

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

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

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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

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

1. Welcome, Pledge of Allegiance—Commissioner Osborne
2. Approval of Consent Agenda
  - a. Minutes July 12, 2018
  - b. Minutes August 9, 2018
3. **Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections.** Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses.
4. **Public Hearing and Action on Conditional Use 18-08.** Application for PUD Overlay for the Cook Property at approximately 725 E 6640 S (29 lots) by applicant Bruce Nilson.
5. **Public Hearing and Action on Revised Preliminary Plat Approval.** Revised plat for the Cook Property at approximately 725 E 6640 S (63 lots) by applicant Bruce Nilson
6. **Public Hearing and Action on Amending Title 10 Code Ordinance, Residential Patio.** Application to amend subsection 10.5P.6 Maximum Structure Height by applicant Bruce Nilson.
7. Public Comments – Please keep public comments to 3 minutes or less per person
8. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)
9. Adjourn

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

City Office Building


[www.southwebercity.com](http://www.southwebercity.com)

Family Activity Center

Utah Public Notice website  
([www.utah.gov/pmn](http://www.utah.gov/pmn))

South Weber Elementary

Each Member of The Planning Commission



LISA SMITH, PLANNING COORDINATOR

DATE: 08/27/2018

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

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

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

**DATE OF MEETING:** 12 July 2018

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

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

**CITY ENGINEER:**

Brandon Jones (excused)

**CITY PLANNER:**

Barry Burton

**PLANNING COORDINATOR:**

Lisa Smith (excused)

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Blair Halverson, Mike Bastian

## **Approval of Consent Agenda**

- **Minutes June 14, 2018**

### **Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:**

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Due to the fact that the property is almost entirely within a flood plain, makes it very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial and an RV Park is certainly a highway oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Barry discussed this property being located on the flood plain maps. He said the small buildings will be built up approximately 4 feet.

### **Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen:** This residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The

Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant receives and provides written permission from the HOA before the Planning Commission approves such a use. Also he would suggest the applicant should get approval from the Fire Marshall.

Barry recommends tabling this request until we have written approval for a preschool at this address from the HOA and approval from the Fire Marshall. Council Member Osborne feels the city staff should be able to approve without HOA approval. It was suggested Barry draft some language to allow city staff to approve in home day care and preschools.

**Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker. (This item will be a public hearing but no action will be taken)**

**Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 W Canyon Drive of 6.64 acres by applicant Rob Edwards:** Barry Burton, City Planner, reviewed his memo during the work meeting.

**Barry Burton's memo of 5 July 2018 is as follows:**

**PLAT:** There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision, but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

**IMPROVEMENT DRAWINGS:** Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

**STAFF RECOMMENDATION:** I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

**Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:**



Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense.

**PLAT**

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

**IMPROVEMENT PLANS**

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints, but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not ¾") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.



Commissioner Osborne asked why this item is a public hearing. It was his understanding that there was already a public hearing on this. Barry stated the city's ordinance may need to be amended because state statute doesn't require it. Upon further discussion, Barry stated he would like to revise the entire zoning ordinance. Commissioner Walton said he would be willing to help give input on that. Barry said he would like to review two to three chapters at a time. It was stated the general plan is due for review. Barry suggested reviewing commercial areas as well as adding South Bench Drive to the general plan.

**Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses presented by Barry Burton:** Barry Burton, City Planner, reviewed the amendments. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

**10.01.100 Definitions**

*Add the following definition:*

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

**10.5A.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5B.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5D.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

16. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.07 Conditional Uses**

*Add the following to Chapter 7 Conditional Uses:*

*Add to the index:*

Article L Two-Family Dwellings at a Major Intersection

*Add Article L*

**Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

**10.7L.1 Purpose**

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

**10.7L.2 Conditions Required**

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.

B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.

C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Commissioner Johnson is concerned about the safety issue of putting more homes at these intersections adding more traffic. Blair Halverson said the Mayor made the comment that the development would need a hammer head turnaround. Commissioner Johnson suggested the access not be onto a major collector but minor collector. Commissioner Osborne asked why the Planning Commission is doing this. He said the only thing he has heard from Mike Bastian is that he can't develop on the corner of 1900 East and South Weber Drive because it isn't feasible money wise. Mike Bastian said he has done this type of development in other cities and it has worked well. It was stated there are only four areas in the city where this ordinance will work. Commissioner Osborne said if this is the case, then he would suggest contacting the four property owners that this relates too and hold a public hearing.

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

**APPROVED:**

\_\_\_\_\_  
Vice Chairperson: Debi Pitts

Date \_\_\_\_\_

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

Attest:

\_\_\_\_\_  
Planning Coordinator: Lisa Smith

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 12 July 2018

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

**PRESENT: COMMISSIONERS:**

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

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones (excused)

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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

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**PLEDGE OF ALLEGIANCE:** Commissioner Walton

**ATTENDEES:** Terry Langford, Jo Prantil, Marsha Prantil, Dwight & Roxanne Probasco, Stan Cook, Margene Bambrough, Kelly Bambrough, Blair Halverson, Dan & Marilyn Pearason, Kimberlee Jensen, and Kody Holker.

**APPROVAL OF THE AGENDA:** Commissioner Walton moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

**APPROVAL OF CONSENT AGENDA**

- Minutes of 14 June 2018

**No quorum available to approve 14 June 2018.**

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



**Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

**Public Hearing and Action on Rezone: Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch:**

The proposed use of the property located at approximately 900 East Cottonwood Rd., formerly known as the Frisbee property, is an RV Park. This is the latest and proposed use of the land in a long string of proposals going back many years. Since the property is almost entirely within a flood plain, it is very difficult and expensive to locate permanent buildings on the property. This proposal will require some small buildings to support the primary use, but this is feasible on a small scale.

The General Plan anticipates Commercial Highway with a possible Mixed-Use overlay. Though the C-R Zone isn't the same as the C-H Zone, the C-R Zone is commercial, and an RV Park is certainly a highway-oriented use. An RV Park of this size would be a conditional use in the C-R Zone requiring Planning Commission and City Council approval.

Commissioner Osborne asked if there was any public comment.

**Terry Langford, 975 E. 660 S #126 Cottonwood Estates**, feels it is going to take away the sound barrier from the freeway. It will allow people to cross the river and go up into the trailer court. He feels the campground will make a mess of things.

**Joe Prantil, 800 E. Cottonwood Drive**, said he moved into this area because it is a beautiful, pristine, safe area. He feels there needs to be something compatible with the neighborhood, but he is worried about a campground. He is also opposed to high density for this area. He said Cottonwood Road is not in good shape. He said the water pressure is not good in this area. He said there is no secondary water in this location. He is also concerned about the sewer system in this area. He brought up the fact that there is only one egress out of the property.

**Marg Bambrough, 750 Cottonwood Drive**, is concerned about culinary water. She is concerned about the campers burning campfires that could damage their homes. She brought up the trail plans for that area.

**McKay Winkel, applicant**, discussed the fire protection and said it is important to them. He understands it is a beautiful site, and he has met with Weber Pathway concerning preserving the trail. He said the site is in a flood plain and an RV Park will work well here. He said according to the City Engineer water is available. He said they will enforce any trespassing rules. He said they will be looking to preserve as much of the vegetation as they can.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Barry understands it is difficult to see property change. He said the property owner does have property rights. He said there have been numerous proposals on this property, but all have failed. One of the reasons is because of the flood plain issue. He said this proposal, in his opinion, is the most feasible thing for this property and is a good use for the property. It does comply with the general plan. He said the living quarters can be moved in a quick response time in case there is a flood or fire. He would recommend approval. He feels it is the least impactful proposal for this property.

Commissioner Johnson said his mother lived in the trailer park for over 20 years. Currently, there is no controlled access nor has there been for years. The RV park would provide controlled access to the river. He said there have been paint ballers on this property as well as fires. He said this is not a campground but RV Park. He said the trail has been planned for years by Weber Pathway and it will be a nice walking trail from Cottonwood Drive. He feels this use is the best use for this property. He said the amount of traffic is not going to be much of an issue compared to the hundreds of cars from Uintah residents using that road.

Commissioner Walton referend 10.5.10.1 concerning the definition of the Commercial Recreation Zone. He said the property is currently in the commercial zone. He feels this rezone matches the area the best.

Commissioner Osborne doesn't feel the kind of folks that come to an RV facility are bad folks, but good people.

Commissioner Johnson said all the years his mother lived in this trailer park, no one came out of the river and invaded their private space.

Barry Burton said there is a planned retail commercial on the other side of the freeway and he feels the use on this property will encourage retail commercial for the other side.

**Commissioner Johnson moved to recommend approval to the City Council the Rezone Application for property located at approximately 900 Cottonwood Rd (130180021/071090017) of approximately 11.86 acres from Professional Office (P-O) to Commercial Recreation(C-R) by Boulder Ranch. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

**Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

**Public Hearing and Action on Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen:** Kimberlee stated she will have one session three days a week. She said most of the children live in her neighborhood. She has a background in education. She will have anywhere from eight to fifteen students. She has ten students who have shown interest. She said right now she is the only employee.

Commissioner Osborne asked if there were any public comments. There was none.

It was stated this residence at 7561 S. 2050 E. is in the Cedar Cove P.U.D. The Covenants and restrictions on the lot prevent any home occupation that encourages patrons to come to the residence.

Barry Burton, City Planner, stated though City ordinances don't prevent a preschool and he sees no reason to deny this request on City Code basis, it may be best if the applicant received and provided written permission from the HOA before the city approves such a use. Also, the applicant needs approval from the Fire Marshall.

**Commissioner Walton moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Kim was asked about living in a Home Owner's Association. Kim said she has verbal approval from the HOA.

**Commissioner Walton moved to approve Conditional Use Permit CU 18-07: Application for daycare/preschool, Miss Kim's Education Station Preschool, at 7561 S 2050 E by Kimberlee Jensen. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

**Commissioner Walton moved to open the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

**Public Hearing on Final Subdivision: Application for La Pintana (1 lot) at approximately 1860 E South Weber Drive of 0.26 acres by applicant Kody Holker.**

Commissioner Osborne asked if there was any public comment.

**Dwight Probasco, 1870 South Weber Drive**, asked if this is for a single-family home. It was stated it is a single-family home. Mr. Probasco asked about the setbacks. Barry said the setback requirement is 10 feet.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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



Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

**Public Hearing and Action on Final Subdivision: Application for Sun Rays (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards.**

Commissioner Osborne asked if there was any public comment.

Stan Cook, 6966 S. 725 E., asked about the address on the agenda because it states 1900 West. It was stated that is a typo and should be 1900 East.

**Barry Burton's memo of 5 July 2018 is as follows:**

**PLAT:** There are a couple of problems with the plat that should be corrected. There is a reference to a Parcel B which is not actually within the subdivision, so the reference should be eliminated. There is also a reference to a Parcel A which is part of an existing storm water detention basin. This parcel has also been left out of the subdivision but should be included. The Owner's Dedication should then be altered to dedicate this Parcel A to the City.

There is a reference on the plat to South Weber Drive Street Dedication, but none of this subdivision extends into South Weber Drive, so the reference should be removed. This issue will be addressed as part of the La Pintana one lot subdivision that is the parcel referenced as Parcel B.

**IMPROVEMENT DRAWINGS:** Preliminary approval for this subdivision was subject to my and Brandon's review letters. My letter indicated that a minimum of 6' chain link fencing needs to be installed on the east and west sides as well as along the Messerly property. Also, there was a fence recommended along the top of the bank of the detention basin and a 6' masonry fence should be installed along the freeway frontage of Lot 16. There is only one reference to new fencing on the drawings and that is a new fence of unspecified type or height at the top of the bank of the detention basin and along the freeway.

**STAFF RECOMMENDATION:** I recommend the Planning Commission recommend to the City Council approval of the final plat subject to; the plat being amended as described and subject to adding the appropriate fencing requirements to the Construction Drawings before it goes on the City Council agenda.

**Brandon Jones, City Engineer's memo of 5 July 2018 is as follows:**

Our office has completed a review of the Final Plat and Improvement Plans for the Sun Rays Subdivision received, July 3, 2018. We recommend approval, subject to the following comments and items being addressed prior to final approval from the City Council.

**GENERAL**

1. Grading and Soils. As a result of the Conditional Use Permit, much grading and production of materials has occurred. All of the soils must meet City Standard gradation

specifications if they are to be used. If, during construction, there is any concern related to a geotechnical matter, the geotechnical engineer who provided the study for the project may need to render an opinion or recommendation. This would be at the developer's expense

### **PLAT**

2. Addresses for the lots will be provided by our office.
3. Parcel A needs to be included in the subdivision boundary and dedicated to the City in the Owner's Dedication. It does not need a separate legal description, but all of the bearings and distances need to be labeled.
4. Parcel B should be labeled as a "remainder parcel" and the legal description removed from the plat, since it does not lie within the subdivision boundary.
5. The South Weber Drive Street Dedication legal description should be removed from the plat, since it does not lie within the subdivision boundary.
6. The South Weber Irrigation Easement legal description is not needed. Since it lies within the subdivision boundary, it just needs bearings and distances labeled and Note 10 should replace Note 6.
7. The Power, Gas, Sewer, Storm Drain and Irrigation easements all need more bearings and/or distances labeled in order to be able to locate them in reference lot lines or ROW's.
8. Lots 3, 4, 5, and 6 should terminate the rear yard PUE at the storm drain easement line.
9. The signature block for the South Weber Water Improvement District should be replaced with a signature block for the South Weber Irrigation Company for acceptance of the new easement shown.
10. For clarification, the Legend and Note 2 should indicate that the setbacks are "not shown."
11. The "blanks" in the Acknowledgement need to be large enough in order for the notary to be able to write in them.

### **IMPROVEMENT PLANS**

12. The four-way intersection needs to have the grade adjusted so that it is not sloping through the intersection. We are aware of the design constraints but feel that more adjustments can be made.
13. The culinary waterline DIP is to be poly-wrapped.
14. The water meter size must be 1" (not  $\frac{3}{4}$ ") – see Note 13 on Sheets 4, 5, 8, 9, and 10.
15. The culinary water needs to have a minimum of 5' cover (not 4').
16. We would recommend a minimum 6' chain link fence be installed on the east, south and west sides of the subdivision; and a 6' masonry fence be installed along the north side. The plans should indicate this.
17. We would recommend moving the street light that is shown between lots 2 and 3, to between lots 8 and 9.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Kody Holker, applicant, clarified the name of the subdivision is Sun Rays not Sun Ray.

Commissioner Walton moved to recommend approval to City Council for Final Subdivision: Application for Sun Ray (17 lot) at approximately 1900 E Canyon Drive of 6.64 acres by applicant Rob Edwards subject to the following:

1. Items listed in Barry Burton, City Planner's, memo of 5 July 2018.
2. Items listed in Brandon Jones, City Engineer's, memo of 5 July 2018.

Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

Commissioner Johnson moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.

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

**Public Hearing and action on Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07**

**Conditional Uses presented by Barry Burton:** Barry Burton, City Planner, stated the city received a proposal to look at areas in the city that will allow for two-family dwellings at major intersections. He said there are four locations in the city where this could possibly work. He said it is proposed that the following amendments be made to Title 10 of the South Weber Code:

**10.01.100 Definitions**

*Add the following definition:*

MAJOR INTERSECTION: An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

**10.5A.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5B.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.5D.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

16. Two-Family Dwelling on a corner lot of a Major Intersection.

**10.07 Conditional Uses**

*Add the following to Chapter 7 Conditional Uses:*

*Add to the index:*

Article L Two-Family Dwellings at a Major Intersection

*Add Article L*



**Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

**10.7L.1 Purpose**

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

**10.7L.2 Conditions Required**

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.

B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.

C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.

Barry discussed amending item C to include a provision that states the driveways will be arranged for vehicles to enter and exit in a forward fashion and that the access onto the lot will be allowed from the major collector and not a minor arterial.

Commissioner Osborne asked if there is any public comment.

**Mike Bastian, 7721 S. 1750 E.,** said these intersections are not always desirable for a single-family home. He said if built properly, a multi-family unit can be a nice place to live if the area in the back is fenced in. He said this would allow for someone who may not be able to afford a single-family home, but still wants to live in the city.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

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

Commissioner Johnson would like residents to be able to see the map where these areas are located. He said those residents living around those areas may want to have input. He said this is also a safety issue with increasing the amount of traffic with two resident's verses one resident. He feels this item should be tabled until surrounding property owners are notified. Discussion took place regarding the difference between a duplex, townhome, and twin home. It

was stated the difference is ownership. Commissioner Walton asked about setbacks. Barry stated the setback from one road is 25 feet and the other can be 20 feet. Commissioner Johnson suggested having a map identifying these areas.

**Commissioner Johnson moved to table Amending Title 10 Code Ordinance allowing two-family dwellings at major intersections. Changes will affect sections 10.01.100 Definitions, 10.5A.3 Conditional Uses, 10.5B.3 Conditional Uses, 10.5D.3 Conditional Uses, and 10.07 Conditional Uses until a map is available identifying the locations and property owners within 300 feet are notified with a copy of the map. This item will be on the September agenda. Commissioner Walton seconded the motion. Commissioners Johnson, Osborne, and Walton voted yes. The motion carried.**

### **PUBLIC COMMENTS:**

#### **Planning Commissioner Comments:**

**Commissioner Johnson:** He discussed the tour the City Council and Planning Commission went on concerning mixed use. He said Snyderville Basin is a great example of this type of use. He would like to know what the next step is for this type of use in the city.

**Commissioner Osborne:** He will not be in attendance for the Planning Commission meeting in August. He said the master plan identifies a trail from the charter school to View Drive. He said the city needs to get an easement for that because a home is being built in this area. Commissioner Johnson said the city needs to look at access from 1350 East to the Weber River Parkway Trail.

**Barry Burton, City Planner:** He met with Mayor Sjoblom and UDOT concerning access at the Fisherman's Access to the Weber River Parkway Trail. He said the bridge at Hwy 89 needs to be replaced for access to the Bonneville Shoreline Trail. Commissioner Johnson feels the location at 1350 East is more centrally located and the city owns the property.

**Blair Halverson, Council Member:** Regarding the trails, he mentions that funding will be needed. Commissioner Johnson states there is money available through Utah Recreation Division but the City Council has to apply for it.

**ADJOURNED:** Commissioner Walton moved to adjourn the Planning Commission meeting at 7:36 p.m. Commissioner Johnson seconded the motion. Commissioners Osborne, Johnson, and Walton voted yes. The motion carried.

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

**Chairperson: Rob Osborne**

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

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**Attest: Planning Coordinator: Lisa Smith**



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

**DATE OF MEETING:** 9 August 2018

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

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

**CITY ENGINEER:**

**Brandon Jones (excused)**

**CITY PLANNER:**

**Barry Burton**

**PLANNING COORDINATOR:**

**Lisa Smith**

**Transcriber: Minutes transcribed by Michelle Clark**

**ATTENDEES:** Blair Halverson

## **Approval of Consent Agenda**

- **Minutes June 14, 2018**
- **Minutes July 12, 2018**

## **Public Hearing and Action on Home Preschool/Daycare Approval Process:**

The proposed Pre-School/Day Care Conditional Use Amendments is as follows:

### **C. Approval:**

1. **City Staff** ~~Zoning Administrator~~: The designated **city staff** ~~zoning administrator~~ shall have authority to approve, approve with conditions or deny a conditional use application for preschools and/or daycare centers in residential dwellings. No public hearing will be required; however, notification to property owners within three hundred feet (300') shall be given and fourteen (14) day comment period allowed prior to a decision being rendered. No approval shall be granted unless the zoning administrator is satisfied that the applicant will meet all the conditions as set forth in this chapter. Upon approval, a permit shall be issued which states the permitted conditional use and any special conditions that apply thereto.

Commissioner Grubb discussed creating a list of checklist items for the city staff to review i.e. parking on site, number of employees etc. Barry Burton, City Planner, discussed in home, daycare Article 10-7A concerning number of employees allowed as well as other restrictions. Commissioner Grubb suggested requiring the applicant to submit a simple plan of the area being used. Barry said he can add that to the list. The Planning Commission recommended Barry add

something to the ordinance for submitting a site plan. Commissioner Grubb suggested adding a checklist item stating the applicant must comply with State of Utah licensing requirements. Barry explained that the amendment states the Zoning Administrator is the person designated to have the authority. He said this person can be a member of the city staff. Commissioner Grubb feels fine with it being a city staff person verses going through Barry Burton.

**Action on Amending Code Ordinance 11.04.130 Fencing:**

The proposed amendments to 11.04.130 Fencing is as follows:

**11.04.130 Fencing**

- A. ~~Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land.~~ Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise agreed to by the owner/developer and the City Council. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.
- B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84 a six foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.
- D. The City Council with the advice of the Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

**Action on Amending Code Ordinance Changing Buffer Yard Requirements.**

Barry Burton, City Planner, said it has been recommended to remove buffer zones from residential to residential. He said in this case a fence is still required. He said but between commercial and residential the buffer zones have been simplified to only one type of buffer yard. He said that buffer zone includes a minimum of 20 ft. wide and will have a masonry wall that is 6 to 8 ft. tall and a minimum tree of mature height of at least 25 ft. to be located every 20 ft. Commissioner Grubb is concerned about the spacing of the trees.

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

**APPROVED:**

\_\_\_\_\_  
Chairperson: Rob Osborne

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

Attest: \_\_\_\_\_  
Planning Coordinator: Lisa Smith

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 9 August 2018

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

**PRESENT: COMMISSIONERS:**

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

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones (excused)

**PLANNING COORDINATOR:**

Lisa Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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

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**PLEDGE OF ALLEGIANCE:** Commissioner Pitts

**ATTENDEES:** Blair Halverson

**APPROVAL OF THE AGENDA:** Commissioner Grubb moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.

**APPROVAL OF CONSENT AGENDA**

- Minutes of 14 June 2018
- Minutes of 12 July 2018

Commissioner Grubb moved to approve the minutes 14 June 2018. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, and Johnson voted yes. Commissioner Walton abstained. The motion carried.

**Not a full quorum to approve 12 July 2018 minutes.**

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



**Commissioner Grubb moved to open the public hearing. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.**

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

**Public Hearing and Action on Home Preschool/Daycare Approval Process:**

The proposed Pre-School/Day Care Conditional Use Amendments is as follows:

**C. Approval:**

1. **City Staff** ~~Zoning Administrator~~: The designated **city staff** ~~zoning administrator~~ shall have authority to approve, approve with conditions or deny a conditional use application for preschools and/or daycare centers in residential dwellings. No public hearing will be required; however, notification to property owners within three hundred feet (300') shall be given and fourteen (14) day comment period allowed prior to a decision being rendered. No approval shall be granted unless the zoning administrator is satisfied that the applicant will meet all the conditions as set forth in this chapter. Upon approval, a permit shall be issued which states the permitted conditional use and any special conditions that apply thereto.

Commissioner Pitts asked if there were any public comments. There were none.

**Commissioner Johnson moved to close the public hearing. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.**

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

Barry Burton, City Planner, reviewed the amendments with the addition of the following:

K. Floor Plan and site plan showing areas within the home and yard for the business is to be provided (this can be a simple single line drawing).

L. The business must comply with all State of Utah requirements for preschools and day cares.

**Commissioner Grubb moved to recommend to the City Council the approval of the Home Preschool/Daycare Approval Process with the additional amendments of item K and item L (see above). Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.**

**Action on Amending Code Ordinance 11.04.130 Fencing:**

Barry Burton, City Planner, reviewed the proposed amendments to 11.04.130 Fencing which is as follows:

11.04.130 Fencing

- A. Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land. Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise agreed to by the owner/developer and the City Council. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.
- B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84 a six foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.
- D. The City Council with the advice of the Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

Commissioner Grubb doesn't understand completely why it needs to go to the City Council, when he feels the Planning Commission is capable. Blair Halverson, City Council Member, stated the Planning Commission can amend it how they want. He thinks there will probably be few times when the City Council will need to approve or disapprove a fence.

**Commissioner Grubb moved to recommend to the City Council the approval of Amending Code Ordinance 11.04.130 Fencing. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.**

**Action on Amending Code Ordinance Changing Buffer Yard Requirements.**

Barry Burton, City Planner, stated he has gone through and made amendments by deleting buffer yards in residential to residential zones with a fence requirement. He then explained the amendments to the buffer yard in between residential and commercial zones. He discussed the landscaping on the other side of the fence that allows for trees, shrubs, mulch, etc. Barry recommended adding to Section 10-15-070 Item K. *Any provision contained in this chapter may*

*be, with just cause, waived by the City Council with the advice of the Planning Commission.*  
Commissioner Walton asked about park strip landscaping and why it is required.

**Commissioner Grubb moved to recommend to the City Council the approval of Amending Code Ordinance Changing Buffer Yard Requirements with the addition of item K. Commissioner Walton seconded the motion. Commissioners Grubb, Pitts, Johnson and Walton voted yes. The motion carried.**

**PUBLIC COMMENTS: (None)**

**Planning Commissioner Comments:**

**Commissioner Walton:** He is concerned about water consumption. He said the park strip is one of the most highly used water areas. Barry said the ordinance allows xeriscaping but doesn't require it. Commissioner Grubb suggested looking at ways to conserve. Barry suggested requiring drip systems. Commissioner Walton discussed the noise contours from HAFB and the easements. Commissioner Johnson suggested the city have three sensors in South Weber to help monitor. Commissioner Walton said he would like to participate with conversations with mixed use.

**Commissioner Grubb:** He asked the status of the possible duplex zoning. Blair Halverson stated nothing has happened other than notifying individuals who are affected by this change.

**Commissioner Johnson:** He discussed Pleasant Grove charging a transportation utility fee and they are now being sued. He suggested the city look at this. Barry said there are several cities who have a transportation utility fee. Commissioner Johnson discussed finding money for trails. He has a friend in the Legislature and there is money available. Barry said Mayor Sjoblom will be visiting with the Transportation Commission to add additional money into the Hwy 89 project to ensure that the bridge is replaced.

**ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:11 p.m. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Johnson, and Walton voted yes. The motion carried.**

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

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

\_\_\_\_\_  
**Attest: Planning Coordinator: Lisa Smith**



# Community and Economic Development

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

July 5, 2018

## PROPOSED ORDINANCE AMENDMENTS ALLOWING TWO-FAMILY DWELLINGS AT MAJOR INTERSECTIONS

It is proposed that the following amendments be made to Title 10 of the South Weber Code:

### **10.01.100 Definitions**

Add the following definition:

**MAJOR INTERSECTION:** An intersection of a minor arterial street and a major collector street or the intersection of two major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

### **10.5A.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

### **10.5B.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

14. Two-Family Dwelling on a corner lot of a Major Intersection.

### **10.5D.3 Conditional Uses**

*Add the following land use to the list of Conditional Uses:*

16. Two-Family Dwelling on a corner lot of a Major Intersection.

### **10.07 Conditional Uses**

*Add the following to Chapter 7 Conditional Uses:*

*Add to the index:*

Article L Two-Family Dwellings at a Major Intersection



# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

*Add Article L*

## **Article L Two-Family Dwellings at a Major Intersection**

10.7L.1 Purpose

10.7L.2 Conditions Required

### **10.7L.1 Purpose**

The purpose of this section is to establish conditions under which two-family dwellings may be allowed in single-family residential zones where, due to existing street and traffic conditions, the building of single-family homes may be less desirable.

### **10.7L.2 Conditions Required**

A conditional use for a two-family dwelling in certain single-family residential zones may be approved if the following conditions are met.

- A. The lot is adjacent to two roads that form a Major Intersection as defined in Section 10.01.100.
- B. The minimum lot size shall be the minimum lot size for a single-family residence in the same zone.
- C. Access to driveways shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.





# *Community and Economic Development*

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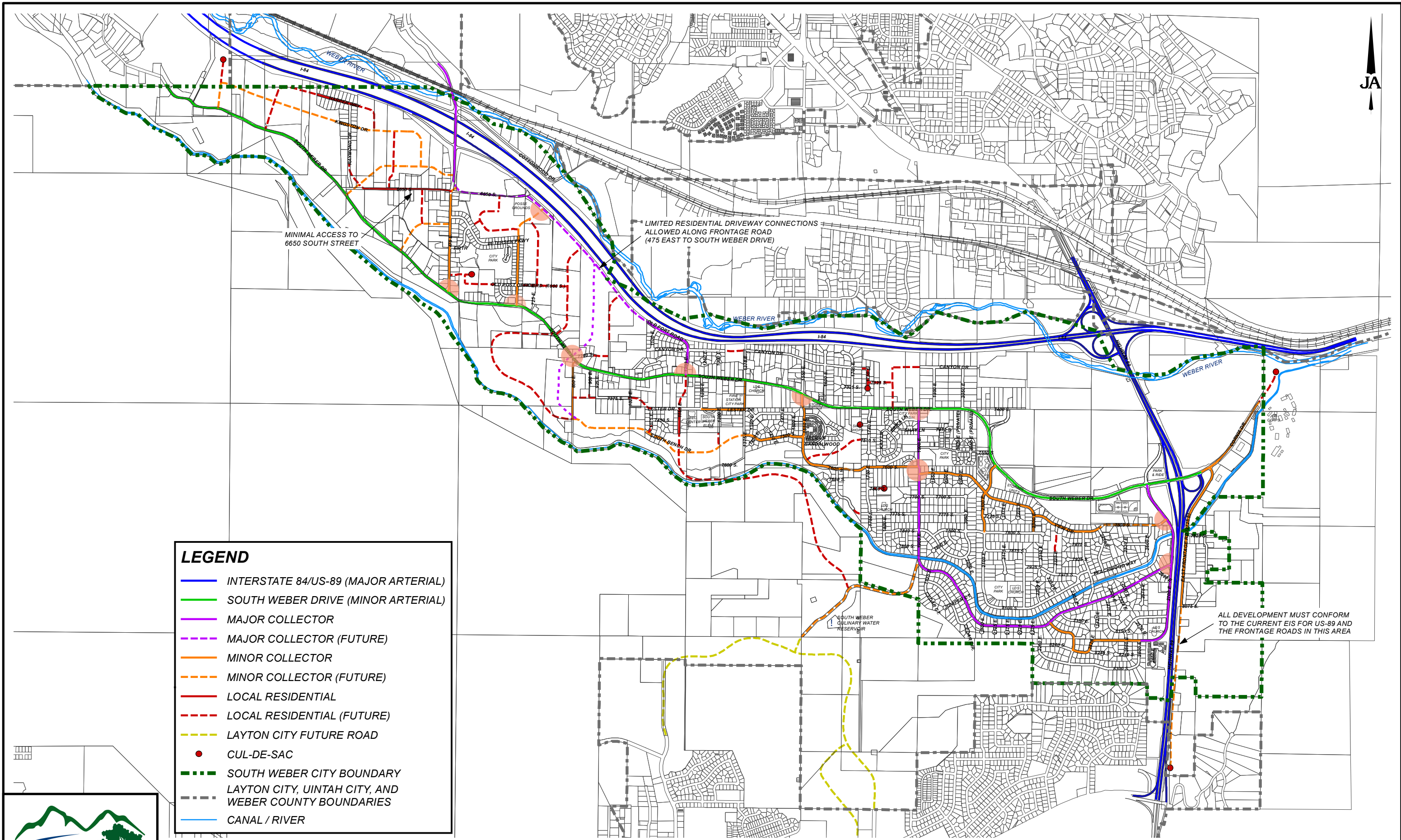
Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

September 7, 2018

## **REVIEW OF ORDINANCE ALLOWING TWO-FAMILY DWELINGS AT MAJOR INTERSECTIONS**

This proposed ordinance amendment would allow two-family dwellings at Major Intersections. Major Intersections are intersections of a minor arterial street (South Weber Drive) and a major collector street or of two major collector streets.

What this really means is that there are potentially four intersections, three currently and one in the future, where this condition could occur. One of those intersections would be eliminated if the proposal only allowed the condition to occur at intersections of minor arterials and major collectors. The two existing intersections of a major collector and South Weber Drive, 1200 E and 1900 E, would allow only two lots to contain a two-family dwelling. The future intersection of South Bench Drive and South Weber Drive would potentially have four lots where there could be two-family dwellings. The one intersection of two major collectors, Deer Run Dr. and 2700 E, would only have potentially one lot where this could occur.



**LEGEND**

INTERSTATE 84/US-89 (MAJOR ARTERIAL)

SOUTH WEBER DRIVE (MINOR ARTERIAL)

MAJOR COLLECTOR

MAJOR COLLECTOR (FUTURE)

MINOR COLLECTOR

MINOR COLLECTOR (FUTURE)

LOCAL RESIDENTIAL

LOCAL RESIDENTIAL (FUTURE)

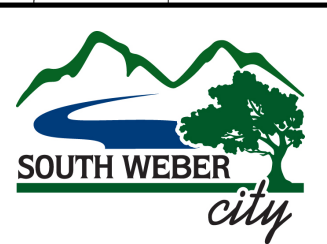
LAYTON CITY FUTURE ROAD

CUL-DE-SAC

SOUTH WEBER CITY BOUNDARY

LAYTON CITY, UINTAH CITY, AND WEBER COUNTY BOUNDARIES

CANAL / RIVER



NOTES:

SCALE:  
1 in = 2,000 ft

DATE:  
09/23/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

JA

JONES & ASSOCIATES

CONSULTING ENGINEERS

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

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

VEHICLE TRANSPORTATION MAP





**APPLICATION PROCESS:** Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

- ☒ Application with fee (See current City Fee Schedule)
- ☒ Site plan, if applicable
- ☐ Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.
- ☐ One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.
- ☐ A list of the above names and addresses.
- ☐ A copy of the fire inspection showing approval. Contact the Fire Marshal to schedule an appointment, 801-540-7094.

### Conditional Use Application

CU 18-089

Property Owner: Sam & James Cook Phone: 801-209-7978

Full Mailing Address: 5617 South 1475 E. Ogden, Utah

Property Address: 725 E. 6650 So. Email: \_\_\_\_\_

Proposed Use: PUD overlay Parcel Number(s): \_\_\_\_\_

Total Acres: 23.94 Current Zone: R-M If Rezoning, to what zone: \_\_\_\_\_

Bordering Zones: R-P Surrounding Land Uses: Residential

Business Name (if applicable): \_\_\_\_\_

Anticipated # of Employees: \_\_\_\_\_ Anticipated # of Customers (Daily): \_\_\_\_\_

Available Parking Spaces: \_\_\_\_\_ Hours of Operation \_\_\_\_\_

# Residential Units (if applicable): 29 #of Dogs (Kennels Only): \_\_\_\_\_

Hours of Operation: \_\_\_\_\_

pd \$400  
15013625  
8/30/18

APPLICANT'S AFFIDAVIT

State of Utah )  
County of Weber )

I, Bruce L. Wilson, the sole owner or Authorized Agent of the Owner of the property involved in this application, swear the statements and answers contained herein, in the attached plans, and other exhibits, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

I do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for public notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Date Aug. 28, 2018 Owner or Agent's Signature Bruce L. Wilson

Subscribed and sworn to before me on \_\_\_\_\_

Notary Public \_\_\_\_\_

If someone will be acting on behalf of the owner, fill out the information below.

AGENT AUTHORIZATION

(See Attached)

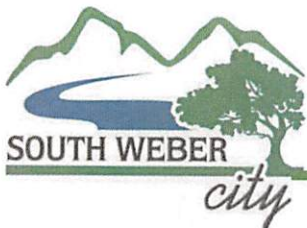
State of Utah )  
County of \_\_\_\_\_ )

I, \_\_\_\_\_, the sole owner(s) of the real property in this application, hereby appoint \_\_\_\_\_ as my agent with regard to this application and authorize said agent to appear on my behalf before any city commission, board or council considering this application.

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

Subscribed and sworn to before me on \_\_\_\_\_

Notary Public \_\_\_\_\_

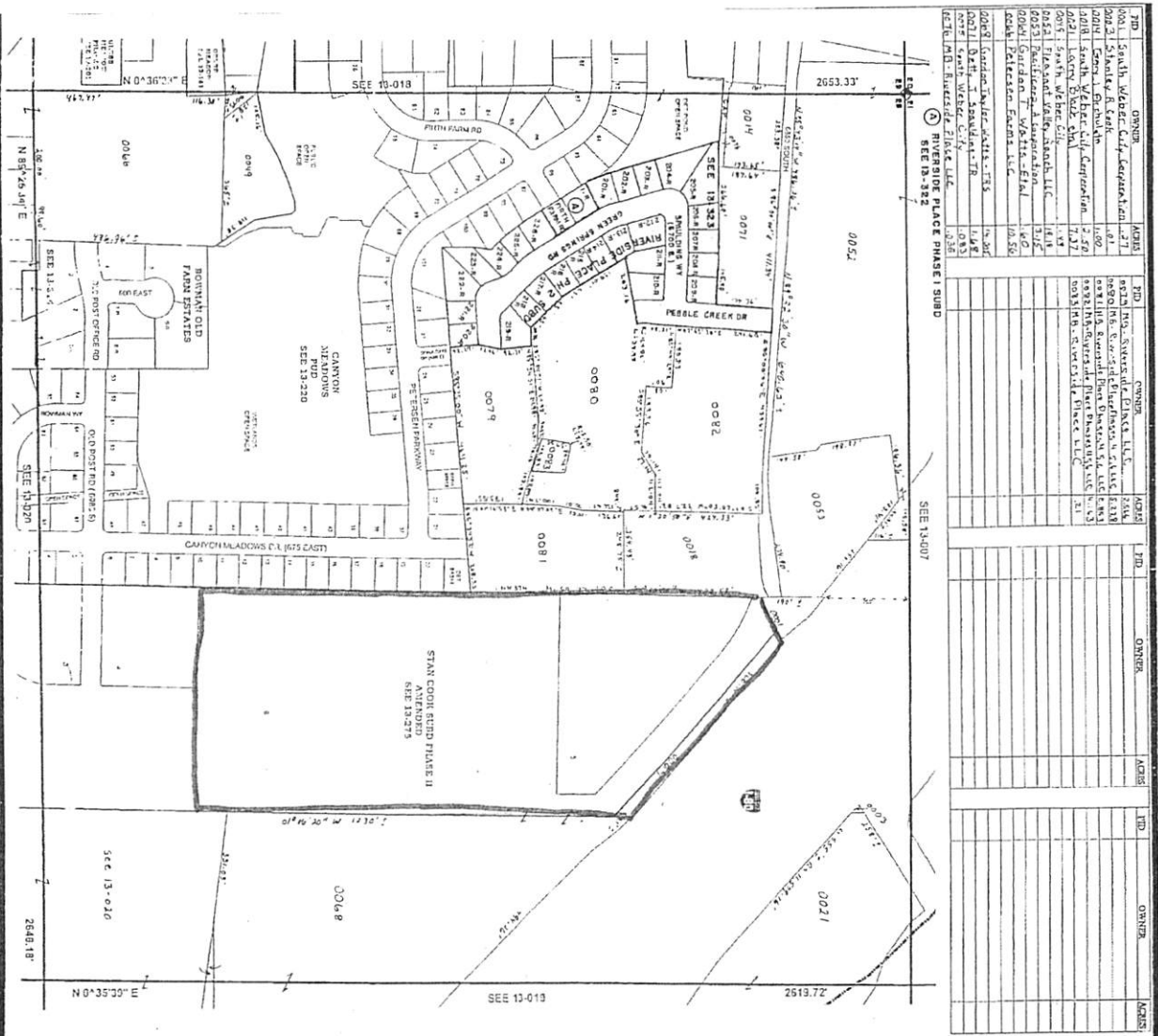


1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066


018





**MEMORANDUM**

TO: South Weber City Planning Commission

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

CC: Barry Burton – South Weber City Planner  
Mark Larsen – South Weber City Public Works Director  
Lisa Smith – South Weber City Deputy Recorder

RE: **COOK PROPERTY**  
**Revised Preliminary and PUD Overlay Review**

Date: September 6, 2018

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Our office has completed a review of the revised Preliminary Plan and PUD Overlay for the Cook Property, dated today, September 6, 2018.

**REQUEST**

1. The Developer is requesting the following:
  - a. Planned Unit Development (PUD) Overlay
  - b. Revised Preliminary Plan
  - c. Change to the Height Restriction in the R-P Zone from 25' to 35'

**BACKGROUND**

2. Preliminary Plan Approval from Planning Commission. On June 14, 2018, the Planning Commission gave approval to the currently approved Preliminary Plan subject to approval of the Development Agreement by the City Council.
3. Development Agreement Approval. On July 10, 2018, the City Council approved the Development Agreement on the Cook property. This DA references the current Preliminary Plan as the layout of the subdivision and also encompasses several other provisions including the construction of South Bench Drive, the Trail, the Detention Basin, and the timing of construction for roads to address ingress-egress requirements. One provision that was added was the Developer agreeing to a dog park as a possible secondary use of the detention basin.
4. Dog Park. The City approved the use of the 2020 East Detention Basin for a dog park. On July 17, 2018, they closed the dog park due to its impact on the adjacent neighbors.
5. Open Space. As a result of the closing of the dog park and the Developer's desire to incorporate the same variety of housing product equally across all of the Cook property, the Planned Unit Development (PUD) Overlay was investigated. This would potentially

provide the flexibility in lot configuration desired by the Developer, in exchange for significantly increased open space provided to the City for a variety of potential uses.

- a. The following are attached to show the current condition and extent of the proposed open space area:
  - i. Drawing of the Preliminary Plan overlaid on a 2017 Google Earth aerial.
  - ii. Drone footage and pictures taken by Nilson Homes of the proposed open space area on July 25, 2018.

### **BENEFITS**

6. Significant public open space (4.0 Acres).
7. The open space is located next to the Posse Grounds, creating nearly 6.5 acres of public park area.
8. The open space is adjacent to a future major collector road, thus providing good access for traffic without impacting a local road or neighborhood.
9. The open space provides a significant buffer between I-84, South Bench Drive and residential neighborhoods.
10. With the open space, the Posse Grounds will only have residential homes adjacent on the south and west, rather than on all three sides; providing a good buffer for the public uses of the park.
11. There are already restrooms at the Posse Grounds, thus providing public facilities for all future public uses of the open space (e.g. dog park, etc.).
12. There is a good-sized existing parking lot at the Posse Grounds that can accommodate the use of the park without parking on local streets.
13. With the construction of streets in the Riverside Place and Cook developments, the proximity between the Canyon Meadows Park and the Posse Grounds makes the two parks more viable for larger public events (e.g. Country Fair Days, etc.).

\* We do not see any detrimental effects to the City with the requested revised Preliminary Plan and PUD Overlay.

### **RECOMMENDATION**

We recommend approval of the proposed PUD and Preliminary Plan. We feel that this is a win/win scenario and provides significant potential benefits to the City and the general public as a whole.



# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

September 7, 2018

## **REVIEW OF CONDITIONAL USE 18-08**

**GENERAL INFORMATION:** This proposal to allow a PUD (Planned Unit Development) overlay on 13.17 acres of the Cook property. The advantage for the City in allowing this is that we will be able to preserve 4.00 acres of open space that contains a nice natural area with quite a few existing trees. *No the trees didn't get burned up in the fire last year.* This open space would be adjacent to the Posse Grounds and would allow the combination of the two into a more robust public space.

The advantage to the developer would be that they could essentially do patio homes on about 18.5 acres of the Cook parcel. This would allow them to reduce lot widths and sizes such that the patio homes are feasible within the R-M portion of the property.

**RECOMMENDATION:** In my opinion, this proposal represents a win/win scenario. The City receives a valuable piece of open space and the developer is able to create a residential development that has greater continuity in housing type. I recommend the Planning Commission pass this on to the City Council with a recommendation of approval.

## **REVISED PRELIMINARY PLAT FOR COOK PROPERTY**

**GENERAL INFORMATION:** The reason for the revised preliminary plat is to accommodate the proposed PUD. The approval of a PUD would allow the developer to significantly alter the plan from the previously approved plan. The previous plan had a total of 62 lots on both R-M and R-P sections with no open space. This plan has a total of 63 lots with 4.00 acres of open space.

**LAYOUT:** This layout is similar to the one previously approved except that it has only one access onto South Bench Drive due to the open space location. The road pattern works well and the lot layout is okay. The only oddity is a small piece of open space of 6621 square feet that is separated from the main part.

**RECOMMENDATION:** If the PUD is approved then the approval of this revised preliminary plat is necessary. I recommend approval.



# Community and Economic Development

---

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

## AMENDING TITLE 10 RESIDENTIAL PATIO ZONE

**GENERAL INFORMATION:** This proposal is to change Section 10.5P.6 to read:

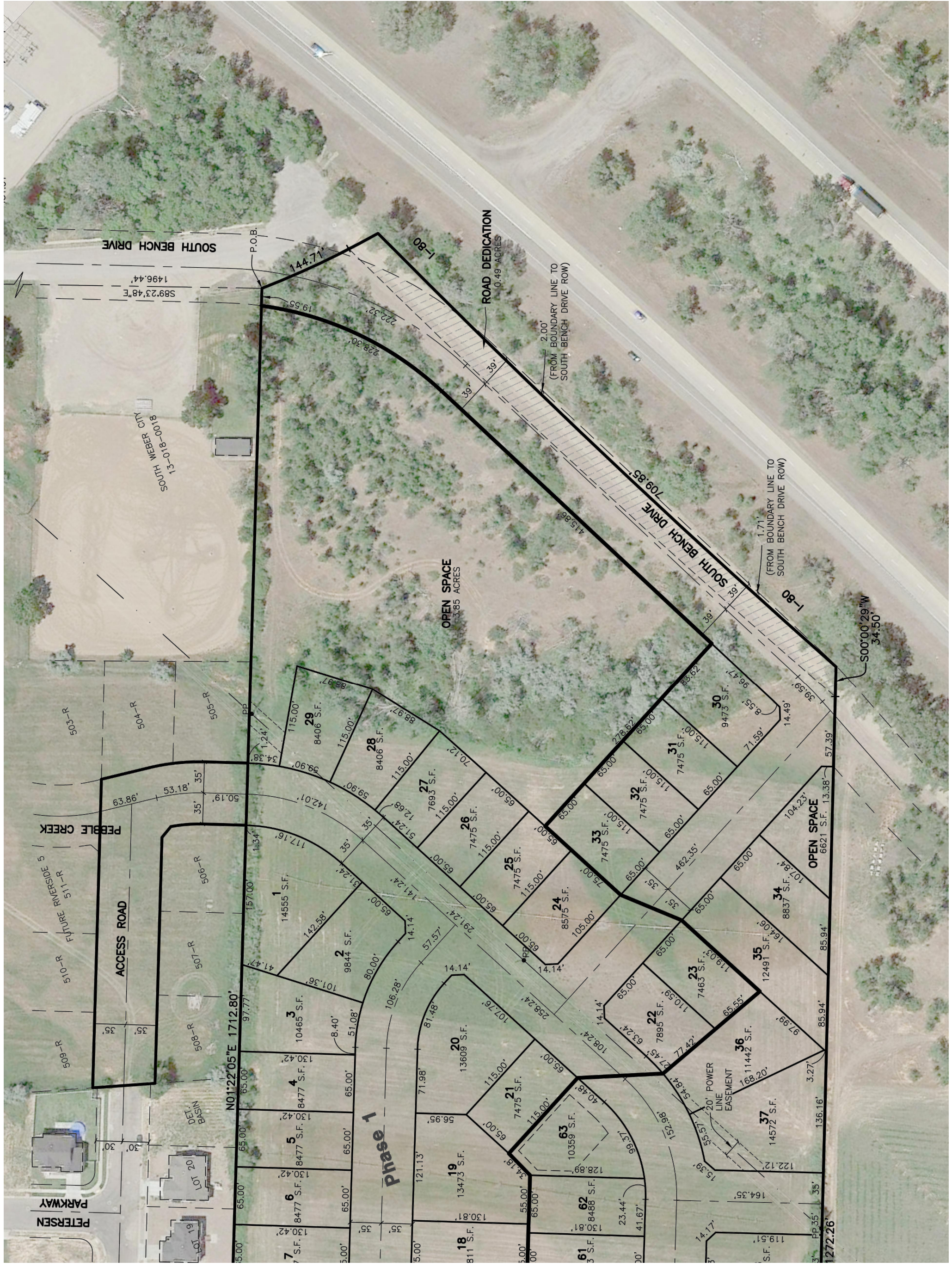
### 10.5P.6 Maximum Structure Height

*A. ~~Main, accessory and temporary buildings and structures are not to exceed twenty five feet (25')~~ Main buildings and structures are not to exceed thirty five feet (35'); accessory and temporary buildings or structures are not to exceed twenty five feet (25').*

This change would allow the developer to meet a demand they say is being generated by their customers for loft space on a second floor.

**RECOMMENDATION:** I don't have a strong opinion on this matter, though I have no objection to the change. These R-P zones are generally in areas where the surrounding residential zones have a 35' height limit, so the impact to neighboring zones would be minimal. I think the original intent of the height restriction was to require single story homes, homes that cater to those that don't want to deal with stairs. But, the zone does not preclude basements, so it doesn't really preclude stairs either. All the patio homes we have seen built so far in the City have basements. It seems that if the buyer doesn't want stairs, they can demand a unit that doesn't have them without the zone controlling that.

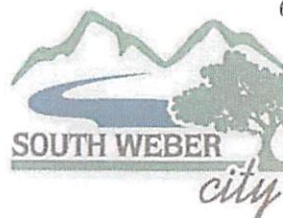






*Revised Preliminary*

Pd \$450  
150 13/25  
8/30/18  
mtg  
9-13-18



For Office Use Only	
Fees received by: <u>JS</u>	Date of submittal: <u>5/17/18</u>
Amount Paid: <u>700</u>	Receipt #: _____
Initial Review, all of the required supporting materials have been provided: <u>X</u>	
PC Meeting Date: <u>6-14-18</u>	

## Preliminary Plan Application

Project/Subdivision Name: COOK PROPERTY  
Approx. Location: 725 EAST 6650 SOUTH  
Parcel Number(s): 13-275-0005 & 0006 Total Acres: 23.439 AC  
Current Zone: RM & RP If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: R-, R-LM & A  
Surrounding Land Uses: RESIDENTIAL/AGRICULTURAL  
Number of Lots: 62 LOTS # Lots per Acre: 2.65  
Phase: 2 of 2 PUD: Yes / No

## Contact Information

### Developer or Agent

Name: BRUCE NILSON  
Company Name: NILSON HOMES  
Address: 5617 SOUTH 1475 EAST  
City/State/Zip: OGDEN, UT 84403  
Phone: 801-392-8100 Fax: 801-399-0802  
Email: bruce@nilsonhomes.com

### Best Way/Preferred Method of Contact:

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

### Developer's Engineer

Name: J. NATE REEVE  
Company: REEVE & ASSOCIATES, INC  
License #: 375328  
Address: 5160 SOUTH 1500 WEST  
City/State/Zip: RIVERDALE, UT 84405  
Phone: 801-621-3100 Fax: 801-621-2666  
Email: nreeve@reeve-assoc.com

### Best Way/Preferred Method of Contact:

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

### Surveyor

☒ Check here if same as Engineer

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

### Property Owner(s)

☐ Check here if same as Developer

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

\*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

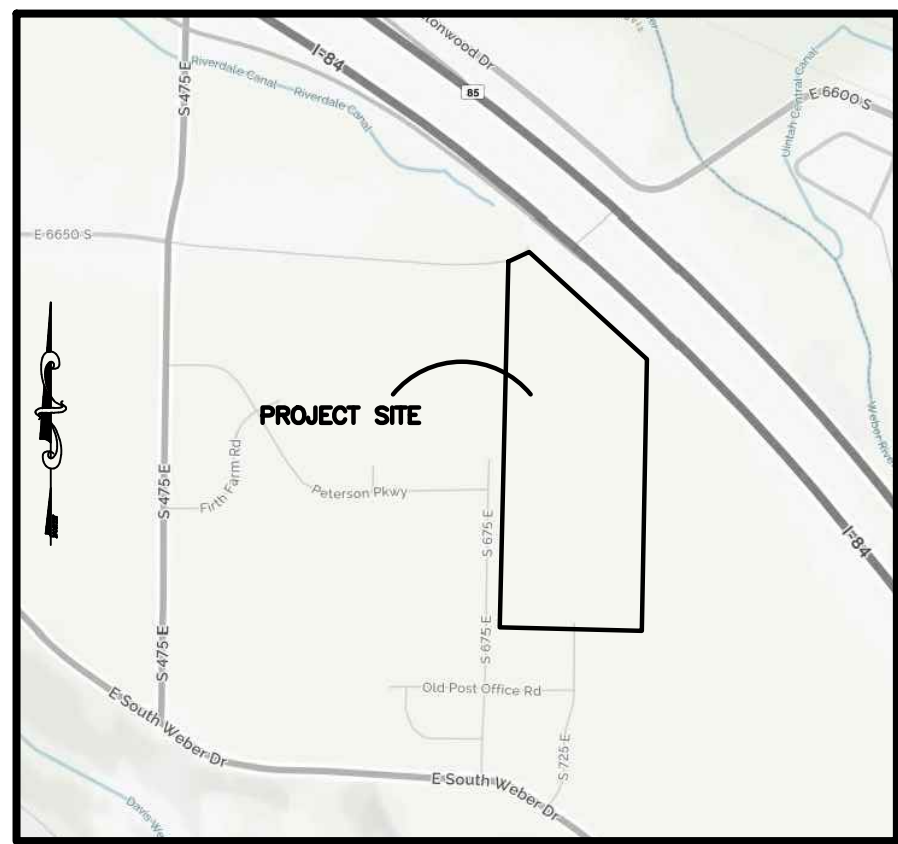
### **Applicant Certification**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

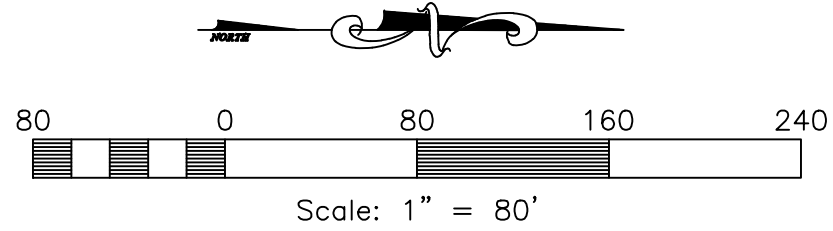
Applicant's Signature: Bruce Wilson Date: 5/17/18

Property Owner's Signature: Stanley R. Cook Date: 5/17/2018





VICINITY MAP  
SCALE: NONE



### BOUNDARY DESCRIPTION

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

ALL OF LOT 5 AND A PORTION OF LOT 6, STAN COOK SUBDIVISION PHASE 2 AMENDED SUBDIVISION, TOGETHER WITH OTHER LANDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING A POINT ON AN EXISTING FENCE AND LYING S00°36'39"W ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 431.37 FEET AND N89°23'21"E 1496.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1039.80 FEET, AN ARC LENGTH OF 144.71 FEET, A DELTA ANGLE OF 07°58'26", A CHORD BEARING OF N64°20'10"E, A RADIAL BEARING OF N21°40'37"W, AND A CHORD LENGTH OF 144.59 FEET TO THE SOUTHERLY RIGHT OF WAY OF I-84; THENCE ALONG SAID RIGHT OF WAY LINE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 10683.03 FEET, AN ARC LENGTH OF 709.85 FEET, A DELTA ANGLE OF 03°48'26", A CHORD BEARING OF S46°55'15"E, A RADIAL BEARING OF N44°58'57"E, AND A CHORD LENGTH OF 709.72 FEET TO A POINT WHICH IS 868.00 FEET S0°34'55"W AND 495.67 FEET N89°25'05"W FROM THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE S01°06'20"W ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION TO THE NORTH 1306.30 FEET; THENCE N88°37'55"W 664.59 FEET TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE N01°22'05"E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 1712.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,042,893 SQUARE FEET OR 23.942 ACRES MORE OR LESS

### SETBACK INFO.

ZONE R-M (RESIDENTIAL MODERATE DENSITY W/PUD)

FRONT SETBACK: 20 FEET

REAR SETBACK: 20 FEET

SIDE SETBACK: 6 FEET MIN. EACH SIDE

SIDE SETBACK FACING STREET: 20 FEET

ZONE R-P (RESIDENTIAL PATIO)

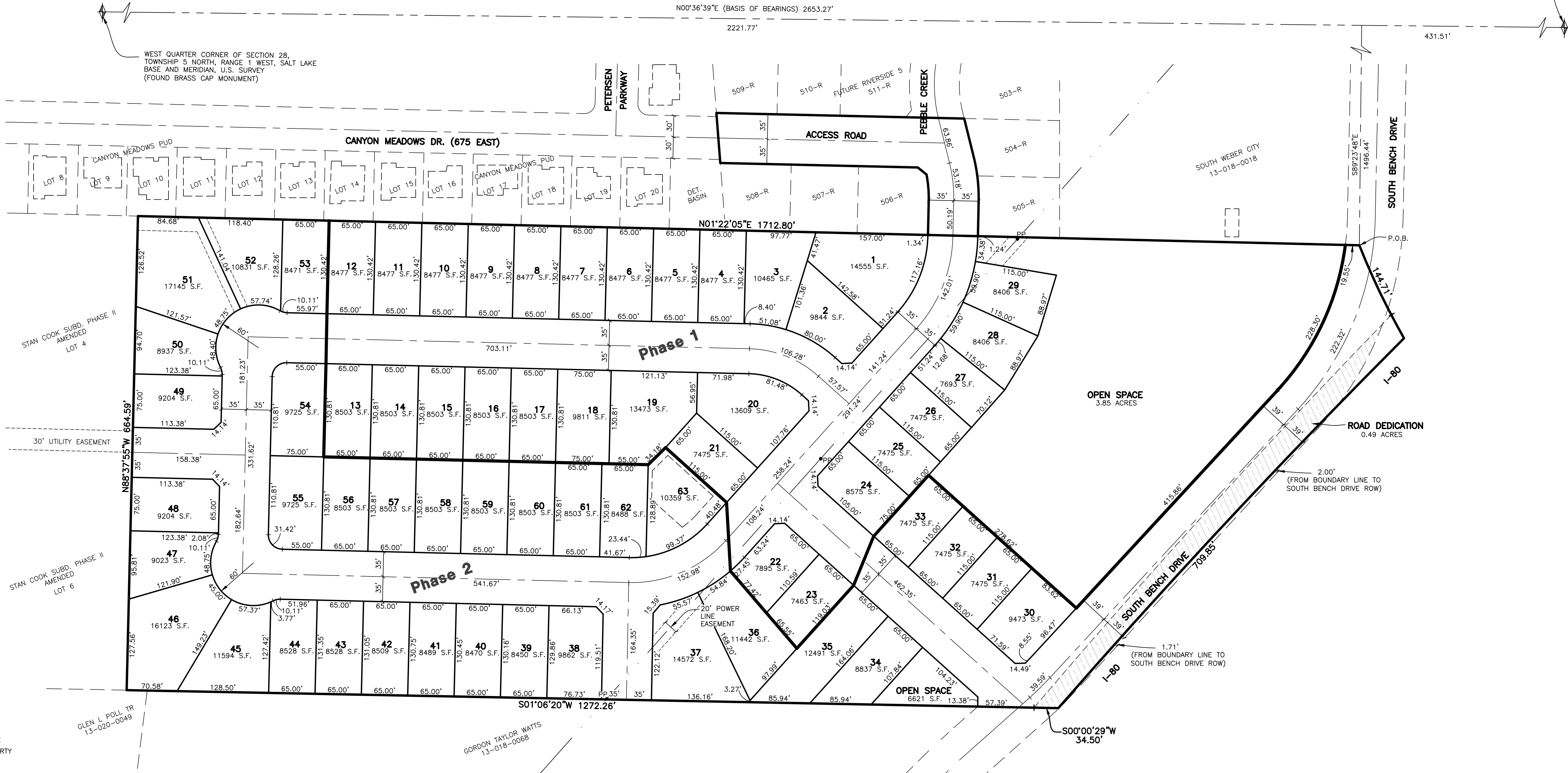
FRONT SETBACK: 20 FEET

REAR SETBACK: 10 FEET

SIDE SETBACK: 6 FEET MIN. EACH SIDE

SIDE SETBACK FACING STREET: 20 FEET

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



### LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EASEMENT
- = POWER LINE
- P.U.E.
- = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDING
- = R-P AREA
- = R-M AREA
- = ROAD DEDICATION

### DESIGN SPECS.

TOTAL AREA.....23.94 ACRES  
R-P AREA.....9.35 ACRES  
PUD AREA.....13.17 ACRES  
PUD OPEN SPACE AREA.....4.00 ACRES (30.4%)  
RIGHT-OF-WAY AREA.....6.36 ACRES (26.53%)  
63 LOTS PROPOSED (2.63 UNITS/AC)

### LOT AREA INFO.

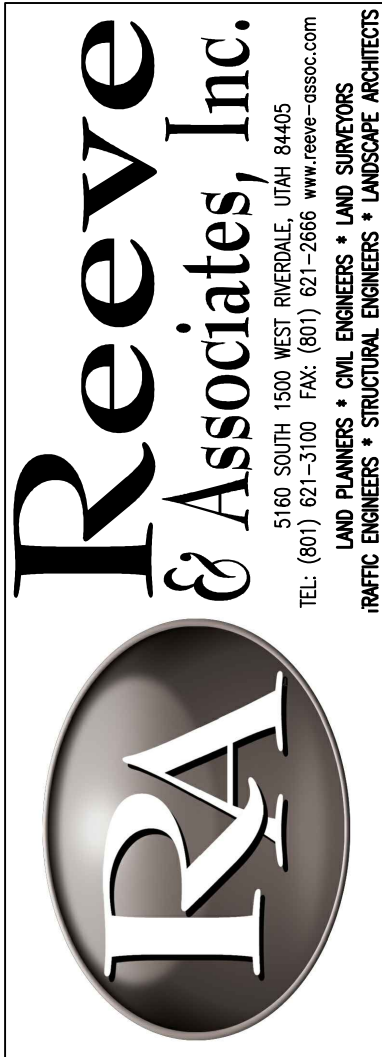
LARGEST LOT = 17,145 S.F. (0.39 AC.)  
SMALLEST LOT = 7,463 S.F. (0.17 AC.)  
AVERAGE LOT = 10,866 S.F. (0.25 AC.)

## Stan Cook Property

South Weber City, Davis County, Utah

### Developer:

Nilson Homes  
Mark Staples  
5617 S. 1475 E.  
Ogden, UT. 84403  
(801) 392-8100



REVISIONS	DESCRIPTION
DATE	

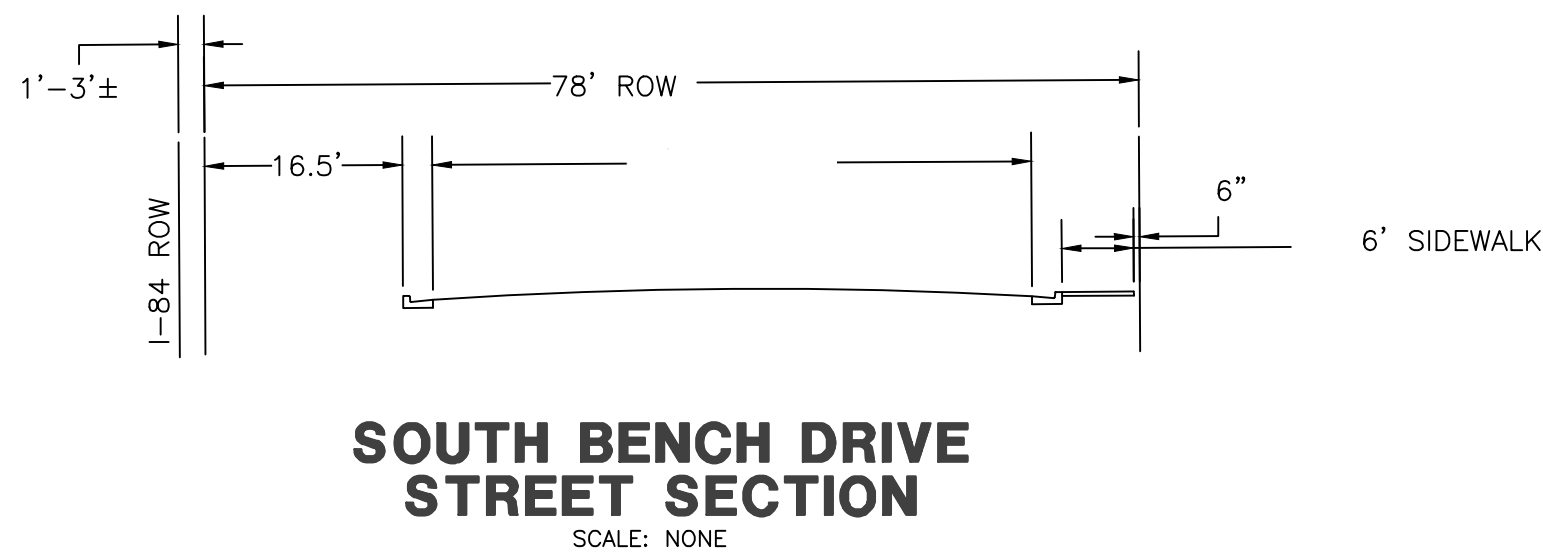
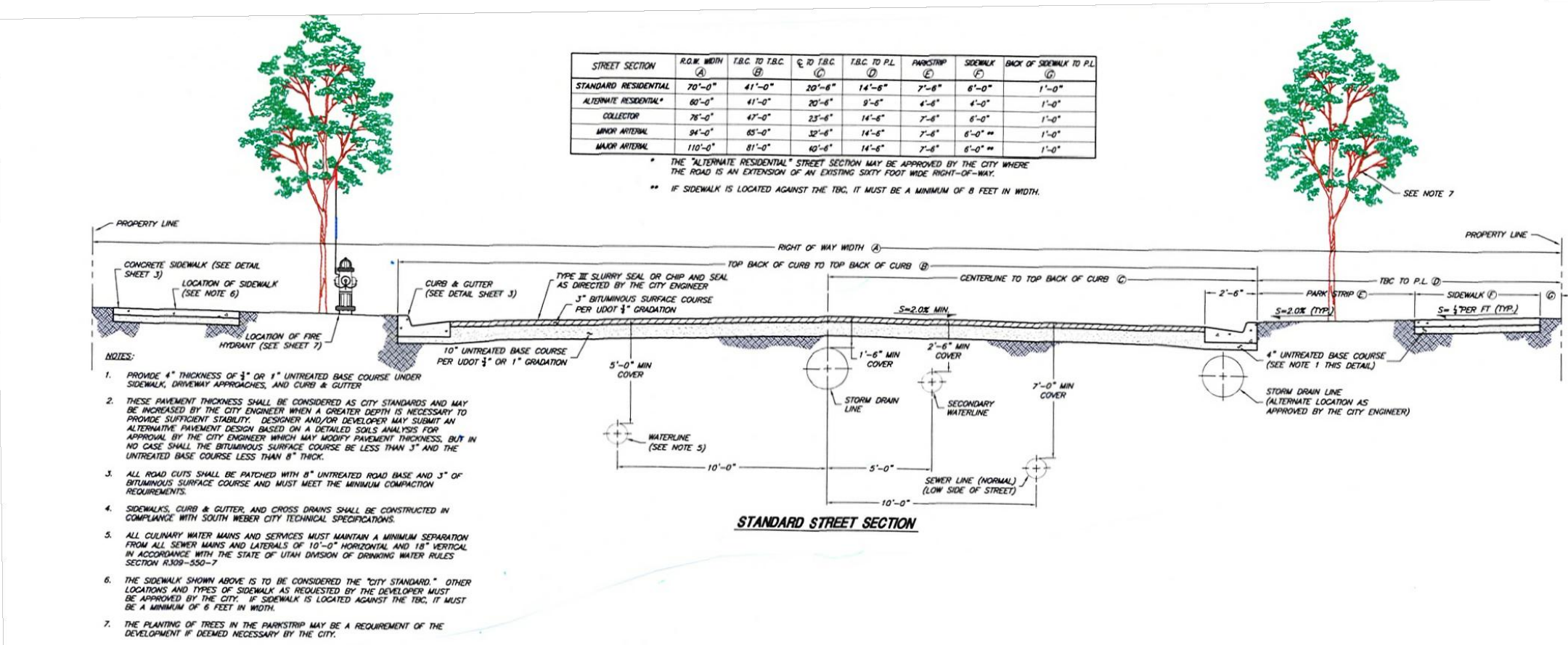
**Stan Cook Property**  
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.L.B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Plat**  
**'Not to be Recorded'**

<b>Project Info.</b>	
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	August 28, 2017
Name:	STAN COOK PROPERTY
Number:	1301-D25

Sheet	2
1	Sheets





### Storm Runoff Calculations Stan Cook Property

5/17/2018 RHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City area taken from the NOAA Atlas 14 data provided in the city standards, using a 100 year storm for detention, and a 10 year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

<b>Drainage Area:</b>			
Total Area =	23.96 acre or	1,043,907 ft <sup>2</sup>	
Runoff Coefficients			
Paved Area	280,676	C = 0.9	
Landscaped Area	639,231	C = 0.2	
Roof	124,000	C = 0.9	
Weighted Runoff Coefficient		C = 0.47	

<b>Rainfall Intensities:</b>		
10-yr intensity for a 30 minute TOC - Pipe Capacity	1.56	in/hr

<b>Peak Run-off:</b>		
Runoff Coefficient	C =	0.47
Rainfall Intensity	I =	1.56 IN./HR.
Acreage	A =	23.96 ACRES
Q	Q =	17.62 cfs

#### Volume of Run-off for 100-year Storm Event:

C =	0.47					
I =	See Below in/hr					
A =	1043907.00 ft <sup>2</sup>					
Q(out) =	2.40 ft <sup>3</sup> /s	(0.1 cfs per acre)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	82.12	24637	719	23918
10	600	5.48	62.42	37451	1438	36013
15	900	4.53	51.60	46438	2157	44281
30	1800	3.05	34.74	62532	4314	58218
60	3600	1.89	21.53	77499	8627	68871
120	7200	1.08	12.30	88570	17255	71315
180	10800	0.74	8.42	90907	25882	65025
360	21600	0.41	4.66	100625	51764	48861
720	43200	0.25	2.86	123506	103528	19978
1440	86400	0.14	1.59	137775	207056	-69281

<b>Aboveground Basin Sizing</b>	
Top Area	30963
Bottom Area	24126
Depth	3
Average Area	27545
Volume	82634 ft <sup>3</sup>

**SUMMARY:**  
The required storage volume is **71,315** cubic feet

### NOTES

- LAND DRAIN IS NOT REQUIRED PER GEOTECHNICAL REPORT BY CMT ENGINEERING LABORATORIES. (CMT PROJECT NO. 10868, DATED MARCH 8, 2018)
- ALL STREETS SHOWN HEREON ARE 70' PUBLIC RIGHT OF WAY EXCEPT SOUTH BENCH DRIVE (78' RIGHT OF WAY)
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
- LAND USE SEPARATION FENCING WILL BE INSTALLED ALONG AGRICULTURAL ZONED NEIGHBORING PROPERTIES
- PROPERTY IS IN FEMA FLOOD ZONE X ACCORDING TO FEMA FLOOD MAP 49011C0089E EFF. 6-18-2007

### LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENT
- = POWER LINE
- SS— = PROPOSED SANITARY SEWER LINE
- EX.SS— = EXISTING SANITARY SEWER LINE
- SW— = PROPOSED SECONDARY WATER LINE
- EX.SW— = EXISTING SECONDARY WATER LINE (SIZE VARIES)
- W— = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W— = EXISTING CULINARY WATER LINE
- SD— = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD— = EXISTING STORM DRAIN
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/ STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- = AIR-VAC ASSEMBLY
- = PROPOSED STREET LIGHT
- PP = POWER POLE
- ⊗ = PLUG W/ 2" BLOW-OFF
- EX.LD— = EXISTING LAND DRAIN
- X— = EXISTING FENCE LINE

# Stan Cook Property

South Weber City, Davis County, Utah

### Developer:

Nilson Homes  
Mark Staples  
5617 S. 1475 E.  
Ogden, UT. 84403  
(801) 392-8100

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-6666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Stan Cook Property**  
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.1B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Utility Plan**  
'Not to be Recorded'

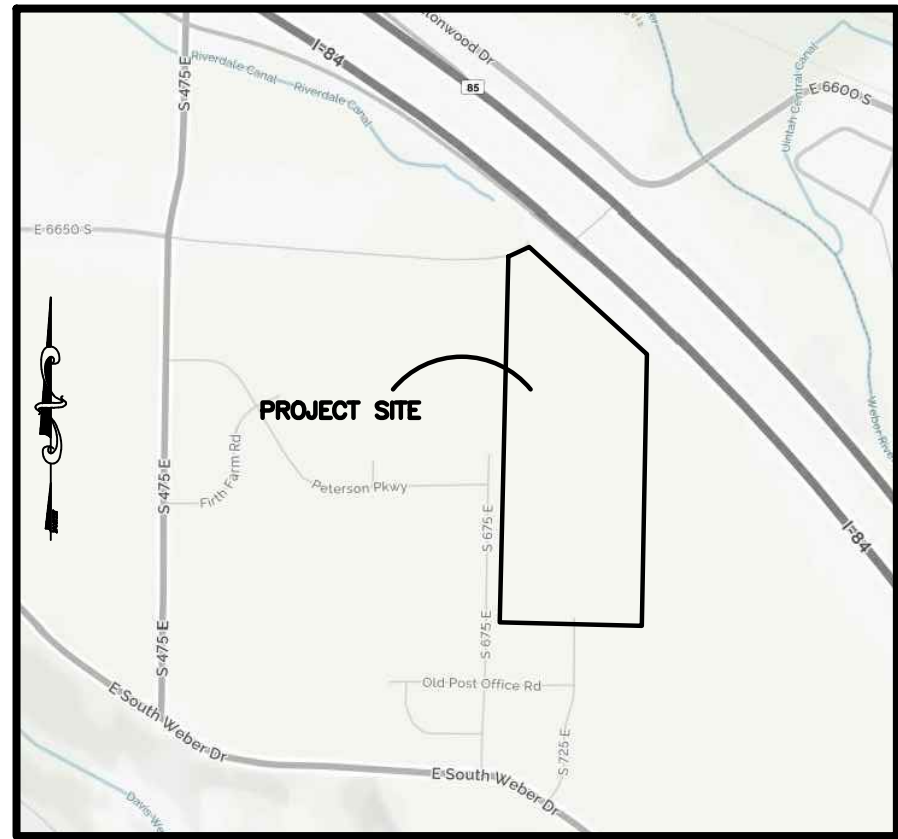
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<b>Project Info.</b>
Engineer: N. Reeve
Designer: C. Cave
Begin Date: August 28, 2017
Name: STAN COOK PROPERTY
Number: 1301-D25

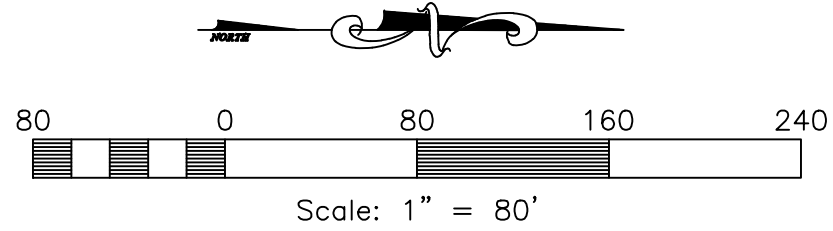
Sheet	2
2	Sheets

REVISED: 9-6-18





VICINITY MAP  
SCALE: NONE



### BOUNDARY DESCRIPTION

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REAR SETBACK: 20 FEET

SIDE SETBACK: 6 FEET MIN. EACH SIDE

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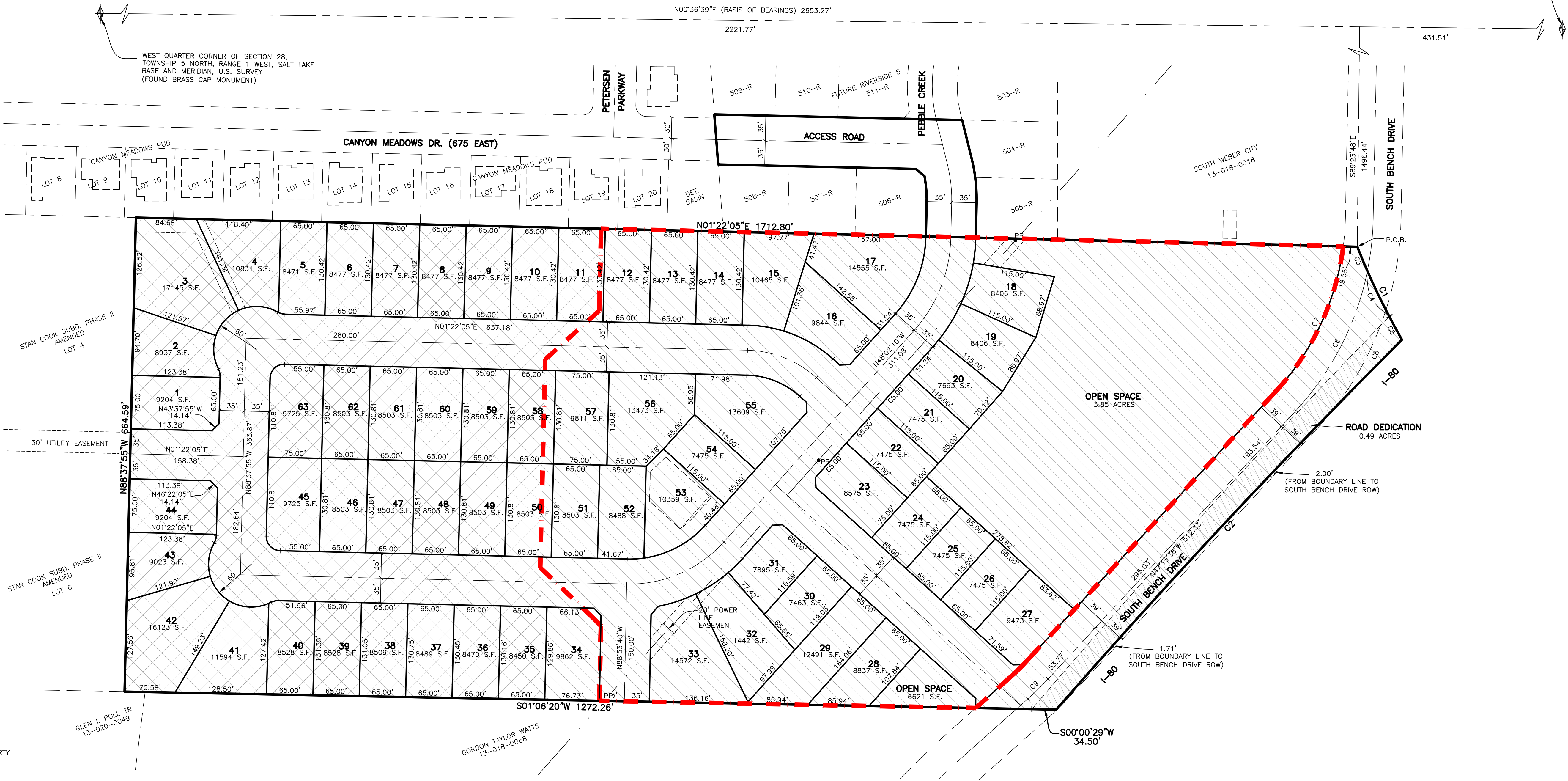
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NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)



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## Stan Cook Property

South Weber City, Davis County, Utah

### Developer:

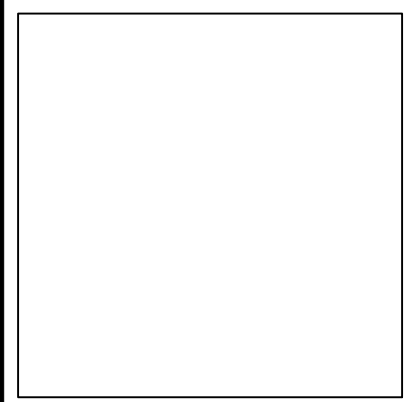
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Stan Cook Property**  
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.1B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Patio Home Sketch Plan**



<b>Project Info.</b>	
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	August 28, 2017
Name:	STAN COOK PROPERTY
Number:	1301-D25

Sheet	1
1	Sheets

Revised: 8-29-18



**PETITION FORM FOR REQUEST FOR AMENDMENTS TO  
SOUTH WEBER CITY ORDINANCE**

Petitioner Bruce L. Nilsen / Mark Staples

Mailing Address 5617 South 1475 East

City, State, Zip Ogden, Utah 84403

Phone No.: 801-392-8100 Fax No.: \_\_\_\_\_

Email Address bruce@nilsenhomes.com

City Code section(s) proposed to be amended: R-P

Write here or attach a description of proposed amendment(s): \_\_\_\_\_

Amend Building Height Restriction From  
25' to 35'

In what way does the proposal recognize the City's General Plan? No Effect on  
General Plan

Dated this 28<sup>th</sup> day of August, 2018

Bruce Nilsen  
Petitioner's Signature

Mark Staples  
Petitioner's Signature

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

On the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me  
\_\_\_\_\_, the signer(s) of the above instrument who duly  
acknowledged to me \_\_\_\_\_ executed the same.

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

OFFICE USE ONLY	
Application #	<u>18-02</u>
Fee \$	<u>300</u>
Receipt #	<u>15013625</u>
Date Received	<u>8/30/18</u>
Land Use Ord:	<u>X</u> Yes <u>  </u> No



**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed:

Stanley R. Cook  
Property Owner

James R. Cook  
Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah Davis )  
County of Davis )

I (we) Stanley Cook & Jim Cook, being duly sworn, depose and say I (we) am (are) the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit, \_\_\_\_\_  
Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 23rd day of January, 2018.

Signed:

Stanley R. Cook  
Property Owner or Agent

James R. Cook  
Property Owner or Agent

Subscribed and Sworn before me this 23rd day of January, 2018

Notary Public: [Signature]

**AGENT AUTHORIZATION**

State of Utah Davis )  
County of Davis )

I (we) Stanley Cook and Jim Cook the sole owner(s) of the real property located at \_\_\_\_\_, South Weber City, Utah do hereby appoint Bruce L. Nelson,  
Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 23rd day of January, 2018

Signed:

Stanley R. Cook  
Property Owner

James R. Cook  
Property Owner

Subscribed and Sworn before me this 23rd day of January, 2018

Notary Public: [Signature]

