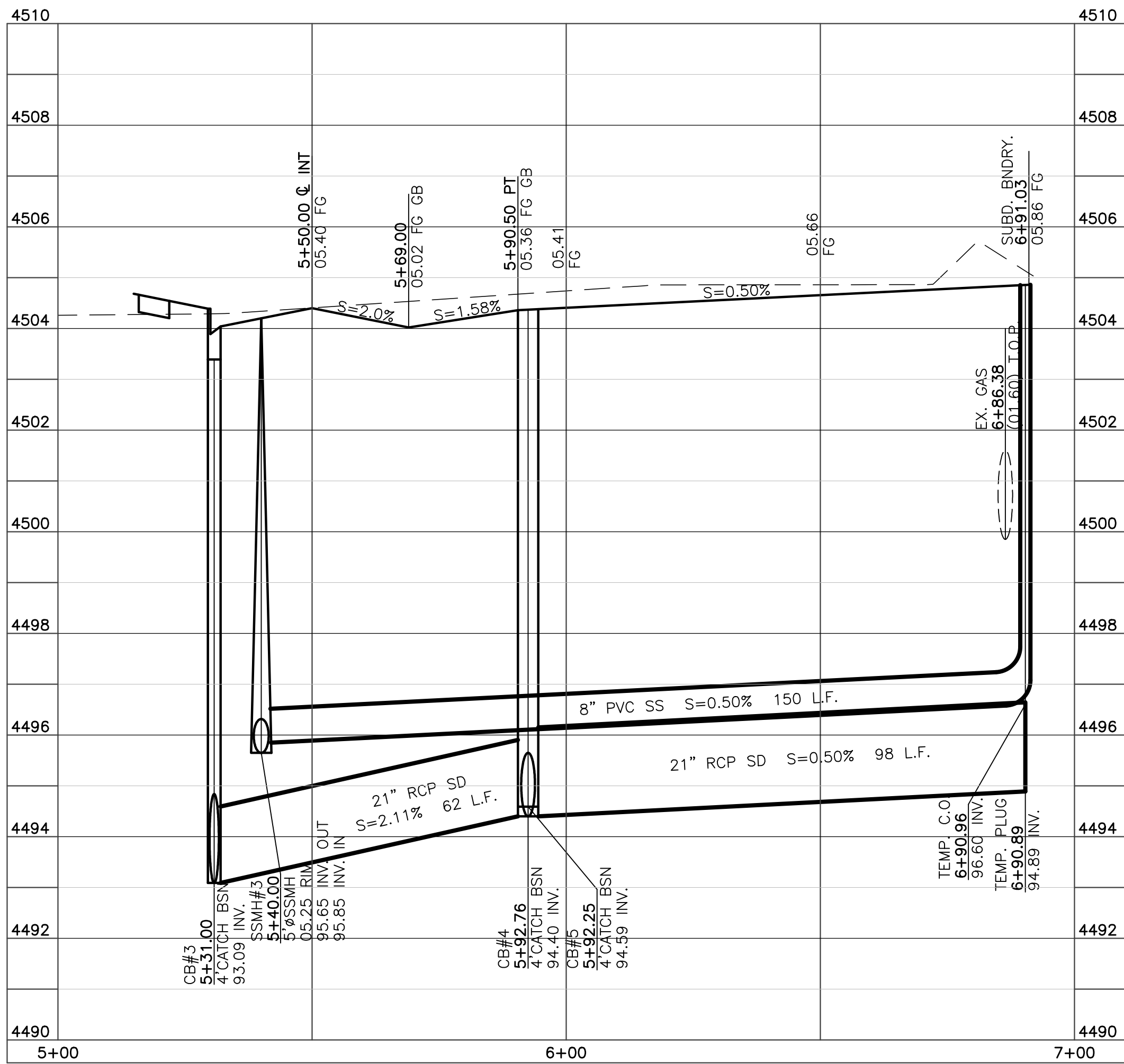
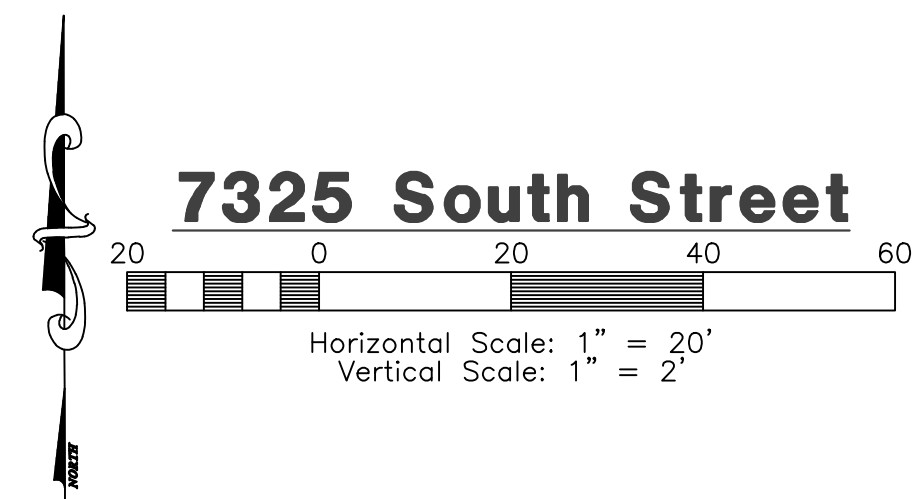
### Street Dimensions

LOOKING DOWN-STATION



Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	0°17'09"	1002.45'	5.00'	2.50'	S89°59'12"E	5.00'

TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°17'08"	34.50'	54.36'	34.67'	N44°59'13"W	48.91'
C5	28°57'18"	34.50'	17.43'	8.91'	N75°23'34"E	17.25'
C6	148°11'44"	45.50'	117.69'	159.71'	N44°59'13"W	87.52'
C7	28°57'18"	34.50'	17.43'	8.91'	S14°38'00"W	17.25'
C8	90°21'36"	20.00'	31.54'	20.13'	S45°01'27"E	28.37'
C9	89°38'24"	20.00'	31.29'	19.87'	S44°58'33"W	28.20'
C13	3°54'09"	1022.95'	69.68'	34.85'	S88°10'42"E	69.66'
C14	4°02'22"	981.95'	69.23'	34.63'	S88°06'36"E	69.21'



### Construction Notes:

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**CULINARY WATER**

W/8 - 8" DUCTILE IRON CLASS-51 WATER

**SANITARY SEWER**

SS/8 - 8" PVC SDR-35 SEWER LINE

**STORM DRAIN**

SD/15 - 15" RCP STORM DRAIN

SD/21 - 21" RCP STORM DRAIN

**SECONDARY WATER**

SW/4 - 4" PVC C-900 CLASS 200 DR-14

SECONDARY WATER LINE

SW/6 - 6" PVC C-900 CLASS 200 DR-14

SECONDARY WATER LINE

Reeve & Associates, Inc.

200 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Key Map

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
9-19-13	RR Storm Drain Rev.
10-15-13	RR City Comments
11-25-13	RR City Comments
12-5-13	RR City Comments
1-9-14	RR City Comments

Canyon Vistas Subdivision

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Canyon Drive

7325 South St.

22+00.00-25+00.00

5+00.00-7+00.00

REGISTERED PROFESSIONAL ENGINEER

375328

J. NATE REEVE

STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

Drafter: R. HANSEN

Begin Date: SEPTEMBER 3, 2013

Name: CANYON VISTAS SUBDIVISION

Number: 3784-49

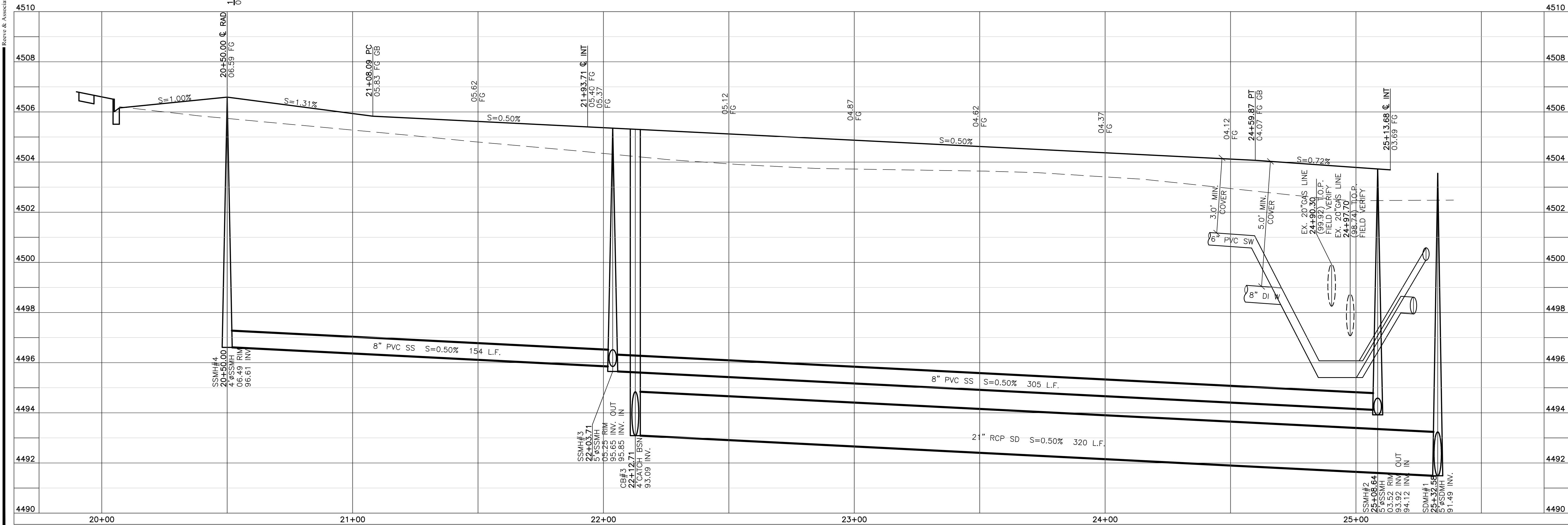
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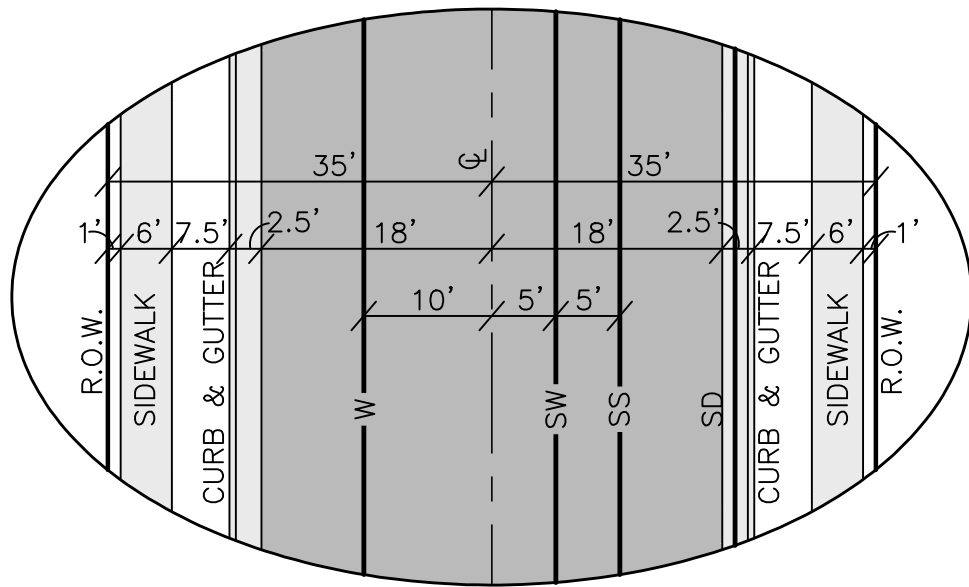
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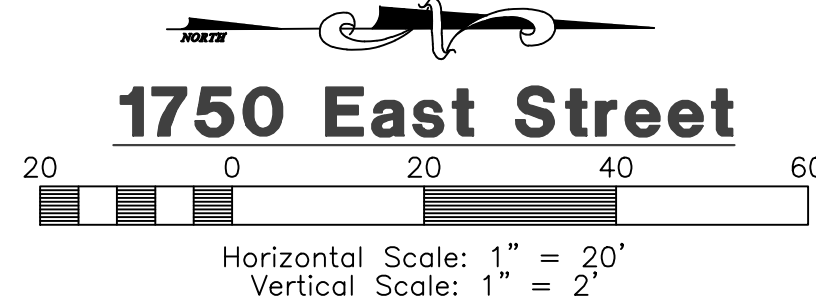




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Street Dimensions  
LOOKING DOWN-STATION



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°17'08"	34.50'	54.36'	34.67'	N44°59'13"W	48.91'
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C9	89°38'24"	20.00'	31.29'	19.87'	S44°58'33"W	28.20'
C10	46°34'03"	34.50'	28.04'	14.85'	N23°26'22"E	27.27'
C11	46°34'03"	34.50'	28.04'	14.85'	S23°07'40"E	27.27'
C12	273°08'06"	45.50'	216.90'	43.08'	S89°50'39"E	62.56'

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SS/8 - 8" PVC SDR-35 SEWER LINE

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SD/21 - 21" RCP STORM DRAIN

SECONDARY WATER

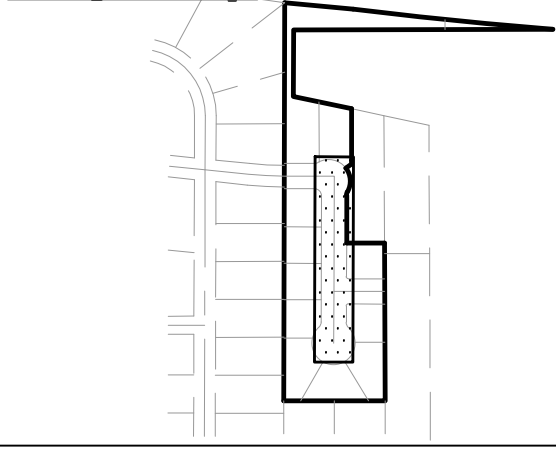
SW/4 - 4" PVC C-900 CLASS 200 DR-14

SECONDARY WATER LINE

SW/6 - 6" PVC C-900 CLASS 200 DR-14

SECONDARY WATER LINE

Key Map



NOT TO SCALE

Reeve & Associates, Inc.

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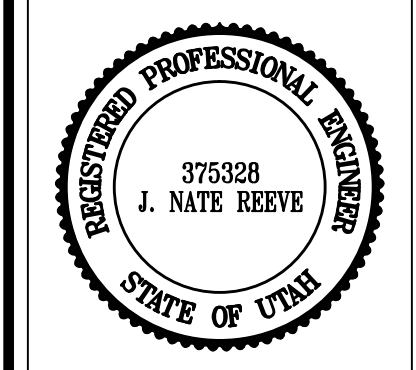
DATE	DESCRIPTION
9-19-13	RH Storm Drain Rev.
10-15-13	RH City Comments
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1-9-14	RH City Comments

Canyon Vistas Subdivision

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

1750 East Street

19+75.00 - 25+75.00

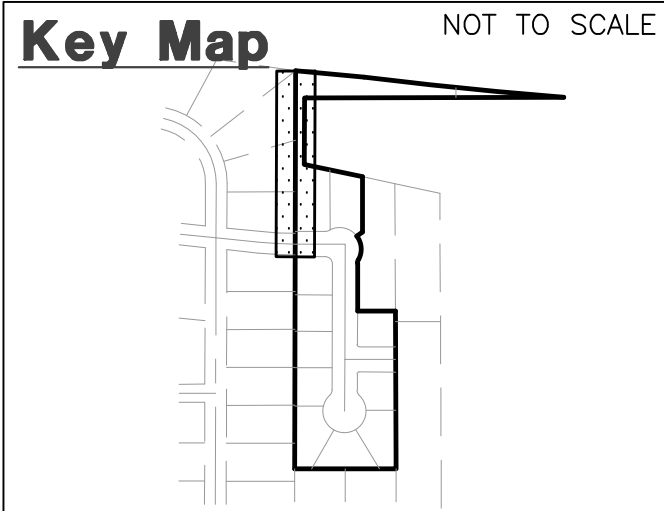
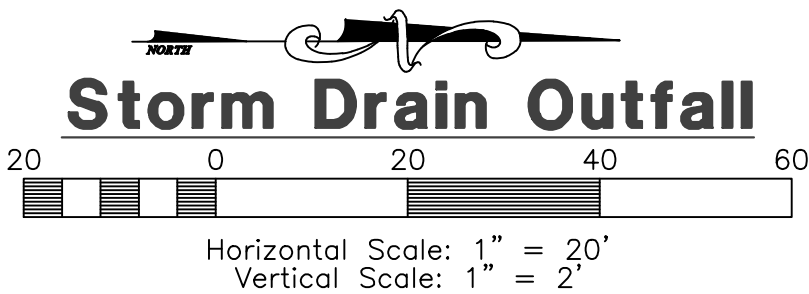
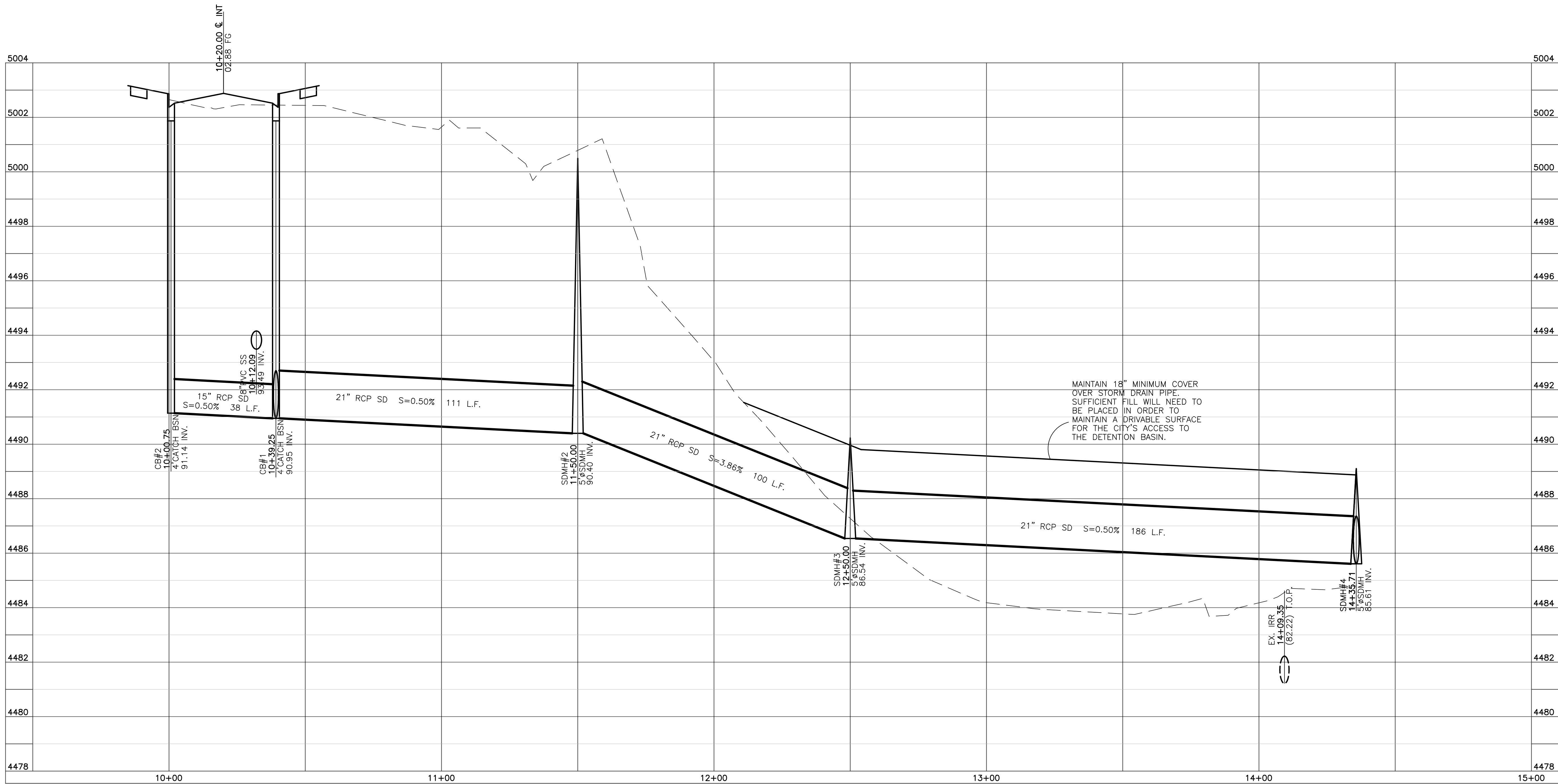


Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	SEPTEMBER 3, 2013
Name:	CANYON VISTAS SUBDIVISION
Number:	3784-49

Sheet	10
4	Sheets

Revised 1-9-14





### Construction Notes:

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SECONDARY WATER LINE

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SECONDARY WATER LINE

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REVISIONS

DATE	DESCRIPTION
9-19-13 RH	Storm Drain Rev.
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1-9-14 RH	City Comments

Canyon Vistas Subdivision

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Storm Drain Outfall

10+00.00 - 14+30.70

REGISTERED PROFESSIONAL ENGINEER

375328

J. NATE REEVE

STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

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Sheet

10

5

Sheets

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SECONDARY WATER LINE

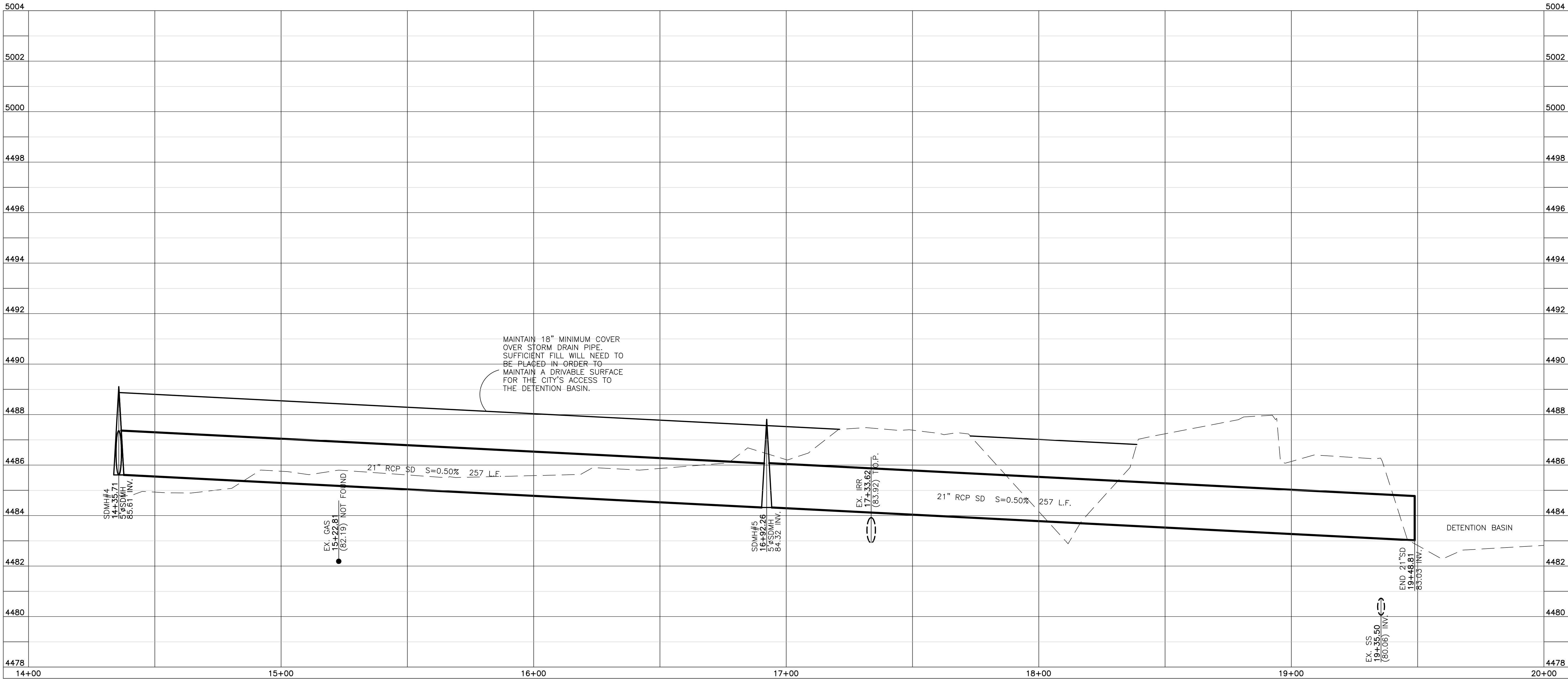
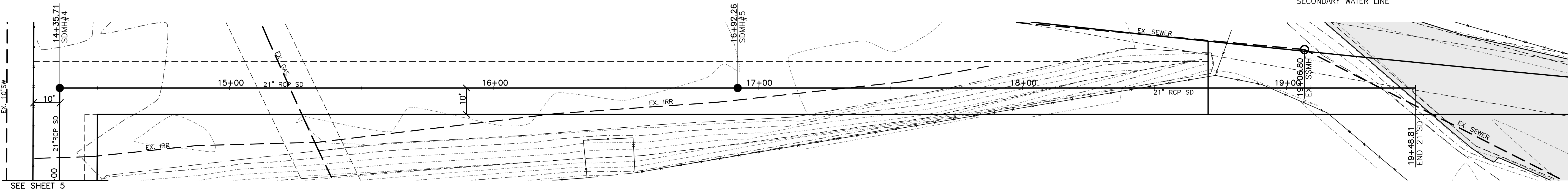
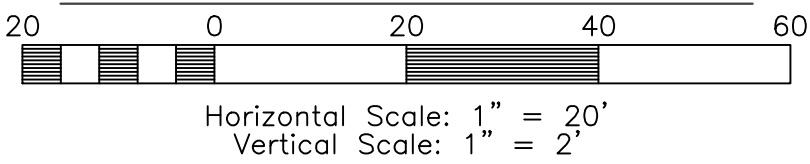
SW/6 - 6" PVC C-900 CLASS 200 DR-14

SECONDARY WATER LINE

Key Map

NOT TO SCALE

Storm Drain Outfall



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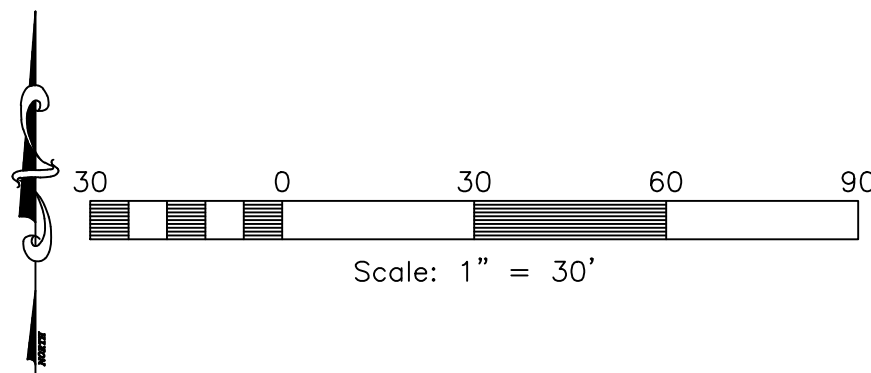
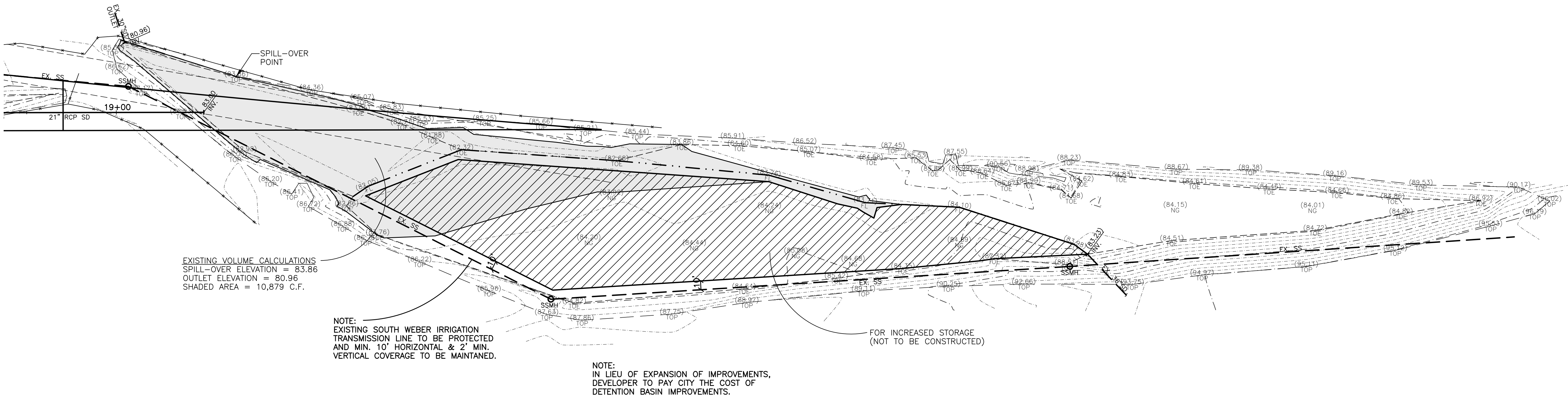
**Canyon Vistas Subdivision**  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Storm Drain Outfall**  
**14+30.70 - 20+00.00**



<b>Project Info.</b>	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	SEPTEMBER 3, 2013
Name:	CANYON VISTAS SUBDIVISION
Number:	3784-49

Sheet	10
6	Sheets





### Storm Runoff Calculations South Weber, UT 10/15/2013 skt

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber, UT area taken from data compiled by the South Weber Public Works Standards, Section 15, for the 100-year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

- The calculations are as follows:
- Runoff from the undeveloped existing land.

Runoff Coefficient	C =	0.2
Acreage	A =	5.25 ACRES
$Q(out) = 0.1 \cdot A = 0.53 \text{ CFS}$		
  - Runoff from developed land

Runoff Coefficients		
Paved Area	48025	C = 0.9
Landscaped Area	150935	C = 0.2
Roof	29730	C = 0.9
Weighted Runoff Coefficient C = 0.44		
Rainfall Intensity	i = varies with time	
Runoff Quantity	Q = CIA	
  - Detention Basin

Volume in	Q * t
Volume out	0.53 * t

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.  
Use 0.53 cfs for Q outflow

The required volume of the detentio 13,921 cubic feet



REVISIONS	DATE	DESCRIPTION
9-19-13	13 RH	Storm Drain Rev.
10-15-13	13 RH	City Comments
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12-8-13	13 RH	City Comments
1-9-14	14 RH	City Comments

## Canyon Vistas Subdivision SOUTH WEBER CITY, DAVIS COUNTY, UTAH Detention Basin Expansion



<b>Project Info.</b>	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	SEPTEMBER 3, 2013
Name:	CANYON VISTAS SUBDIVISION
Number:	3784-49

Sheet	10
7	Sheets

Revised 1-9-14



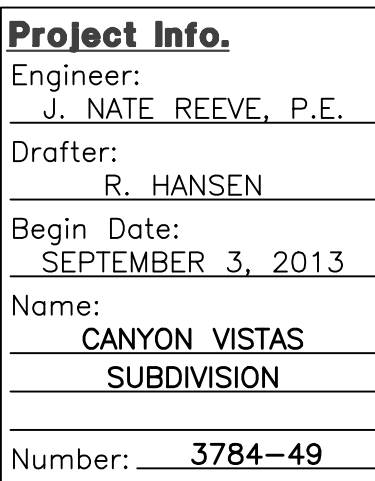


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SOUTH WEBER CITY, DAVIS COUNTY, UTAH

# Grading Plan



**Project Info.**  
 Engineer: J. NATE REEVE, P.E.  
 Drafter: R. HANSEN  
 Begin Date: SEPTEMBER 3, 2013  
 Name: CANYON VISTAS  
SUBDIVISION  
 Number: 3784-49

Sheet	<b>10</b>
<b>8</b>	Sheets

REVIEWS	
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& Associates, Inc.**

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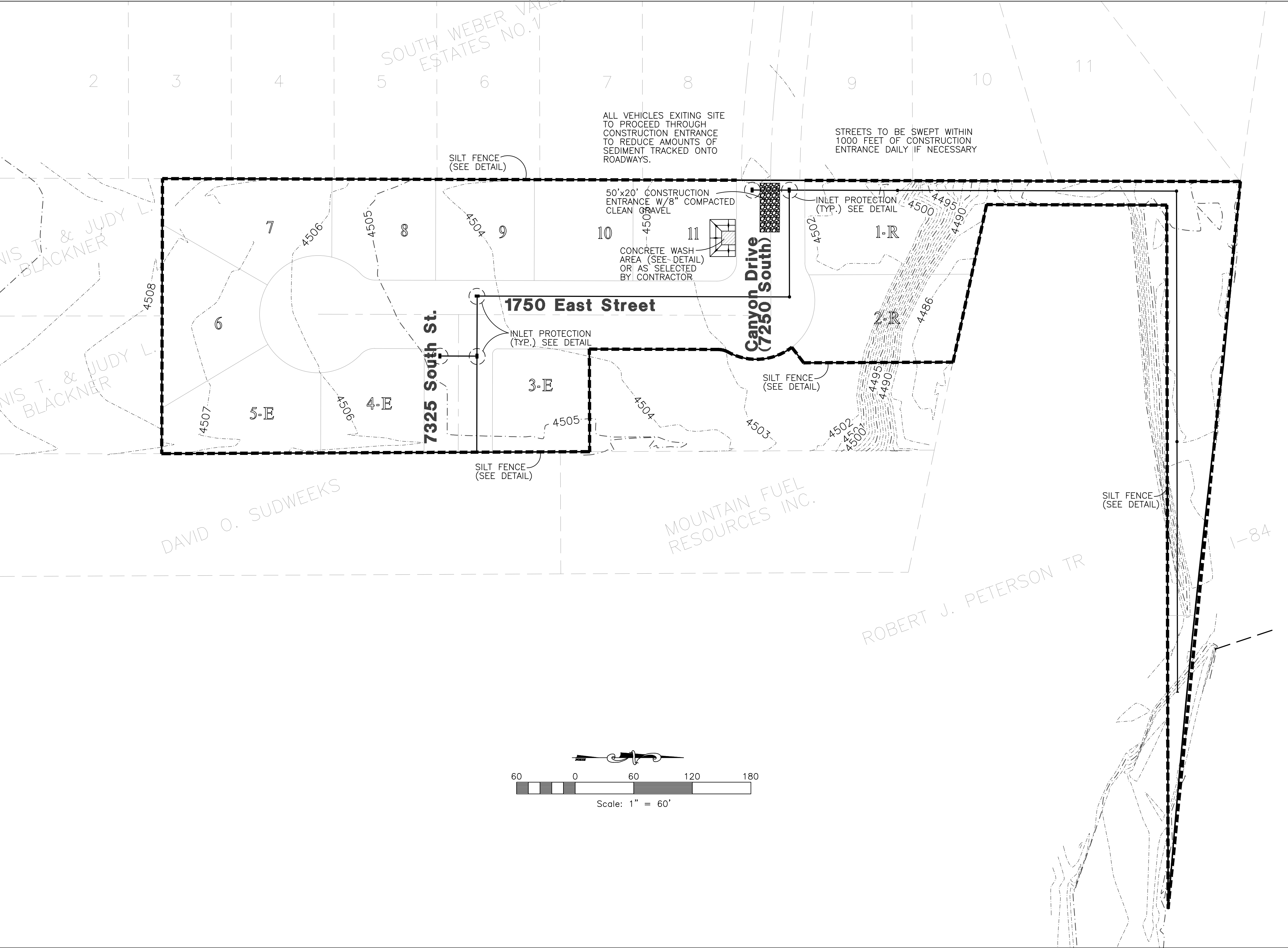
# CANYON VISTAS SUBDIVISION

## Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
SEPTEMBER 2013



Vicinity Map  
NOT TO SCALE



### Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER CITY, DAVIS COUNTY
- PROJECT BEGINNING DATE.....SEPTEMBER 2013
- BMP'S DEPLOYMENT DATE.....SEPTEMBER 2013
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....MIKE SCHULTZ (801) 525-0681
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Revised 1-9-14

Reeve & Associates, Inc.

TRA

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
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REVISIONS	DATE	DESCRIPTION
9-19-13	13 RH	Storm Drain Rev.
10-1-13	13 RH	City Comments
11-25-13	13 RH	City Comments
12-9-13	13 RH	City Comments
1-9-14	14 RH	City Comments

Canyon Vistas Subdivision  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
Storm Water Pollution  
Prevention Plan Exhibit



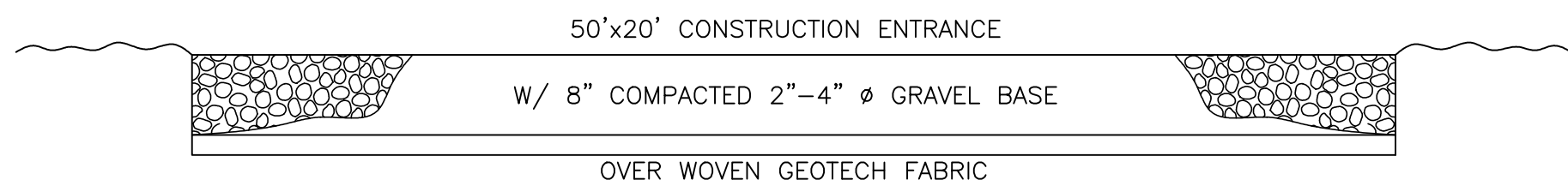
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: SEPTEMBER 3, 2013
Name: CANYON VISTAS SUBDIVISION
Number: 3784-49

Sheet	10
9	Sheets

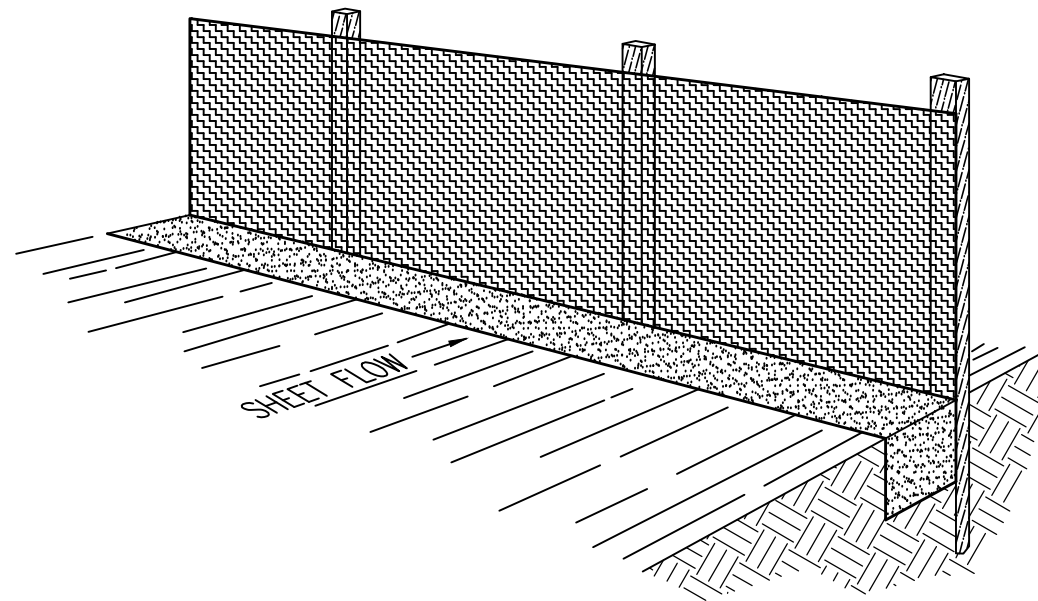


## Notes:

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

### INSTALLATION

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

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

### PREFABRICATED SILT FENCE ROLLS

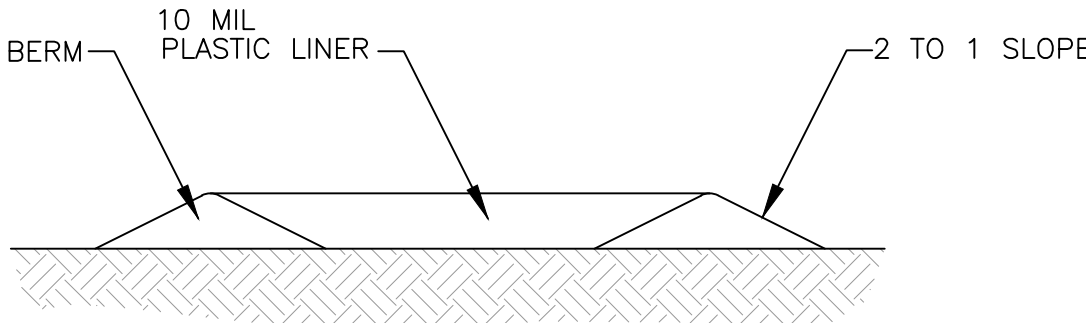
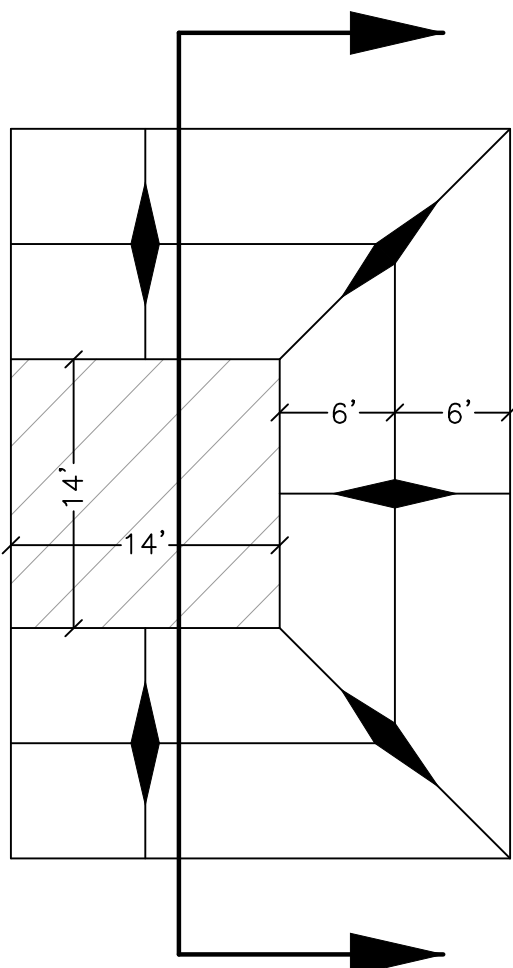
- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Unroll the silt fence, positioning the post against the downstream wall of the trench.
- \*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts,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

### FIELD ASSEMBLY:

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

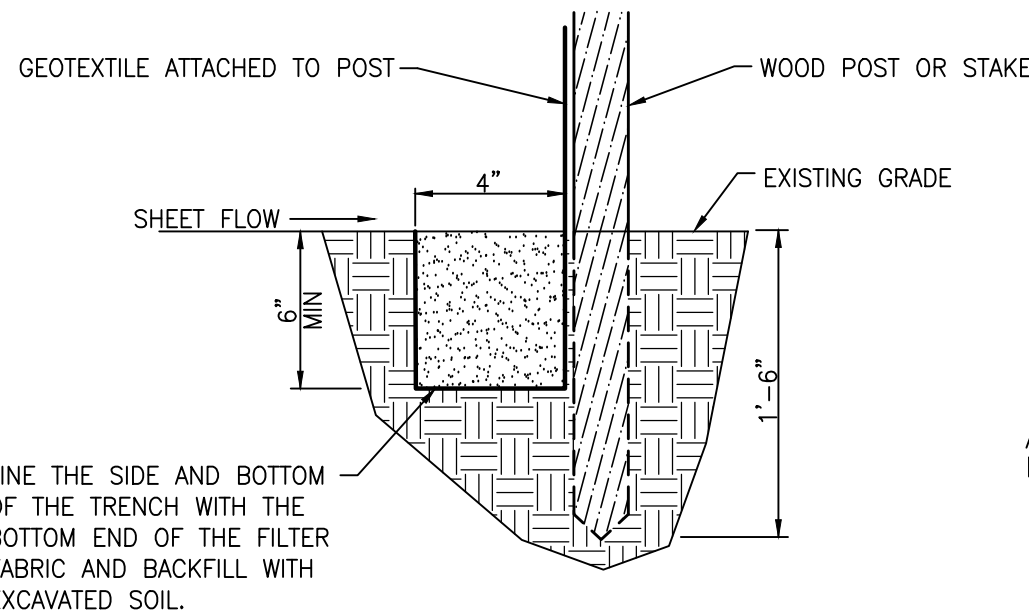
## Silt Fence Detail

SCALE: NONE



Concrete Washout Area  
w/ 10 mil Plastic Liner

SCALE: NONE



Section

should generally be less than three (3) times the height of the fence.

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

### INSPECTION

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

### REMOVAL

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

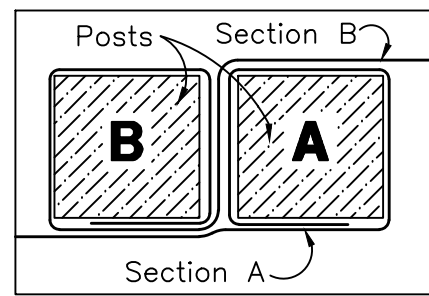
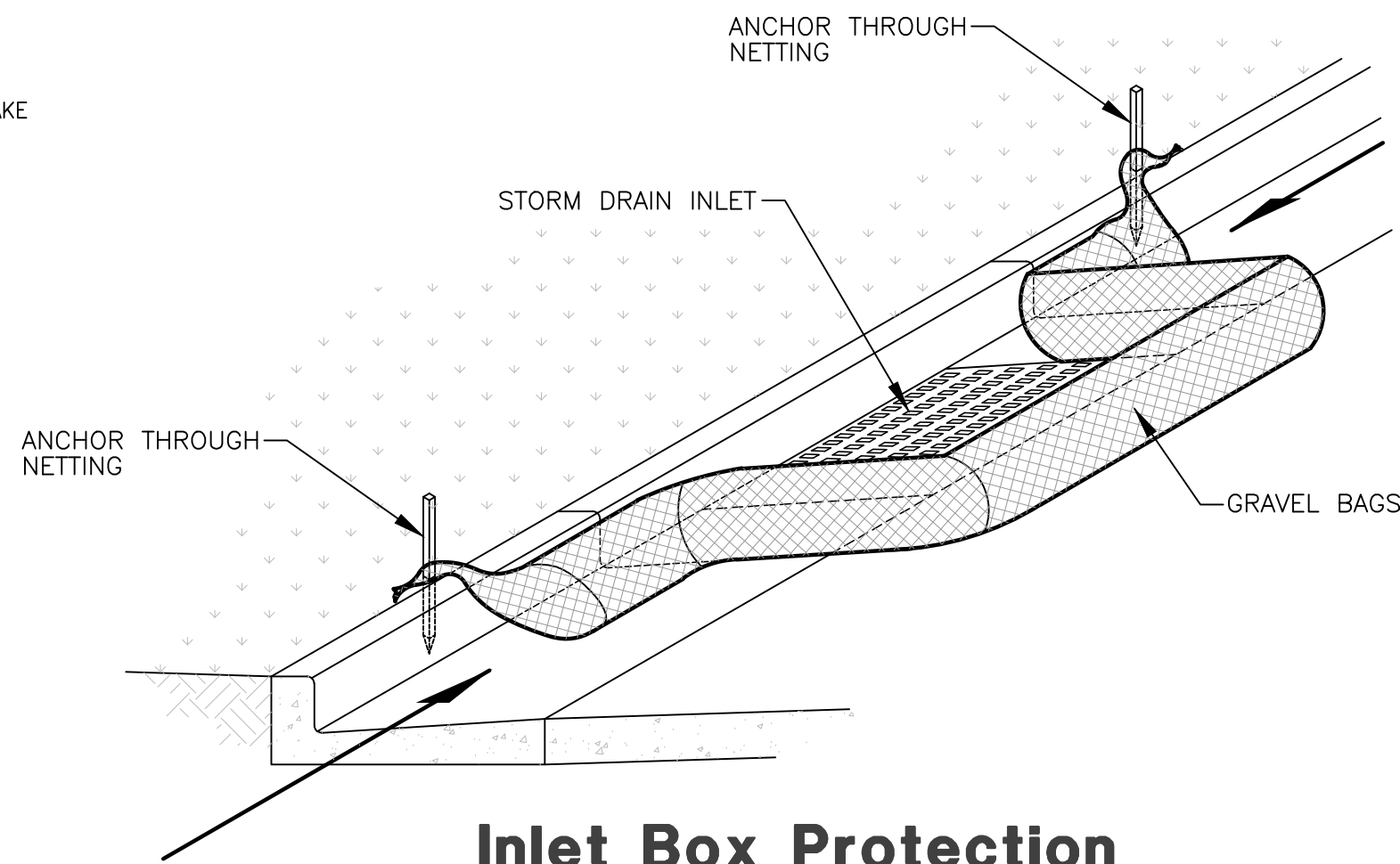
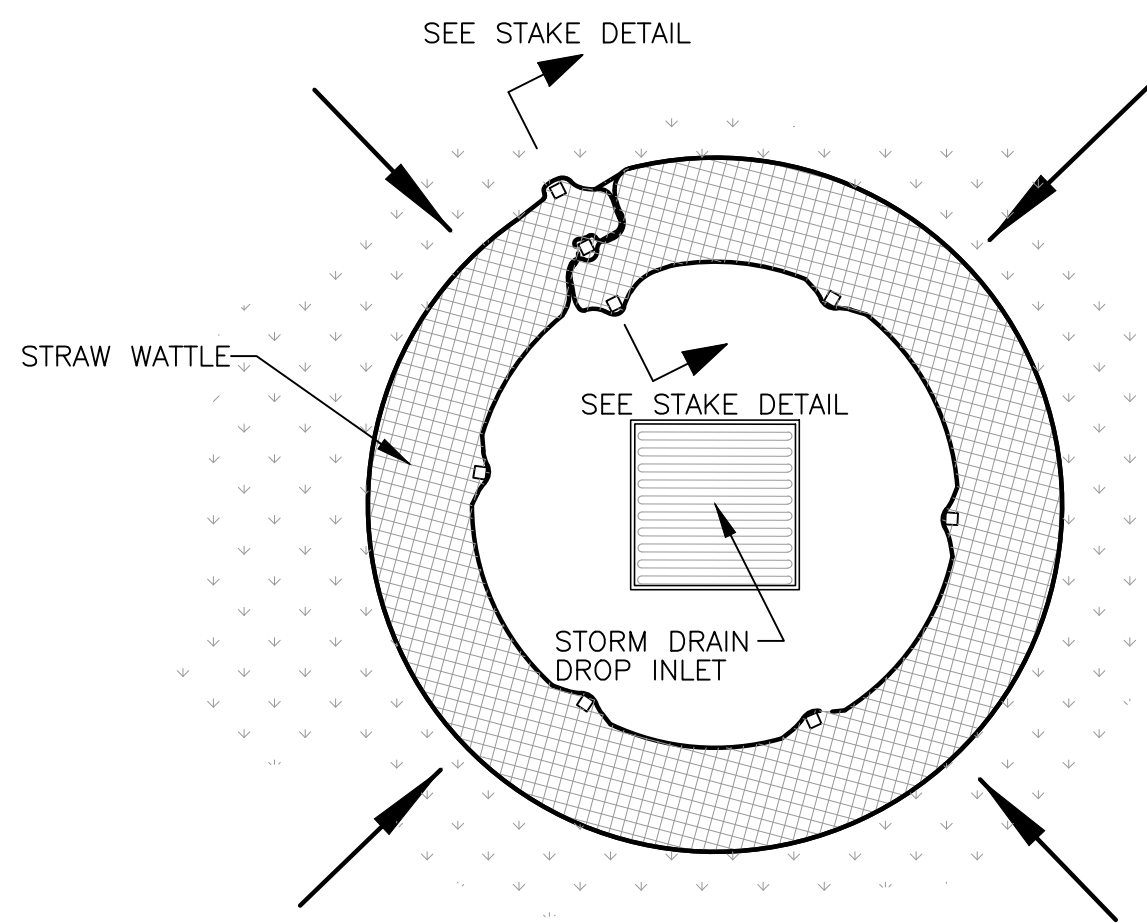


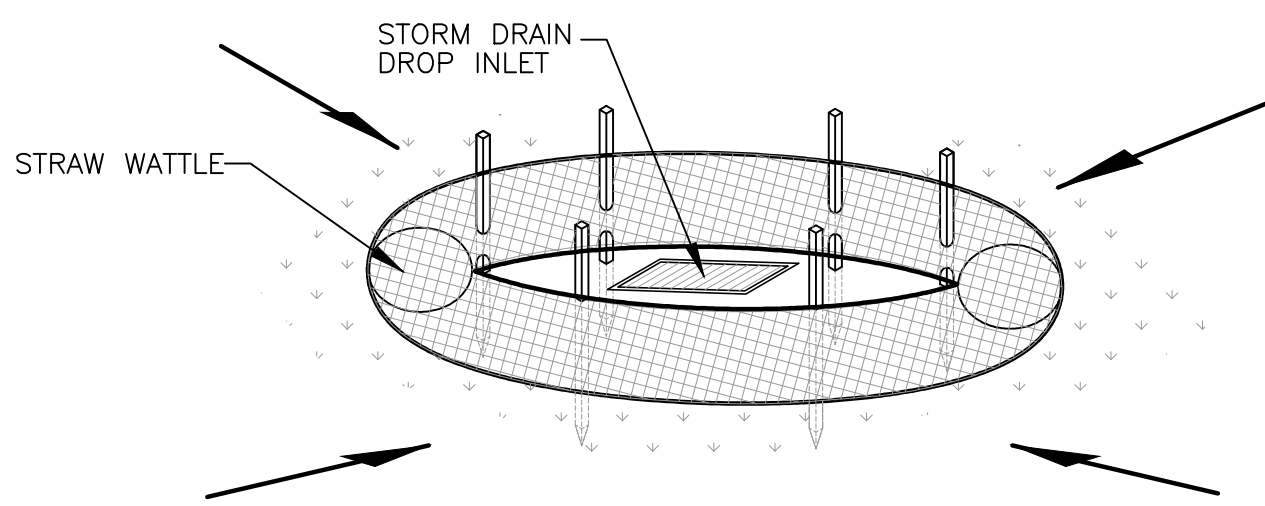
Figure 1:  
Top View of  
Roll-to-Roll Connection



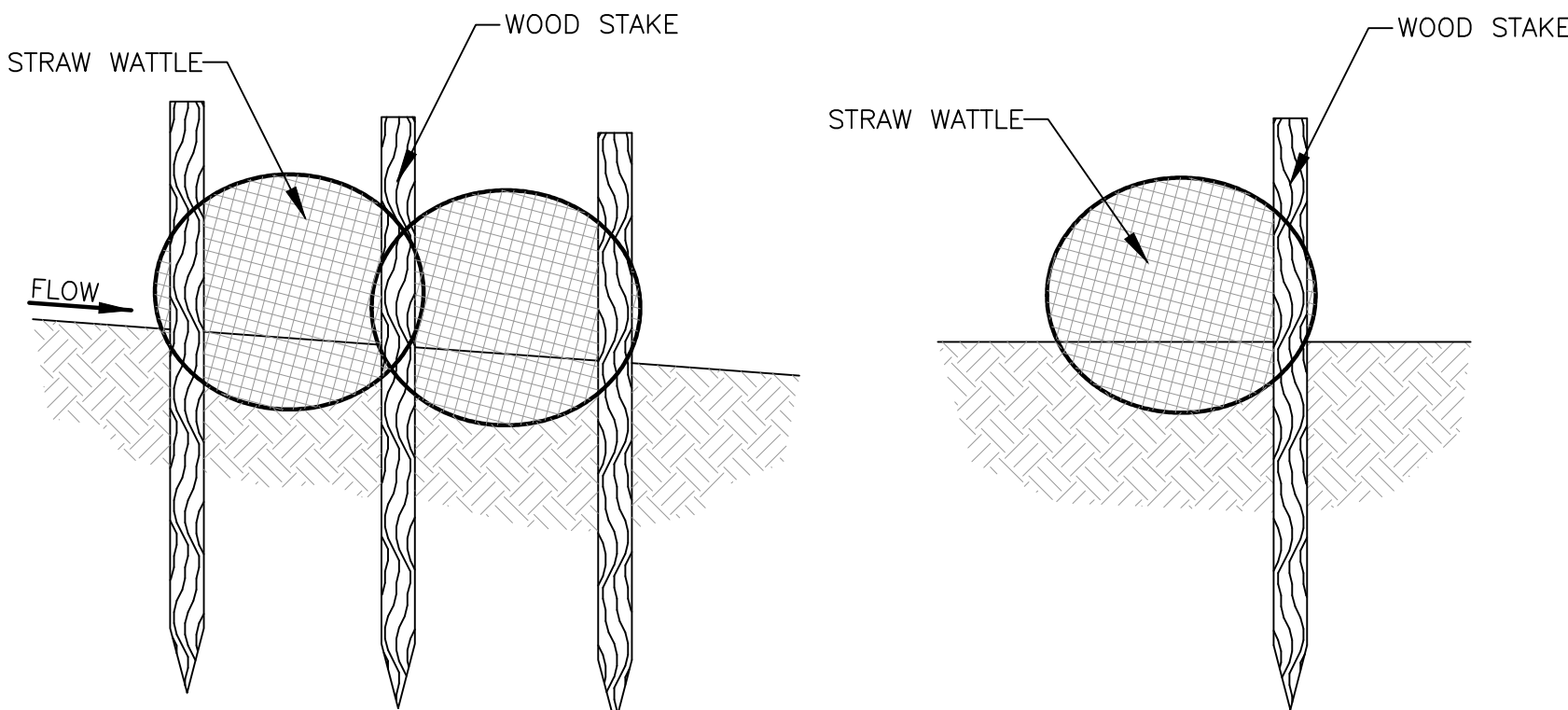
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Revised 1-9-14



REVISIONS	DATE	DESCRIPTION
	9-19-13 RH	Storm Drain Rev.
	10-15-13 RH	City Comments
	11-25-13 RH	City Comments
	12-5-13 RH	City Comments
	1-9-14 RH	City Comments

Canyon Vistas Subdivision

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Storm Water Pollution  
Prevention Plan Exhibit



### Project Info.

Engineer:  
J. NATE REEVE, P.E.  
Drafter:  
R. HANSEN  
Begin Date:  
SEPTEMBER 3, 2013  
Name:  
CANYON VISTAS  
SUBDIVISION  
Number: 3784-49

Sheet	10
10	Sheets



**SOUTH WEBER CITY PLANNING COMMISSION**  
Staff Backup Report

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Item No:      **Discuss General Plan Updates**

Date of Planning Commission Meeting: **January 23, 2013**

Scheduled Time:    **6:45 pm**

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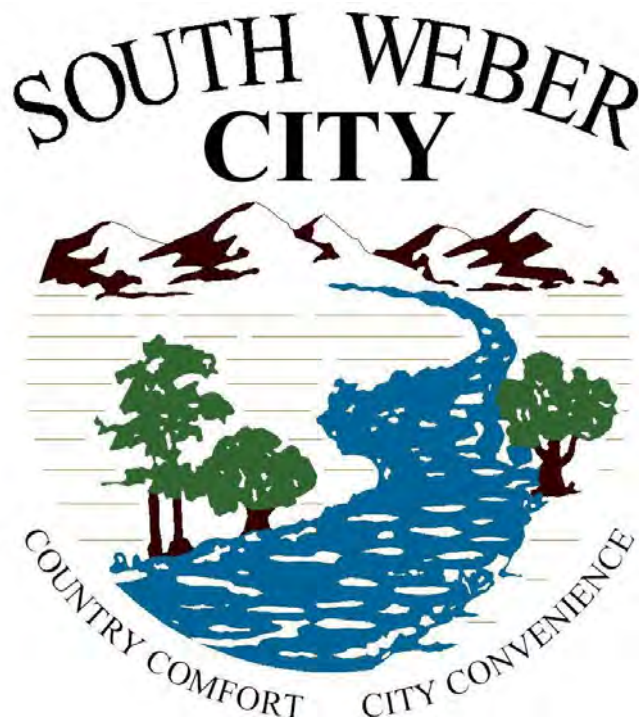
This is the beginning stage of updating the City's General Plan. While it will not be an official public hearing, we have advertised in the City's newsletter that residents can submit or provide comments. As of January 16, 2014, no comments have been received.

Along with updating the maps, we will be working to update the text portion of the document.

**ATTACHMENTS**

- Current General Plan

# **South Weber City General Plan Update**



**2011**

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#2 Projected Land Use Map  
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#4 HAFB Noise & Crash Zones Map

#5 Vehicle Transportation Map  
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## **INTRODUCTION**

South Weber City continues to grow and is experiencing significant transformation from an agricultural community to a residential community. Housing has increased at the same rate as the population, altering the character of the community and introducing development to areas that were untouched a decade or two ago, and in recent years this trend has increased. This growth prompted the City to take the large step of obtaining financing and contracting for the city wide installation of the first public sanitary sewer system in 1991. This project was completed early in 1994. The completion of the sewer system has opened areas to potential development which were previously thought undevelopable.

South Weber City recognizes the need to constantly reevaluate planning for the future of the city and respond to current issues and ideals. Late in 1996, again in late 2001, mid 2006, and during 2007 and finally again in 2010, the Planning Commission was asked to prepare an update to the General Plan. It has been the City's goal to obtain and integrate as much citizen input as practicable into this update and to address all major planning issues but not to duplicate efforts that have already been made.

As with previous updates, this plan does not totally replace all the research and work done on previous versions, but rather supplements those plans using current data and ideas. There will be some portions of the plan that must replace older plans by their very nature, such as land use section. Major portions of the older plan, however, are still valid or have been replaced with other more practical review methods.



## **MASTER GOAL**

Growth and how to deal with it is a major concern to every community in a rapidly expanding region. South Weber is no exception. From 1980 to 1990 South Weber's population increased by 82 percent from 1,575 to 2,863. In the 90's it increased another 49 percent to 4,260. The 2006 population is estimated at 6,300 and still growing. This growth trend has resulted in fundamental changes in the character of the city. What was once a largely agriculture based community is now mostly residential. The City is endeavoring to maintain some of its rural character, but knows that agriculture as an economic base is a thing of the past.

Even though the character of the community is changing, South Weber's geographic location remains somewhat isolated from the surrounding urban area. Sitting in the Weber River drainage basin, it is cut off from other communities by Interstate 15 and the river to the north, high bluffs to the south, the Wasatch Mountains to the east and a narrow band of land between the freeway and the bluff to the west. This geographic isolation gives the community a distinct advantage in maintaining a clear identity as it continues to urbanize. Though the City can sustain considerable growth yet, it will never blend in with and become indistinguishable from surrounding communities and it will never become a large city.

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

## **SECTION 1: EXISTING ENVIRONMENT**

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

### **LAND USE:**

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

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

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

### **POPULATION:**

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

If we assume that all vacant land remaining in the city will be developed, with limitations on some land, it is possible to begin to understand the potential growth of South Weber. This study calculated the area of all vacant land and then deleted areas suspected to be unbuildable based on available geologic and flood plain data. Current zoning and projected land uses were then used to calculate a projected dwelling density. The projected land use was based on this General Plan update. The projected dwelling densities in given areas were then used with the vacant land calculations to figure the total dwelling unit increase. An average household size of 3.76 persons per dwelling was then multiplied by the total number of dwellings in order to arrive at an ultimate build-out population of 13,171.

As of March 2010, new population projections were produced for South Weber. As a result of changes in the local economy, population projections have decreased somewhat. This study indicates that there were 1,720 residential water connections in the city at that time which includes the few existing two-family dwellings. There were also 60 existing multi-family dwelling units. There were 256 vacant lots or dwelling units, which is fewer than in previous plans. This count includes all lots that are existing but vacant or have received preliminary approval by the Planning Commission. It also includes all dwelling units that are under construction or have received some form of approval from the City. An analysis of vacant developable lands which determined the total area in each residential density category and the number of dwelling units (D.U.) each could generate follows:

1. 63 acres in Very Low Density x .85 D.U./ac. =	53 D.U.
2. 317 acres in Low Density x 1.35 D.U./ac. =	427 D.U.
3. 252 acres in Low-Moderate Density x 1.75 D.U./ac. =	441 D.U.
4. 115 acres in Moderate Density x 2.6 D.U./ac. =	299 D.U.
5. 19 acres in High Density x 13 D.U./ac. = 162 D.U.	247 D.U.
<b>Total Dwelling Units on Vacant Land</b>	<b>1,452 D.U.</b>

Add 1,720 existing single and two-family dwellings, 60 multi-family dwellings, 256 vacant lots and 1,467 possible dwelling units on vacant land and arrive at a potential build-out dwelling unit count of 3,503 (for currently zoned residential). The most recent persons per household number for South Weber, based on 2000 Census figures, is 3.76. Multiply that by the build-out dwelling unit count and you arrive at a build-out population of 13,171. Growth rates have slowed over the past two years due to economic conditions. At an average growth rate of 3% per year, build out will be reached in approximately 25 years. Realistically, that growth rate can be expected to slow as the city grows.

As of March 2010, South Weber City has made significant changes to the Zoning Ordinances. The City added a new zone, the Commercial Overlay zone (C-O), which allows for multi-family development in conjunction with commercial developments. Because of the unpredictability of these types of developments, the population projections for the C-O area of the City has not been included in the build-out analysis. Below is a population projection which assumes the maximum number of potential dwelling units in the C-O zone. There is approximately 187 acres projected to be zoned C-O, with 8 to 25 building units allowed per acre. South Weber understands that it is unrealistic to assume that every acre will be developed to its maximum potential, but it is important to understand the possibilities given the current zoning.

$$6. \quad 187 \text{ acres in Multi-Family Density} \times 25 \text{ D.U./ac.} = 4.675 \text{ D.U.}$$

Total Dwelling Units on C-O Zoned Land 4,675

## **ENVIRONMENTAL HAZARDS:**

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

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

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

**FLOODING:** The Weber River forms the northern border of South Weber. It has been identified by the Federal Emergency Management Agency (FEMA) as a potential flooding source to the low lying lands along the river. Even though the river has several dams along its course upstream of South Weber, it can still flood due to very heavy

snowfall in its drainage area exceeding the dams' capacities. It can also flood due to localized cloud bursts or landslides which might dam its course. FEMA has produced Flood Insurance Rate Maps (FIRM) which identifies the potential flood areas. There are no other potential flood sources identified by FEMA.

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

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

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

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

Preservation of important wetlands is considered an important community goal. One wetland area in particular should be considered paramount for preservation purposes. The area between 1-84 and the Weber River east of the Cottonwood Rd. bridge has been identified on the Davis County Wetlands Conservation Plan as an area of critical importance and every effort should be made to preserve this area.

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

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

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

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

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

The noise zones indicated in the 1993 report severely affect South Weber with approximately one-half of the city inside the 65 Ldn zone. The largest portion of land left which would be available for development is in this noise impacted area.

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

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

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

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

Only isolated areas of shallow groundwater and surface water in the southwest portion of South Weber are contaminated. with low levels of various chemicals resulting from former activities at Hill Air Force Base (HAFB). The areas of contaminated groundwater, parcels with restrictive easements (OU 1 and 2), and parcel owned by HAFB (OU 4), are illustrated in the HAFB OU Maps (Maps #7), which shows OUs 1, 2, and 4.

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

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

Areas of known underground contamination are typically identified using plume maps (See HAFB OU Maps #7). When using these maps, it is important to note that plume boundaries are inexact and based on available data. The plume images generally illustrate the maximum extent of groundwater contamination that is above the clean-up level imposed by the regulatory (CERCLA or "Superfund") process for the most wide-spread contaminant. Where there are other contaminants, they are located within the footprint illustrated in HAFB OU Maps (Maps #7).

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

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

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



## **SECTION 2: CITIZEN PARTICIPATION**

The City understands that in order for this document to be effective as a planning tool participation and input from residents is imperative. To achieve this goal the City shall continue to be sure ample opportunity is given for resident input during public meetings, open houses, surveys, etc. Notice of these meetings shall be provided in accordance with state law.

### **SECTION 3: LAND USE GOALS AND PROJECTIONS**

This section discusses the various recognized major land use categories and various other important factors impacting the future of South Weber. Citizen recommendations and sound planning principles are integrated with physical and cultural constraints to project the most beneficial uses for the various areas of the community. In most instances, these recommendations are general in nature and will be subject to refinement by the City as proposed changes in land use or zoning are made.

#### **AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:**

Agriculture, the foundation upon which South Weber was built, is still important to the community, but perhaps in a different way than it was originally. It would be difficult to say that agriculture is a thriving industry upon which many depend for their livelihood. It has become more important to the community as a whole for the character it provides, the lifestyle it promotes and the open space it preserves. It is this agricultural setting which is desirable to maintain. If the industry can survive, it will be a welcome part of the community. If it fails, other means must be used to preserve this valued land use.

One of the problems associated with the preservation of rural character/agriculture is that rural character is a community goal while the property creating this character is individually owned and it is by the individual's grace that the use is maintained. If the property owner and the community differ on what the use of the property should be, there is conflict. In order to find a solution to this problem, a legal middle ground must be found between the individual's desires for his/her property and the community's desires.

Open space is also a very important asset to the community. It may consist of agricultural lands but may be other types of land also. For the purposes of this plan, open space is defined as undeveloped land with few or no structures which provides residents with the ability to move about or view large outdoor areas, to experience nature, to retreat for a safe peaceful outdoor experience or which can be used for organized recreational activities. (See Recreation Section for more on this subject). Some of the valued open spaces within South Weber are the Weber River corridor, wooded and open areas along Interstate 84, the steep hillsides above and below the Davis and Weber Canal and the steep and wooded hillsides on the east side of the City adjacent to the National Forest lands.

Since it is beyond the City's capability to purchase property for the purpose of maintaining rural character or open space, other methods should be used. Some recommended methods are as follows:

1. The City can do little to assure the survival of agriculture as an industry but it should make every effort not to interfere with, or allow adjacent land uses to interfere with ongoing agricultural pursuits.

2. AICUZ noise zones of 75 Ldn or greater are areas where the State has or is in the process of purchasing residential building rights. These areas are generally agricultural in nature and represent the best hope of preserving some agriculture within the City. Though the State's easements allow some other types of development, these areas are mostly zoned for agriculture and are generally not suitable for commercial or industrial development. They should remain agricultural or in some form of open space.

3. Areas currently in agricultural use should be allowed to develop in densities as described in the Residential Section and on the Projected Land Use Map. Clustering and the preservation of large contiguous useable open spaces should be encouraged. The City should have the ability to assure that some open spaces it deems of public importance are, in fact, open to the public. Large lot zoning is NOT recommended as a viable method of preserving open space. Residential (small lot) zoning should not be prohibited but other alternatives should be encouraged. Densities greater than those contained on the Projected Land Use Map may be granted in exchange for such amenities as trails, buffers, etc. as deemed in the best interest of the city. The zoning ordinance may be effective in preserving agriculture and open space if it provides for areas which would have an overall low dwelling density but at the same time allow some smaller lot development.

4. Another method of encouraging very low density development is to provide cost incentives. In areas where natural grades are less than 5%, lot widths are 200 ft. or more and significant portions of the development have a gross density of one dwelling unit per 2 acres or less, curb, gutter and sidewalk should be eliminated.

5. It is felt that allowing development on private right-of-ways encourages the preservation of the agricultural character. Ordinances governing development on private right-of-ways should allow lots of 2 acres or larger and reduce the required right-of-way width where it is clear it will not be needed for a public street.

## **RESIDENTIAL:**

The existing residential development pattern in South Weber is almost entirely single family type. The majority of that is found in subdivisions of 12,000 sq. ft. to 18,000 sq. ft. lots. The rest of the residential development has occurred along previously existing roads with lots ranging widely in size but most of which are ½ acre or larger.

This pattern of mostly single family residential development on moderate size lots is an acceptable and desirable trend to maintain, provided that some areas need to be preserved for open space and community character reasons. It would be beneficial to encourage more variety in lot size and housing types than current ordinances promote.

By adopting zoning ordinances which regulate the density of dwellings rather than the lot size, more variety of lot size could be encouraged without any additional impacts to the City over the impacts more traditional development would bring. This method of land use regulation would also allow for the preservation of open space within more traditional developments. There should; however, in all cases be an absolute minimum lot size in any ordinances regulating residential land use to prevent difficulties arising from too little room for adequate off-street parking of vehicles, R.V.'s, etc. Large lots are acceptable, being in character with the community, but are not recommended unless they are large enough to pasture farm animals, one acre or more. Otherwise large lots tend to become too much of a burden to maintain and often become unsightly and a nuisance to surrounding neighbors.

It is also important to reserve adequate area for moderate income housing which may take the form of multi-family high density residential areas (See Moderate Income Housing Section). In order to accommodate multi-family dwellings and still meet goals for preserving open space, it may be necessary to increase the number of dwelling units allowed in each building. By increasing the number of units in a building the total area consumed by buildings would be reduced, thereby leaving more land available for recreation or other purposes.

In order to make some recommendations concerning dwelling unit density it is first necessary to define the density categories which will be used.

1. Very Low Density is considered to be any density of .85 dwelling units per gross acre or less.
2. Low Density is an area where the number of dwellings is .86 to 1.35 per gross acre.
3. Low-Moderate Density would be 1.36 to 1.75 dwelling units per gross acre.
4. Moderate Density is considered an area where the number of dwelling units per gross acre ranges from 1.76 to 2.6.
5. High Density is an area in which the dwelling units number 2.7 to 13.00 units per acre.
6. Commercial Overlay Density is an area in which the dwelling units number 8-25 dwelling units per acre.

\* Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

These dwelling densities have been incorporated into the color coded Projected Land Use Map (Map #2). These recommended dwelling unit densities are intended to be a guide and recommended densities for the given colored area; zoning requests or development approval requests for lower densities than that recommended are always acceptable in terms of their density. Densities greater than those contained on the Projected Land Use Map may be granted in exchange for such amenities as trails, buffers, etc. as deemed in the best interest of the city. The Zoning Ordinance should be structured so that a particular residential zone corresponds with each of the density categories and the maximum density allowed within that zone falls within the range described above. The maximum density allowed in any zone would be exclusive of any density bonuses which may be offered as incentives to achieve listed goals of this plan.

High density residential areas have been purposefully generalized on the Projected Land Use Map. These designations represent some areas which could be acceptable for high density housing if adequate protections or buffers to nearby lower density housing are incorporated in the development. There may be other locations within South Weber which would be acceptable for high density housing. It is the desire of the community that this density category be spread out and kept small in nature so that associated impacts are reduced in any given area.

The Commercial Overlay Zone (C-O) is an area that allows multi-family development in conjunction with commercial development. These areas are suitable for mixed use development where the residential becomes an important component in the commercial project. Currently the City does not have any projects of this type. It is the desire of the community to create a mixed-use walkable area along South Weber Drive.

## **MODERATE INCOME HOUSING**

In accordance with section 10-9a-403 Utah Code Annotated, South Weber is providing reasonable opportunities for a variety of housing including housing which would be considered moderate income housing. Moderate income housing is defined in the Utah Code as:

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the county would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior too many years of inflation and rising housing costs. The occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

In order to determine how many homes fall into the moderate income housing category, it would be necessary to determine the actual gross income of every household in South Weber. This information; however, would not be of a great significance in the ability to provide moderate income housing as the information would not provide an adequate picture of the housing which can be purchased or rented today.

According to the U.S. Census Bureau, the 2005 median household income for Davis County is \$56,809. Eighty percent of that median income is then \$45,447. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling which has a maximum purchase price of 3.1 times the annual income. In the case of South Weber that translates **to a maximum purchase price of \$140,885**. The same manual indicates that 27% of the monthly income could be spent on rent which would mean a **maximum monthly rent of \$1022**.

**PRESERVING MODERATE INCOME HOUSING:** There are primarily three areas in which South Weber can significantly affect the cost of housing.

**1. Lot Size Requirements:** The cost of land is one of the major factors affecting the cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resultant increase in housing costs. It is also true that the cost of developing large lot developments is high due to the extensive infrastructure that must be installed to serve it. Therefore the size of lots required by the city must have some affect on the cost of housing. Requiring large lots in all development would certainly make it less likely that moderate income housing would be developed within the City. Allowing all small lots and high density residential development, however goes contrary to other stated goals of this plan.

The City has chosen to allow clustering of housing into smaller areas than would otherwise be allowed by the zone in order to address this problem. That is to say, through development of Planned Unit Developments and Cluster Developments, lot sizes can be reduced and the lots bunched together. This has the effect of reducing development costs while maintaining an overall density that is more compatible with community character goals.

**2. Zoning:** The cost of housing is also affected by the zoning which not only regulates dwelling density, but it also controls the type of dwelling that can be built. Zones that allow multi-family dwellings help to reduce the cost of housing construction. South Weber six such zones. An inventory of zones which allow residential uses follows:

#### November 2010 Zoning Inventory

R-M . . . . .	667 acres
R-LM . . . . .	73 acres
R-L . . . . .	323 acres
A . . . . .	1168 acres
R-H . . . . .	14 acres
C-O . . . . .	187 acres

There are currently 323 acres which allow two-family dwelling development under some conditions. This R-L zone allows only 1.35 dwelling units per acre so it is not likely there will be a significant number of two-family dwellings nor that they would fall into the moderate income category. The 14 acres of R-H zoning has resulted in 128 dwelling units that would be considered in the moderate income range.

The 14 acres of R-H zoning has resulted in 128 dwelling units that would be considered in the moderate income range. The C-O zone does not have any residential development to date, but has the potential to provide a large number of affordable units for the City.

**3. Impact Fees:** The imposition of impact fees is another cost of building over which the City has control. These fees exist as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems such as the water system, storm drains, sewer system, roads and parks are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore

the impacts of a moderate income house in these systems are comparable to those impacts of more expensive housing.

**MODERATE INCOME HOUSING NEEDS:** The exact number of moderate income housing units recommended for any community by the Utah Affordable Housing Manual depends on a number of variables. An analysis the existing housing and income situation using available information and come to some reasonable conclusions as to need.

Number of Dwelling Units 2010 . . . . .	1720
2010 Population . . . . .	6467
Persons Per Household 2000 . . . . .	3.76
2005 Median Annual Household Income . . . . .	\$56,809
2005 Moderate Annual Household Income . . . . .	\$45,477

Once again by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3.1 times the annual income or could afford to spend 27% of their monthly income on rent.

Maximum Purchase Price. . . . .  $\$45,477 \times 3.1 = \$140,978$

Maximum Monthly Rent . .  $\$45,477/12 = \$3,789 \times .27 = \$1,023$

There may be a very few older residences within the City that would fall under the maximum purchase price of a moderate income family but these would be so few as to be statistically insignificant. The City currently has a built out condominium project with prices that fall into that range.

The maximum monthly rent, however, points to rental units as the most attainable type of moderate income housing likely to be established in South Weber. There are currently 87 rental units in the City, 60 being in one apartment complex and the rest are basement type apartments. It is believed that all rental units qualify as moderate income housing. The 60 unit condominium project, along with the rental units comprise 9% of the housing in the City. Within a short time, a significant portion of South Weber's housing stock will be moderate income housing.

**Recommendations:** It is apparent that to meet demands for moderate income housing, as well as meet the recommendations of this Plan for open space and agricultural character of the community, multi-family residences will continue to be the



primary type of housing in this price range. In addition the completed condominium units , there is the potential of expanding one of the existing R-H areas by 3.5 acres and the other by 1.5 acres. There are also two other locations identified on the Projected Land Use Map in this document that are suitable for multi-family housing and that could add another 19 acres of R-H zoning. If allowed zoning densities remain the same, the City could have another 247 units of apartments or condominiums in the future. This is in addition to the 187 potential acres of mixed-use zoning in the C-O zone.

If the growth rate continues at an average rate of 3% over the next five years the population will reach 7,497. At the current number of people per household, this equates to 1,994 dwelling units. If the City acquires no more than the 155 currently existing multi-family units, they will still comprise 7.8% of the housing stock.

If South Weber reaches its projected build out population of 13,171, the number of housing units at that time would be approximately 3,503. By that time we can expect that there would be 402 multi-family dwelling units or 11.5% of the total housing stock would be in the moderate income range. By this estimate, South Weber can expect to carry its fair share of Moderate income housing for the region.

It is recommended that South Weber continue to support the development of multi-family housing in the areas designated in this Plan.

## **INDUSTRIAL:**

Current industrial uses are limited to the gravel mining operations. It is recognized that the resources extracted by the gravel pits are important to the health and growth of the area in and around South Weber. It is also recognized that these mining operations have caused negative impacts to the community. In an effort to provide residents with an outlet to submit their complaints as well as to aid in the documentation efforts of the City, residents can now submit an affidavit. Along with this, the City conducts weekly inspections of the gravel pit operations to ensure that dust is not becoming a nuisance, the decorative berm is maintained, and to ensure that the overall size of the gravel pit is not increasing beyond the scope of the original approved mining plan.

## **COMMERCIAL:**

Existing commercial developments are very limited. The few businesses that were located next to Highway 89 have been removed to allow for the new interchange or for expansion of the highway. There are some small businesses in the commercial district near the center of town.

It is very important to the financial health of the City, as well as the Davis County School District, to encourage more commercial land uses to locate in South Weber. The City is striving to move forward with development that is both residential and commercial in nature, while at the same time, implementing guidelines that have an underlying thread of the rural character that has made up the city for years. Commercial development will be the gateway to be able to offer residents the goods and services they desire within their community.

New commercial development should be encouraged in the vicinity of the Highway 89/South Weber Drive interchange so that traffic has minimal impact to residents of the area. The land available for commercial development near the new interchange should be protected for commercial purposes and not allowed to develop in less beneficial ways. The City should rezone all of the land shown on the Projected Land Use Map as commercial in the vicinity of the Hwy 89/South Weber Drive interchange, to the Commercial Highway zone as a method of protection. Commercial development in this area should be encouraged to be of the retail type to provide the maximum benefit to the City. All commercial development within this area shall follow the 2009 South Weber Drive Commercial Design Guidelines (Resolution 09-39).

Other commercial development of a limited area should be encouraged in the vicinity of the Interstate 84/475 East interchange. This should also be retail commercial and be oriented to the I-84 traveler and the local neighborhood. Care should be given to approval of such a business so that traffic does not impact the neighborhood. Commercial development in other areas of the community should be limited to the existing commercial zoned area. There may be one exception to this recommendation and that would be in the case of a proposal to convert a historic home to commercial use. This should be allowed if it is necessary to preserve the home, but not otherwise.

Care should be given to any commercial development adjacent to a residential or planned residential area. There should be a buffer between the two land uses which reduces the negative impacts of the commercial development as much as possible. Design standards for commercial development have been established to assure some compatibility and sense of community among various potential commercial enterprises. Every opportunity to improve "walkability" in South Weber should be taken. This would mean providing and connecting to proposed bike routes and trails (See Pedestrian Transportation Map #6). The street construction standard has also been modified to incorporate larger park strips for planting street trees as well as to provide a larger buffer between the street and sidewalk.

## **RECREATION:**

Public recreation areas in South Weber are currently in an expansion mode. There are 14.4 acres of developed park in three locations. The City has also recently acquired an additional 44.7 acres in three different parcels for use as park. One of these park

spaces, a 14 acre parcel, is in the west end of town where park space is most needed at present. Total park space, when all these properties are developed, will be 59 acres. In addition to this park space, are four acres in the school grounds and the City owned Posse Grounds. The National Recreation and Parks Association recommends a total of 25 acres of open space per 1000 population as a standard. Ten acres of each 25 acres should be developed recreation areas. The rest of the acreage could be in stream corridor or other less developed open space. Following this standard, South Weber should have 63 acres of developed recreation space for the current population. When all park properties are developed, the City will only be 4 acres short of that recommendation. If the community reaches it's projected population of 13,359, it should then have 134 acres developed for recreation.

The presence of the Weber River on the north boundary of the City presents an opportunity for a river recreation corridor reaching into Weber County and which would be of regional interest. The Wasatch National Forest to the east of town also presents abundant recreation possibilities which are important to residents of South Weber and many others.

Since the Weber River Recreation Corridor would be a regional type facility, it should not be the sole responsibility of the City to develop this facility. This river corridor should be protected as a very important recreational venue in South Weber and as important wildlife habitat. The City should make every effort to secure public access to and through this corridor. A related recommendation is that the City participate in and promote the development of a public parking and river access area at the north end of Cornia Dr. and at location of the I -84 river crossing immediately west of the Hwy. 89 interchange. It should also actively promote the development of these facilities. As development along the east bench area occurs, the City should make sure that public access to the National Forest is provided.

South Weber should become more bicycle friendly by considering adding bicycle lanes to all new roads. The possibility of a bicycle path along the Davis & Weber Canal should be explored. It may be possible to enter into a use agreement with the Canal Company removing liability from the Company and possibly making some improvements to their access road.

Other recommendations for recreation development are that public access from areas south of the canal be provided to the park on 2100 East St. north of the canal.

For additional information on parks and recreational facilities and what kinds of facilities should be built or expanded, see the 2010 Parks Master Plan available on the city's website.

There are specific and general locations on the Projected Land Use Map (Map #2), for recreational use. The asterisks, indicating general location recommendations for recreational facilities, are not intended to represent a specific piece of property, area, or type of recreation. They are only intended to indicate that, due to existing or projected residential growth in the area, it would be a good location for some type of public recreation facilities. The color coded areas on the (Map #2) represent existing recreation facilities or a specific parcel(s) which are recommended for future recreational development. There may be other areas suitable for recreational uses which are not designated on the map. Designation of a property in the recreational category is not meant to limit the use of the property exclusively to recreational use but is indicative of a special recreational resource which needs protection or the resource may be lost. Other uses which are compatible with the development of the recreational resources will be considered on such properties.

### **INSTITUTIONAL:**

The only real institutional issue South Weber is faced with concerns schools. Currently, South Weber Elementary School is the only school in the community and it is beyond capacity. The School District recently completed the construction of a new K-2 school.

The City should assist the School District in every way possible in locating any future school sites. This would help to assure the most advantageous site for both the District and the City.

### **FREEWAY BUFFER AREA:**

Map #2, Projected Land Use, shows a buffer along both sides of Interstate 84 through a portion of the City. The intent of this buffer is to partially shield residents and businesses from the impacts of the freeway, to preserve native trees in the area and to improve the image of the City as seen from the interstate. It is hoped that sufficient buffering will alleviate the need for unsightly sound walls along the freeway. These buffer areas could consist of linear parkways or other open spaces with berms, low walls and sufficient plantings to mitigate noise from the freeway and reduce visual intrusion into private properties. These buffers could include trails or walkways or other recreational opportunities.

Projected Land Use Map #2 shows specific locations and information concerning projected land uses. Please note that there is no date proposed at which time these projections should be realized. It is felt that too many variables are involved in determining when these things will occur to make accurate predictions.

## **SECTION 4: TRANSPORTATION**

### **VEHICLE TRANSPORTATION:**

In our vehicle oriented society one of the items having a great effect on the quality of our lives and on our ability to reach many of the goals stated to previous sections of this Plan, is the transportation system. In this Section we will look at the existing state of the transportation system and what should be done to improve it to meet current safety needs and future growth needs. This plan does not attempt give exact locations of every local or residential access street in the City. What it will do is look at all critical transportation routes concentrating on those that are City streets and over which the City has control. All the streets that are currently stubbed are shown with an intended connecting location so that all future development is aware of the City's intent for connecting streets (See Vehicle Transportation Map #5). In order to encourage connectivity between developments, cul-de-sacs or turnarounds are only to be considered if topographic or other constraints prohibit the connection to a thru street. Temporary turnarounds must be provided at all stubbed street locations where a thru street is eventually planned.

It is important that all major transportation routes through South Weber, whether city streets or state highways, are protected from unnecessary traffic "motion." Friction results mainly when too many driveways are allowed access directly onto a street, causing traffic to slow as vehicles maneuver in and out of the driveways. To reduce this motion and preserve the full functionality of these major transportation routes, the number of direct access driveways should be limited to as few as reasonably possible.

It is also important that streets within the City that serve the general public or that have no restrictions to ingress and egress by the public, be maintained in a reasonable and acceptable condition. To this end, it is recommended that development regulations be amended so that all new roads developed in South Weber are public streets and that no private streets be allowed. There should be some leeway allowed in the design of public roads within planned unit developments, to allow more creativity in providing public improvements. In that case, the area of flexibility in the road standards should come in how park strips and foot traffic are handled.

### **HIGHWAY 89:**

Proposed changes to Highway 89 have already been discussed to some extent in other sections. This road is not controlled by the City, but the City can exert some influence on plans for the future of this facility and has done so. The City Council has officially endorsed a limited access expressway concept.

## **FRONTAGE ROAD (EAST SIDE OF HIGHWAY 89):**

Although topographic challenges exist to make this connection, it is important that the frontage road that runs along the east side of Highway 89 connect to the on/off ramp intersection of SR-193 and Highway 89. A long terminating frontage road is highly discouraged. It should connect SR-193 with South Weber Drive / Cornia Drive.

## **1900 EAST STREET:**

1900 East Street is an extremely important collector road. It has a serious safety hazard at approximately 7550 South where it traverses a steep bluff. The bluff both reduces sight distance at the intersection with 7600 South St. and encourages traffic to speed. The correction of, or reduction of, this safety hazard should be a high priority for South Weber road projects. It is also important that as properties along this road are developed, the City should require 60 ft. of right-of-way.

## **SOUTH WEBER DRIVE:**

South Weber Drive is an arterial street and serves as the transportation backbone of the community. This road also is a State controlled facility. It is also anticipated that the road will someday need to be widened from the current 65 ft. right-of-way (in many locations) and the City should continue it's current policy of requiring curb and gutter of all new development along this road. Widening of the road should include sufficient room for a bike lane. Access to this road should be limited to protect its arterial status and usage. This should be done in conjunction with UDOT standards for access onto a State Road.

Growth in the City has increased traffic at the intersection of 2700 East (the westerly Hwy 89 frontage road) and South Weber Drive significantly. Anticipated future growth in the area will further increase traffic at this intersection. The City should encourage UDOT to install a traffic light at this location to mitigate traffic hazards.

## **7600 SOUTH STREET/1550 EAST STREET:**

A high priority road project should be to connect (plat and construct) the remaining portion of 7600 South that is not currently dedicated as a public right-of-way (approx. 250 ft) in order to provide that this street become a thru street. This should all be developed with standard street improvements and a 60 ft. right-of-way. This road is necessary to provide a more direct and much safer route to the elementary school, as well the as central part of the city and South Weber Drive.

## **OLD SOUTH WEBER DRIVE:**

The short section of the old alignment of South Weber Drive which is now behind Ray's Valley Service intersects the new South Weber Drive at a severe oblique angle. As this area develops and more traffic is liable to use this road, it will become a serious traffic hazard due to the intersection. It is recommended that this section of road be closed as a public road and to any through traffic. Traffic should be directed to use 1550 East instead.

## **6650 SOUTH STREET AND 475 EAST STREET:**

6650 South St. is a very narrow street with existing houses fronting it, some of which are not set back very far from the edge of the asphalt. Widening of the road is discouraged between 475 East and South Weber Drive at 6650 South, due to feasibility challenges. However, as development occurs to the North of this area, it is imperative that a collector road be constructed that would connect 475 East to South Weber Drive.

The area east of 475 East on 6650 South has the potential of being widened to the north. A right-of-way consistent with a major collector should be acquired when the adjacent property to the north develops. This road is intended to be a frontage road connecting 475 East to South Weber Drive (See Vehicle Transportation Map #5). This frontage road should have no residential driveways. Access should be limited to commercial uses only. Bicycle lanes should be incorporated along the entire length from South Weber Drive to 475 East.

475 East Street is also somewhat narrow, with only a 50' wide right-of-way. It is currently the main route from South Weber Drive to Interstate 84. As development of the west end of town occurs, it is imperative that the majority of traffic in that area find an alternative route to 475 East St. 6650 South (to the East) and a new future road (to the West) must be improved in such a way that traffic is encouraged to take these routes as opposed to 475 East. A new collector road is shown on the Vehicle Transportation Map #5 north of 6650 S., but other alternatives may be possible. It is recommended that before any development other than very minor development is allowed in this area, a traffic study be conducted to determine what the best alternatives are. This study should be done by a traffic engineer and at the expense of the developer(s).

It is also recommended that existing 6650 St. be improved. The extent of the improvements and the additional right-of-way needed to accommodate that improvement is dependant on the feasibility of the associated improvements. impact If there is little or no additional traffic generated by adjacent development, then only minor improvement need be done. In that case, it is recommended that the asphalt be widened to a minimum of 24 feet with curb and gutter, but no on-street parking would be allowed. Other options for increasing safety should also be considered, such as making it a one-way road or closing it to thru traffic.

## **VIEW DRIVE:**

View Drive currently dead ends on its east end at approximately 2370 East. In order to facilitate better traffic flows in the area this road should connect through to 7800 South (Poll Lane) and a connecting road should extend northward over the bluff to intersect with South Weber Drive in the vicinity of 2370 East. This should be done by developers as adjacent properties are developed. It is important, given the narrowness of 7800 South that strong consideration be given to the public's safety as road connections and improvements are made to the streets in this area. The intent is that the connection of View Drive to South Weber Drive become the minor collector street. Thus, discouraging the use of 7800 South as a collector.

## **CONNECTION TO LAYTON:**

Layton City is currently working on developing the north end of their City by Hill Air Force Base, a large portion of which is currently unincorporated Davis County, into a business/light industrial district currently entitled the East Gate Development. South Weber City is also locating a new culinary water reservoir at the top of the bluff and adjacent to this East Gate Development in order to meet the current needs of the city. Associated with the construction of the culinary water reservoir is an access road. This road shall be constructed to grade and with design parameters if a future public road is built in this location that would provide a connection to Layton City. The alignment of this road has also been studied in order to ensure hillside stability. This road will tie into 1900 East and continue to function as a minor collector. It is recommended that before this road is constructed with asphalt pavement, curb, gutter, and sidewalk that a traffic study be performed by a traffic engineer to evaluate the impact of this connection. Due to South Weber City's limited means of ingress and egress (South Weber Drive: Highway 89 and Riverdale, and Interstate 84 at 475 East), this connection should be strongly considered as the city develops and becomes built out. Increased population will lead to an increase in traffic. A connection to the south will add an additional critical means of ingress and egress, thus helping to disperse the anticipated increased traffic.

Other recommendations for the City wide transportation system can be found on the Vehicle Transportation Recommendations Map #5.

## **PEDESTRIAN TRANSPORTATION**

In order to promote the health and general welfare of the citizens of South Weber, it is the intent of the City to develop a network of non-motorized trails throughout the community. These trails should be readily available to all residents and others so far as possible with trailheads and access points located all through the city. These trails should provide a variety of walking, jogging, running, biking and equestrian experiences through use of different widths, surfaces and degrees of difficulty. Specific trail recommendations follow.



## **BONNEVILLE SHORELINE TRAIL:**

The Bonneville Shoreline Trail (BST) is a regional trail conceptually traversing the entire Wasatch Front and extending into Cache County approximately along the high water level of ancient Lake Bonneville. A portion of this trail runs along the foothills east of the City at approximately 5200 ft. elevation. Though most of this trail lies outside the city boundaries, it is nevertheless of great importance to the residents of South Weber. The City should cooperate and encourage Davis County and others to complete the trail.

This trail should be constructed at approximately 4 ft. in width and have a natural material surface. Special care to reduce impacts and keep grades manageable will need to be taken in crossing Corbet Creek and other ravines. At some point above the Weber Basin Job Corps this trail needs to transition from the 5200 ft. level to a the proposed Weber Canyon Trailhead just above river level at the mouth of the canyon. This trailhead will support and provide cross access to two other trails, the proposed Canal Trail and the proposed Weber River Parkway Trail.

## **CANAL TRAIL:**

The Canal Trail is proposed to run adjacent to or on top of the Davis and Weber Counties Canal running the length of the City on the south side. The City should seek an agreement with the Davis and Weber Counties Canal Company and any private property owners along the route to allow public use and development of the trail. The City should also encourage Riverdale City officials to continue this trail through their city as well.

This trail should be developed partly as natural surface trail and partly as a paved trail utilizing the existing maintenance road along the canal or directly on top of the canal where it has been piped. This trail should be paved to at least 10 ft. in width where it passes through residential areas from 2700 East to approximately 1550 East. The rest of the trail east of Hwy 89 and west of 1550 East should be graded dirt with some possible surface stabilization where necessary.

## **OLD FORT TRAIL:**

This trail is intended to be a 10 ft. wide paved trail running from approximately 1200 East to near the west end of the City following along the south side of I-84. It should run within the buffer zone proposed previously in this document so far as practical. Special attention to safety will be warranted at the trail crossing of 475 East. This trail should become the responsibility of the City for maintenance and control.

It is anticipated that the majority of this trail will be constructed by developers of adjacent property. As these developments are proposed, the City should see that a continuous trail is established with consistent width and surface.

## **WEBER RIVER PARKWAY TRAIL:**

The Weber River Parkway Trail is proposed extension of an existing trail in Riverdale. In general this trail will run along the south bank of the river between the river and I-84. At the west end of the City this will vary due to existing residences abutting the river. In this area it will run between Cottonwood Dr. and I-84 going under Adams Ave. toll bridge and run along the south river bank again westward.

Some of the property involved is privately owned and some is owned by the Utah Department of Transportation. The City should work with other interested groups in securing the easements or right-of-ways for this trail. South Weber seems to be the most likely candidate to maintain this section of the trail and should consider accepting responsibility for Weber River Parkway Trail within its borders.

Because the existing trail in Riverdale is paved, it is recommended that this section of the trail be paved at the time of construction. It should be approximately 10ft. wide with a compacted granular surface. It could be paved at some point in the future, should that prove to be a wise course of action. The location should be as close to the river bank as reasonable to provide continuous fisherman access.

Other recommendations for the City wide pedestrian transportation system can be found on the Pedestrian Transportation Recommendations Map #6

## **SECTION 5: ANNEXATION POLICY PLAN**

This section of the Comprehensive Plan, the Annexation Policy Plan, is set forth herein to comply with Section 10-2-400 Utah Code Annotated. This section generally sets forth the area that the City will consider for annexation at some undefined point in the future. This section also defines the criteria that will guide the city's decision whether or not to grant future annexation petitions.

### **CHARACTER OF THE COMMUNITY:**

South Weber is a community somewhat isolated from the other communities around it. This isolation is due to its geographic location in the Weber River drainage basin, cut off from other communities by the river and freeway to the north, high bluffs to the south, the Wasatch Mountains to the east and a narrowing band of land between the freeway and the bluff on the west. This isolation fosters cohesiveness to the community which in turn promotes friendliness among neighbors and a family oriented environment. The City was founded, and until recent years, continued to exist on an agricultural base. Agriculture remains a major land use and an important factor in the essence of South Weber but is playing a diminishing role as residential uses continue to expand. There are no major commercial centers at present but plans contained in this document promote the establishment of such at the intersection of South Weber Drive and Highway 89. If build-out projections are correct, South Weber will always be a small city and, hopefully, will retain its charm and character.

### **NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED UNINCORPORATED AREAS:**

The areas considered for annexation are located within the area illustrated on the Annexation Area Map (Map #3). If annexed to South Weber, the purpose would most likely be to accommodate some type of development. This would require full municipal services and possibly services provided by Weber Basin Water Conservancy District, South Weber Irrigation District and Davis School District. Infrastructure expansion, i.e., water, sewer, and storm drain systems could be extended into these areas on an as needed basis. Financing of infrastructure expansion would mostly be borne by the developers of these properties. There may be the need for the City to participate in the financing of some facilities which will improve service to existing development. These costs will be met via various means. The City may choose to use general funds, impact fees, special improvement districts, bonding or other means of meeting these financial obligations.

There are no existing developed areas within the expansion area, so adequacy or purchase of existing service systems is not an issue.

## **TAX CONSEQUENCES OF ANNEXATIONS:**

It is well known that property taxes from residential properties generally do not cover the full costs of providing services to those residences. This means that, if allowed to develop strictly in residential use, the annexation and development of these properties will result in an increase in the City's burden of paying for the services required by the development. To help delay some of the increased tax burden, some of the proposed expansion area may be appropriately developed as a mix of commercial and residential uses.

It is felt that future development of planned commercial areas within the City will produce enough tax revenues that remaining deficiencies in tax revenue from existing and potential future residential properties will be offset. The consequences of annexation of expansion areas, when looked at alone, will be to increase the tax burden of all residences within the City. But, when looked at in light of potential commercial development, the entire City should see either a reduction in tax burden or an increase in quality and amount of services offered by the City.

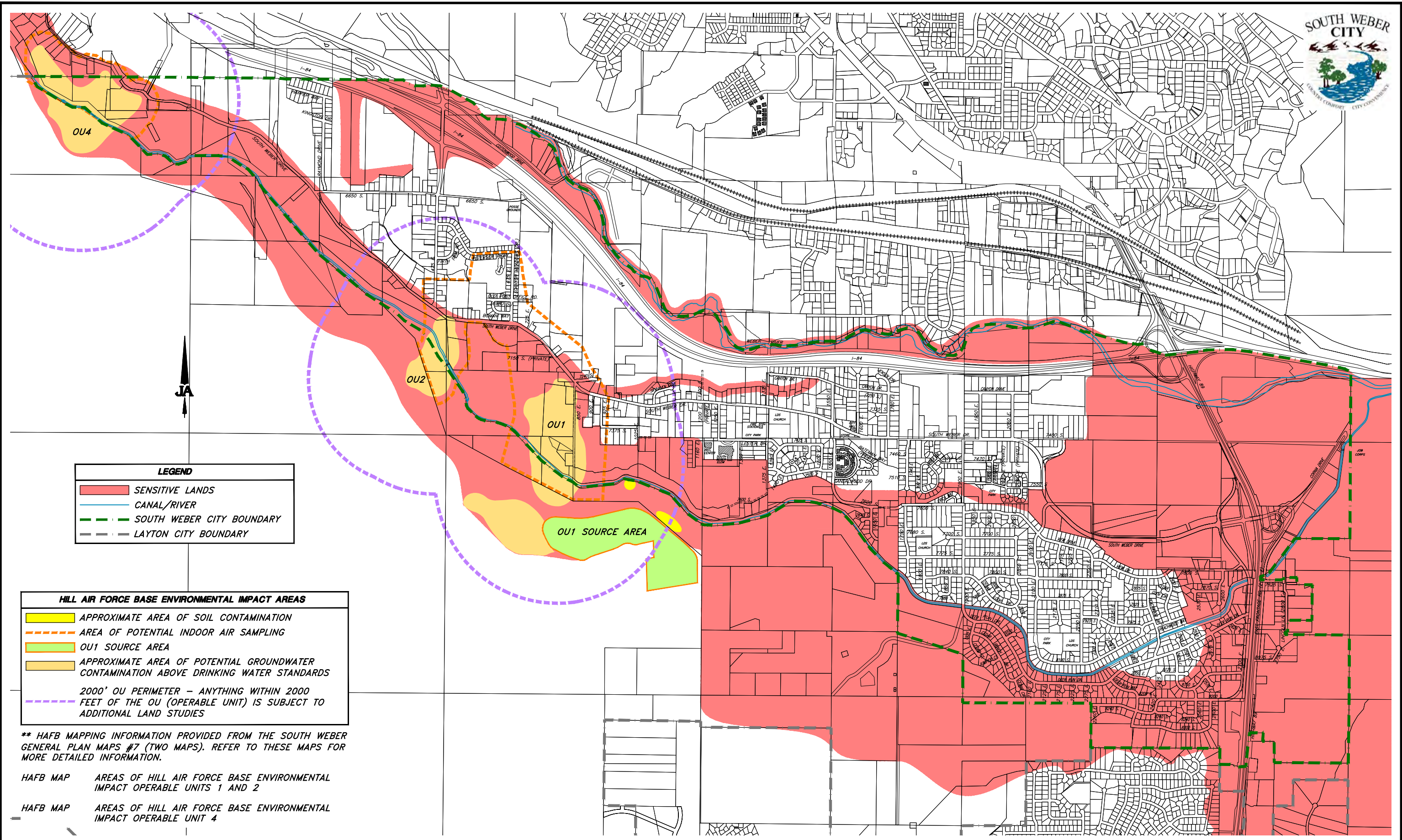
## **INTEREST OF ALL AFFECTED ENTITIES:**

Prior to adoption of this section of the South Weber General Plan, discussions were held with representatives of Davis County, Weber County and Layton City, the primary affected entities of these annexation policies. Every effort has been made to resolve any conflicts over the proposed expansion areas with those entities. Other entities that may have an interest in the expansion areas include the Davis School District which would be interested in how much of any annexation would be devoted to housing development and the resultant increase in student population. The Central Weber Sewer District may have an interest in expansion areas from the standpoint of how total sewage volume from South Weber may be increased. Some of these areas may benefit from services of the Weber Basin Water Conservancy District also.

All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may review the proposed annexation policy plan or any amendments thereto and may submit oral or written comments and recommendations to the City. The City shall address any comments made by affected entities prior to adoption.

## **URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:**

The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development within a close proximity of a city's boundary to be included in that city's expansion area. There are no areas of urban development within a close proximity to South Weber's boundary that are not already within an existing city except for that found on Hill Air Force Base. Land within HAFB would not be under the jurisdiction of South Weber even if it were within the City limits; therefore none of that urban development was included in the expansion area.



**LEGEND**

- SENSITIVE LANDS
- CANAL/RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY

**HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS**

- APPROXIMATE AREA OF SOIL CONTAMINATION
- AREA OF POTENTIAL INDOOR AIR SAMPLING
- OU1 SOURCE AREA
- APPROXIMATE AREA OF POTENTIAL GROUNDWATER CONTAMINATION ABOVE DRINKING WATER STANDARDS
- 2000' OU PERIMETER - ANYTHING WITHIN 2000 FEET OF THE OU (OPERABLE UNIT) IS SUBJECT TO ADDITIONAL LAND STUDIES


\*\* HAFB MAPPING INFORMATION PROVIDED FROM THE SOUTH WEBER GENERAL PLAN MAPS #7 (TWO MAPS). REFER TO THESE MAPS FOR MORE DETAILED INFORMATION.

HAFB MAP AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL IMPACT OPERABLE UNITS 1 AND 2

HAFB MAP AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL IMPACT OPERABLE UNIT 4

PROJECT ENGINEER			
12/16/2010			
DATE	REV.	DATE	APPR.

SCALE:	DESIGNED
1" = 1800'	DRAWN
	CHECKED



**CONSULTING ENGINEERS**

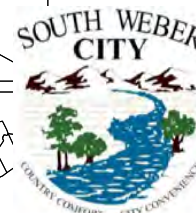
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**

**GENERAL PLAN**

**SENSITIVE LANDS MAP**





THIS AREA MUST HAVE NEW ACCESS TO 475 EAST - NO ACCESS FROM 6650 SOUTH ALLOWED.

MAINTAIN PUBLIC ACCESS TO RIVER WHEN THIS AREA IS DEVELOPED.



**LEGEND**

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LOW MODERATE DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL - SPECIFIC LOCATIONS
- HIGH DENSITY RESIDENTIAL - GENERAL LOCATIONS
- LOCAL ORIENTED COMMERCIAL
- HIGHWAY ORIENTED COMMERCIAL - SPECIFIC LOCATIONS
- HIGHWAY ORIENTED COMMERCIAL - GENERAL LOCATIONS
- BUSINESS COMMERCE
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- RECREATION - SPECIFIC LOCATIONS
- RECREATION - GENERAL LOCATIONS
- COMMERCIAL RECREATION
- OPEN LANDS
- VISUAL BUFFER
- MIXED USE OVERLAY
- HAFB RESTRICTED DEVELOPMENT
- CANAL/RIVER
- SOUTH WEBER CITY BOUNDARY
- SOUTH WEBER ANNEXATION BOUNDARY
- LAYTON CITY BOUNDARY

SOUTH WEBER CULINARY WATER RESERVOIR

PROJECT ENGINEER			
04/01/2011			
DATE	REV.	DATE	APPR.

SCALE:	DESIGNED
1" = 1800'	DRAWN
	CHECKED



**CONSULTING ENGINEERS**

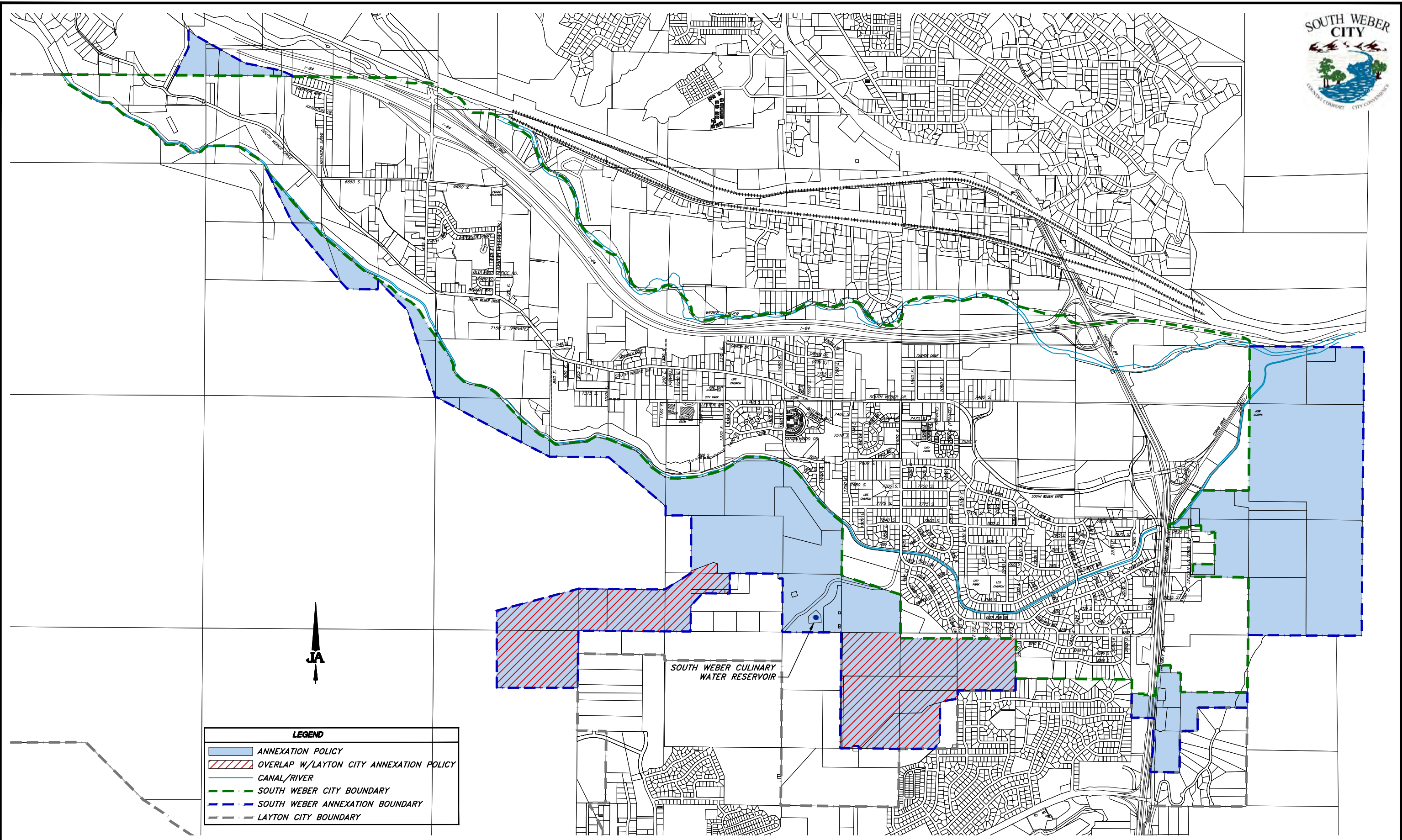
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**

**GENERAL PLAN**

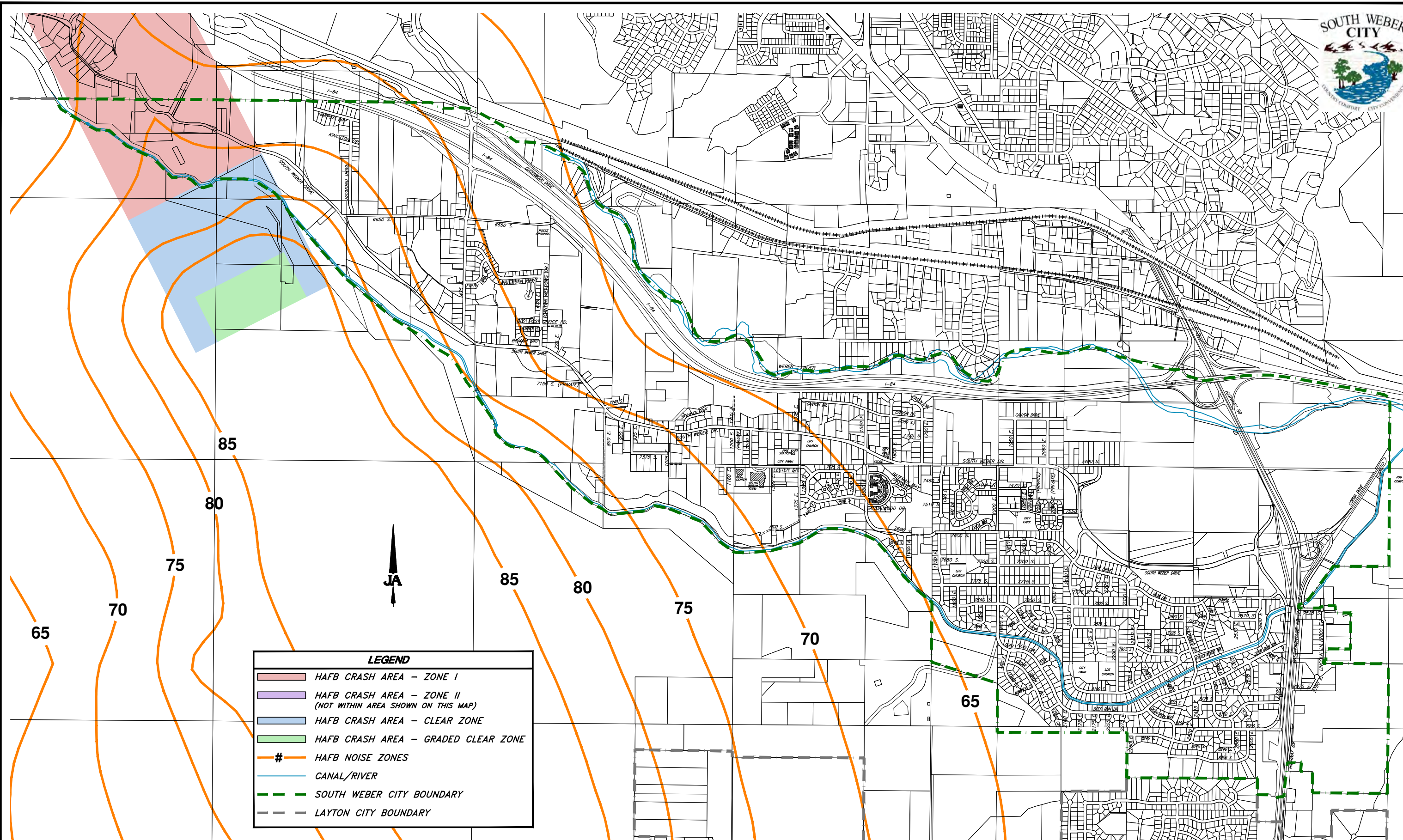
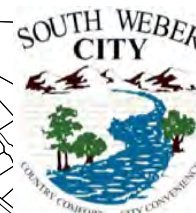
**PROJECTED LAND USE MAP**





LEGEND		
	ANNEXATION POLICY	
	OVERLAP W/LAYTON CITY ANNEXATION POLICY	
	CANAL/RIVER	
	SOUTH WEBER CITY BOUNDARY	
	SOUTH WEBER ANNEXATION BOUNDARY	
	LAYTON CITY BOUNDARY	

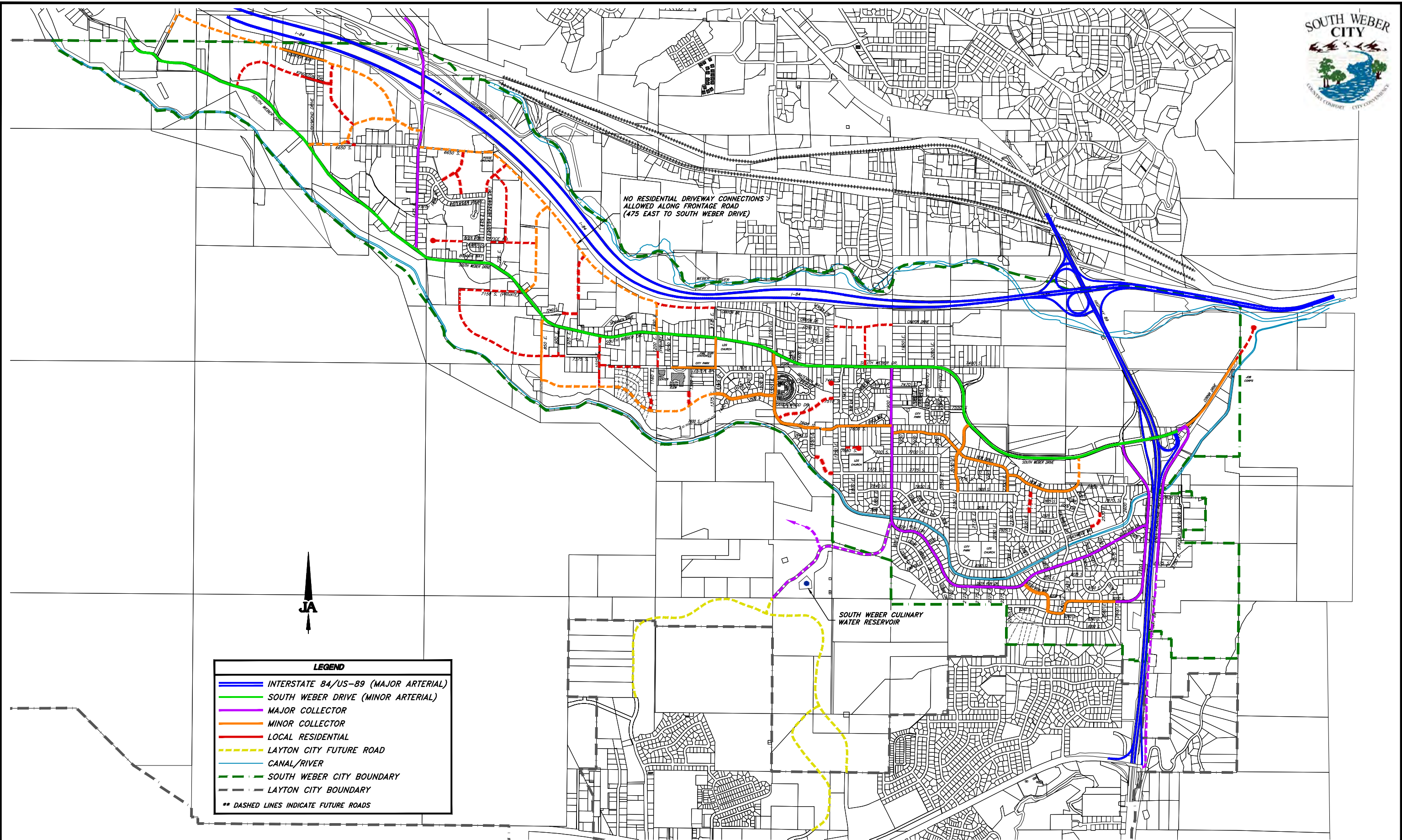




**LEGEND**

- HAFB CRASH AREA - ZONE I
- HAFB CRASH AREA - ZONE II (NOT WITHIN AREA SHOWN ON THIS MAP)
- HAFB CRASH AREA - CLEAR ZONE
- HAFB CRASH AREA - GRADED CLEAR ZONE
- # HAFB NOISE ZONES
- CANAL/RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY

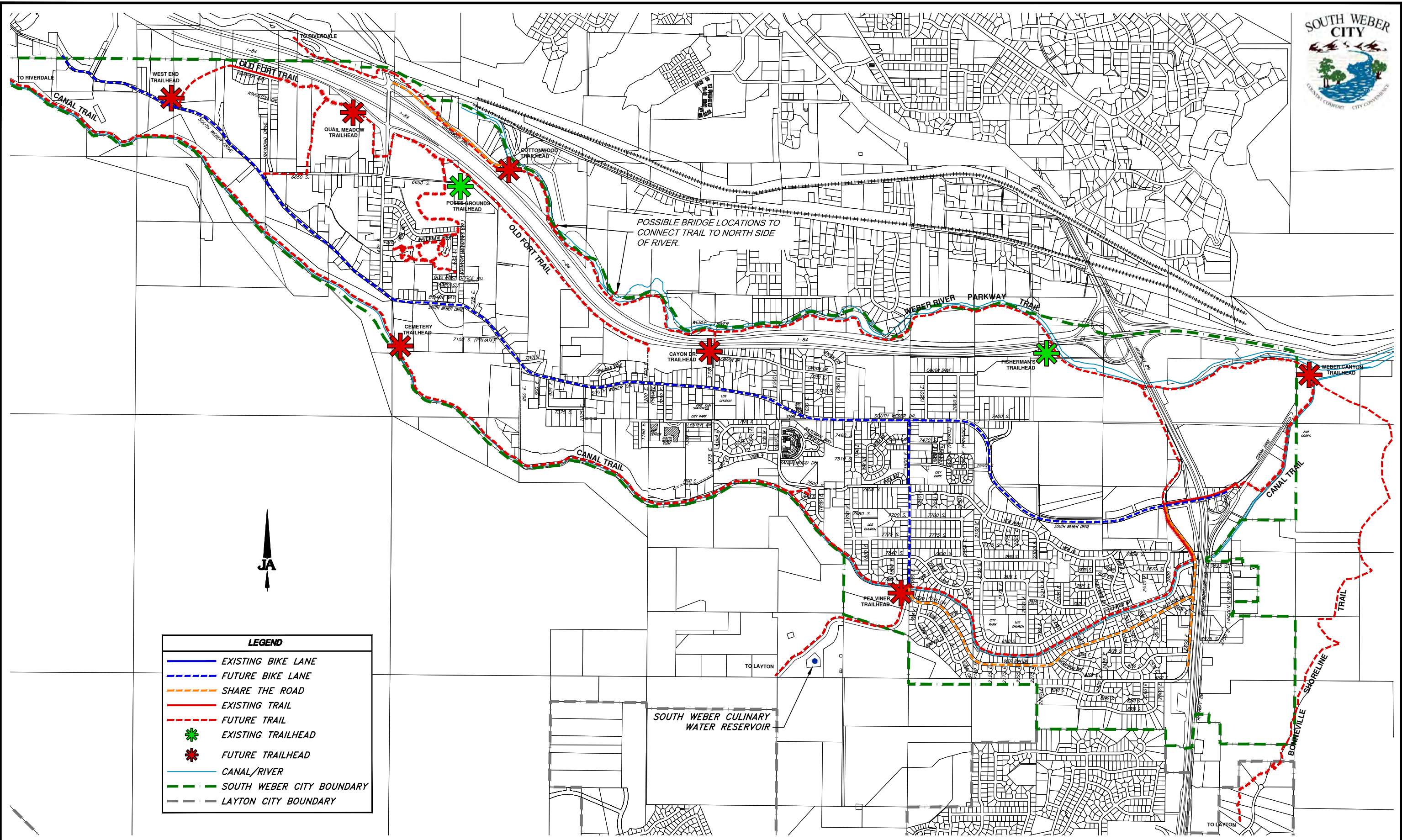














**LEGEND**

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL)
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL RESIDENTIAL
- LAYTON CITY FUTURE ROAD
- CANAL/RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- \*\* DASHED LINES INDICATE FUTURE ROADS





### LEGEND

	EXISTING BIKE LANE
	FUTURE BIKE LANE
	SHARE THE ROAD
	EXISTING TRAIL
	FUTURE TRAIL
	EXISTING TRAILHEAD
	FUTURE TRAILHEAD
	CANAL/RIVER
	SOUTH WEBER CITY BOUNDARY
	LAYTON CITY BOUNDARY

REV	DATE	ADDR	

$$1'' = 1800'$$
**PEDESTRIAN TRANSPORTATION MAP**

OF SHEETS

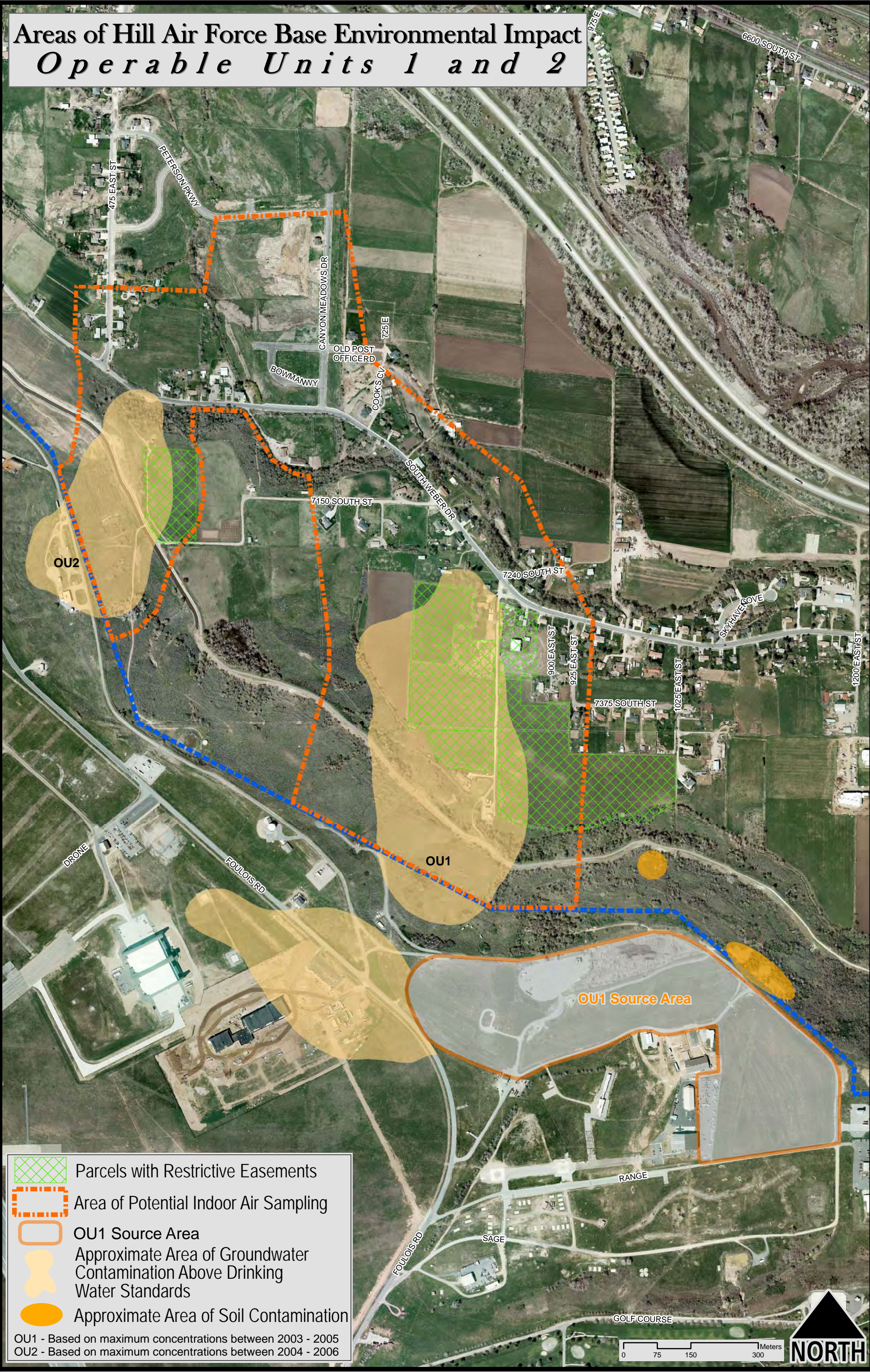
**MAPS #7**

**(NEXT 2 MAPS)**



# Areas of Hill Air Force Base Environmental Impact

## *Operable Units 1 and 2*





# Areas of Hill Air Force Base Environmental Impact

## *Operable Unit 4*

