

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, October 10, 2019** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:00 p.m.**

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*

1. Welcome, Pledge of Allegiance—Commissioner Pitts
2. Public Comment:
 - a. State your name and address
 - b. Each person may speak one time
 - c. Keep public comments to 3 minutes or less per person
 - d. Address the entire Planning Commission
 - e. Planning Commission will not respond during the public comment period
 - f. No comments allowed from the audience
3. Approval of Consent Agenda
 - a. Minutes 2019-09-12
 - b. Minutes 2019-09-26
4. a preliminary subdivision approval referred to as “The Knolls at Valley View” located at approx. 7200 S / South Weber Drive (parcels 13-020-0017, 0028, 0030), approx. 43.02 acres by developer Mike & Diane Ford (Fords Inc.)
5. Planning Commissioner Comments (Grubb, Walton, Pitts, Johnson, Osborne)
6. Adjourn

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

City Office Building

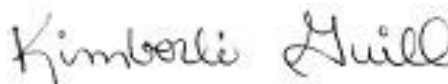
www.southwebercity.com

Family Activity Center

Utah Public Notice website
(www.utah.gov/pmn)

South Weber Elementary

Each Member of The Planning Commission



KIMBERLI GUILL, DEVELOPMENT COORDINATOR

DATE: 10/08/2019

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

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

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 September 2019

TIME COMMENCED: 6:00 p.m.

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

PRESENT: COMMISSIONERS:

**Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton**

CODE ENFORCER:

Chris Tremea

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Landy Ukena, Blair Halverson, David Hoggan, Michael Grant, Kathy Devino, Paul Sturm, Russ East, Tammy East, Jacqui Layton, Ember Davis, Mike Sampson, Jo Sjoblom, Haley Alberts, Mindi Smith, Amy Mitchell, Janette McEntire, Julie Losee, Sandra Layland, Mike Skousen, Jacob McReaken, Chris Tremea, Brian Poll, Sherrie West, Farrell Poll, Quin Soderquist, and Brandon Alberts.

PLEDGE OF ALLEGIANCE: Commissioner Johnson

Commissioner Osborne explained the changes to the Planning Commission agenda. He said the work meeting has been eliminated and public comment will be held at the beginning of the meeting, similar to the City Council agenda.

PUBLIC COMMENT:

- a. Please state your name and address**
- b. Please keep public comments to 3 minutes or less per person**
- c. Please address the entire Planning Commission**
- d. Planning Commission will not respond during the public comment period**

Mindi Smith, 2440 E. 8100 S., is concerned about decisions the city is making, especially when it comes to rezones. She is also concerned about blanketing commercial property with a mixed-use overlay option, building unwanted new massive roads, tax payers paying for upgraded sewer

capacity, and not making developers accountable for development and conditional use agreements. For example, many individuals living near the soccer complex feel the developer hasn't been held accountable to the conditional use permit for that facility as well as items that they feel were left out of the conditional use permit. She addressed the Lofts at Deer Run and stated after listening to Planning Commission minutes, she thought Commissioner Osborne wanted a conditional use agreement to maintain control of the development. She questioned how much money is being spent on these two projects and whether the good outweighs the bad. She pointed out the by taking the commercial overlay zone out of the general plan and replacing it with a mixed use overlay, she would argue that the only place those kind of buildings seem appropriate is on the eastern end of South Weber Drive with the hill behind or in the gravel pit. She asked the Planning Commission to not allow any more three-story buildings, with 10% green space, and 10 ft. setbacks. She doesn't feel there are enough jobs, college campus, tracks station, or hospitals near enough for a walking and riding bicycle community in South Weber. She proclaimed South Weber is a small town that we all know and care about. She feels there should be some amount of concern and greater effort on the Planning Commission's part for balancing developer rights and values but also protecting all of the citizen's rights and values as well.

(SEE ATTACHED)

Haley Alberts, 7560 S. 1740 E., explained she has received feedback from citizens concerning the general plan survey on the city website. Individuals are complaining it isn't user friendly. She would also like to know when the comments will be reviewed and by whom. She said most people like the comment area. She suggested a pros and cons area. She asked if there is a way after submitting a survey that you can go back and edit it.

Michael Grant, 2622 Deer Run Drive, discussed keeping South Weber nice, quiet, and pristine. He understands growth is happening. He would like to see growth controlled with more quality homes verses high density. He feels with the proper control the city will not need a several South Bench Drives.

Ember Davis, 7362 S. 2050 E., moved to South Weber about four years ago. She enjoys the mountain views, small town feel, driving down South Weber Drive, wide open spaces, and even the chickens. She is disheartened by the general plan. Up until a few months ago her plan was to retire in this community, but after reviewing the general plan, her mind is changing. She pointed out in the current general plan 0% of land is agricultural. She questioned why that decision isn't left to the landowner. She would like to see this land protected instead of overdeveloped. She feels development should be done conservatively so that individuals can enjoy opens space and a small-town feel. She is concerned about sensitive land areas being converted to commercial highway. She announced according to the Intergovernmental Panel on Climate Change (IPCC), we only have fifteen years before the earth enters irreversible damage. She believes this small community can make small contributions to the overall good that can make a difference. She knows there are hundreds of acres of agricultural property that can be preserved and developed conservatively. Her favorite quote from her favorite movie "Gone with the Wind" is "Land is the only things in the world worth workin' for, worth fightin' for, worth dyin' for, because it's the only thing that lasts". She feels the land of South Weber is far more valuable than monitory gain from over development. She implored the Planning Commission to not sell our home to the highest bidder. **(SEE ATTACHED)**

Julie Losee, 2541 E. 8200 S., supports the removal of the commercial overlay zone; however, she is concerned the commercial overlay zone will be replaced with a mixed-use overlay. She would like the mixed use overlay to be defined. She hopes the citizens will be able to comment on Lofts and Deer Run when the developer presents his plan. She pointed out the acreage of this property. She said the lot on the north side of the canal is .31 acres and is currently zoned residential and can't be included in the calculation of the units on the south side of the canal.

Amy Mitchell, 1923 Deer Run Drive, has conducted some research. She is concerned about page 4 line 108 of the general plan. She feels this is the most profound sentence in the general plan. She feels building smart is the best idea. She pointed out several individuals have skipped the section with the graphs on the general plan survey. She feels they may be too confusing for people. She suggested postponing the adoption of the general plan. She would like items identified by color as to what is added and what is removed. She said there is a reason that people want to live here.

Mike Skousen, 7932 S. 2530 E., thinks there is a big disconnect with city government and the citizens in South Weber City. He discussed his concerns with conflict of interest, and even suggested the city investigate a conflict of interest ethics agreement. He feels there is redundancy in the city, as such he doesn't think the city needs a city planner, city manager, and the city is paying too much for the city engineer. He thinks the Planning Commission needs to be held accountable. He would like them to remember who they work for. He reminded them they work for the citizens.

Jacqui Layton, 8017 S. Cedar Court, thanked Commissioner Grubb for his apology on Facebook. She understands 98% of people living in Utah want more agriculture. She is not in favor of the commercial overlay zone. She would like the mixed-use overlay defined. She said there is a short-term rental in her neighborhood. She is concerned about individuals staying at these places and not having a background check. She has a daycare in her home and is very concerned.

Janette McEntire, 8005 Cedar Court, has been reviewing the general plan and feels it is contradictory. She feels the road connection to Layton City isn't safe. She thinks the median on 475 east is a hindrance. She said South Weber doesn't really have access to mass transit.

Kathy Devino, 2480 E. 8300 S., is concerned about people coming through the city just to get over the hill faster. She pointed out what is going on with the South Weber exit being backed up with traffic on Highway 89. She is concerned about the Hill Air Force Base contamination on the hillside. She has had stage four thyroid cancer and has been told it is from radioactivity. She said we are third in the nation for thyroid cancer.

Sandra Layland, 7294 S. 1950 E., said she lives by a short-term rental. She explained the other night there was a wedding at this short-term rental. She said the code enforcer was contacted and he told her husband they aren't breaking any rules. She said there were 70 to 80 people attending this wedding. She thought they were only allowed to have 18 people there.

Dave Hoggan, 7701 S. 1550 E., lives in one of the three houses that were damaged by the mudslide. He said they have had to install an engineered retaining wall. He is concerned about

the construction of a road to connect to Layton City. He is concerned about the sensitive land area that would be affected.

Jacob McReaken, 1453 E. 7500 S., questioned the moderate-income housing portion of the general plan. He noticed the calculations are based on the county.

Barry said the state code requires cities to use the county. Mr. McReaken referred to Section 10-9A-403. Barry suggested reviewing the definition for moderate income housing.

Mr. McReaken asked about the Ray property across the street. He would like to know why this area is identified as high density. He said there were a number of citizens who showed up at a meeting who were against the high density. He doesn't think it is appropriate to continue with that.

Missy Fisher, 2036 E. 7550 S., representing the Peek family farm. She pointed out that her family wasn't contacted about the road. She said South Weber is unique and she is not in favor of high-density housing. She feels it is okay to keep it unique. She pleaded with the Planning Commission to listen to the citizens.

APPROVAL OF CONSENT AGENDA:

- **Minutes of 8 August 2019**
- **Minutes of 22 August 2019**

Commissioner Walton moved to approve the consent agenda as written as amended. Commissioner Johnson seconded the motion. Commissioners Grubb, Osborne, Johnson, and Walton voted aye. Commissioner Pitts abstained. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Commissioner Johnson moved to open the public hearing for Ordinance 19-15: Removal of Title 10 Chapter 5 Article N: Commercial Overlay Zone. Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

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

Public Hearing & Action on Ordinance 19-15: Removal of Title 10 Chapter 5 Article N: Commercial Overlay Zone: The South Weber City Council is of the opinion that the Commercial Overlay Zoning District (C-O) is no longer desirable or needed in the City's land use ordinance.

Paul Sturm, 2527 Deer Run Drive, is in favor of excluding the commercial overlay zone (C-O).

Kathy Devino, 2480 E. 8300 S., doesn't feel the city needs a commercial overlay zone. She is afraid more high density increases the crime activities in the city. She is not happy about the Lofts at Deer Run. She is concerned about parking, snow removal, and emergency situations.

Michael Grant, 2622 Deer Run Drive, recommends removing the C-O Zone and not replacing it with a mixed-use overlay.

Charlie Poll, 2356 View Drive, said telling us what we can do with our property and what it is worth is really a pain.

Ember Davis, 7362 S. 2050 E., wants to make sure C-O Zone is removed. She said this is not the vision for the city. She said it will add additional cost to the city.

Mike Skousen, 7932 S. 2530 E., doesn't want commercial overlay. He feels people should be able to sell their land. He said the citizens don't want the commercial overlay. He would like to see sensible development.

Commissioner Grubb moved to close the public hearing for Ordinance 19-15: Removal of Title 10 Chapter 5 Article N: Commercial Overlay Zone. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

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

Commissioner Grubb feels like a good move to remove the commercial overlay zone. Commissioner Walton asked how many properties have been rezoned to commercial overlay zone. Barry pointed out there are two properties that are currently zoned C-O Zone. Commissioner Walton asked about the permitted uses. Barry stated the commercial uses are covered in other zones. He said by removing the C-O Zone it gets the density off the books. Commissioner Johnson understands the public is not in favor of the C-O Zone, and he wants to listen to them.

Commissioner Grubb moved to recommend to the City Council Ordinance 19-15: Removal of Title 10 Chapter 5 Article N: Commercial Overlay Zone. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

Commissioner Pitts moved to open the public hearing for Short Term Rental: Russell East LLC: 1143 E Canyon Drive (Parcel: 13-299-0131). Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

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

Public Hearing & Action on Short Term Rental: Russell East LLC: 1143 E Canyon Drive (Parcel: 13-299-0131): This short-term rental is located on .23 acres. Hours of operation is 24/7 with the days of operation being Monday through Sunday. There are four bedrooms and four parking stalls. Russell East approached the Planning Commission. He said they are doing this for side income. He is willing to run a background check on renters. He said they are willing to have parking in their garage and driveway. He said the average time is three or four nights. They don't stay in the home when it is being rented.

Chris Tremea, Code Enforcer, has met with the East family about the property. He has reviewed parking regulations and safety for the home. He said they have met all requirements. He hasn't received any complaints on this property.

Jacqui Layton, 8017 S. Cedar Court, is concerned about who these short-term rentals are being rented too. Chris stated he has met with Jacqui concerning who is renting the short-term rental by her home.

Commissioner Johnson moved to close the public hearing for Short Term Rental: Russell East LLC: 1143 E Canyon Drive (Parcel: 13-299-0131). Commissioner Grubb seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

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

Commissioner Osborne asked how many people at a time come. Russell stated 7 to 8 adults with average of 3 to 4 children. Commissioner Osborne said parking should be off street without blocking the sidewalk. Mrs. East said VRBO has a website that information is communicated through them and those who rent. She said they have rented to several families.

Discussion took place concerning who responds to a suspicious person. Chris said he contacts Davis County Sheriff's Department. Commissioner Grubb asked about the anticipated number of customers. Russell said he doesn't want to go over 9 totals. Chris suggested no off-street parking. Mrs. East asked about background checks for military. Council member Halverson discussed requirements that need to be posted in the home for contact information etc. Commissioner Walton asked if the ordinance is being explained clearly from the city staff. Councilman Halverson said David Larson is putting together a list of expectations and requirements. Kim stated that is included with the conditional use permit.

Commissioner Pitts moved to approve Short Term Rental: Russell East LLC: 1143 E Canyon Drive (Parcel: 13-299-0131) subject to the following:

- 1. Number of occupants not to exceed nine.**
- 2. Annual Review**
- 3. Only off street parking**
- 4. Background check for those renting facility**

Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted aye. The motion carried.

PLANNING COMMISSION ITEMS:

Commissioner Grubb: Reviewed the schedule for the general plan. He wants to make sure the Planning Commission has something to work with for the mixed use.

Commissioner Walton: understands the commitment to open space. He agrees that commercial development has its place in South Weber and needs to be scaled. He understands the general plan should be the vision of the citizens of South Weber. He has never tried to push his own agenda. He understands more access impacts individuals. He said there has been more development in just the six years he has been here. He said South Weber Drive can't take on more traffic. He would like individuals to come up with ideas for east west north south connections. He feels the citizens are giving good direction. He would like to see more specifics in architectural details for commercial areas. He appealed to individuals and asked for comments to be more about the visions and dreams for the future. He gave an update on the joint land use study. He said a contractor will be selected in the next few weeks.

Commissioner Johnson: pointed out some of the comments on Facebook are positive and some of them are very negative. He said the general plan is the citizen's plan and citizen's comments are critical. He discussed ways to protect agricultural lands. He addressed mass transit in South Weber. He said right now there is a park and ride with UTA. He discussed the traffic being a problem on Highway 89 and feels it is only going to get worse. He is willing to sign a conflict of interest agreement. He said the Planning Commission has had many meetings to discuss things and no one shows up. He said it is up to the citizens to show up to the meetings.

Commissioner Osborne: attended the Utah League of Cities and Towns Meeting today. He discussed community gardens and orchards that are starting to come up. He would like to look at an ordinance in which if the zone doesn't work then it converts back to the original zone.

Commissioner Pitts: thanked the public for attending these meetings. She said everyone is welcome. She questioned what happened recently with the wedding at Cobblestone Resort. Chris Tremea explained the owners of this short-term rental that they did receive one strike.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:53 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, Johnson, and Walton voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill

Kim Guill

From: Brent Poll <Brent_Poll@hotmail.com>
Sent: Thursday, September 12, 2019 12:48 PM
To: Kim Guill
Cc: jcoyote23@gmail.com; FISHER, BARBARA F GS-12 USAF AFMC 75 ABW/PA; Wayne Winsor; halverson@southwebercity.com; glenpoll41@gmail.com; Sondra Poll; "Lynn & Kathy"; Wes Johnson; timgrubb@southwebercity.com; rsosborne1@gmail.com; Debi Pitts; Taylor Walton; Kent Hyer; Jo Sjoblom; Jed's Gmail; Justin @home; Senator Mike Lee; intern_cassandrakendall@romney.senate.gov
Subject: How Binding Are City Zoning Decisions and the Related Projections in the City's General/Master Plan - Commission Hearing Scheduled for this Evening

Dear Planning Commission;

Recent events and related news reports strongly suggest that the City of South Weber formally considers its existing zoning decisions and General Plans as absolute.

Otherwise, if a developer elects to develop any property within the constraints of the currently (and even potentially so zoned per the General Plan) approved zoning schemes; then the City and its residents are powerless to preclude/challenge such developments. Supposedly, this is an entitlement for developers supported by existing current laws and regulations. If this is so, please ask the City attorneys to so document those legal standards for public dissemination..

Such an entitlement, if actually in place, is idiotic. Zoning decisions, as you well know, are not without controversy. Planning Commissioners and City Councils are not infallible. Mistakes can and have been made. I strongly contend that such is very much the case in the west end of our City where high-density subdivisions have been approved by our City for properties that are formally recognized for being polluted so severely that the site remains on the National Priority List (NPL) as one of the most threatened such sites in the United States. This places all those who relocate there (as well as all former post-pollution owners) under legal jeopardy as Potential Responsible Parties (PRPs) per applicable Federal statutes. Even more important than this legal complication, this high-density rezoning places many hundreds more new and potential residents at severe heavily-documented risks from the many containments which will continue to threaten this entire area throughout the foreseeable future.

At a minimum, the City needs a means (and the will) to rectify its zoning mistakes. Moreover, it should never be so committed to any of its plans and zoning projections that new and better plans/options/decisions cannot circumvent the older imperfect ones.

Please provide reference to the legal standards referenced in para two above, and let me know if you have any questions concerning the above observations. Include this email in the package for this evening's public hearing as I have other obligations and cannot attend.

Brent Poll
South Weber
(801)479-3786

Ember Davis 7362 S 2050 E

Mayor, Council Members & Planning Commission. Thank you for the opportunity to speak with you today.

I moved to South Weber 4 years ago because I fell in love with its beauty and its small-town feel. The drive down South Weber Drive is straight from a story book and I cannot get enough of the wide-open spaces, beautiful mountain views and **even the gang of chickens that terrorize neighborhood**. Within a matter of minutes of being here it felt like home. Every time I come down the hill on 89 my soul takes a deep breath and I know... "I am home"

I am incredibly disheartened by the general plan. I have been thinking how important it is for me to get up here to join my voice with many speaking up for our community. I wanted to write something that was completely unemotional and filled with facts and numbers. The more I thought and the more I wrote I found that was completely impossible. **A home is emotional**, its where you spend all of the important moments of your life with your family and loved ones. Its where dreams are dreamed and accomplished. **Its where** successes are celebrated, and failures are learned from. **I wanted a place where** I had room to breath and land to spread my roots. **I had thought I had found it in South Weber**. Up until a few months ago my plan was to retire in this community. **I had zero thoughts** about moving but in seeing this plan and possibility of destruction of all the open lands my mind is changing.

Alright, Let's get to those facts and numbers. In the June 2017 map hundreds possibly thousands of acres of South Weber land was zoned as Agricultural, Open lands & Recreation. This was the reason I moved here (and I think if you ask, many of the people behind me would say the same). **In our current plan 0% of our lands are agricultural. 0%!** According to the General Plan there are many reasons listed that justify making this zone obsolete, **but why not leave that decision to the land owner? Why not protect** some of this land instead of overdeveloping and forcing **over population on our community?** I welcome new neighbors into our home of South Weber, but let's plan these new developments conservatively so these new neighbors can enjoy our **open spaces and small-town feel**. Our open lands & Commercial Recreation have also been reduced drastically. Within this change approximately 252 acres **of sensitive lands** being converted to Commercial Highway. The same questions come to mind? **Why not protect these lands?** Its not just our home we are protecting its **our future generations home**. We have the chance **RIGHT NOW** to make a difference. According to the **Intergovernmental Panel on Climate Change (IPCC)** we only have 15 years before the earth enters **irreversible damage**. I know a lot of ears close sharply when confronted by Global Change but think about this. Your children's children will not have green spaces to play, **clean air to breath**, and closest to all of our hearts - our South Weber that we know and love, **our home as we know it will be gone**.

Let's put ourselves in the news for something positive. For example, Ireland just committed to planning 440 million trees in the next 20 years. We may not have space for 440 million trees, but its small communities such as ourselves making small contributions to the overall good that make a difference. I know of AT LEAST 252 acres we can protect and nurture for future generations. Hundreds of acres of agricultural that can be preserved or at least treated with the respect it deserves and **developed conservatively**. ... This may just be dirt to many, but my favorite quote from my favorite movies Gone with the Wind comes to mind. "land is the only thing in the world worth workin' for, worth fightin' for, worth dyin' for, because it's the only thing that lasts." **The land of South Weber is far more valuable** than monitory gain from over development.

Please don't sell our home to the highest bidder. Thank you.

Some say a city is either growing or dying, yes that may be true, but it seems our city has decided to take matters into their own hands and take steroids lately in its growing methods. I would say some of these “steroids” you are using is offering unneeded rezones, blanketing every commercial property with a mixed- use overlay option, building unwanted new massive roads, making tax payers pay for upgraded sewer capacity for all of the mixed use overlay lots on the east side, I think another steroid used is either not including or not making some developers be accountable to conditional use agreements.

What protection for our citizens have been included in development agreements or conditional use agreements? We have seen from the soccer complex that many families near that facility are angry because of things that were said to be in a conditional use agreement that never were put in and the things that are are not being enforced?

With the lofts, it doesn't appear that a conditional use agreement was ever included to protect the city from having a three story building with apartments, but It was something that I thought from listening to the minutes that Mr. Osborne wanted included with the rezone in order to

maintain control in that situation.

I've been wondering lately if these decisions you are making would go over better with the community if you tried to explain how offering rezones and ordinance changes and protecting mostly the rights of the developer for the lofts and for the soccer complex are worth all of the negative aspects they are bringing to our city? I think it would be good for all of us to know how much money are these two projects bringing in to our city does the good outweigh the bad?

I also want to point out that by taking away commercial-overlay it may seem like you are doing something to address our concerns but those of us that have spent any time researching realize that you have basically the same thing on the General Plan with a mixed-use overlay. I would argue that the only place those kinds of buildings seem appropriate is on the eastern end of south weber drive with the hill behind or in the gravel pit.

I'm asking you to please not allow any more three story buildings, with 10% green space and 10 ft setbacks anywhere else in south weber, they don't make sense here,

there isn't and there never will be jobs or college campus or tracks station or hospital clinic near enough for walking and riding bikes to, The winter wind does not make South Weber a place where a city high rise makes any bit of sense here., I would also argue that Bringing the lofts building here right now in this economy isn't going to provide moderate income housing it's going to force people to overpay for \$1,000 square feet, to only regret their decision with one walk to the park and ride to get their car.

We are a small town and we all know and care about each other there should be some amount of concern and greater effort on your part for balancing developers rights and values BUT also protecting all of our rights and values as well.

Mindy Smith

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 26 September 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: Field Trip: The Knolls at Valley View located at approx. 7200 South / South Weber Drive

PRESENT: **COMMISSIONERS:**

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Cole Rowser, Nate Reeve, Mike Ford, Diane Ford, Paul Sturm, Michael Grant, Franz Fisher, Blair Halverson, and Karen Cordon.

Commissioner Osborne welcomed everyone. He explained that the Planning Commission and those in attendance will be participating in a field trip to the proposed development “The Knolls at Valley View” located at approximately 7200 South/South Weber Drive.

Field Trip: The Knolls at Valley View Located at approx. 7200 South / South Weber Drive to view the site of the proposed development by Mike Ford: Diane Ford explained the layout of the large piece of property and how they would like to keep the country feel with larger lots. She described the berms in between each lot with a winding lane. She mentioned they have received an amazing amount of interest.

Nate Reeve, of Reeve & Associates, is the developer’s engineer. He described the Hill Air Force Base flight overlay zone. He pointed out the development will not extend to the top of the hill. He reported they have met with UDOT and discussed the one access from South Weber Drive. They have met with Fire Chief Tolman and he is acceptable of the proposed design. There will be intermediate turnarounds and the grade will not exceed 10%. There will be 100% on-site detention. The developer is proposing 28’ asphalt with 2’ concrete shoulder. This allows for the storm water to be captured. The utilities will include secondary water with a connection to the Weber/Davis Canal. The roadway will be private and maintained by a Home Owner’s Association. It will not be officially gated but there will be a gate for aesthetics. Nate pointed

out there is a plume of which he has met with HAFB to gather information. He has also received approval from HAFB. He explained there will be a roadway dedication. The developer is not interested in a rezone as the property will remain agricultural. Nate mentioned they will be doing a PUD overlay. He described nine parking stalls along the street for visitor parking and the one side of the roadway will be designated no parking.

Barry Burton, City Planner, stated the developer will be requesting a development agreement for a variance to the ordinance because the private streets in the development do not meet the standard width as per city code. Also, the length of the cul-de-sac is 1,500 ft. and city code is 400 ft.

Brandon Jones, City Engineer, suggested at some point the city needs to address low impact development and narrowing the width of the street. He pointed out right now the city doesn't have standards for such. He explained low impact development also includes keeping the water retention on-site.

Nate pointed out the separate storm drain and discussed the roadway construction to South Weber Drive. Commissioner Grubb asked about sidewalk, curb, and gutter. Brandon explained there is no drainage which makes it difficult to go to the expense of curb and gutter when someday it may need to be removed. He suggested the developer escrow for it. It was stated the detention basin will be maintained by the subdivision in the CC&R's. Nate stated there is an acoustic overlay from HAFB and the geotechnical report has been completed.

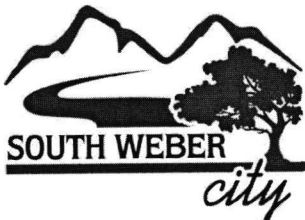
ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 6:46 p.m. Commissioner Taylor seconded the motion. Commissioners Grubb, Osborne, Pitts, Johnson, and Walton voted aye. The motion carried.

APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00	400.00	4/15/19	17.054874	4/18/2019
Sketch	\$ 400.00	\$ 700.00	400.00	7/16/19	10.026368	7/16/2019
2nd Sketch	\$ 300.00	\$ 350.00	900.00	8/8/19	10.026618	8/22/2019
Prelim	\$ 600.00	\$ 900.00	900.00	9/15/19	12.002470	10/10/2019
Final	\$ 700.00	\$ 1,100.00				

Mike overpaid on 8/8 he paid for prelim and should have been sketch. Mike was credited the \$200 for special PC meeting 9/26/2019 Special PC Meeting

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: The Knolls at Valley View

Approx. Location: 7200 South South Weber Drive

Parcel Number(s): 13-020-0017, 0028, 0030 Total Acres: 43.02 acres

Current Zone: A If Rezoning, to what zone: XXX Bordering Zones: R-L & A

Surrounding Land Uses: Agricultural/Residential

Number of Lots: 14 Lots # of Lots Per Acre: 3.07 PUD: Yes No

Developer or Agent

Name: Mike & Diane Ford
Company: Ford Const. & Exc.
Address: 1110 E. South Weber Dr.
City/State/Zip: South Weber, UT 84405
Phone: 801-589-2325
Email: m.ford8@me.com

Developer's Engineer

Name: J. Nate Reeve
Company: Reeve & Associates
Address: 5160 S. 1500 W.
City/State/Zip: Riverdale, UT 84405
Phone: 801-621-3100
Email: nreeve@reeve-assoc.com
State License # 375328

Property Owner, if not Developer

Name: East South Weber, LLC
Company: _____
Address: 851 E. South Weber Dr.
City/State/Zip: South Weber, UT 84405
Phone: _____
Email: _____

Surveyor, if not Engineer

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

Applicant Certification

I 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 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 and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted 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 (SWMC 11) 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: _____

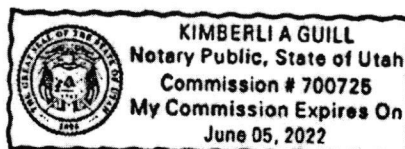
Date: 4/15/2019

State of Utah, County of Davis

Subscribed and sworn to before me on this 15 day of April, 2019

By _____

Notary Kim Guille



Property Owner's Signature: Franz Fischer

Seal

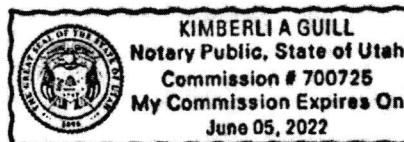
Date: 4/15/2019

State of Utah, County of Davis

Subscribed and sworn to before me on this 15 day of April, 2019

By _____

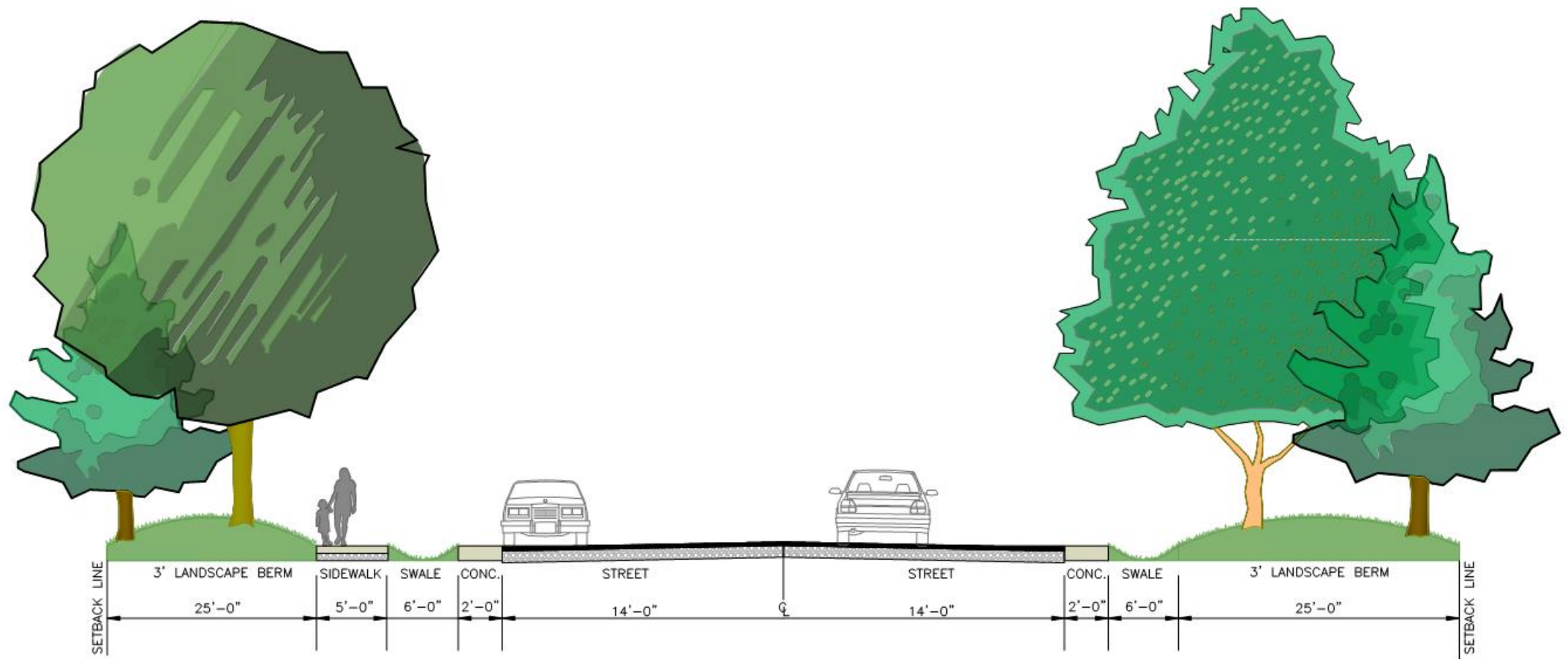
Notary Kim Guille



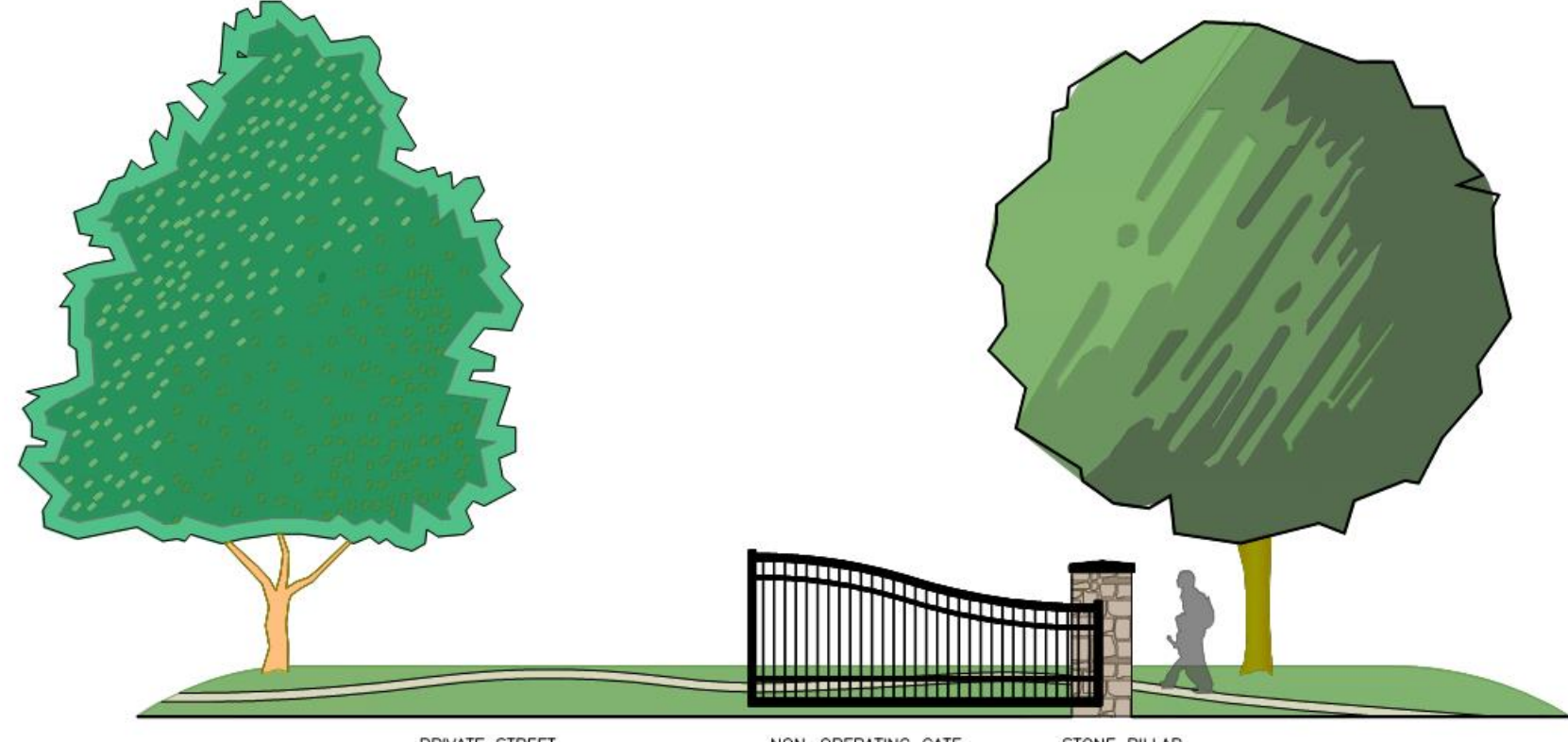
Seal



VICINITY MAP



PRIVATE STREET SECTION



ENTRY PILLARS



Legend

Building Pad

Building

Residential Lot

3' Tall Berm

Open Space

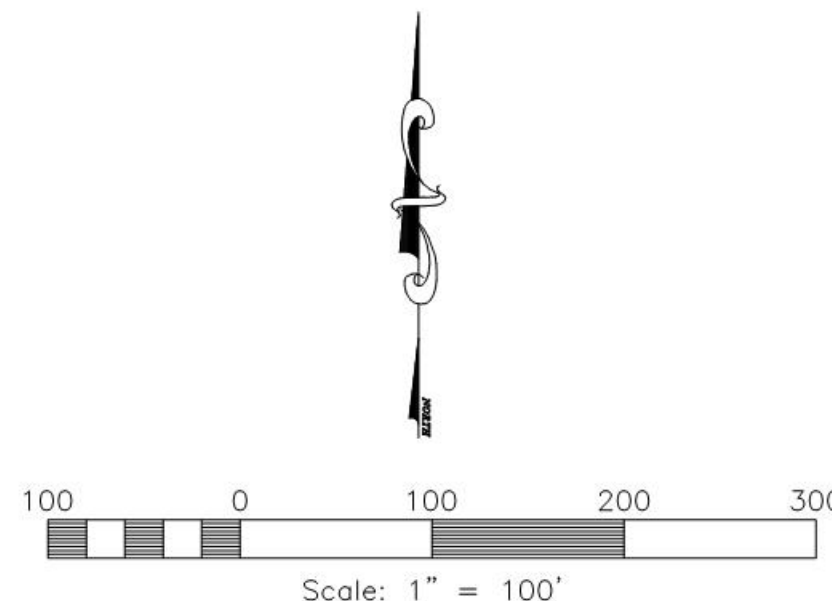
Existing Trees

Evergreen Trees

Deciduous Trees

Ornamental Shrubs

Concrete Walk



The Knolls at Valley View
A Planned Unit Development

South Weber City, Davis County, Utah

Developer:
Mike & Diane Ford
1110 E. South Weber Dr.
South Weber, UT. 84405
(801) 589-2325

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

The Knolls at Valley View
PART OF THE SW 1/4 OF SECTION 28, T-5N., R-1W., S-11B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

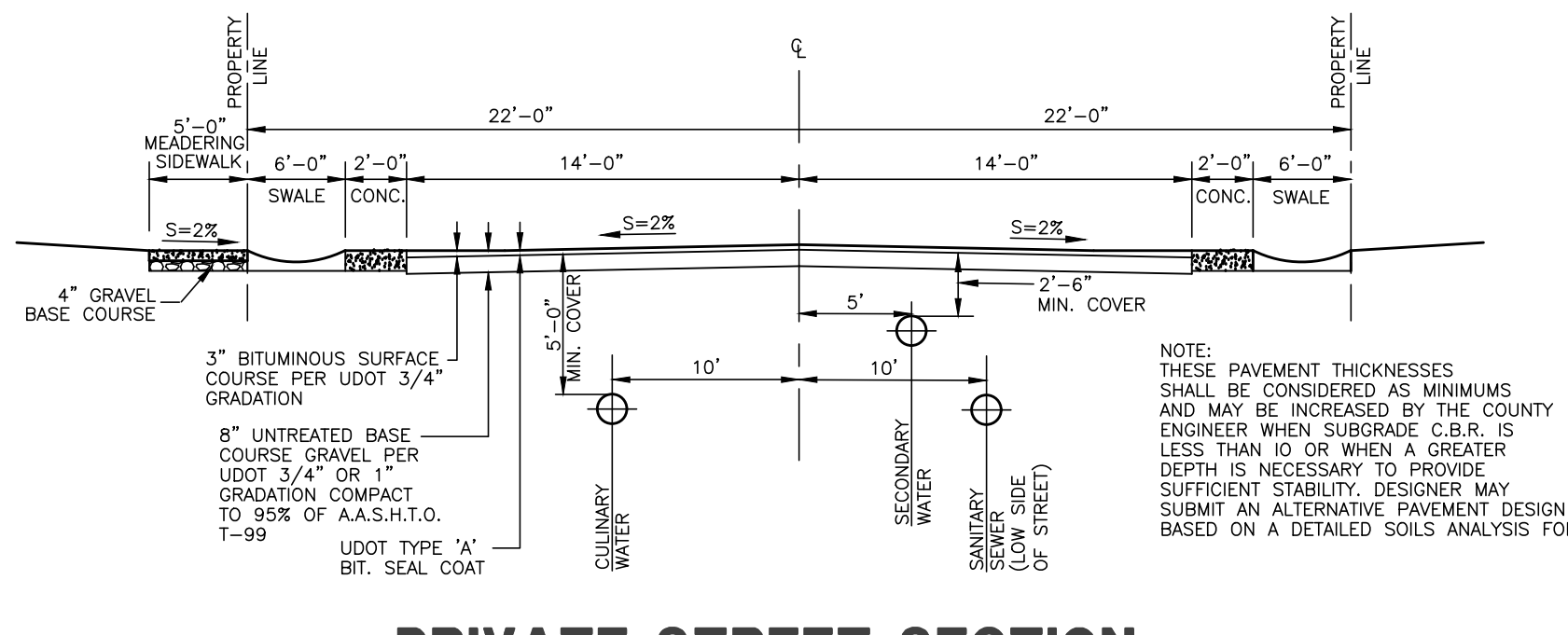
Preliminary Landscape Plan

Project Info.	
Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	5-30-19
Name:	THE KNOLLS AT VALLEY VIEW A P.U.D.
Number:	6597-10

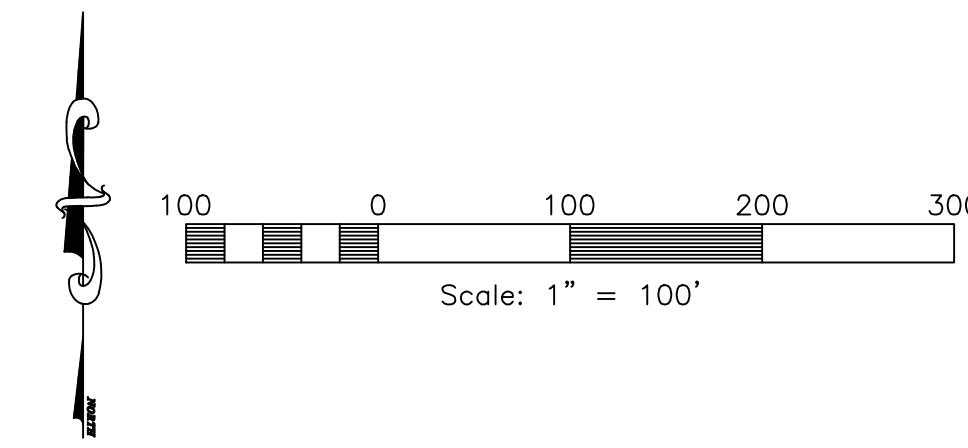
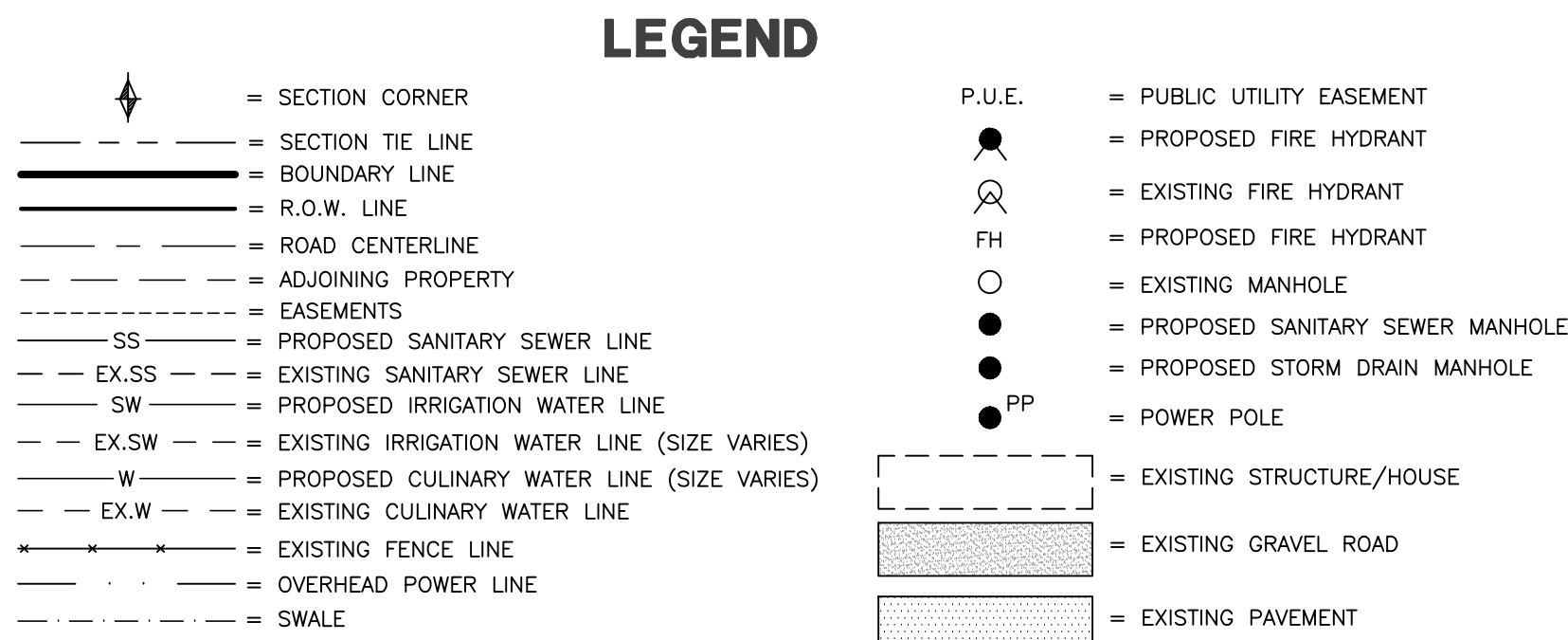
Sheet	3
1	Sheets



VICINITY MAP
SCALE: NONE



PRIVATE STREET SECTION
SCALE: NONE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°00'32"W	43.73
L2	N83°00'32"W	42.86
L3	N83°32'37"W	14.53
L4	N09°37'15"W	14.53
L5	N53°02'18"W	125.50
L6	N34°55'31"E	25.00
L7	N06°52'49"E	60.57
L8	S58°22'05"W	48.20
L9	N27°41'03"W	49.07
L10	N05°28'19"E	31.01
L11	N05°28'19"E	31.01
L12	N05°28'19"E	31.01
L13	N16°28'00"W	25.18

DESIGN DATA

TOTAL AREA.....43.12 ACRES
LAND USE OVERLAY.....25.57 ACRES
<75 Ldn AREA.....5.83 ACRES
DEVELOPABLE AREA.....23.38 ACRES
OPEN SPACE AREA.....6.94 ACRES (30.0%)
PROJECT OPEN SPACE.....26.68 ACRES (61.8%)
14 LOTS PROPOSED
2 LOTS EXISTING
16 LOTS TOTAL

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	821.57	169.83	169.53	85.22	N50°13'26"W	11°50'38"
C2	670.02	299.01	296.54	152.04	N57°05'10"W	28°14'06"
C3	459.10	179.89	178.74	151.11	N81°04'42"W	22°27'01"
C4	209.10	64.98	64.72	32.75	N83°24'03"W	17°48'19"
C5	606.98	299.27	296.25	152.74	N60°22'24"W	28°14'58"
C6	85.31	63.22	63.14	33.14	N26°01'04"W	42°27'41"
C7	283.31	137.03	135.70	69.88	N17°38'36"W	27°42'44"
C8	411.00	27.76	27.75	13.88	S47°10'36"W	3°52'11"
C9	411.00	71.83	71.74	36.01	S40°14'06"W	10°00'50"
C10	450.00	34.31	34.30	17.19	S34°46'38"W	4°22'06"
C11	450.00	95.43	95.25	47.89	N43°02'11"E	12°09'00"
C12	450.00	129.74	129.29	65.32	N40°51'08"E	16°31'07"
C13	489.00	233.80	233.80	113.90	N31°49'01"E	24°47'19"
C14	489.00	71.69	71.63	35.91	S44°54'42"W	8°23'59"
C15	178.00	211.94	199.64	120.56	N87°08'55"W	68°13'14"
C16	200.00	238.13	224.31	135.46	N87°08'55"W	68°13'14"
C17	222.00	116.61	116.61	58.31	N54°31'31"W	2°59'50"
C18	222.00	153.11	150.09	79.74	N75°47'36"W	39°30'55"
C19	222.00	99.61	98.78	50.66	S71°35'42"W	25°42'28"
C20	278.00	73.40	73.19	36.92	S66°18'18"W	15°07'40"
C21	278.00	45.52	45.47	22.81	S78°33'36"W	9°22'55"
C22	300.00	199.70	196.03	103.71	N77°48'39"E	38°08'21"
C23	322.00	14.25	14.25	7.13	S60°00'32"W	2°32'08"
C24	322.00	135.40	134.40	68.12	S73°19'22"W	24°05'33"
C25	28.00	29.10	27.81	16.02	N66°58'20"W	59°33'13"
C26	54.00	63.58	59.97	36.05	N70°55'31"W	67°27'34"
C27	54.00	68.09	63.67	39.41	S39°13'26"W	72°14'35"
C28	54.00	39.49	38.43	20.56	S17°44'42"E	41°41'18"
C29	28.00	25.62	24.74	13.79	S12°22'20"E	52°25'41"
C30	28.00	25.62	24.74	13.79	N40°03'21"E	52°25'41"
C31	54.00	68.20	63.67	39.41	S39°13'26"W	72°14'35"
C32	28.00	22.92	22.28	12.14	N61°55'19"E	46°53'40"
C33	322.00	97.69	97.31	49.22	S05°09'03"W	17°22'56"
C34	322.00	48.63	48.58	24.36	S07°52'00"E	9°56'15"
C35	128.00	17.04	16.91	8.65	S03°04'08"E	16°34'54"
C36	28.00	26.80	25.79	14.53	S31°48'25"W	54°50'11"
C37	54.00	48.29	47.70	25.89	S33°36'24"W	51°14'12"
C38	28.00	13.13	12.94	6.81	S41°53'03"W	67°47'50"
C39	78.00	104.19	96.62	61.53	N65°57'08"W	76°32'09"
C40	100.00	163.97	146.21	107.14	N74°39'29"W	93°56'51"
C41	122.00	185.72	168.30	116.22	S71°17'59"E	87°13'12"
C42	28.00	22.92	22.28	12.14	S08°23'55"W	46°53'40"
C43	54.00	63.58	59.97	36.05	N70°55'31"W	67°27'34"
C44	54.00	148.25	105.89	268.94	N33°03'18"E	157°17'38"
C45	28.00	25.62	24.74	13.79	S12°22'20"E	52°25'41"
C46	172.00	24.99	24.97	12.52	N01°26'24"E	8°19'34"
C47	172.00	28.43	28.40	14.25	N07°27'29"W	9°28'12"
C48	278.00	126.32	125.24	64.27	S00°49'28"W	26°02'06"
C49	172.00	44.19	44.07	22.02	S05°02'40"W	14°43'14"
C50	172.00	32.44	32.39	16.27	N47°48'26"W	10°48'19"
C51	150.00	66.83	66.28	33.98	S40°26'50"E	25°31'33"
C52	128.00	57.03	56.55	28.99	S40°26'50"E	25°31'33"
C53	172.00	108.43	108.65	53.99	S09°09'00"E	36°07'13"
C54	172.00	67.73	67.29	34.31	N05°48'32"W	22°33'42"
C55	150.00	153.63	147.00	84.32	S23°52'09"E	58°40'55"
C56	128.00	131.10	125.44	70.10	S26°16'32"E	104°46'59"
C57	28.00	25.62	24.74	13.79	N20°44'32"W	52°25'41"
C58	54.00	51.79	49.83	28.08	N19°28'47"W	54°57'12"
C59	54.00	53.96	51.74	29.47	N36°42'26"E	57°15'06"
C60	54.00	98.78	95.58	50.10	S26°16'32"E	104°46'59"
C61	54.00	63.88	60.22	36.28	S24°00'29"W	67°47'02"
C62	28.00	25.62	24.74	13.79	S31°41'09"W	52°25'41"

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°33'57"W 1324.44 FEET FROM THE CENTER OF SAID SECTION 28; THENCE S00°33'57"W 304.62 FEET; THENCE N83°00'32"W 600.48 FEET; THENCE N55°34'11"W 8.96 FEET; THENCE N89°40'33"W 337.30 FEET; THENCE N55°34'11"W 8.96 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 821.57 FEET, AN ARC LENGTH OF 169.83 FEET, A DELTA ANGLE OF 11°50'38", A CHORD BEARING OF N50°13'26"W, A RADIAL BEARING OF N33°51'15"E, AND A CHORD LENGTH OF 169.53 FEET; THENCE N44°18'07"W 25.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 670.02 FEET, AN ARC LENGTH OF 299.01 FEET, A DELTA ANGLE OF 25°34'06", A CHORD BEARING OF N57°05'10"W, AND A CHORD LENGTH OF 296.54 FEET; THENCE N69°51'11"W 156.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 459.10 FEET, AN ARC LENGTH OF 179.89 FEET, A DELTA ANGLE OF 17°48'19", A CHORD BEARING OF N83°24'03"W, AND A CHORD LENGTH OF 64.72 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 606.98 FEET, AN ARC LENGTH OF 299.27 FEET, A DELTA ANGLE OF 28°14'58", A CHORD BEARING OF N60°22'24"W, AND A CHORD LENGTH OF 296.25 FEET; THENCE N44°18'07"W 106.04 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 63.22 FEET, A DELTA ANGLE OF 42°27'47", A CHORD BEARING OF N25°01'04"W, AND A CHORD LENGTH OF 61.79 FEET; THENCE N03°47'14"W 101.18 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 283.31 FEET, AN ARC LENGTH OF 137.03 FEET, A DELTA ANGLE OF 27°42'44", A CHORD BEARING OF N17°38'36"W, AND A CHORD LENGTH OF 135.70 FEET; THENCE N31°29'55"W 512.14 FEET; THENCE S89°49'48"E 1299.94 FEET; THENCE N02°12'28"W 8.50 FEET; THENCE S89°18'39"E 1151.57 FEET TO THE POINT OF BEGINNING.

NOTES

1. CONTOURS ARE SHOWN WITH TWO FOOT INTERVALS.
2. NO FLOOD ZONE PER FEMA FLOOD MAP 4801100089E, EFFECTIVE 6-18-2007.
3. PRIVATE ROADWAY TO UTILIZE ROADSIDE SWALES AND LINEAR DETENTION BASIN WITH NATURAL CHECK DAMS.
4. POTENTIAL LOW PRESSURES ON THE SECONDARY WATER SYSTEMS MAY BE FOUND. HOME OWNER'S RESPONSIBILITY TO INSTALL BOOSTER PUMP AS NECESSARY.
5. HOMES WILL BE BUILT PER WILDLAND INTERFACE CODE.

The Knolls at Valley View A Planned Unit Development

South Weber City, Davis County, Utah

DEVELOPER:

Mike & Diane Ford
1110 E. South Weber Dr.
South Weber, UT. 84405
(801) 589-2325

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: 7-25-19
Name: THE KNOLLS AT VALLEY VIEW A P.U.D.
Number: 6597-10

Sheet 3
2 Sheets

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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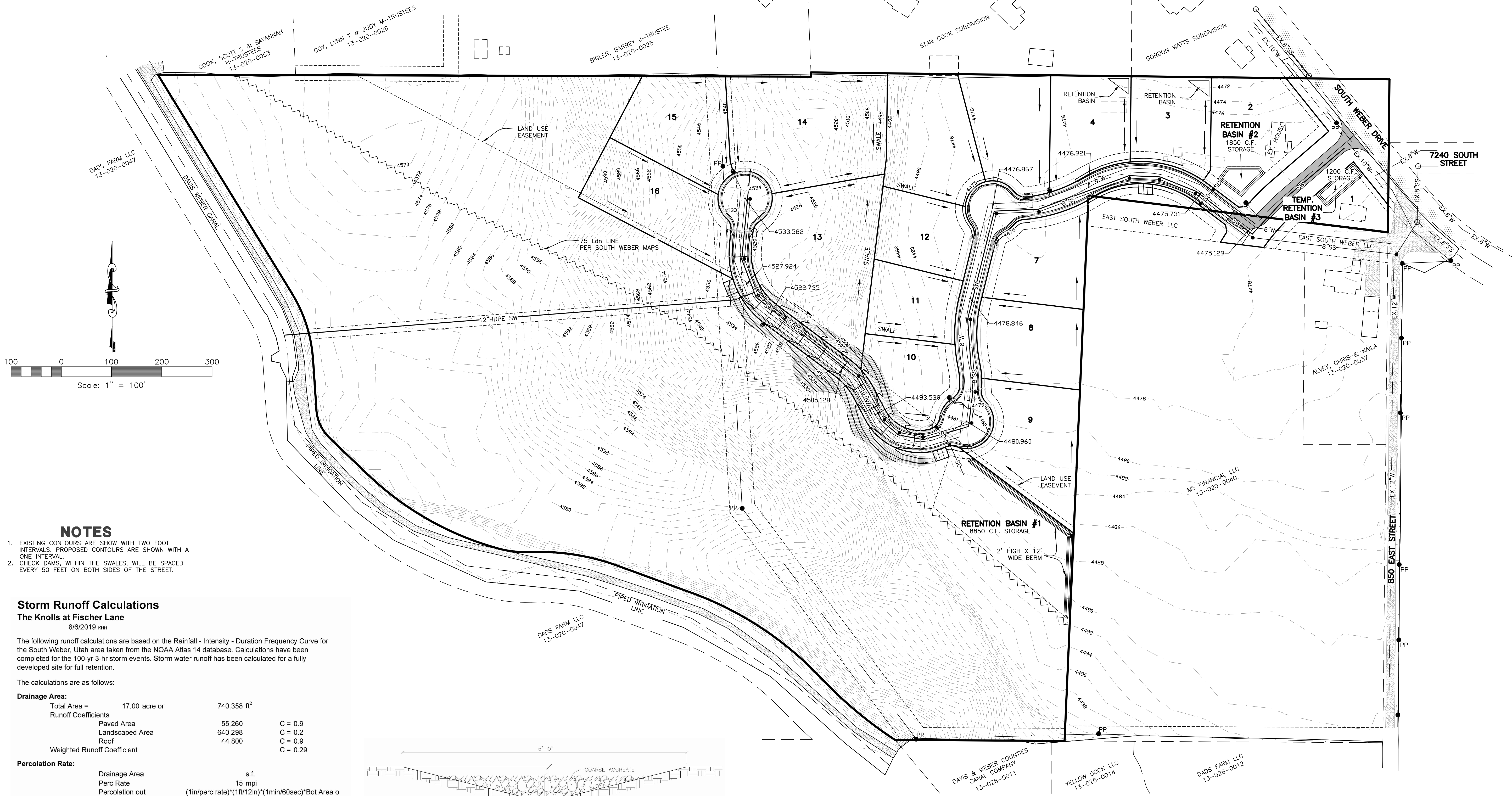


REVISIONS	DATE	DESCRIPTION
	7-28-19	LOT OPTION REVISION
	9-4-19	RETENTION BASIN

The Knolls at Valley View
A Planned Unit Development
PART OF THE SW 1/4 OF SECTION 28, T.5N., R.1W., S.1E. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Preliminary Plat
'Not to be Recorded'

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 7-25-19
Name: THE KNOLLS AT VALLEY VIEW A P.U.D.
Number: 6597-10

Sheet 3
2 Sheets



NOTES

- EXISTING CONTOURS ARE SHOWN WITH TWO FOOT INTERVALS. PROPOSED CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
- CHECK DAMS, WITHIN THE SWALES, WILL BE SPACED EVERY 50 FEET ON BOTH SIDES OF THE STREET.

Storm Runoff Calculations

The Knolls at Fischer Lane

8/6/2019 KH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 3-hr storm events. Storm water runoff has been calculated for a fully developed site for full retention.

The calculations are as follows:

Drainage Area:			
Total Area =	17.00 acre or	740,358 ft ²	
Runoff Coefficients			
Paved Area	55,280	C = 0.9	
Landscaped Area	640,298	C = 0.2	
Roof	44,800	C = 0.9	
Weighted Runoff Coefficient		C = 0.29	

Percolation Rate:			
Drainage Area	s.f.		
Perc Rate	15 mpi		
Percolation out	(1in/perc rate)*(1in/12in)*(1min/60sec)*Bot Area o		
	0.00	cfs	

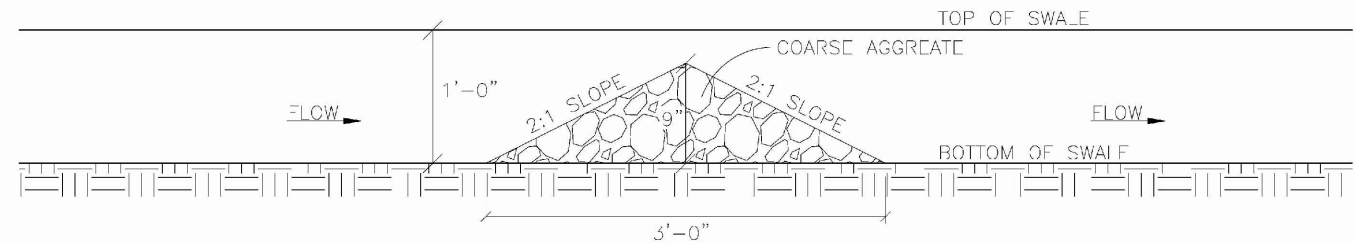
Volume of Run-off for 100-year Storm Event:

C =	0.29					
I =	See Below in/hr					
A =	740358.40 ft ²					
Q(out) =	3.40 ft ³ /s	(0.2 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	6.89	34.79	10436	1020	9416
10	600	5.24	26.46	15974	2040	13834
15	900	4.33	21.86	19676	3059	16616
30	1800	2.92	14.74	26537	6119	20418
60	3600	1.80	9.09	32717	12237	20480
120	7200	1.00	5.05	36352	24475	11878
180	10800	0.69	3.47	37461	36712	749

SUMMARY:		
The required storage volume is	20,480	cubic feet

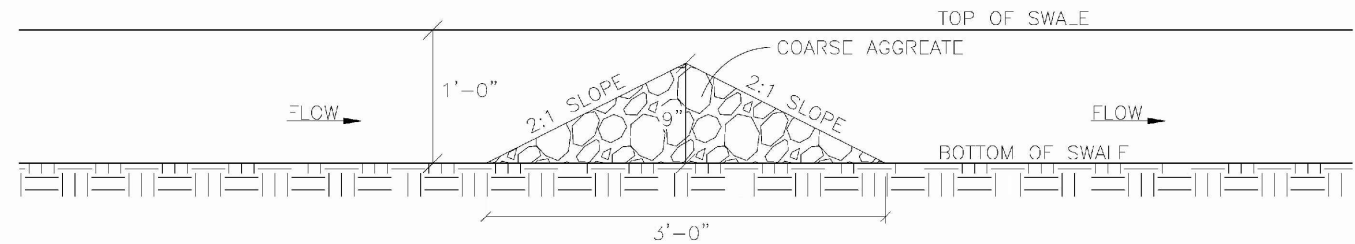
Swale Detail W/ Coarse Aggregate

SCALE: NONE



Swale Detail W/ Rock Check Dam

SCALE: NONE



LEGEND

—	= BOUNDARY LINE	SD	= PROPOSED STORM DRAIN LINE
—	= R.O.W. LINE	■	= PROPOSED SINGLE GRATE CATCH BASIN
—	= ROAD CENTERLINE	●	= POWER POLE
—	= ADJOINING PROPERTY	●	= PROPOSED FIRE HYDRANT
---	= EASEMENTS	○	= EXISTING MANHOLE
— SS —	= PROPOSED SANITARY SEWER LINE	●	= PROPOSED SANITARY SEWER MANHOLE
— EX.SS —	= EXISTING SANITARY SEWER LINE	●	= PROPOSED STORM DRAIN MANHOLE
— SW —	= PROPOSED IRRIGATION WATER LINE	—	= EXISTING STRUCTURE/HOUSE
— EX.SW —	= EXISTING IRRIGATION WATER LINE (SIZE VARIES)	—	= EXISTING GRAVEL ROAD
— W —	= PROPOSED CULINARY WATER LINE (SIZE VARIES)	—	= EXISTING PAVEMENT
— EX.W —	= EXISTING CULINARY WATER LINE		
---	= EXISTING CONTOURS		
---	= OVERHEAD POWER LINE		
---	= SWALE		

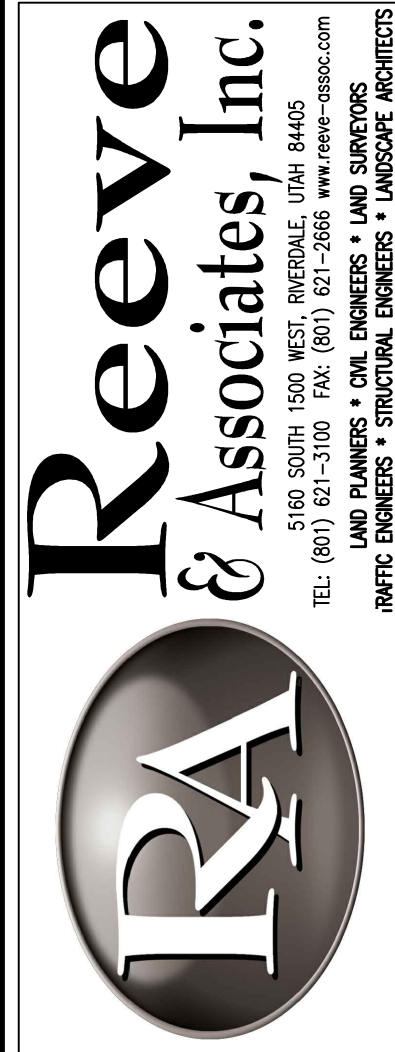
The Knolls at Valley View

A Planned Unit Development

South Weber City, Davis County, Utah

DEVELOPER:

Mike Ford
1110 E. South Weber Dr.
South Weber, UT. 84405
(801) 589-2325



REVISIONS	
DATE	DESCRIPTION
7-8-19	LOT OPTION REVISION
9-4-19	RETENTION BASIN

The Knolls at Valley View
A Planned Unit Development

PART OF THE SW 1/4 OF SECTION 28, T.5N., R.1W., S.1E. & W., U.S. SURVEY

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Grading Plat
'Not to be Recorded'

Project Info.

Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	7-25-19
Name:	THE KNOLLS AT VALLEY VIEW A P.U.D.
Number:	6597-10

Sheet	3
3	Sheets

THE KNOLLS AT VALLEY VIEW
Revised PRELIMINARY PLAT REVIEW
By Barry Burton 10.8.19

This review has been revised from the original 10.2.19 review based on additional information received from the applicant.

Plat/Layout:

This proposed development is a 16 lot PUD. The two lots nearest South Weber Drive have existing homes on them, but the existing lots are being reconfigured in such a way as to better fit in with the new lots. This subdivision includes a short section of Street A as it is currently anticipated. There is a new private road proposed to intersect with Street A that would provide access to all the 14 new lots. This private road would be approximately 1500' long from Street A to the end cul-de-sac. It would be closer to 2000' from South Weber Drive.

Site Conditions:

The site is a total of 43 acres of which approximately 1/2 acres are in a HAFB noise zone easement. By our ordinance, we cannot include any of the noise easement property in the project density calculation. With a net acreage of 20, the density is still approximately .8 units per acre.

A portion of this property may be affected by OU1 pollution plume. Another portion may be affected by OU2, but this would be in the noise zone area where there will be no homes. We have received a map showing the impact of OU1 and an email from Peifen Tamashiro, environmental Engineer on base, indicating, there is a potential for vapor intrusion and that indoor air sampling will be needed on those homes built on the affected lots and that the developer offered to install passive ventilation pipes in those homes, if necessary. She also recommends informing potential owners of the site conditions.

According to the National Wetlands Inventory Map, there may be some wetlands on the property. If the map is correct, it would impact one or two of the proposed lots. This property has been cultivated for many years, so whether wetlands actually exist is questionable. This is a recent discovery on the part of the staff and developers have not previously been appraised of this potential problem.

The Geotech study indicates shallow ground water is present on the lower part of the property as well as some soils with low bearing capacity. It recommends a geotechnical engineer observe excavations for footings to determine if suitable soils are present or if additional measures must be taken to assure foundation stability. There may need to be some basement restrictions due to the shallow ground water. (Geotech Study available at City Office and on website)

Zoning Provisions:

This property is in the A zone which allows .9 dwelling units per acre. The development would be in compliance with the allowed density. This would be a PUD and that would require Conditional Use approval. The proposed private street does not meet the code in two ways. The width is proposed with 28' of asphalt with a 2' concrete apron on either side for a total drivable surface of 32'. Our ordinance requires 41' back of curb to back of curb for 40' of drivable surface. There would be no curbs on the private road.

Our ordinance also sets a maximum length of a dead-end road at 400'. It does not distinguish between public and private streets in this provision. This proposed private street is about 1500' long. The terrain and adjacent property circumstances make it very difficult to provide access to this property in any other way.

Developers are aware of these points of non-compliance and are asking that they be allowed to enter into a development agreement that would supersede the ordinance in those issues.

Recommendation:

This is a very low density development in an area where that is what has been recommended in the general plan. This is the very type of development many in the community hope for as it will be an upscale neighborhood. With regards to the pollution plumes, the developers have indicated they have a project approval letter from the HAFB. We have not seen that letter and we need to prior to approval.

Also, the potential wetlands issue needs to be cleared up with a letter from the Army Corps of Engineers. We need to know officially if there are any wetlands and, if so, can the developers mitigate. Since wetland potential is a recent discovery and developers have had no time to investigate the issue, it is recommended Corps approval be provided prior to final plat approval. The applicant understands that they are proceeding at their own risk with respect to this issue.

Developers have held an access permit pre-application meeting with UDOT and though some changes were recommended (and implemented), we do not believe there will be an issue receiving the permit. It will not be possible to receive the permit until development plans have been advances to final plat/construction drawing stage.


There is also the issue of complying with the ordinance. This would be a private street with drainage swales and the City would not be required to maintain either the road or the storm drainage system. I have seen a similar, although higher density, PUD in Farmington. After about 10 years the residents of that PUD were tired of dealing with the drainage swales and the roads and put enough political pressure on the City to get them to agree to take ownership of the roads. The City then had to put in curb and gutter and a storm drain system and pick up road maintenance in perpetuity.

If you feel that South Weber can withstand that kind of pressure, or that that pressure may never materialize, then this could be a very nice addition to the City. If you think that kind of thing could happen here, then perhaps they should be required to comply with the ordinance so far as the road width and construction are concerned. I don't think there is any way for them to develop if they stick to the maximum dead-end street requirement.

I recommend approval of the preliminary plan with the conditions that prior to final plat approval developers will provide an official letter of approval from HAFB with regards to the contamination mitigation provisions, they provide an access permit from UDOT and an official approval from the US Army Corps of Engineers concerning the wetlands issue. I would also recommend the Planning Commission give the developers guidance concerning the private road and what deviations from the ordinance, if any, will be acceptable on the private road.

MEMORANDUM

TO: South Weber City Planning Commission

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

CC: David Larson – South Weber City Manager
Barry Burton – South Weber City Planner
Mark Larsen – South Weber City Public Works Director

RE: **THE KNOLLS AT VALLEY VIEW**
Preliminary and Development Agreement Review

Date: October 8, 2019

This memo is revised from the original memo dated October 2, 2019 due to additional information provided by the developer.

Our office has completed a review of the Preliminary Plans for The Knolls at Valley View. The plans were received on September 20, 2019. We recommend preliminary approval subject to the following comments and items being addressed prior to final approval.

GENERAL

1. Geotechnical Report. A geotechnical study was performed by CMT Engineering and a report dated September 4, 2019 was submitted. The following should be noted on the plat and/or grading plan that will be included with the final plans.
 - a. Imported Backfill. Imported trench backfill will be required on all trenches in the roadway or under structures. The material must be Type A-1a.
 - b. Groundwater. Shallow groundwater was found in the majority of the test pits with stabilized depths between 5' to 7'. We would recommend that the lots be restricted ("R") on the plat, and a basement depth table be provided by CMT Engineering once the final design is complete. No land drain system can be provided, since no drainage outlet/facility is available on or near the property.
 - c. City Standards. The City Standards govern over any other recommendations.
2. Outside Entity Approval.
 - a. Davis & Weber Counties Canal Company (DWCCC) has provided a Will Serve letter for secondary water service. Once final plans are completed, they must be submitted to DWCCC for their review and approval. An approval letter from the DWCCC will be required.

- b. UDOT. The developer and the developer's engineer have met with UDOT to get direction on the placement of the road needing access to South Weber Drive (SR-60). We have been provided a copy of the notes and requirements from the meeting. The developer must comply with UDOT's requirements. The City will require documentation of final approval from UDOT for the proposed access and improvements to South Weber Drive.
 - c. Hill Air Force Base. The developer and the developer's engineer have met with HAFB to get direction on requirements relative to potential contamination and noise mitigation. We've received an email from Peifen Tamashiro, Environmental Engineer at HAFB. This email outlines guidance and requirements that should be implemented into the plat and improvement plans. Once final plans are completed, they must be submitted to HAFB for their review and approval. We also recommend that the Staff meet with HAFB to get a clear understanding of what is expected and to determine if additional study or testing should be required and what type of testing should be pursued, including mitigation measures identified. Ultimately, an approval letter from HAFB will be required.
 - d. Army Corps of Engineers (Wetlands). According to the National Wetlands Inventory, there appears to be potential wetlands located on a portion of the property. The developer is required to delineate the presence of any potential wetlands, determine whether they are jurisdictional, or prove that none exist. The results of this investigation will need to be shared with the City and implemented into the development, as required.
 - e. Rocky Mountain Power. There are large power lines that run through the development. We would recommend putting a signature block on the plat as an acknowledgement and approval of their easement as shown.
 - f. Weber Basin Water Conservancy District. There is a large transmission line that crosses the property running roughly parallel with the canal. We would recommend putting a signature block on the plat as an acknowledgement and approval of their easement as shown.
- 3. Retention / Drainage / LID. See Development Agreement.
 - 4. South Weber Drive / Street A. See Development Agreement.
 - 5. Fire Flow. Our office will model a theoretical fire flow based on elevations, but home sizes will be restricted by the fire code depending on the actual fire flow once the system is constructed.

DEVELOPMENT AGREEMENT

There are two main elements of this proposed development that do not comply with City Code and City Standards; the street cross section and the length of the road. Therefore, a Development Agreement is required to specifically allow what is being proposed. The following is a summary of the items addressed. A draft of the DA will be provided at a subsequent meeting.

6. Street Cross Section. City Code 10-71-4H requires that “Private streets shall be a minimum of forty one feet (41') in width with the same construction standards as required for a public street, in the city subdivision standards, from the back of curb to back of curb.” The DA would allow for total driveable surface of 32' (28' asphalt and 2' flat concrete curb). However, in order to accommodate fire truck access, on-street parking would have to be restricted on one side of the road.
7. Length of Dead End Street: City Code 11-4-4A.4 requires that “A development that extends more than one thousand eight hundred feet (1,800') from a connecting street will have a second ingress/egress.” The DA would allow for this road, which extends approximately 2,000' from South Weber Drive to the end of the upper cul-de-sac, to terminate without a second ingress/egress. This is specifically being allow by the Fire Department, or the AHJ (Authority Having Jurisdiction).
8. Private Right-of-Way. City Code 10-11-6C.1 only allows for 2 lots to be built on a Private Right-of-Way. The DA would allow for up to 16 lots. City Code 10-11-6C.4 does not allow a Private Right-of-Way to “be located where proposed roads are shown on the city's general plan.” The current General Plan identifies a local road crossing this property and connecting to the Cook property on the north. Due to topographic challenges and the recognition that a local road connection in this area is not needed for long-term connectivity reasons, the DA would allow for the master planned road not to be constructed.
9. Access Road. City Code 10-14-10 addresses any “structure which lies farther than one hundred fifty feet (150') from a public street.” 10-14-10A.5 does not allow for the access road to greater than 8% unless allowed by the Fire Chief and the City Engineer. The DA would allow a 10% grade on the portion of the road needed to access the upper four lots.
10. Retention / Drainage / LID. No drainage outfall infrastructure is available in this area. Thus, the DA would allow for the use of retention (all storm water stays on site), rather than detention (storm water is slowly released off site) to address the drainage needs. The narrower street section, retention ponds, and the use of drainage swales, rather than curb and gutter, also support Low Impact Development (LID) efforts which are targeted at trying to reduce the environmental changes that occur when land develops.
11. South Weber Drive / Street A. The developer will be required to dedicate an 80' ROW on South Weber Drive and a 78' ROW on Street A. The required improvements (curb, gutter, sidewalk, asphalt, etc.) would not be installed at this time, due to the lack of adjacent infrastructure and drainage facilities to tie into. However, the cost of these improvements would be paid to the City for use of constructing those improvements when adjacent infrastructure is constructed.

The following comments are provided in preparation of the Final Plats and Improvement Plans.

PLATS

12. The streets need to be given names or coordinates.

13. Addresses for the lots will be provided by our office.
14. The following note should be added:
 “All lots are subject to the requirements of the Geotechnical Report prepared by CMT Engineering, dated September 4, 2019.”
15. All easements, in general, need to be verified and shown with bearings and distances in order to locate them exactly in reference to the proposed lots.
16. All lots will need to be shown as restricted “R” with an associated note listing the restriction of basements (or depth of lowest floor slab relative to the groundwater elevation).

IMPROVEMENT PLANS

17. The culinary water must connect to the existing system above the PRV in order to maintain sufficient pressure. The location of this line will need to be where the future roads are anticipated, and minimize crossing private property.
18. Fire hydrant locations must be approved by the Fire Department.
19. The long-range sewer master plan is to take the sewer north, rather than west down South Weber Drive. The lines should be constructed in such a way as to minimize reconstruction efforts in the future.



South Weber City Fire

7365 S 1375 E

801-476-8907

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from South Weber City Fire Department, Building Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

M E M O R A N D U M

TO: Nate Reeve

FROM: Cole Fessler Deputy Fire Marshal

RE: Knolls at Fischer Lane

DATE: 08-04-2019

I have reviewed the site plan submitted on _____ for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1,000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased to a maximum of 2,000 gallons per minute for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet, or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the South Weber City Building Division.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met. This shall be noted on the site and civil plans.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Marshal or the Fire Chief of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test. This



South Weber City Fire

7365 S 1375 E

801-476-8907

shall be noted on the site and civil plans.

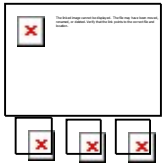
4. As a Private Development, the Home Owners Association shall have the fire hydrants annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted to South Weber Fire Department.
5. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 28 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.
 - As discussed at our meeting please make all turn around cul-de-sacs 96' diameter with a 28' radius
 - Please make one side of the road No parking and place NO Parking signs at main gate of community.
 - Review the International Wildland interface code to make sure that all access points meet requirements
6. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from South Weber City.

Brandon Jones

From: Nate Reeve
Sent: Monday, October 7, 2019 12:11 PM
To: David Larson; Barry Burton; Brandon Jones; Kimberli Guill
Subject: Fwd: [Non-DoD Source] The Knolls
Attachments: Knolls_Development_Map_Plat_s_sample_locs_2019-07-31.pdf; ATT00001.htm

Thanks,



Nate Reeve, PE, PSE

Principal Owner | Planner

O [801-621-3100](tel:801-621-3100) **C** [801-458-8006](tel:801-458-8006)

A 5160 S 1500 W, Riverdale, Utah 84405

Planning | Civil | Structural | Traffic Engineering | Landscape | Survey

Begin forwarded message:

From: "Michael Ford" <m.ford8@icloud.com>
To: "Nate Reeve" <nreeve@reeve-assoc.com>, "Chris Cave" <ccave@reeve-assoc.com>, "Cole Rowser" <cole.rowser@fordconst.com>
Subject: Fwd: [Non-DoD Source] The Knolls

Sent from my iPhone

Begin forwarded message:

From: "TAMASHIRO, PEIFEN T GS-13 USAF AFMC AFCEC/CZOM" <peifen.tamashiro@us.af.mil>
Date: October 4, 2019 at 11:28:49 AM MDT
To: Michael Ford <m.ford8@icloud.com>
Cc: "ROGINSKE, MARK F GS-13 USAF AFMC AFCEC/CZOM" <mark.roginske@us.af.mil>
Subject: RE: [Non-DoD Source] The Knolls

Mr. Ford,

In responding to your request, I am sending this email to summarize our meeting on 7 August 2019 where we discussed the current status of groundwater contamination at the Knolls at Fischer Lane Development (the Knolls, or currently known as Knolls at Valley View) and the Air Force's Indoor Air Program that would need to be implemented at the property after the homes are built.

1. The most recent groundwater plume map with the superimposed property development plan was provided to you at the meeting (see attached map). It clearly indicated that the development at the Knolls encompassed a portion of the plume.

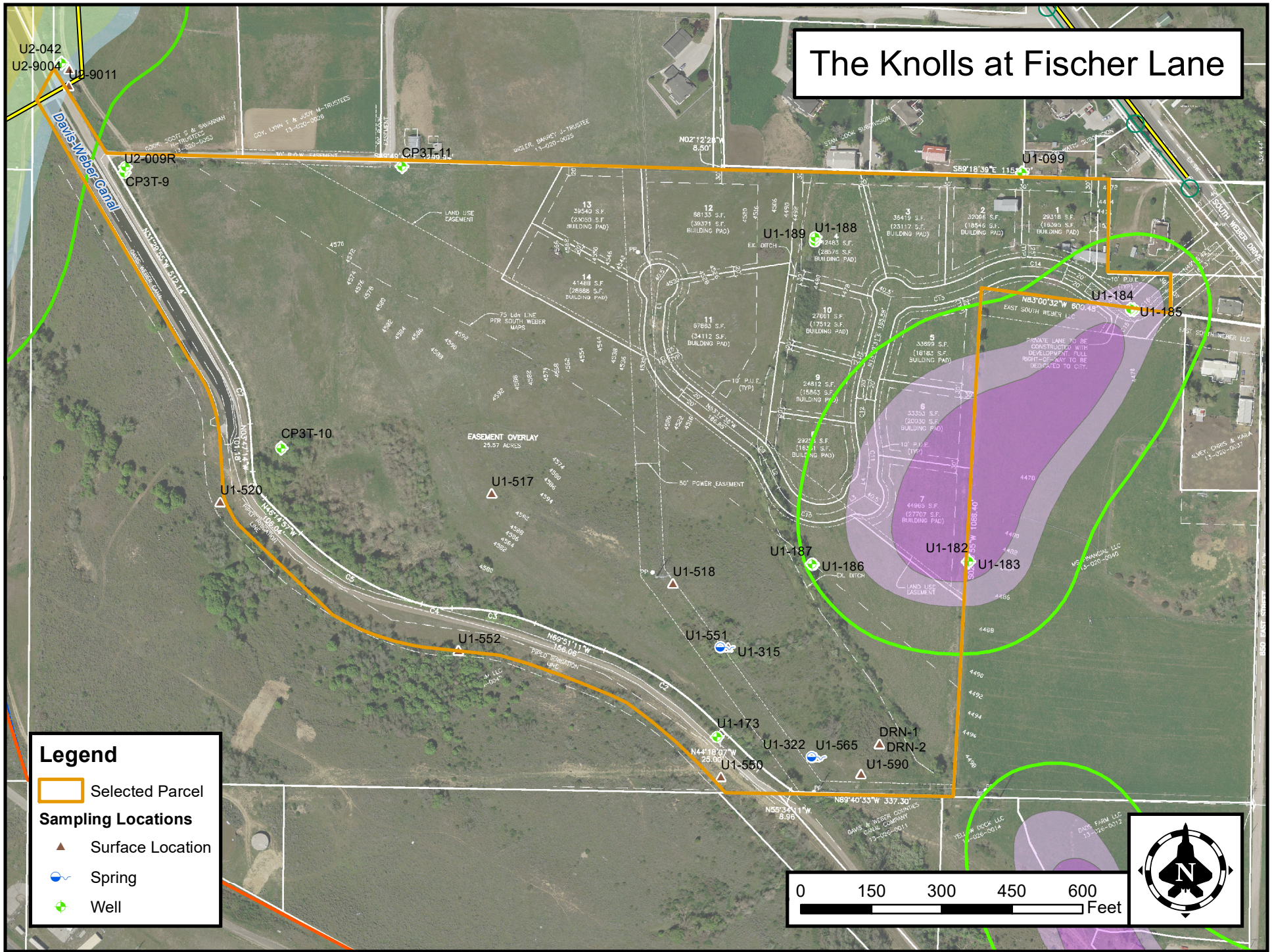
2. Other than easement agreements to allow the Air Force to access the property for sampling, the area you have planned for building new homes is not in the parcels that the Air Force has current real estate agreements with that the land owners are restricted from land development.
3. When there is a ownership change on a property that the Air Force has an existing easement agreement on, the Air Force will reach out to the new property owner(s) to modify/renew the easement agreements. This will allow the Air Force to continue to monitoring for the groundwater plume.
4. Based on the site conditions, as long as no production wells are tapped into the contaminated water, the only potential risk with future residents in the future homes is vapor intrusion from the volatile organic compounds in the underlying groundwater and unsaturated zone.
5. A potential impacted area for vapor intrusion is defined as the groundwater plume plus 100-foot buffer zone around the plume (see the green line in the attached map).
6. I briefly described the Air Force's Indoor Air Program to you to let you know that the homes inside the potential impacted area will need to be sampled for contaminants related to the groundwater contamination by the Air Force, paid for by the Air Force. If vapor intrusion related to the groundwater contamination is confirmed at the home, a vapor intrusion mitigation system (VIMS) will be installed by the Air Force, at no costs to the home owner.
7. After learning that the vapor intrusion from the groundwater has the same pathway into homes as radon, you proposed to install passive venting pipes at these homes. If needed, a VIMS can be hooked up to these pipes to extract contaminants from these homes.
8. It is also highly encouraged that you will provide the information for the site condition and the potential risk and remedies related to vapor intrusion to future property owners. This will ensure the new property owners continue to cooperate with the Air Force's Indoor Air Program to protect themselves from vapor intrusion.

I will be out of the office starting today and will not return until 15 October. Please contact Mark Roginske (cc'd here) for additional questions. Thanks.

Peifen T Tamashiro, GS-13, DAF
Environmental Engineer
Environmental Restoration
AFCEC/CZOM Hill Section
c/o 75th CEG/CEIE
7290 Weiner Street, Bldg. 383
Hill AFB, UT 84056-5003
DSN 775-6918
Com. 801-775-6918
Fax 801-777-8400

From: Michael Ford <m.ford8@icloud.com>
Sent: Friday, October 4, 2019 10:29 AM
To: TAMASHIRO, PEIFEN T GS-13 USAF AFMC AFCEC/CZOM
<peifen.tamashiro@us.af.mil>
Subject: [Non-DoD Source] The Knolls

The Knolls at Fischer Lane





Pre-App Number: PA-96048

Property Owner Information		Applicant Information			
Name: Mike Ford Mailing Address: 1110 E South Weber Drive City, State, Zip: South Weber, UT 84405 Email: nreeve@reeve-assoc.com Phone: 8015892325		Name: Reeve & Associates, Inc Mailing Address: 5160 S 1500 W City, State, Zip: Riverdale Email: thunt@reeve-assoc.com Phone: 8016213100			
Purposed Access Information					
Physical Address: 835 South Weber Drive State Route ID: 0060 Latitude: 41.135619 Access Width(in feet): 40 Access Category: Reg. Priority Urban		Parcel Number: 13-020-0028, 13-020-017, 13-020-0030, 13-020-004 Milepost Marker: 4.4 Longitude: -111.958919 Access Use: Residential Side of Highway: West			
PROJECT NAME AND BRIEF SCOPE OF WORK DESCRIPTION					
The Knolls at Fischer Lane New 14 lot residential subdivision					
Meeting Date	Time Spent	Participant Name	Representing	Email	Phone
30-JUL-19		Rodger Genereux	UDOT	jaygenereux@utah.gov	8016786283
		Karen Roylance	UDOT	karenroylance@utah.gov	8016201672
		Todd Finlinson	UDOT	tfinlinson@utah.gov	8016201619
Total Time Spent:					
Access Application Review Level Fee:		\$475.00			
SITE PLAN / ACCESS NOTES					
Show all work within the UDOT Right-of-Way Need Grding Sheet showing drainage.					
TRAFFIC IMPACT STUDY NOTES					
Need Trip Generation Letter					
TIS WAIVER					
Approved: Y		Name: Todd Finlinfon		Title: UDOT Region One Traffic Engineer	
UTILITIES NOTES					
Show all utilities within the UDOT Right-of-Way					
DRAINAGE NOTES					
Show all drainage within the UDOT Right-of-Way					
OTHER NOTES					
Need letter from the city stating that they are aware of the project					
Required Default Documents					
Plan Set					
Documents Required / Identified at Pre-Application Meeting					
Variance Request Form					



Online Permit System

[Thomas Hunt](#) [Home](#) [My-Permits](#) [Profile](#) [Help](#) [Print](#) [Logout](#)

Document List

Required Documents for Customer

Reeve & Associates, Inc

Riverdale

(801) 621-3100

ckennedy@reeve-assoc.com

Application Status Information

Application Type: [Access](#)Application ID: **96283**Application Status: [New Application](#)Application Date: **07-OCT-19**

Required Document Uploads

If the required document items are not broken out into separate documents, and the applicant is uploading the same document multiple times, then make sure the page number where these items can be found is clearly noted in the "Document Description" text field below for each uploaded document

Plan Set

Variance Request Form

Received Documents

No documents have been received for this application.

Upload Documents

Document Type: Document Description: File Name: No file chosen

***IMPORTANT NOTE:** Please click the "Next" button and make sure to click the "Submit to UDOT" button on the following page.
Failing to complete this critical step will prevent UDOT from being notified that this application has been updated or completed.

DRAFT

DECLARATION OF COVENANTS, CONDITTONS AND RESTRICTIONS FOR THE KNOLLS AT VALLEY VIEW.

Version: September 10, 2019

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declarations") affect that certain real property known as all of the residential lots and associated real property contained within THE KNOLLS AT VALLEY VIEW SUBDIVISION, City of South Weber, Davis County, State of Utah (hereinafter the "Subdivision"), recorded on the _____ day of _____, 2019 as entry no. _____ in the records of Davis County, Utah. These Declarations and all of the included limitations, restrictions, conditions, and agreements contained herein shall run with all the real property contained in the Subdivision as that property is more particularly described in Exhibit "A" attached hereto and will be binding on all present and future owners thereof, for their mutual benefit and protection.

1. City Zoning and Subdivision Ordinances. All lots in the Subdivision shall be subject to the applicable requirements of South Weber City Zoning and Subdivision Ordinances and the development and improvement of all lots therein shall be in compliance therewith, unless this agreement supersedes the city standards.

2. Architecture Control Committee. No structure shall be erected, placed or altered on any lot in the Subdivision until the following have been submitted to and approved, in writing, by the Architectural Control Committee (the "Committee"). Members of the Committee as elected or appointed and described herein shall be referred to as "Committee Members."

Notwithstanding the foregoing provisions, neither the Committee nor its members shall have any affirmative obligations to be certain that all structures and construction in the Subdivision complies with the restrictions contained herein. Nor shall any Committee Member be personally liable or responsible for any decision, or lack thereof, in carrying out the duties of a Committee Member.

Once all lots in the Subdivision have been built upon and construction is complete, the terms of the initial Committee Members shall expire and new Committee Members shall be elected from among the lot owners, then constituted. Replacement Committee Members shall be elected by majority vote of the lot owners, with one vote per lot.

Prior to applying for a Building Permit, South Weber City requires a full size set of plans stamped with approval from the Committee. Submittal shall consist of the following:

- (i) Two full-size sets and one half-size set of architectural plans
- (ii) Two full-size and one half-size copy of the Site Plan with placement on the Lot.
- (iii) Color samples or Photographs of exterior façade, including brick and stone

The full-size drawings will be returned to the applicant for submittal to the City. The City will require stamped drawings approved by the Committee before submitting for a building permit. The half-size and samples will be retained by the Committee.

3. Residential Lots. All lots in the Subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot that is not a single family dwelling. Any other outbuildings or structures, including fences, sheds and dog-runs, must be pre-approved, in writing, by the Committee.

4. Dwelling Size. All rambler type dwellings within the Subdivision shall have at least 2,500 square feet on the main level, exclusive of the basement, open porches, and garages. All two-story dwellings in the Subdivision shall have a minimum of 3,100 square feet exclusive of basement, open porches and garages. All dwellings shall have at least an enclosed three (3) car garage. No multi-level nor single level dwellings shall be allowed in the Subdivision. Any dwelling that is a different shape or size as the foregoing shall need prior approval, in writing, from the Committee. The Committee shall give consideration to dwellings on corner lots where the footprint of that lot requires a home shorter than the minimums described herein.

Garages shall be enclosed, large enough for at least three cars. Owners are encouraged to utilize a side facing garage entrance.

Temporary parking of RV's, travel trailers, or trailers is permitted for loading and unloading purposes, not to exceed three (3) days when located within view of any public roadway. All trailers to be stored on the residential lots longer than (3) days to be placed behind a 6' fence and views obstructed from the public right of ways.

Residences shall be designed so that the garage extends no more than eight (8) feet beyond the furthest forward plane of the residence. The Committee may approve garage forward designs which exceed the eight (8) foot limitation, for residences which have living space above or below the garage and demonstrate superior architectural design. The Committee may take into account unique aspects of a particular Lot and grant variances.

5. Construction Methods and Materials. The exterior façade of all Residences shall be constructed of a combination of at least two materials including: residential brick masonry, natural stone, cultural stone, "Hardi-board" or equivalent and pressure treated wood. The following materials may be used on the exterior façade but cannot be the primary or dominate material, stucco, architectural concrete and fiber concrete; other high quality materials not identified may be approved in writing at the discretion of the Committee. If different exterior materials are utilized on the side of the residence, the exterior material must be continued at least two (2) feet onto the side of the home not immediately facing the road. Log veneer siding, aluminum siding, and vinyl siding is prohibited. Exterior exposed foundations are to be finished to six (6) inches below finished backfill grade.

Soffit & Eaves. Aluminum soffits and fascia trim is allowed to "box-in" the eaves, provided, however, that a minimum width of eight (8) inches shall be required on the fascia. Eaves may be left open and finished with eave tails, provided tails are a minimum six (6) inches and finished to ensure an attractive appearance.

Roofs. Roof surfaces shall slope a minimum of 4:12 pitch. Roofs from 3:12 to 0:12 (flat) may be approved in writing on a case by case basis by the Committee. The highest point of the roof may not be at any of the outside walls. Roof shall be finished with architectural grade asphalt shingles, simulated slate shingles, simulated wood shingles. Limited use of dark colored standing seam metal, weathered copper or other materials may be approved on a case by case basis by the Committee. Owners are encouraged to use asymmetrical and fragmented ridgelines stepping to follow breaks in the foundation as the house steps down the natural slope and cross gables to break up long ridgelines. A-frame, geodesic dome and other irregular roof forms are prohibited.

Colors. Colors of exterior materials shall be brown and grey earth tones and dark (subdued) shades of green, blue and red; while allowing accents of white, dark red, beige, rust, black. Additional colors may be approved at the discretion of the Committee. Care should be given that each Residence complements those around it, and not detract in design, quality or appearance. All exterior materials and colors must be approved in writing by the Committee. All final decisions with respect to these enumerated standards and their application to a particular proposed structure in the project shall be made by the Committee. All exposed metals flues, vents, ventilators, or other metallic rooftop protrusions shall be positioned on the back slope of the roof and painted to match the roof color or clad in stone to complement the exterior façade.

Individual Architectural Guidelines. The following architectural guidelines shall apply to all lots. Any dwellings constructed shall be required to incorporate a minimum of one of the structural elements and one of the architectural elements into the design of the rear elevation of the home as follows:

(i) Structural Elements

- a. Hip Roof
- b. Roof dormers on rear of the roof
- c. Addition of bay window or other popped out element
- d. Offset second floor
- e. First floor roof break
- f. Covered deck element

(ii) Architectural Elements

- a. Natural stone or pre-cast trim detail around all windows and doors
- b. Window pane detail, i.e. added grid pattern to the window glass
- c. Shutters installed on all second floor windows
- d. Material or color breaks between the first and second floors. Material breaks could include brick and/or stone details, or other options approved by the Committee.

6. Temporary Structures Prohibited. No structure of a temporary nature, such as a trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence.

7. Trash and Quiet Enjoyment. No lot shall be used or maintained as a dumping ground. No waste of any kind shall be kept or permitted to remain on any lot except in sanitary containers that comply with all applicable laws and regulations. All garbage cans must be stored in a location that is not visible from the street. No materials shall be kept or stored on any lot that would be unsightly or a fire or environmental hazard, in the sole discretion of the Committee.

No noxious or offensive trade or activity and no nuisance shall be carried on upon any lot nor shall anything be done which may be or may become an annoyance in the neighborhood. All items, including vehicles, boats, and all types of recreational vehicles or other such items, as determined by the Committee, shall not be stored in areas that detract from the visual appeal of the subdivision.

8. Condition During Construction. All construction within the Subdivision shall be performed in a professional manner. All City Ordinances, including but not limited to, noise and storm water management requirements, shall be strictly complied with during any construction activity on any lot in the Subdivision. Roadways shall be kept clean and clear of debris throughout construction.

Dirt, mud or debris left on roadways shall be swept and removed within eight (8) hours. Each homeowner/homebuilder shall protect the integrity of sidewalks and curb/gutter abutting their lot. Damage to curb/gutter and sidewalks will be assessed at the market rate for repair. All repairs shall be made by developers and paid for by lot owner/homebuilder. Failure to pay for said repair will result in a lien being placed on the homeowner's property.

9. Fences. Fences should be kept to a minimum to encourage the use of natural habitat and aesthetics. Any fence constructed on any Lot shall be as approved by the Architectural Control Committee, in advance and in writing, and in conformity with the following guidelines:

(i) Fence Material: Fences or walls shall be of wood, brick, aluminum or steel powder coated picket fence, plastic vinyl, or stone. Plastic fence to tan or beige. No fence or wall shall be constructed of chain link, wire mesh, or concrete block unless first approved by the Committee, which approval may be withheld by the Committee for any reason, in its sole and absolute discretion.

(ii) Fence Height: Fences, walls, or hedges shall not exceed six (6) feet in height.

(iii) Fence Location: Unless approved in writing by the Committee, no hedge more than three feet high and no fence or wall shall be erected, placed, altered, or permitted to remain on any Lot closer to the front street than ten (10) feet from the front of the residential structure on such Lot, except that where such hedge, fence, or wall is located along the boundary line between two adjoining Lots, such hedge, fence, or wall shall not be closer to the front street than ten (10) feet from the front of whichever residential structure on the two adjoining Lots is nearer to the street.

10. Landscaping. Landscaping and irrigation shall be completed by the homeowners within twelve (12) months of the date on which final occupancy is granted by the City, including but not limited to a fully landscaped yard which will include turf, trees, shrubs, rock and other miscellaneous landscape materials, including automatic irrigation system with a rain sensor. Poplar, Ash, Russian Olive, or any form of Cottonwood tree shall not be permitted within the Subdivision. Each lot owner shall plant at least three flowering trees evenly spaced in the park strip across the frontage of each lot within twelve (12) months of the date of final occupancy. The lot owner shall be responsible for all irrigation of landscaping in the park strip immediately in front of their lot.

11. Other Obstructions. No hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the subdivision roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the R.O.W. street lines and lines connecting them at point twenty (20) feet from the intersection of the street lines extended. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to not obstruct sight lines or cause safety hazards.

12. Nuisance. No obnoxious or offensive activity shall be carried out on any lot—including, but not limited to the storage of broken down and inoperable vehicles. Automobiles are to be moved at least every twenty-four (24) hours.

HVAC should be set out of view of the street. Antennas and satellite dishes should not be seen from the street. The keeping of pets shall be in accordance with South Weber City code. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that a dog, cat or other domesticated household pet may be kept provided that they are not kept, bred, or maintained for any commercial purpose. Notwithstanding the foregoing, no animal or fowl may be kept on a lot, which results in an annoyance or is obnoxious to residents in the

vicinity.

No television, ham radio, citizen band, radio antenna, or other similar electronic receiving or sending device shall be permitted on the rooftop or side of any dwelling or elsewhere if exposed to the view from any other Lot, unless approved by the Committee. In no case will any such receiving or sending antenna or other device be allowed to interfere with the peace and quiet enjoyment of any neighboring owner's premises or home entertainment facilities or equipment.

Solar panels shall not be permitted on any part of any structure that is visible from the street, unless pre-approval is obtained, in writing, from the Committee.

No outdoor lighting shall be permitted except for lighting that is designed to direct the light downward and limit the field of light.

13. Lot Grading and Drainage. Each lot owner and homebuilder shall be responsible to grade their lots in such a manner that storm water and all other drainage is directed away from the home and toward the streets or designated drainage easements.

14. Easements. Easement and rights of way shall be reserved to the undersigned, its successors, and assigns on and over the Subdivision, as shown on the recorded subdivision plat, for the erection, construction, maintenance and operation thereon or therein of drainage pipes or conduits, pipes, manholes, poles, wires, and other means of the conveyance of utilities for the convenience of lot owners and the Subdivision.

15. Duration of Covenants. The covenants contained herein shall run with the land and shall be binding on all owners of all the lots in the Subdivision from the date hereof.

16. Enforcement of Covenants. If any party hereto or lot owner, its successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the persons or person violating or attempting to violate any such covenants and either prevent him or them from so doing and recover damages or other compensation for such violation. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the provision, which shall remain in full force and effect. Any action brought to enforce any portion of these Declarations must be brought in the Second District Court, State of Utah and shall be determined by the laws of the State of Utah.

17. Acceptance of Restrictions. All purchasers of lots in the Subdivision shall, by entering into contracts to purchase and accepting deeds for such lots, be conclusively deemed to have consented and agreed to all restrictions, conditions, terms, agreements, and covenants herein contained.

18. Setback Requirements. All set back lines, side yards, and back yards shall be in accordance with South Weber City ordinances.

19. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than ten square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

20. Division of Lots. Lots may not be further subdivided by the owner and no owner shall have the right to sell or convey less than a full-size lot as recorded.

21. Service Yards. There shall be no clothes lines, service yards, or storage tanks. All exterior mechanical equipment must be screened in a manner so that is not visible from adjoining lots.

22. Maintenance of Property. All lots and the improvements on them shall be maintained in a clean, sanitary, attractive and marketable condition at all times. No owner shall permit his lot or the improvements on it to fall into disrepair.

23. Mailboxes / Paper Box. Where allowed by the Postmaster, each lot must have a stone/brick permanent mailbox structure that harmonizes with the style of the home. Mailboxes should be of sufficient size to accommodate large parcels and several days' mail. Optional newspaper holders may be included within the mailbox structure. The Committee must approve all mailboxes.

IN WITNESS WHEREOF, the undersigned has executed this document on this ____ day of _____, 2019.

OMF, LLC, a Utah limited liability company

By: Michael H. Ford, Member/Manager

STATE OF UTAH

: ss

COUNTY OF WEBER

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Michael H. Ford, member/manager of OMF, LLC a Utah limited liability company.

NOTARY PUBLIC AND SEAL

My commission expires

