

# **SOUTH WEBER CITY**

## **PLANNING COMMISSION AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **REGULAR** public meeting on **February 27, 2014**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

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

- 6:30 P.M.      Approval of Meeting Minutes  
                    ▪ January 23, Commissioner Osborne  
                    Approval of Agenda  
                    Declaration of Conflict of Interest  
                    2014 Position Appointments – Chair, Co-Chair, Sketch Plan Liaison
- 6:35 P.M.      **Public Hearing for Preliminary Subdivision Application:** Riverbend Estates (41 lots), Parcel #13-018-0015, located at approximately 545 East 6650 South; Developer: Brent Stauffer.
- 6:40 P.M.      **Public Hearing for Rezone Application #2014-01:** An Application to Rezone Parcel #13-030-0004, located at approximately 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A); Applicant: Gary Schenck.
- 6:45 P.M.      Conditional Use Application #2014-01: Model Home to be located at 7258 South Old Fort Road; Applicant: D.R. Horton Inc. (\*A public hearing for this items was held January 23, 2014.)
- 6:50 P.M.      Discuss & Work on General Plan Update \*\*Public comments are welcome in person and/or in writing. The official public hearing will be held at a later date.
- 7:30 P.M.      Adjourn

\*\*\*\*\*

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

CITY OFFICE BUILDING	SOUTH WEBER FAMILY RECREATION CENTER	DAVIS COUNTY CLIPPER
www.southwebercity.com	SOUTH WEBER ELEMENTARY SCHOOL	STANDARD-EXAMINER
Utah Public Notice website www.utah.gov/pmn	TO EACH MEMBER OF THE PLANNING COMMISSION	THOSE LISTED ON THE AGENDA

DATE: February 20, 2014

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

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

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

1 **SOUTH WEBER**  
2 **PLANNING COMMISSION MEETING**  
3

4 **DATE OF MEETING:** 23 January 2014

**TIME COMMENCED:** 6:35 p.m.

5  
6 **PRESENT: COMMISSIONERS:**

Delene Hyde  
Tim Grubb  
Rob Osborne  
Rod Westbrook  
Rorie Stott

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12 **CITY PLANNER:**

Barry Burton (excused)

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14 **DEPUTY RECORDER:**

Emily Thomas

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16 **TRANSCRIBER:**

Michelle Clark

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19  
20 A WORK MEETING WAS HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING  
21 AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS  
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24 **VISITORS:** Scott Casas, Jared Bryson, Mandy Hendrick, Chad Gray, Logan Gray, Mandy  
25 Hedrick, Jerry Preston, Mark Christensen, and Carol Christensen.

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

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

34 **APPROVAL OF 12 DECEMBER 2013 MEETING MINUTES:** Commissioner Grubb  
35 moved to approve the minutes of 12 December 2013 as amended. Commissioner  
36 Westbrook seconded the motion. Commissioners Hyde, Grubb, and Westbrook voted yes.  
37 Commissioners Osborne and Stott abstained. The motion carried.  
38

39 Commissioner Grubb moved to open the public hearing for Conditional Use Permit  
40 Application #2014-01. Commissioner Westbrook seconded the motion. Commissioners  
41 Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.  
42

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

44  
45 **Conditional Use Permit Application #2014-01, model home to be located at 7258 South Old**  
46 **Fort Road; Applicant, D.R. Horton, Inc.** Emily Thomas, Deputy Recorder, stated D.R. Horton  
47 has applied for a model home for the Cottonwood Cove Subdivision. The model home is to be  
48 located at 7258 South Old Fort Road. The applicants are currently operating the model home.

The Cottonwood Cove Subdivision has 55 approved building lots, with 8 total building permits issued (14.5% built out). Emily said the only issue is the off-site signs.

City Code 10-7J-2 states:

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

A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.

B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.

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

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

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

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

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

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

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

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

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

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

\*Complete and okay to have model home.

Commissioner Hyde asked if there was any public comment. There was none.

**Commissioner Grubb moved to close the public hearing for Conditional Use Permit #2014-01. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.**

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

**Commissioner Osborne moved to table Conditional Use Permit #2014-01 until a representative from DR Horton is available. Commissioner Grubb seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.**

**Final Subdivision Application: Canyon Vista (11 lots) Revised Plat, located at approximately 7250 South 1730 East; Developers, Mike Bastian & Mike Schultz (Public Hearing for this item was held on December 10, 2013):**

Brandon Jones, City Engineer's letter of 15 January 2014 states the following:

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

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

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

Commissioner Grubb stated note #7 on subdivision needs to be verified concerning the lots. Jerry Preston, representing Mike Bastian, stated Lot R-3 needs to be eliminated and add Lot R-2 from the plat under note #7.

**Commissioner Grubb moved to recommend approval of the final subdivision application for Canyon Vista (11 lots) located at approximately 7250 South 1730 East for developers, Mike Bastian and Mike Schultz subject to the City engineer's letter of 15 January 2014 as well as amend note #7 on the plat to eliminate Lot R-3 and add Lot R-2. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.**

**Discuss & Work on General Plan Update – Public comments are welcome in person and/or in writing. The official public hearing will be held at a later date:** Commissioner Hyde said the general plan hasn't really been updated since 2008. She asked if there was any public comment. There was none. Commissioner Hyde said discussion did take place in the work meeting on this item.

**Jared Bryson, of Uintah Land Company,** said he has looked at more statistics and transportation plans in South Weber City than any other cities. He questioned the noise ordinance concerning the Environmental Study taking place from Hill Air Force Base with the F-35 coming to the base. He also questioned the connection from Adams Avenue through 475 East to HAFB. He attended a recent meeting in Washington Terrace where discussions took place regarding that becoming a public road. He suggested the city take a look at the EIS study. He stated concerning their property, he doesn't think it is good development practice to go from RH Zone to RL Zone. He would suggest the buffer of RM Zone. He also discussed commercial areas in the west end of town and suggested it being an area for the city to relocate the city offices.



Emily addressed the road connection from Adams Avenue and stated there are a lot of concerns with how that would be accomplished. Commissioner Osborne said he is sure HAFB would be interested in that connection. Commissioner Hyde suggested Brandon take a look at water and infrastructure.

Commissioner Osborne suggested taking a look at a small trail from View Drive to the Charter School. Emily asked if a sidewalk is a trail. Commissioner Stott said in most areas a sidewalk, asphalt, etc. are included in the trail. Emily suggested clarifying that in the general plan. Commissioner Grubb said concerning the Uintah Land Company subdivision and the Spalding property, the city staff needs to decide what constitutes a trail through new development. Commissioner Osborne suggested defining a trail as 10' and sidewalk 8'. Commissioner Stott asked if they can get a copy of Layton City's general plan. The Planning Commission discussed the annexed area on the top of the hillside and the request to have that area as business commerce.

Jared Bryson suggested the city look at the cost to maintain a trail behind homes in a subdivision. Commissioner Osborne said he doesn't necessarily care the width to define a trail or sidewalk, but the need to some how define it. Jared also asked about the note on the general plan concerning the "no access from 6650 South allowed". Commissioner Hyde said that will be addressed.

**Mandy Hedrick, 2128 Deer Run Drive**, asked about the Layton City area. The Planning Commission identified the annexed area. Commissioner Hyde said the city would like to see some commercial property in that area because the city desperately needs it. Commissioner Osborne asked about the road from 1900 East. Commissioner Grubb said it would be too costly for the city to install that road.

Commissioner Westbroek asked about the status of the gravel pits. Commissioner Grubb said it would be nice to get an update from the gravel pit companies.

#### **OTHER BUSINESS:**

#### **Planning Commissioners attendance at 2014 City Council meetings:**

Commissioner Osborne will attend in February  
Commissioner Westbroek will attend in March  
Commissioner Stott will attend in April  
Commissioner Grubb will attend in May  
Commissioner Hyde will attend in June  
Commissioner Osborne will attend in July  
Commissioner Westbroek will attend in August  
Commissioner Stott will attend in September  
Commissioner Hyde will attend in October  
The new Commissioner will attend in November  
Commissioner Osborne will attend in December

**ADJOURN:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:26 p.m. Commissioner Stott seconded the motion. Commissioners Grubb, Hyde, Osborne, Stott, and Westbrook voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Commissioner: Delene Hyde

**Attest:** \_\_\_\_\_  
Deputy Recorder: Emily A. Thomas

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

**Planning Commission Work Meeting  
January 23, 2014**

**Time:** Work meeting began at 6:08 p.m.

**Attendance:** Commissioners Hyde, Grubb, Osborne, Stott, and Westbrook, Deputy Recorder Emily Thomas

**Visitors:** Jared Bryson, Chad Gray, Logan Gray

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

Commissioner Hyde inquired about this application. Emily stated that they are already in operation and have been for about a month. They have already pulled quite a few building permits. Commissioner Westbrook asked if any were sold. Emily stated that she wasn't aware of any that have sold.

Commissioner Osborne stated that he is concerned about their off-premise signs. Emily stated that the Public Works Department takes them away and they reappear week after week. Commissioner Osborne stated that compliance with City sign regulations should be part of their permit approval.

Commissioner Hyde asked about the hours of operation. This is something that the Planning Commission will address during the regular meeting. Commissioner Stott agreed that the City needs to consistent in hours of operation permitted for model homes.

***Final Subdivision Application: Canyon Vistas (11 lots) Revised Plat, located at approximately 7250 South 1730 East; Developers: Mike Bastian & Mike Schultz***

Commissioner Hyde stated that it appears that Questar is going to purchase the building lots. She asked if the City had received a letter stating this decision. Emily stated that it is not required as they are removing these lots from the development. This re-approval involves changing the subdivision boundary to accommodate the removal of the lots purchased by Questar.

Commissioner Stott stated he does not see an issue with this request – seems quite straightforward.

***Discuss & Work on General Plan Update***

Commissioner Stott began the discussion by asking what the objectives for the update are. Commissioner Hyde stated that there are property owners, particularly in the West-end of the City, that want to increase their density. By doing this, we need to look at how it impacts the rest of the General Plan. Most of the West-end is currently projected to remain Agricultural. Commissioner Hyde stated that she has spoken with the Bambrough and Spaulding families and they would like to have a projected zone that allows 1/3 acre lots.

Commissioner Stott stated that in general, the demographics are changing. People no longer want large yards and many who were farming are no longer doing so. He would like to receive factual data from City Planner Barry Burton that demonstrates this. If the data can back these claims, then it warrants an update in our General Plan.

Commissioner Hyde added that with increased density, there is also increased traffic and impacts on infrastructure and our overall projected total population could go up.

Emily inquired about creating a zone that is in-between the Residential Moderate (RM) and the Residential High (RH) zones. Currently, there are limited options for developments that want to do smaller lots and maximize the land use. It is either 2.8 dwelling units per acre or 13 dwelling units per acre. While the developer does not have to maximize the 13 dwelling units per acre, they are limited by the floating asterisk for the RH zone.

The Commission recommended the creation of the in-between zone that allows for five (5) dwelling units per acre. Commissioner Grubb added that the size should allow for different types of structures (i.e. townhomes, condos, duplex, single family). The lots don't necessarily have to be tiny – the Commissioners suggested an average lot size of 5,000 square feet. They also suggested a twenty (20) foot front set back and a ten (10) foot side yard setback. This zone should only be allowed in areas of the City that are in proximity to transition areas (i.e. major collectors, freeways, commercial areas).

Commissioner Osborne inquired about how the zoning code went from acreage size to density. Commissioner Grubb explained this change.

Commissioner Grubb stated that the floating asterisks zones should be more specific. Place the asterisks, but explain why it was chosen for the area or remove the asterisk and update the verbiage in the zone to be more specific on approved locations.

Commissioner Stott stated that the floating zoning can play havoc on the projected numbers and should be better clarified so projected numbers are more accurate.

Commissioner Grubb stated that the projected numbers are calculated at the maximum number of lots allowed and not every development will maximize the number permitted.

Commissioner Osborne stated that we should look at keeping the current projected population of 13,171. This may mean we decrease density in some areas and increase density in others.

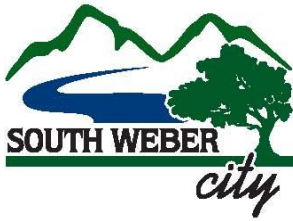
The Planning Commissioners would also like to know the projections for culinary water. Will there be enough water if the City is built-out as projected? The City Engineer will be asked to provide this information.

Commissioner Hyde inquired about the Sensitive Lands Map. Emily stated that the City Engineer has identified areas throughout the City that are sensitive in nature for one reason or another (i.e. soil liquefaction, hillsides, slope). This map triggers the requirement for a Geotechnical Engineer's soil report to be required for the new development.

332 The work meeting adjourned at 6:28 p.m. Work meeting minutes transcribed by Deputy  
333 Recorder, Emily Thomas.

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DRAFT



1600 E. South Weber Drive  
South Weber, UT 84405

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801-479-3177  
FAX 801-479-0066

## Planning Commission City Council Liaison Assignments 2014

February 11 – Osborne  
February 18 – Osborne  
February 25 – Osborne

March 11 – Westbrook  
March 18 – Westbrook  
March 25 – Westbrook

April 8 – Johnson  
April 15 – Johnson  
April 22 – Johnson

May 13 – Winsor  
May 20 – Winsor  
May 27 – Winsor

June 10 – Hyde  
June 17 – Hyde  
June 24 – Hyde

July 8 – Osborne  
July 15 – Osborne  
July 22 – Osborne

August 12 – Westbrook  
August 19 – Westbrook  
August 26 – Westbrook

September 9 – Johnson  
September 16 – Johnson  
September 23 – Johnson

October 14 – Hyde  
October 21 – Hyde  
October 28 – Hyde

November 11 – Winsor  
November 18 – Winsor  
November 25 – Winsor

December 9 – Osborne

\*City Council meetings are 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Tuesday of the month. You only need to attend the meeting when there is an item on the agenda that the Planning Commission has recommended/reviewed. The City Recorder will email the entire Planning Commission a copy of the upcoming agenda for each meeting.



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

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Item No:      **Preliminary Subdivision – Riverbend Estates**

Date of Planning Commission Meeting: **February 27, 2014**








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

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**BACKGROUND**

Application has been made for the Riverbend Estates subdivision, 41 lots, to be located at approximately 545 East 6650 South (Parcel #13-018-0015). The property is currently zoned Residential Low Moderate (RLM).

On January 29, 2014, a sketch plan meeting was held. At the meeting, the following requirements were set – additional status (where warranted) has been provided in blue and/or is addressed in additional staff memos.

-  ☐ Correct the kink in the road connection between Canyon Meadows Drive and the proposed Wind River Drive – add a curve.
-  ☐ Make a smoother transition with the sidewalk between the sixty foot (60') right of way and the new seventy foot (70') right of way. There needs to be a longer transition than what is currently shown.
-  ☐ Install a fire turn around, per City Standards/Fire Code, at Canyon Meadows Drive.
-  ☐ Provide storm drain plans and calculations.
-  ☐ Show storm drain should be installed along the northwest corner of the development (6650 S) and connect into 475 East.
-  ☐ Show eight inch (8") culinary water connections at Firth Farm road, Canyon Meadows Drive, and 6650 S.
-  ☐ Finalize fire hydrant locations with Fire Chief Graydon – avoid placing in the back of cul-de-sacs.

- ✓☑ Resolve issues with the proposed knuckles.
- ✓☑ Provide a letter from Central Weber Sewer in regards to the sewer line in 6650 S.
- ✓☑ Vacate Spaulding Drive concurrently with this project and include plans for restoring property.

No plans for the restoration have been provided; this can be discussed during the meeting and completed prior to final recommendation.

- ✗☑ A note should be added to the plat that states that if the equestrian use of the Posse Grounds ceases, then the private trail easement shall also be vacated. The easement should also prohibit fencing.

- ✗☑ Name 6650 South Old Fort Road.

- ✗☑ Per City Code, six foot chain-link fencing is required between this development and any bordering property that is zoned Agricultural. This is the minimum standard, can do more than what is required.

Plans indicate a 5' no climb fence, this will need to be changed to the required 6'.

- ✗☑ Install streetlights per City Standards.

- ✓☑ Provide an updated Geotechnical report or an update letter from the same Geotechnical firm.

- ✓☑ Provide updated Title Report, Utility Will-Serve Letters

## **Staff Review & Recommendations**

City Planner, Barry Burton:

See attached memo.

Fire Chief, Thomas Graydon:

No comments provided.

Public Works Director / Building Official, Mark Larsen:

No comments provided.

City Engineer, Brandon Jones:

See attached memo.

Deputy Recorder, Emily Thomas


Secondary water will need to be secured before this can be recorded, but this should not hold up the development process.

## **ATTACHMENTS**

- City Planner Memo, February 18, 2014
- City Engineer Memo, February 20, 2014
- Preliminary Application
- Preliminary Plans
- Storm Drain Calculations
- Utility Notifications
- Title Report
- Update Geotech Letter
- 2008 Geotech Report
- Central Weber Sewer Letter
- Sketch Plan Application
- Sketch Plans
- Sketch Plan Minutes, January 29, 2014

**MEMORANDUM**

TO: South Weber City Planning Commission

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

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

RE: **RIVER BEND ESTATES SUBDIVISION**  
**Preliminary Review**

Date: February 20, 2014

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Our office has completed a review of the preliminary plans for the River Bend Estates Subdivision. We recommend approval, subject to the following items being completed before final approval from the Planning Commission.

**General**

1. Approval from the South Weber Irrigation Company is still needed.
2. The developer is developing this property with the intended use as “Horse Property.” One of the major features of this development is the Posse Grounds, which is owned by the City. We feel it is important to note that just because this subdivision is being developed around the Posse Grounds in no way binds the current or future City Councils from selling this property.
3. A street light should be installed at every intersection.
4. ADA ramps should be installed on all intersection corners.
5. A new 6’ chain link (min.) fence (5’ No Climb is shown on the plans) needs to be installed along all agriculturally zoned property (Posse Grounds and Cooks property to the east).

**Plat:**

6. The road that is currently known as 6650 South should be named “Old Fort Road” as it heads east from 475 East and will develop into the frontage road as it continues east.
7. There is a Horse Trail shown along the back property lines of Lots 1-14. Access to the trail, as well as ownership and maintenance of the trail needs to be clearly shown and noted on the plat. Fencing this trail easement should be prohibited. Also a note stating that “if the equestrian use of the Posse Grounds ceases, then the private trail easement

shall also be vacated.” It should be gated where it meets the Right-of-Way on 6650 South and River Bend Drive.

8. Spaulding Drive is a stubbed road from the Canyon Meadows PUD that is not being connected with this development. We recommend that the City take the responsibility to vacate this stub and that the developer be responsible for removing the existing street improvements, disconnect and cap the stubbed utility lines, and install curb and gutter and asphalt along Peterson Parkway to complete the removal of the street.
9. A Street Dedication Plat should be completed for the section of 6650 South where the frontage of the proposed subdivision and the power substation line up (see 6650 South below).
10. All existing easements must be checked and clearly shown.
11. The turnaround portion of Canyon Meadows Drive that extends beyond the 70’ Right-of-Way should be platted as an easement on Lot 16 and can be vacated in the future when the road extends to the Northeast.
12. Lot addresses are needed and will be provided by our office.
13. The second cul-de-sac needs to be given a street name.

**Geotechnical Report:**

14. No basements are planned for this development. This should be noted on the plat.
15. Due to the amount of clay material identified on site as well as very shallow groundwater, we are concerned about the long-term structural functionality of the pavement section recommended in the report (3” asphalt, 8” roadbase). We recommend that this be revisited and the assumed traffic loading be reviewed and approved by our office.
16. It appears from the report that the native soils are not suitable for utility trench backfill and imported backfill material will be required. This should be noted in the improvement plans.
17. A note should be added to the plat referencing this geotechnical report and related update letter. Both would be on file at the City for reference by any future property owner.

**Storm Drain:**

18. The nearest available storm drain pipe to connect to is located in the intersection of 6650 South and 475 East. The piping at the west end of the development in 6650 South must be extended to connect into this system and the design of such should be included in the improvement plans.
19. Storm drain piping must be extended to the east end of the development in 6650 South at minimum grade.
20. We recommend that a permanent detention basin be installed on Lot 41. It is possible that this basin could be removed in the future if/when a regional detention basin is built in the area north and west of the 475 East/6650 South intersection. The piping should be oriented in such a way that eliminating the basin in the future is possible.

21. Our office needs to check and see if upsizing the piping in 6650 South is necessary. If so, the City would need to participate in a development agreement that would address the payment for the needed upsizing.
22. The storm drain at the new intersection of Firth Farm Road needs to be extended to the east past the knuckle. There is too much curb flow without an inlet box.
23. It appears that some additional inlet boxes may be required.

**Water:**

24. Fire hydrant locations need to be approved by the Fire Chief.
25. It appears that there may be some conflict with the existing waterline in 6650 South and the proposed storm drain. This should be potholed to verify its location, as well as any other utility suspected of being in conflict with another.
26. The City Standard waterline material is ductile iron pipe wrapped with poly wrap (not PVC as shown).
27. Valves need to be at the property line extensions on all legs of the intersection.

**6650 South:**

28. The developer is only proposing to build the required street improvements along the south side of 6650 South. The north side of the property consists of the Stephens property (currently planned for future commercial land use) and the Rocky Mountain Power substation. The substation currently has curb and gutter installed along its frontage. However, the curb alignment does not match with the future Old Fort Road alignment.
  - a. Because the substation property is already developed, we recommend that the full street and improvements be installed through this section. This may require the relocation of the driveway entrance to the substation.
  - b. A Street Dedication Plat should be prepared that would align the current property lines with the future Old Fort Road alignment through this section.
  - c. We would recommend that the City Staff work with Rocky Mountain Power to facilitate this, but that the plat would be prepared by the developer's engineer/surveyor and the improvements would be installed by the developer.
  - d. The improvement plans should show future curb and gutter on the north side of the street (along the Stephens property) in order to verify that the existing sewer will be located in the future road.



## **RIVER BEND ESTATES PRELIMINARY PLAT REVIEW**

By Barry Burton 2.18.14

**APPLICANT:** Bruce Dickamore

**REQUEST:** Preliminary Plat Approval for River Bend Estates.

**GENERAL INFORMATION:** This proposal for a 41 lot subdivision on a 24.07 acre parcel. The density is 1.7 units per acre which is less than the 1.85 allowed in the R-LM zone in which it is located. The frontage requirements of the ordinance have been met as well. There are 15 lots within the subdivision that would be large enough to allow some farm animals. These lots all have access to a bridal path that provides access to the adjacent Posse Grounds.

The title report indicates there are several easements on the property including seven granted to Pacificorp or its predecessors. There are two power easements shown on the plan. We need to make sure we understand all these easements prior to approval. I will investigate further before the Planning Commission meeting.

The subdivision lies adjacent to the Canyon meadows PUD. There are three streets subbed out of the PUD to this property. The subdivision streets connect to only two of those stubs. I believe there is adequate connectivity with the two, but the third stub, Spaulding Drive, should be vacated. That would not be the developer's responsibility, but the City's. The subdivision would also have access from east 6650 South. The proposal is to improve the south side of 6650 with cur, gutter and sidewalk. I believe this proposal would be adequate at this time; the other side would be improved with future commercial development.

There are four streetlights shown on the plan. In order to have one at every intersection, there would need to be two more. The placement of fire hydrants looks adequate, but that should be verified by the Fire Dept.

**STAFF RECOMMENDATION:** Provided the recorded easements on this property do not inhibit the development as it is proposed, I would recommend approval of the preliminary plat with the condition that the PC look carefully at the streetlight layout and the Fire Chief approve the fire hydrant locations.

RECEIVED

FEB 07 2014



**For Office Use Only**

Fees received by: CS Date of submittal: 2/7/14  
Amount Paid: 00 Receipt #: 13-0771216

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

PC Meeting Date: FEB 27 2014

**Preliminary Plan Application**

Project/Subdivision Name: RIVER BEND ESTATES  
Approx. Location: 545 E 6650 SO.  
Parcel Number(s): # 13-018-0015 Total Acres: 23.8  
Current Zone: RLM If Rezoning, to what zone: --- Bordering Zones: CC R A  
Surrounding Land Uses: CC R A  
Number of Lots: 41 # Lots per Acre: approx 1.7  
Phase: 1 of 1 PUD: Yes (No)

**Contact Information**

**Developer or Agent**

Name: BRENT STAMFF  
Company Name: ---  
Address: 7361 So 1200 E.  
City/State/Zip: So. WEBER  
Phone: 801-589-6278 Fax: ---  
Email: BRUSHNROLLERS@MSN.COM

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

☒ Email ☒ Phone ☐ Fax ☐ Mail

**Developer's Engineer**

Name: SCOTT ARGYLE  
Company: Hill + ARGYLE  
License #: 189586  
Address: 181 N 200 W #4  
City/State/Zip: POUNTER UT 84010  
Phone: 801-298-5983 Fax: 801-5983  
Email: SArgyle@HillArgyle.com  
Office 801-298-5236

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

☐ Email ☐ Phone ☐ Fax ☐ Mail

**Surveyor**

☒ Check here if same as Engineer

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

**Property Owner(s)**

☐ Check here if same as Developer

Name: BETTY JEAN SPALDING  
Address: 545 E. 6650 SO  
City/State/Zip: So. WEBER  
Phone: 801-479-3968 Fax: ---  
Email: ---

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

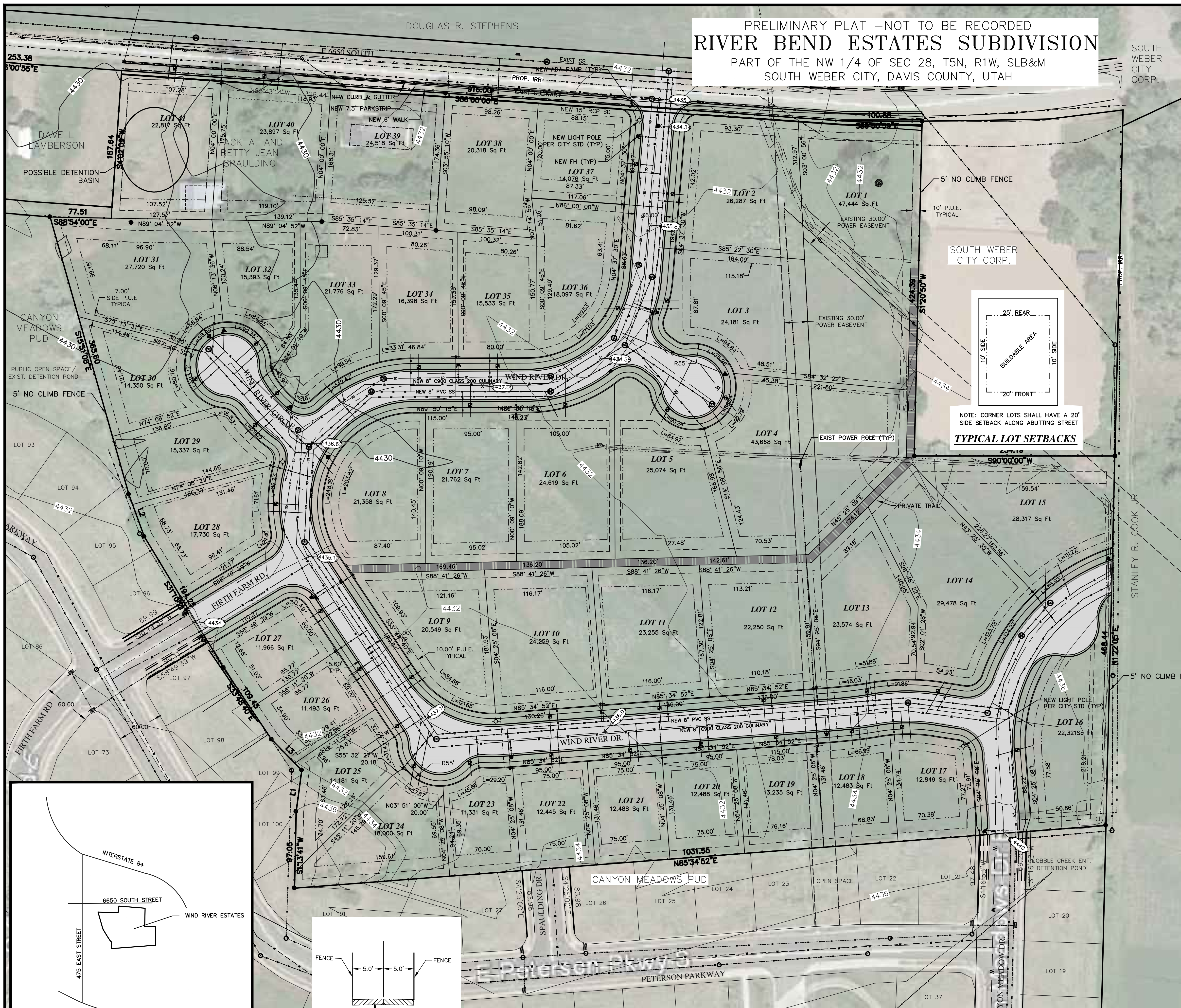
### **Applicant Certification**

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

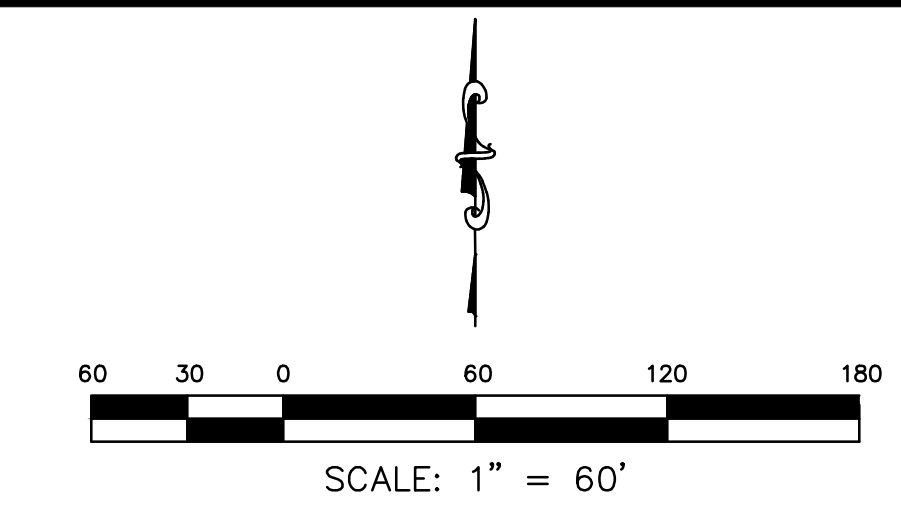
Applicant's Signature: Brent Smith Date: 1/6/14

Property Owner's Signature: Betty Jean Spaulding Date: 1/6/14





PRELIMINARY PLAT -NOT TO BE RECORDED  
**RIVER BEND ESTATES SUBDIVISION**  
PART OF THE NW 1/4 OF SEC 28, T5N, R1W, SLB&M  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS SOUTH 0°36'39" WEST 363.23 FEET ALONG THE SECTION LINE AND SOUTH 86°00'55" EAST 228.48 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE ALONG THE SOUTH LINE OF 6650 SOUTH STREET SOUTH 86°00'00" EAST 916.00 FEET; THENCE SOUTH 89°50'59" EAST 100.85 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED IN BOOK 751, PAGE 183; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID PROPERTY: SOUTH 01°20'50" WEST 424.39 FEET, NORTH 90°00'00" EAST 254.19 FEET TO THE WEST LINE OF STAN COOK SUBDIVISION, PHASE 2; THENCE ALONG SAID LINE SOUTH 01°22'05" WEST 468.44 FEET TO THE NORTHEAST CORNER OF CANYON MEADOWS PUD; THENCE LONG THE BOUNDARY OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES: SOUTH 85°34'52" WEST 1031.55 FEET, NORTH 01°13'41" EAST 97.05 FEET, NORTH 07°46'08" EAST 52.92 FEET, NORTH 44°30'55" WEST 54.62 FEET, NORTH 33°48'40" WEST 109.43 FEET, NORTH 31°10'21" WEST 194.25 FEET, NORTH 20°05'21" WEST 56.75 FEET, NORTH 15°51'08" WEST 365.60 FEET; THENCE LEAVING SAID PUD BOUNDARY SOUTH 88°54'00" EAST 77.51 ALONG A FENCE LINE; THENCE NORTH 04°02'09" EAST 187.64 FEET TO THE POINT OF BEGINNING, CONTAINING 24.07 ACRES.

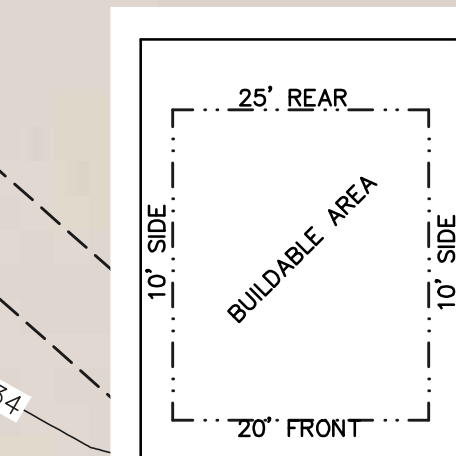
**LAND TABLE:**

NUMBER OF LOTS 41  
DENSITY 1.7 UNITS/ACRE

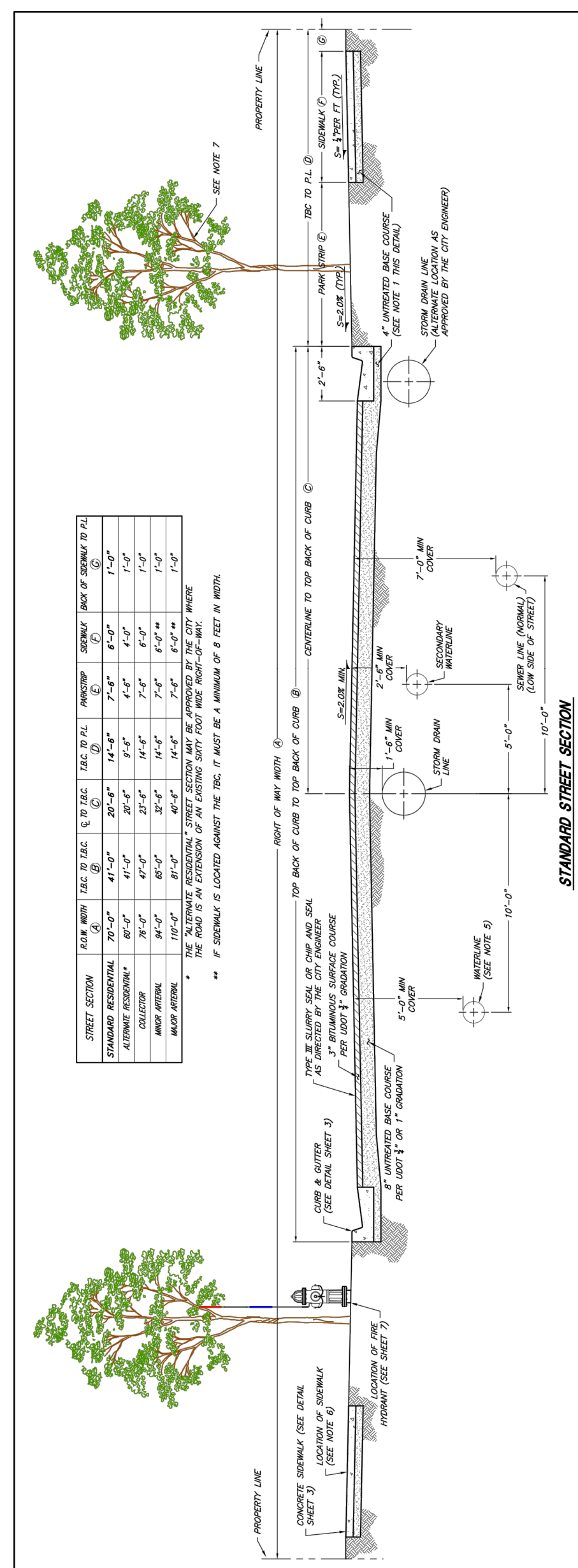
**DESIGN CRITERIA:**

ALL IMPROVEMENTS TO SOUTH WEBER CITY STANDARDS

SOUTH WEBER CITY CORP.

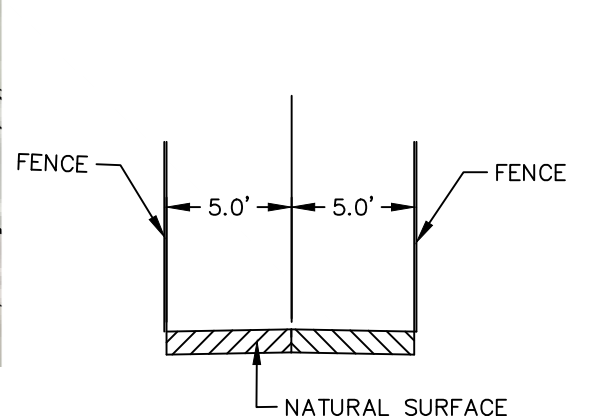
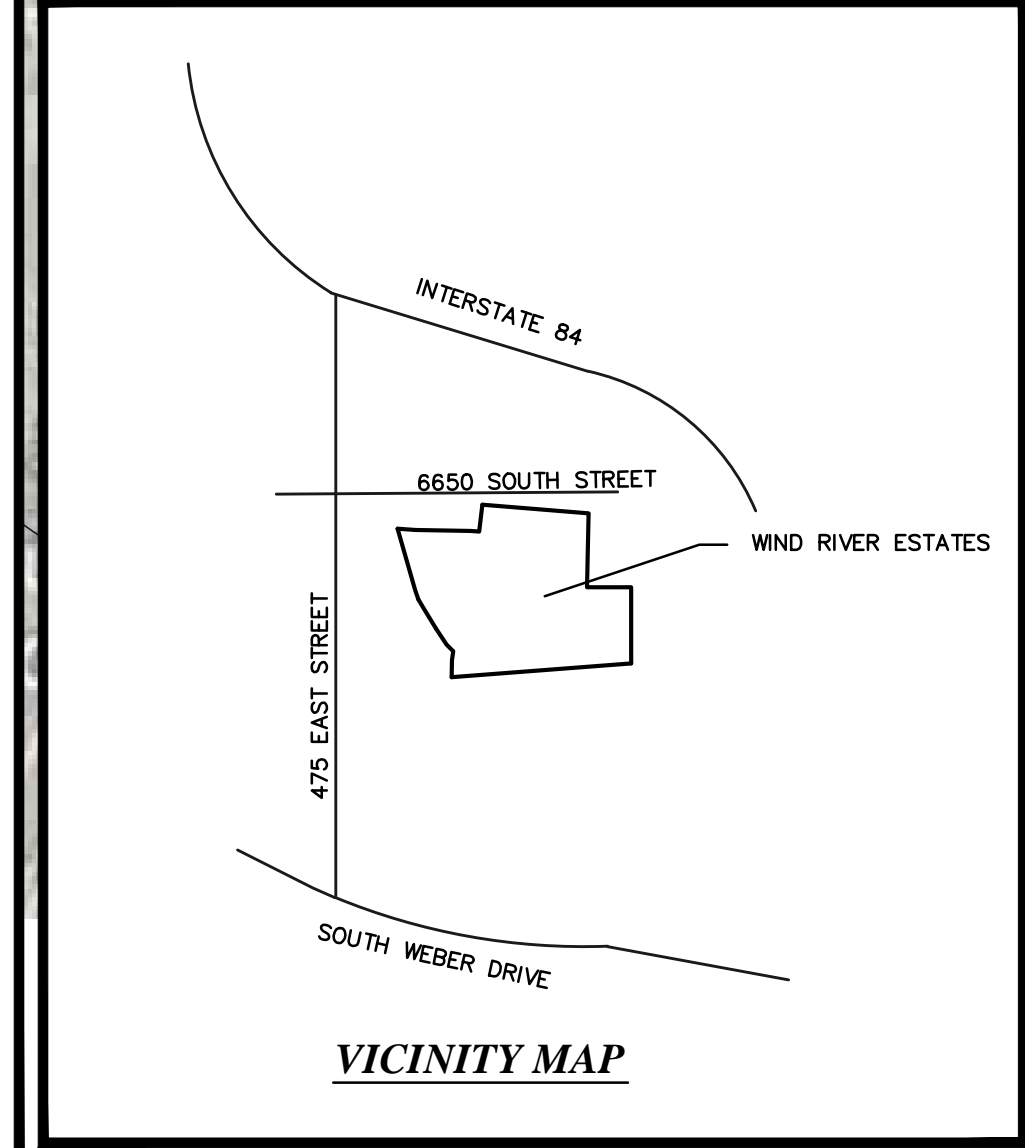


NOTE: CORNER LOTS SHALL HAVE A 20' SIDE SETBACK ALONG ABUTTING STREET  
**TYPICAL LOT SETBACKS**



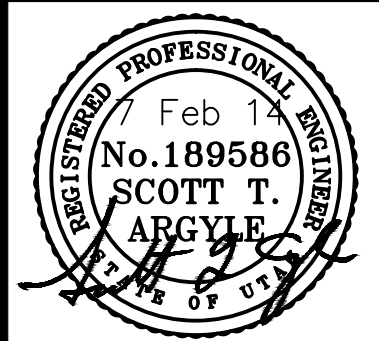
STREET	SECTION	DATE	BY	REVISION	DESCRIPTION
4432	1	3/4/14	SCOTT T. ARGYLE	1	INITIAL DESIGN
4432	1	3/4/14	SCOTT T. ARGYLE	2	REVISED BASE COURSE
4432	1	3/4/14	SCOTT T. ARGYLE	3	REVISED SIDEWALK
4432	1	3/4/14	SCOTT T. ARGYLE	4	REVISED DRIVEWAY
4432	1	3/4/14	SCOTT T. ARGYLE	5	REVISED FENCE
4432	1	3/4/14	SCOTT T. ARGYLE	6	REVISED DETENTION POND
4432	1	3/4/14	SCOTT T. ARGYLE	7	REVISED POWER POLE
4432	1	3/4/14	SCOTT T. ARGYLE	8	REVISED LIGHT POLE
4432	1	3/4/14	SCOTT T. ARGYLE	9	REVISED PRIVATE TRAIL
4432	1	3/4/14	SCOTT T. ARGYLE	10	REVISED 5' NO CLIMB FENCE

FEMA NOTE:  
SITE IS IN ZONE X PER FEMA MAP  
NUMBER 4901C0089E  
EFFECTIVE DATE JUNE 18, 2007



**PRIVATE TRAIL SECTION**

**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax



PRELIMINARY PLAN - NOT TO BE RECORDED  
**RIVER BEND ESTATES SUBDIVISION**  
FOR  
BRENT STAUFFER  
PART OF THE NW 1/4 OF SEC 28, T5N, R1W, SLB&M  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN BY BC	DATE 3/4/14	APPROVED STA	DATE 3/4/14	SHEET NAME
REV. BY	DATE	REV. BY	DATE	SITE PLAN
				DRAWING NAME
				MAIN
				PROJECT NO.
				14-121





# **HILL & ARGYLE, Inc.**

## **Engineering and Surveying**

181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax



40° 53' 27.12" N  
111° 53' 09.40" W



**Feb. 7 2014**

### **River Bend Estates Preliminary Storm Drain Report**

#### **Existing Conditions:**

- a. The project site is surrounded by residential subdivisions, roads and agricultural ground.
- b. The property is currently used for pasturing of horses.
- c. There is an overhead power line running across the property in a north-south direction.
- d. There are existing utility stubs and the ends of the existing stub roads.

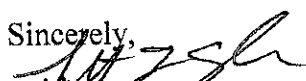
#### **New Construction Storm Drain**

The proposed residential subdivision is anticipated to not have onsite detention. However this may be accomplished using a lot if required. The project will drain along the surface streets and drop into an underground pipe system at appropriate locations. It will be carried underground in pipes and connect to a city regional detention facility offsite. The maximum flow will be at the North West corner of the project on 6650 which will be 7.78cfs. This flow can be carried in a 18" pipe at a slope of 0.5%. The flows inside the subdivision will allow the use of a 15" pipe at the same slope.  $Q(10yr)=CiA$

$$Q(10yr)=0.39(.95)21ac = 7.78cfs.$$

Note: some of the area drains to other streets which is why the acreage is less than the subdivision property.

Sincerely,



Scott T. Argyle, P.E.

# Job: River Bend Estates Subdivision 100 yr

Rainfall data provided by Jones & Associates

Time (min)	100 yr Intensity (in/hr)
5	7.28
10	5.54
15	4.58
30	3.08
60	1.91
120	1.10
180	0.75
360	0.42
720	0.26
1440	0.14

Area Analysis:		
Total Area=	24.07	Acres
Asph/Bld Area=	6.95	AC. C= 0.85
Undeveloped Area=	17.12	AC. C= 0.20
Landscape=		AC. C= 0.40
C (Weghted Avg)=	0.39	

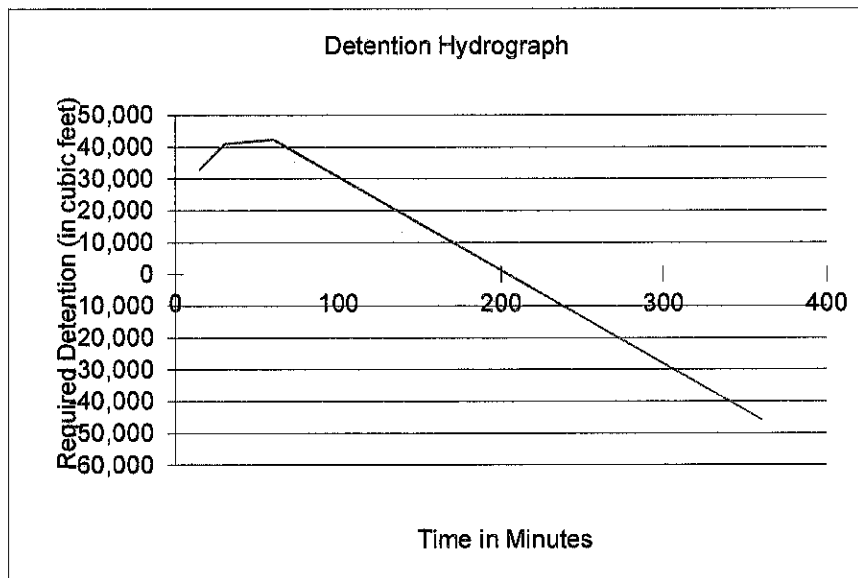
Length of Reach = N/A ft  
Time of Conc N/A min

allowable outflow variable= - CFS per Acre

allowable outflow rate= 6.037 CFS  
2709.4 GPM

$C \cdot A = 0.39 \cdot 24.07 = 9.33$

Storage Hydrograph					
Time (min)	Time (sec)	Acc. Vol* (cu ft)	Runoff Vol (cu ft)	Acc. Storage (cu ft)	
5	300	20380	1811	18,569	
10	600	31018	3622	27,396	
15	900	38464	5433	33,031	
30	1800	51734	10867	40,867	
60	3600	64163	21733	42,430	<-----Max
360	21600	84655	130399	-45,744	
720	43200	104811	260798	-155,987	
1440	86400	112874	521597	-408,723	





**All Plans Must Reflect The Following Date  
& South Weber City Stamp:**

\*If a utility can not be reached to sign this form, a letter stating service will be provided from that utility is acceptable, provided that the same plans have been shown to all utilities. Plans will not be approved by the city until this document is completed and returned.

## Utility Notification Form

### Project/Subdivision

Name: Riverbend Estates  
☐ Residential ☐ Commercial  
Approx. Location: 6650 S 545E South Weber  
Parcel Number(s): #13-018-0015  
Number of Lots: 41  
Phase:      of      PUD: Yes / ☒ No

### Developer or Agent

Name: Bruce Dickamore  
Company Name: B+D Real Estate LLC  
Address: 1983 Ridgewood Way  
City/State/Zip: Bountiful, Utah 84010  
Phone: 801-560-5877  
Fax:                       
Email: bdickamore@aol.com

### QUESTAR GAS

Name: Bob Title:                       
(please print) bob.comeau@questar.com  
Signature: Letter

Phone: 801-395-6702  
Date: 801-621-3262 #6702

### COMCAST CABLE TV

Name: Greg Miller Title:                       
(please print) Greg-miller2@cable.comcast.com  
Signature: Letter

Phone: 801-401-3017  
Date:                     

### QWEST

Name: Gary Weaver Title:                       
(please print) Gary.w.weaver@centurylink.com  
Signature: Letter

Phone: 801-626-5380  
Date:                     

### ROCKY MOUNTAIN POWER

Name: Curtis Galvez Title:                       
(please print)                       
Signature: Letter

Phone: 801-629-4318  
Date:                     

Soil Report  
Letter  
Sewer District  
Letter

2nd Water

Bob Comeau



---

Questar Gas Company  
2974 Washington Blvd.  
Ogden, UT 84401  
Tel 801 395 6702 • Fax ~~801 395 6719~~ 395-6799  
Cell 801 710 3755 • Pager 801 324 9616  
Bob.Comeau@Questar.com

February 3, 2014

B&D REAL ESTATE

Dear Bruce Dickamore

*Re: Natural Gas Service Availability Letter*

Natural gas can be made available to serve the RIVERBEND development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review and analysis by Questar Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.
3. Address & street names:

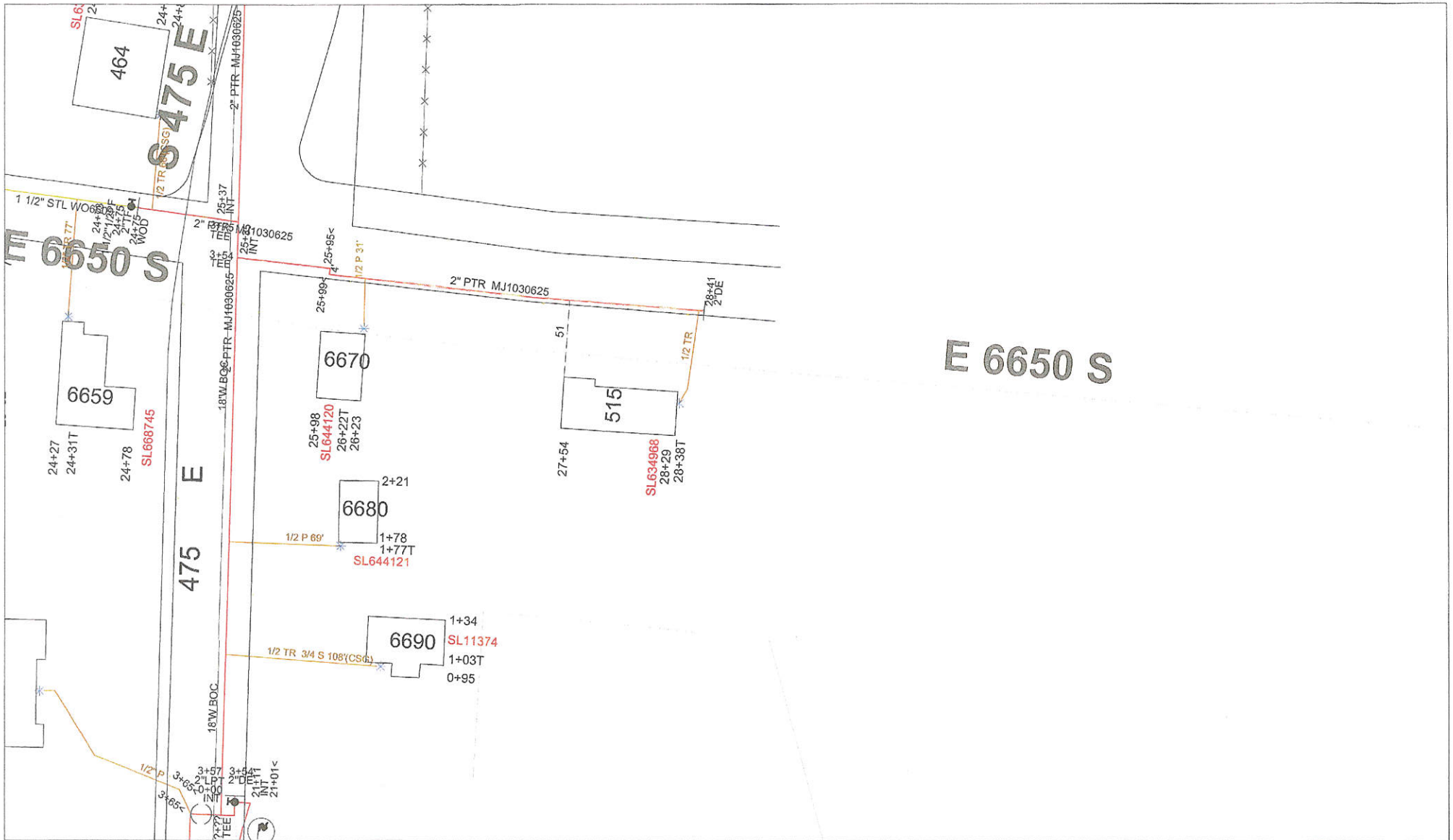
Upon completion of Questar Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in Questar Gas' tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Comeau". The signature is fluid and cursive, with the first name "Robert" and last name "Comeau" clearly distinguishable.

Robert Comeau  
Pre-Construction Representative  
Questar Gas





Comcast Cable  
1350 E Miller Ave  
Salt Lake City, UT 84106

February 5, 2014

To whom it may concern,

This letter is to verify that Comcast service is available to River Bend Estates located at 6650 S 545 E, South Weber, and Utah. Comcast will generally provide all materials and labor to provide broad band services from the property line to the point of service, in a trench provided by the property owner. The cost of installation, construction and provision of cable, internet and voice service will be part of the contract negotiations with the Owner of the Property or a designated representative. **This letter is not to be considered a contract or guarantee of service.** Furthermore, all permits, licenses and rights of access must be provided by the Owner prior to any provision of services.

Please be advised that we require a minimum of 90 days for project approvals and construction after we receive a signed contract.

Please contact me Greg Miller at 801-401-3017 before opening utility trenches. We look forward to working with you on this Project; please feel free to contact me at 801-401-3017 with any questions or concerns.

Sincerely,



---

Greg Miller  
Comcast Cable  
801 401-3017 office  
801 255-2711 fax  
1350 E Miller Avenue  
Salt Lake City, Utah 84106





CenturyLink™

431 26<sup>TH</sup> Street  
Ogden, Utah 84401

February 4, 2014

To Bruce Dickamore, B & D Real Estate

RE: Availability of CenturyLink facilities.

This letter concerns the provision of telephone facilities for:

Development: River Bend Estates Subdivision (41 lots)

Location: E 6650 South & Wind River Dr, South Weber City

Represented by: B & D Real Estate

Site plans for the above development have been presented to CenturyLink for review. CenturyLink Inc. is a regulated public utility. If the developer elects to establish CenturyLink facilities within said development then service will be provided to the proposed development in accordance with the applicable tariffs on file with the Utah Public Service Commission.

Should any relocation of communication facilities become necessary due to the development of said property, the cost of all said relocations will be the sole responsibility of the developer(s).

If you have any questions regarding this matter, please contact me at 801 626-5380.

Yours truly

Gary Weaver  
Capacity Provisioning  
Sr. Design Engineer



February 6, 2014

B & D Real Estate  
Bruce Dickamore  
bdickamore@aol.com

RE: 5872355

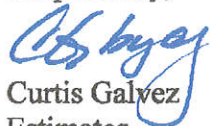
Dear Mr. Dickamore:

Rocky Mountain Power will supply power to property located at or near 547 E 6650 S, South Weber, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2006), to [shawn.stanton@pacificorp.com](mailto:shawn.stanton@pacificorp.com).
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4318.

Respectfully,



Curtis Galvez  
Estimator  
Rocky Mountain Power  
Ogden Operations

# SOUTH WEBER IRRIGATION COMPANY

---

22 May 2008

Matthew Dixon  
City Manager  
South Weber City  
1600 South Weber Drive  
South Weber, Ut 84405



*River Bend Estates*

Re: Wind River Estates Subdivision

Dear Matthew Dixon.

This is a "Will Serve" letter for the Wind River Estates Subdivision. The property that the subdivision is being located on is served by 23 shares of South Weber Irrigation Water. According to the records we have from the county, there are 24 acres of land. The Subdivision, along with the property of Betty Jean Spaulding, will be lacking one share of water to adequately cover the land.

The irrigation company will be able to adequately provide service (pressure and flow) to each lot after the additional share of water is obtained. The water, however, will not be available until the city and the Irrigation Company can reach an agreement on where to put the irrigation line and the resolution of the 475 East and 6650 South corner traffic flow decision.

The Irrigation Company has the plans for the subdivision, but the developer has not made application to connect to the system and has not paid any fees to begin the process. The application and the explanation of the process are on the Franson Civil Engineering website at [fransoncivil.com](http://fransoncivil.com).

If there are any questions, please contact Louise Cooper at 801-479-1635.

Sincerely,

Glen Poll, President

cc. Brent Stauffer

## **SOUTH WEBER IRRIGATION COMPANY**

### **LARGE SUBDIVISION AND GENERAL ENCROACHMENT**

Application for Agreement to Encroach and Construct within  
South Weber Irrigation Company Area  
(For developments greater than 2.0 acres)

1. Company or Name of Applicant for Encroachment Agreement \_\_\_\_\_  
\_\_\_\_\_
2. Contact Person \_\_\_\_\_
3. Mailing Address of Contact Person \_\_\_\_\_
4. Telephone Number of Contact Person \_\_\_\_\_
5. Brief Description of Proposed Construction (include location and subdivision name ) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Attach two (2) copies of plans/design drawings for the proposed subdivision. Plans shall be drawn to South Weber Company standards.
7. Attach a check for \$7000.00 for the application and review fee. The application fee will be used by the irrigation company for purposes of administration, coordination, Engineer review, preparation of agreements, review during construction, legal guidance, and any other expenses it incurs related to this application. If fees incurred by the irrigation company are greater than the application fee, the Applicant will be responsible to reimburse the irrigation company for the remainder of the expenses.

Please make all checks payable to: **South Weber Irrigation Company**

8. Send application, plans and application fee to:

South Weber Irrigation Company  
6525 South 475 East  
South Weber, UT 84405



9. The following person(s) are available for consultation:

South Weber Irrigation Company

J-U-B Engineers, Inc.

**NOTE:**

1. Starting construction without prior written approval from the irrigation company will result in the irrigation company assessing an additional fee of \$5000.00.
2. If inspection costs exceed the fees paid with this application, additional cost will be the responsibility of the Applicant.
3. The "will serve letter" will not be completed until the application fee is paid.
4. This application is valid for 6 months from the date it is submitted. The Encroachment Agreement must be signed within this 6 month period. Once the Encroachment Agreement is signed, the Applicant has 1 year to complete the work of irrigation company facilities.
5. This application cannot be sold to other parties. If the Applicant chooses to sell the property associated with this application, the application is voided and the new owner is required to begin the application process again.

I have read and understand this application.

---

Signature of applicant

---

Date

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

RE: D22604



545 WEST 500 SOUTH, SUITE 120  
BOUNTIFUL, UTAH 84010  
TELEPHONE (801)294-5555  
FAX (801)294-5559

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in the Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the policy is issued and the our obligation to you will be under the policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1
- The Exceptions in Schedule B-2
- The Conditions on the inside cover page.

The Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

*First American Title Insurance Company*

By

A handwritten signature in cursive script, appearing to read "Curt B. Johnson".

President

Attest

A handwritten signature in cursive script, appearing to read "Minnie H. Allen".

Secretary



## CONDITIONS

### 1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

### 2. LATER DEFECTS

The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

### 5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

## SCHEDULE A

1. **Commitment Date:** January 27, 2014 at 8:00 AM

**Commitment No.** D22604

2. **Policy or Policies to be issued:**

(a) ALTA STANDARD OWNER'S POLICY

\$ 0.00 \$ 0.00

Proposed Insured:

T.B.D.

(b) 2006 ALTA LOAN POLICY

\$ 0.00 \$ 0.00

Proposed Insured:

(c) **Endorsements**

\$ 0.00

3. **The estate or interest in the land described or referred to in this Commitment herein is FEE SIMPLE and title is as the effective date hereof vested in:**

BETTY J. SPAULDING, TRUSTEE OF THE MACK A. SPAULDING AND BETTY J. SPAULDING JOINT AND MUTUAL TRUST DATED APRIL 26, 1991.

4. **The land referred to in this Commitment is described as follows:**

See Attached Exhibit "A"

**Property Address:** 545 EAST 6650 SOUTH, SOUTH WEBER, UT. 84405

**FA**

**EXHIBIT "A"**

Beginning at a point which is South 0°36'39" West 363.23 feet along the section line and South 86°00'55" East 228.48 feet from the Northwest Corner of Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence along the South line of 6650 South Street South 86°00'00" East 916.00 feet; thence South 89°50'59" East 100.85 feet to the Northwest Corner of that property conveyed in Book 751, Page 183; thence the following two (2) courses along said property: South 01°20'50" West 424.39 feet, North 90°00'00" East 254.19 feet to the West line of Stan Cook Subdivision, Phase 2; thence along said line South 01°22'05" West 468.44 feet to the Northeast Corner of Canyon Meadows PUD; thence long the boundary of said plat the following courses and distances: South 85°34'52" West 1031.55 feet, North 01°13'41" East 97.05 feet, North 07°46'08" East 52.92 feet, North 44°30'55" West 54.62 feet, North 33°48'40" West 109.43 feet, North 31°10'21" West 194.25 feet, North 20°05'21" West 56.75 feet, North 15°51'08" West 365.60 feet; thence leaving said PUD boundary South 88°54'00" East 77.51 along a fence line; thence North 04°02'09" East 187.64 feet to the point of beginning.



**SCHEDULE B - SECTION 1**

**Requirements**

The following requirements must be met:

- (a) Pay the Agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) This Commitment is subject to the approval of First American Title Insurance Company and any additional limitations, requirements and/or exceptions made by First American Title Insurance Company.

## **SCHEDULE B - Section 2 Exceptions**

**Any Policy we insure will have the following exceptions unless they are taken care of to our satisfaction.**

### **Part I:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records.
  2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
  3. Easements, claims of easement or encumbrances which are not shown by the public records.
  4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
  5. Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.
  6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
  7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- 
8. TAXES FOR THE YEAR 2014 ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE. PRIOR TAX INFORMATION AS FOLLOWS:  
YEAR: 2013  
STATUS: PAID  
AMOUNT: 364.63  
SERIAL NO.: 13-018-0015
- 
9. ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1969 FARMLAND ASSESSMENT ACT.  
DATED: APRIL 7, 2009  
RECORDED: APRIL 15, 2009  
ENTRY NO: 2441654  
BOOK/PAGE: 4755/445  
THE RIGHT OF DAVIS COUNTY TO RE-ASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-5-86 105 UCA 1953.
- 
10. ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1969 FARMLAND ASSESSMENT ACT.  
DATED: JANUARY 24, 2012  
RECORDED: JANUARY 26, 2012  
ENTRY NO: 2640098  
BOOK/PAGE: 5445/842  
THE RIGHT OF DAVIS COUNTY TO RE-ASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-5-86 105 UCA 1953.

(Continued)

Exceptions 1-7 will be eliminated in an ALTA Extended Coverage Policy.

**SCHEDULE B - Section 2**  
**Exceptions - Continued**

11. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:  
DISTRICT(S): SOUTH WEBER CITY  
DISTRICT(S): WEBER BASIN WATER CONSERVANCY DISTRICT  
DISTRICT(S): CENTRAL WEBER SEWER DISTRICT
12. AN EASEMENT AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED JANUARY 20, 1948, AS ENTRY NO. 100718, IN BOOK R, AT PAGE 46, OF OFFICIAL RECORDS.
13. AN EASEMENT AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED JANUARY 20, 1948, AS ENTRY NO. 100719, IN BOOK R, AT PAGE 47, OF OFFICIAL RECORDS.
14. BOUNDARY LINE AGREEMENT BY AND BETWEEN VERLO L. PETERSON AND IRIS C. PETERSON, HIS WIFE, AS JOINT TENANTS, AND MACK A. SPAULDING AND BETTY JEAN SPAULDING, HIS WIFE, AS JOINT TENANTS, RECORDED AUGUST 5, 1968, AS ENTRY NO. 322763, IN BOOK 396, AT PAGE 15, OF OFFICIAL RECORDS.
15. AN EASEMENT AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED NOVEMBER 19, 1982, AS ENTRY NO. 627039, IN BOOK 921, AT PAGE 268, OF OFFICIAL RECORDS.
16. AN EASEMENT AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED JANUARY 21, 1983, AS ENTRY NO. 631314, IN BOOK 928, AT PAGE 516, OF OFFICIAL RECORDS.
17. BOUNDARY LINE AGREEMENT BY AND BETWEEN MACK A. SPAULDING AND BETTY JEAN SPAULDING, HIS WIFE, AS JOINT TENANTS AND C. LEROY BOWMAN AND LEROY H. POLL, TRUSTEES OF THE LEONARD BOWMAN TRUST, RECORDED NOVEMBER 12, 1995, AS ENTRY NO. 718494, IN BOOK 1061, AT PAGE 39, OF OFFICIAL RECORDS.
18. AN EASEMENT AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED MARCH 14, 1986, AS ENTRY NO. 729835, IN BOOK 1078, AT PAGE 608, OF OFFICIAL RECORDS.
19. AN EASEMENT AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED APRIL 19, 1999, AS ENTRY NO. 1505745, IN BOOK 2483, AT PAGE 311, OF OFFICIAL RECORDS.

(Continued)

**SCHEDULE B - Section 2**  
**Exceptions - Continued**

20. AN EASEMENT AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS BY INSTRUMENT RECORDED APRIL 3, 2003, AS ENTRY NO. 1849378, IN BOOK 3261, AT PAGE 773, OF OFFICIAL RECORDS.

21. ACCESS AGREEMENT BY AND BETWEEN EISERT, TERESA C. & GARY L. AND SOUTH WEBER IRRIGATION COMPANY, RECORDED NOVEMBER 5, 2010, AS ENTRY NO. 2565021, IN BOOK 5146, AT PAGE 252, OF OFFICIAL RECORDS.

22. SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE VESTEES TRUST.

NOTE: IT WILL BE NECESSARY TO SUBMIT A COPY OF THE TRUST, TO ASPEN TITLE INSURANCE AGENCY, L.L.C.

23. THE FOLLOWING NAMES HAVE BEEN CHECKED FOR JUDGEMENTS, FEDERAL AND STATE TAX LIENS:  
BETTY J. SPAULDING, TRUSTEE OF THE MACK A. SPAULDING AND BETTY J. SPAULDING JOINT AND MUTUAL TRUST DATED APRIL 26, 1991.

# **ASPEN TITLE INSURANCE AGENCY, INC. PRIVACY POLICY**

## **We are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

## **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

## **Typed of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

## **Use of Information**

We request information from you for our own legitimate business purposes and not for benefit of any no affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

## **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

## **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of you information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

# AGEC

## Applied GeoTech

February 5, 2014

B & D Real Estate  
1983 Ridgewood Way  
Bountiful, UT 84010

Attention: Bruce Dickamore  
EMAIL: [bdickamore@aol.com](mailto:bdickamore@aol.com)

Subject: Update/Suitability Letter  
Riverbend Subdivision  
600 East 6700 South  
South Weber, Utah  
Project No. 1140090

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. was requested to provide an update letter for the geotechnical study performed for the Riverbend subdivision to be located at 600 East 6700 South in South Weber, Utah. Our conclusions and recommendations from our previous study were submitted in a report dated March 11, 2008 under Project No. 1080101.

Based on discussion with you, we understand that the site conditions are similar to those described in the above-referenced report. The recommendations provided in the report may be used for construction of the Riverbend subdivision if the proposed construction is similar to that described in the above-referenced report.

Report recommendations were based on IBC, 2006. The updated seismicity information for IBC, 2012 indicate that the following seismic site parameters should be used in design of buildings at the site.

- |    |   |       |
|----|---|-------|
| a. | Site Class  | D     |
| b. | Short Period Spectral Response Acceleration, $S_s$      | 1.39g |
| c. | One Second Period Spectral Response Acceleration, $S_1$ | 0.50g |

Under seismic conditions, the equivalent fluid weight should be increased from the static values given in the above-referenced report by 37 pcf for the active condition, 22 pcf for the at-rest condition and decreased by 37 pcf for the passive condition. This assumes a peak

B & D Real Estate  
February 5, 2014  
Page 2

ground acceleration of 0.62g which represents a 2 percent probability of exceedance in a 50-year period as recommended by IBC, 2012.

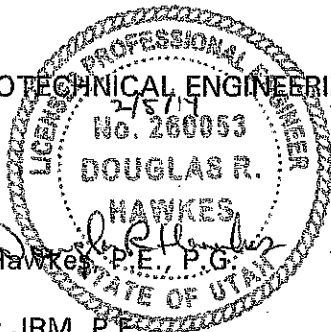
The same limitations as given in the above-referenced report apply to this letter.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Douglas R. Hawkes, P.E., P.G.



Reviewed by JRM, P.E.  
DRH/rs



Applied Geotechnical Engineering Consultants, Inc.

**GEOTECHNICAL INVESTIGATION  
WIND RIVER ESTATES SUBDIVISION  
600 EAST 6700 SOUTH  
SOUTH WEBER, UTAH**

**PREPARED FOR:  
B & D REAL ESTATE AND DEVELOPMENT  
1983 RIDGEWOOD WAY  
BOUNTIFUL, UTAH 84010  
ATTENTION: BRUCE DICKAMORE**

**PROJECT NO. 1080101**

**MARCH 11, 2008**



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## EXECUTIVE SUMMARY

1. The subsurface soils encountered at the site consist of approximately ½ to 1 foot of topsoil overlying sand in Test Pits TP-1 and TP-2, clay in Test Pits TP-3, TP-4, TP-5 and TP-7 and gravel in Test Pit TP-6. The sand is underlain by gravel in Test Pits TP-1 and TP-2 at depths of approximately 2 and 4½ feet, respectively. Sand was encountered below the clay in Test Pits TP-3 and TP-5 at depths of approximately 2½ and 3 feet, respectively. Gravel was encountered below the sand in these two test pits at a depth of approximately 4½ feet. Gravel was encountered below the clay in Test Pits TP-4 and TP-7 at depths of approximately 4 and 3 feet, respectively. The gravel extends the full depth investigated, approximately 10 feet.
2. Subsurface water was encountered at depths ranging from 3 to 4 feet below the ground surface based on measurements taken up to 17 days after excavation of the test pits.
3. The site is suitable for the proposed construction. Footings may bear on the undisturbed natural gravel or on at least 2 feet of compacted structural fill and may be designed for a net allowable bearing pressure of 2,500 pounds per square foot.
4. Some of the upper soil at the site consists predominantly of clay which will be easily disturbed by construction traffic when the clay is very moist to wet such as in the winter and spring, after periods of irrigation or where excavations extend down near or below the subsurface water level. Placement of 1 to 2 feet of gravel will provide limited support for construction equipment above a very moist to wet clay subgrade.
5. Geotechnical information related to foundations, subgrade preparation, pavement design and materials is included in the report.

## SCOPE

This report presents the results of a geotechnical investigation for the proposed Wind River Estates Subdivision to be located at approximately 600 East 6700 South in South Weber, Utah. The report presents the subsurface conditions encountered, laboratory test results and recommendations for foundations and pavement. The study was conducted in general accordance with our proposal dated February 5, 2008.

Field exploration was conducted to obtain information on the subsurface conditions. Samples obtained from the field investigation were tested in the laboratory to determine physical and engineering characteristics of the on-site soil. Information obtained from the field and laboratory was used to define conditions at the site for our engineering analysis and to develop recommendations for the proposed foundations and pavement.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

## SITE CONDITIONS

At the time of our field investigation, the site consisted of undeveloped land. There were no permanent structures or pavement on the site. There were several inches of snow covering the site at the time of our field investigation.

The ground surface at the site slopes gently down toward the northwest.

Vegetation at the site appears to consist predominantly of grass with some trees along the fence lines and in the southwest and northwest corners of the site.

There are some houses and associated out buildings to the northwest and north of the west end of the property. Most of the remaining surrounding areas consist predominantly of agricultural fields. The property is bordered on the north by 6650 South Street which is two-lane, asphalt-paved road in good condition.

## **FIELD STUDY**

The field study was conducted on February 15 and 19, 2008. Seven test pits were excavated at the approximate locations indicated on Figure 1 using a rubber-tired backhoe. The test pits were logged and soil samples obtained by an engineer from AGECEC. Logs of the subsurface conditions encountered in the test pits are graphically shown on Figure 2 with legend and notes on Figure 3.

The test pits were backfilled without significant compaction. The backfill in the test pits should be properly compacted where it will support proposed buildings, slabs or pavement.

## **SUBSURFACE CONDITIONS**

The subsurface soils encountered at the site consist of approximately ½ to 1 foot of topsoil overlying sand in Test Pits TP-1 and TP-2, clay in Test Pits TP-3, TP-4, TP-5 and TP-7 and gravel in Test Pit TP-6. The sand is underlain by gravel in Test Pits TP-1 and TP-2 at depths of approximately 2 and 4½ feet, respectively. Sand was encountered below the clay in Test Pits TP-3 and TP-5 at depths of approximately 2½ and 3 feet, respectively. Gravel was encountered below the sand in these two test pits at a depth of approximately 4½ feet. Gravel was encountered below the clay in Test Pits TP-4 and TP-7 at depths of approximately 4 and 3 feet, respectively. The gravel extends the full depth investigated, approximately 10 feet.

A description of the various soils encountered in the test pits follows:

Topsoil - The topsoil consists of lean clay to gravelly lean clay with sand. It is moist to very moist, dark brown and contains roots and organics.

Lean Clay - The clay contains a small to large amount of sand, some gravel and some silt and sand layers. The clay is soft to medium stiff, very moist to wet and brown.

Laboratory tests performed on samples of the clay indicate that it has natural moisture contents ranging from 16 to 34 percent and natural dry densities ranging from 87 to 100 pounds per cubic foot (pcf). An unconfined compressive strength of 810 pounds per square foot (psf) was measured for a sample of the clay. Results of a consolidation test performed on a sample of the clay indicate that it will compress a moderate amount with the addition of light to moderate loads. Results of the consolidation test are presented on Figure 4.

Silty Sand - The sand contains some clay and silt layers and some gravel. It is loose to medium dense, very moist to wet and brown.

Laboratory tests performed on samples of the silty sand indicate that it has natural moisture contents ranging from 17 to 31 percent and natural dry densities ranging from 93 to 105 pcf.

Poorly to Well-Graded Gravel with Sand - The gravel contains cobbles up to approximately 8 inches in size and is clayey in the upper 1 to 2 feet. The gravel is medium dense, wet and brown.

Results of laboratory tests performed on samples of the gravel indicate the it has a natural moisture content of 4 percent. Results of a gradation test are presented on Figure 5.

Results of the laboratory tests are summarized on Table I and are included on the logs of the test pits.

## **SUBSURFACE WATER**

Subsurface water was encountered at depths ranging from approximately 3 to 4 feet below the ground surface based on measurements taken up to 17 days after excavation of the test pits. Slotted PVC pipe was installed in the test pits to facilitate future measurement of the water level. Fluctuations in the water level can be expected over time. An evaluation of such fluctuations is beyond the scope of this report. Generally, water levels are expected to be highest in the spring and summer and lowest in the fall and winter. We expect that the water level is greatly influenced by the Weber River.

## **PROPOSED CONSTRUCTION**

We understand that the property encompasses an area of approximately 22 acres and will be subdivided for 38 residential lots. We anticipate that houses will be one to three-story, wood-frame structures. Structures are planned to be slab-on-grade with no basements. We have assumed maximum column loads of 25 kips and maximum wall loads of 3 kips per lineal foot.

We anticipate that roads and parking areas will be constructed with the development. We have assumed traffic will consist of 2,500 cars and five delivery trucks per day and two garbage trucks per week.

If the proposed construction, building loads or traffic is significantly different from what is described above, we should be notified so that we can reevaluate the recommendations given.

## RECOMMENDATIONS

Based on the subsurface conditions encountered, laboratory test results and the proposed construction, the following recommendations are given:

### A. Site Grading

Site grading plans were not available at the time of our investigation. Based on the topography of the site, we anticipate that cuts and fills will be less than approximately 5 feet.

#### 1. Subgrade Preparation

Prior to placing grading fill or base course, the organics, topsoil, debris and other deleterious material should be removed. Care should be taken to not disturb the natural soil to remain in proposed building and pavement areas.

The upper soil consists predominantly of clay and the depth to subsurface water is relatively shallow at the site. Access difficulties can be expected for construction equipment. Placement of 1 to 2 feet of granular fill will improve site access for construction equipment.

#### 2. Excavation

Excavation at the site can be accomplished with typical excavation equipment. Excavations which extend below the water level should be dewatered. The water level should be maintained below the base of the excavation during fill placement and compaction. Free-draining gravel should be used as fill below the original free water level.

### 3. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D-1557.

Fill To Support	Compaction
Foundations	≥ 95 %
Concrete Slabs and Pavement	≥ 90 %
Landscaping	≥ 85 %
Retaining Wall Backfill	85 - 90 %

To facilitate the compaction process, fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557.

Fill and pavement materials should be frequently tested for compaction.

### 4. Materials

Material placed as fill to support foundations should be nonexpansive granular soil. The native sand and gravel may be considered for use as structural fill if it meets the recommendations given below for imported structural fill. The clay is not recommended for use as structural fill. The clay, sand and gravel may be used in pavement areas or as utility trench backfill if the organics, debris and other deleterious materials are removed. The on-site soil may require moisture conditioning (wetting or drying) to facilitate compaction. Drying of the soil may not be practical during cold or wet periods of the year.



Listed below are materials recommended for imported structural fill.

Fill to Support	Recommendations
Footings	Non-expansive granular soil Passing No. 200 Sieve < 35% Liquid Limit < 30% Maximum size 4 inches
Floor Slab (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve < 5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing No. 200 Sieve < 50% Liquid Limit < 30% Maximum size 6 inches

Free-draining material should be used as fill below the original free water level.

#### 5. Drainage

The ground surface surrounding the proposed buildings should be sloped away from the buildings in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

The collection and diversion of drainage away from the pavement surface is important to the satisfactory performance of the pavement section. Proper drainage should be provided.

### B. Foundations

#### 1. Bearing Material

With the proposed construction and the subsurface conditions encountered, the buildings may be supported on spread footings bearing on the undisturbed

natural gravel or on at least 2 feet of compacted structural fill. Structural fill should extend out away from the edge of the footings at least a distance equal to the depth of fill beneath footings.

Unsuitable fill, topsoil, organics and other deleterious materials should be removed from below proposed foundation areas.

2. Bearing Pressure

Spread footings bearing on the undisturbed natural gravel or on at least 2 feet of compacted structural fill may be designed for a net allowable bearing pressure of 2,500 psf. Footings should have a width of at least 18 inches and a depth of embedment of at least 1 foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Settlement

Based on the subsurface conditions encountered and the assumed building loads, we estimate that total and differential settlement will be on the order of  $\frac{3}{4}$  and  $\frac{1}{2}$  inch, respectively.

Care will be required not to disturb the natural soil at the base of foundation excavations to maintain settlement within tolerable limits.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 30 inches below grade for frost protection.

6. Foundation Base

The base of footing excavations should be cleared of loose or deleterious material prior to structural fill or concrete placement.

7. Construction Observation

A representative of the geotechnical engineer should observe footing excavations prior to structural fill or concrete placement.

**C. Concrete Slab-on-Grade**

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

Topsoil, unsuitable fill, organics and other deleterious materials should be removed from below proposed floor slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free-draining sand and/or gravel with less than 5 percent passing the No. 200 sieve should be placed below the floor slabs for ease of construction to promote even curing of slab concrete.

**D. Lateral Earth Pressures**

1. Lateral Resistance for Footings

Lateral resistance for spread footings placed on the natural sand and gravel or on compacted structural fill is controlled by sliding resistance between the footing and the foundation soils. A friction value of 0.45 may be used in design for ultimate lateral resistance.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Soil Type	Active	At-Rest	Passive
Clay & Silt	50 pcf	65 pcf	250 pcf
Sand & Gravel	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 31 pcf for active and at-rest conditions and decreased by 31 pcf for the passive condition. This assumes a short period spectral response acceleration of 1.33g for a 2 percent probability of exceedance in a 50-year period (IBC 2006).

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

## E. Seismicity, Faulting and Liquefaction

### 1. Seismicity

Listed below is a summary of the site parameters for the 2006 International Building Code.

- |    |   |       |
|----|---|-------|
| a. | Site Class  | D     |
| b. | Short Period Spectral Response Acceleration, $S_s$      | 1.33g |
| c. | One Second Period Spectral Response Acceleration, $S_1$ | 0.56g |

### 2. Faulting

There are no mapped active faults extending through the project site. The nearest fault which is considered active site is the Wasatch Fault located approximately 2½ miles to the northeast of the site (Nelson and Personius, 1993).

### 3. Liquefaction

The site is located in an area mapped as having a "low" potential for liquefaction (Anderson and others, 1994). Research indicates the soil type most susceptible to liquefaction during a large earthquake is loose, clean sand. In order for liquefaction to occur the soil must be saturated. The liquefaction potential for soil tends to decrease with an increase in fines content and density. A site specific liquefaction analysis is beyond the scope of this report. The soil encountered below the water is predominantly gravel which is generally not considered susceptible to liquefaction although additional subsurface investigation would be needed to evaluate the liquefaction potential at the site.

**F. Subsurface Drains**

We understand that building floors will not extend below original grade. If floor levels will extend below original grade, they should be protected from potential subsurface water problems by providing a perimeter drain designed for that purpose.

**G. Water Soluble Sulfates**

One sample of the natural soil was tested in the laboratory for water soluble sulfate content. Test results indicate there is less than 0.1 percent water soluble sulfate in the sample tested. Based on the results of the test and published literature, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

**H. Pavement**

Based on the subsoil conditions encountered, laboratory test results and the assumed traffic as indicated in the Proposed Construction section of the report, the following pavement support recommendations are given:

1. Subgrade Support

We anticipate that the subgrade material will consist of clay, sand and gravel. We have assumed a California Bearing Ratio (CBR) value of 3 percent which assumes a clay subgrade.

2. Pavement Thickness

Based on the subsoil conditions encountered, assumed traffic, a design life of 20 years for flexible pavement and 30 years for rigid pavement, and methods presented by the Utah Department of Transportation, a flexible

pavement section consisting of 3 inches of asphaltic concrete overlying 8 inches of base course is calculated. Alternatively, a rigid pavement section consisting of 5 inches of Portland cement concrete may be used for either traffic area.

Some granular borrow will likely be needed to facilitate pavement construction. Where at least 6 inches of granular borrow is placed and in areas of no significant truck traffic, the base course thickness may be reduced to 6 inches.

3. Pavement Materials and Construction

a. Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet the specifications for the applicable jurisdiction. Other materials may be considered for use in the pavement section. The use of other materials may result in the need for different pavement material thicknesses.

b. Rigid Pavement (Portland Cement Concrete)

The rigid pavement thickness assumes that the pavement will have aggregate interlock joints and that a concrete shoulder or curb will be provided.

The pavement materials should meet the specifications for the applicable jurisdiction. The pavement thickness indicated above assumes that the concrete will have a 28-day compressive strength of 4,000 pounds per square inch. Concrete should be air entrained with approximately 6 percent air. Maximum allowable slump will depend on the method of placement but should not exceed 4 inches.

4. Jointing

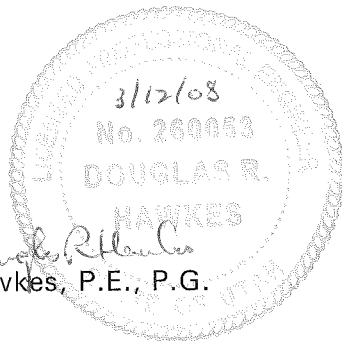
Joints for concrete pavement should be laid out in a square or rectangular pattern. Joint spacings should not exceed 30 times the thickness of the slab. The joint spacings indicated should accommodate the contraction of the concrete and under these conditions steel reinforcing will not be required. The joints should be approximately one-fourth of the slab thickness.



## LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated at the approximate locations indicated on Figure 1 and the data obtained from laboratory testing. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

A handwritten signature in cursive script, appearing to read "Jay R. McQuivey".

Reviewed by Jay R. McQuivey, P.E.

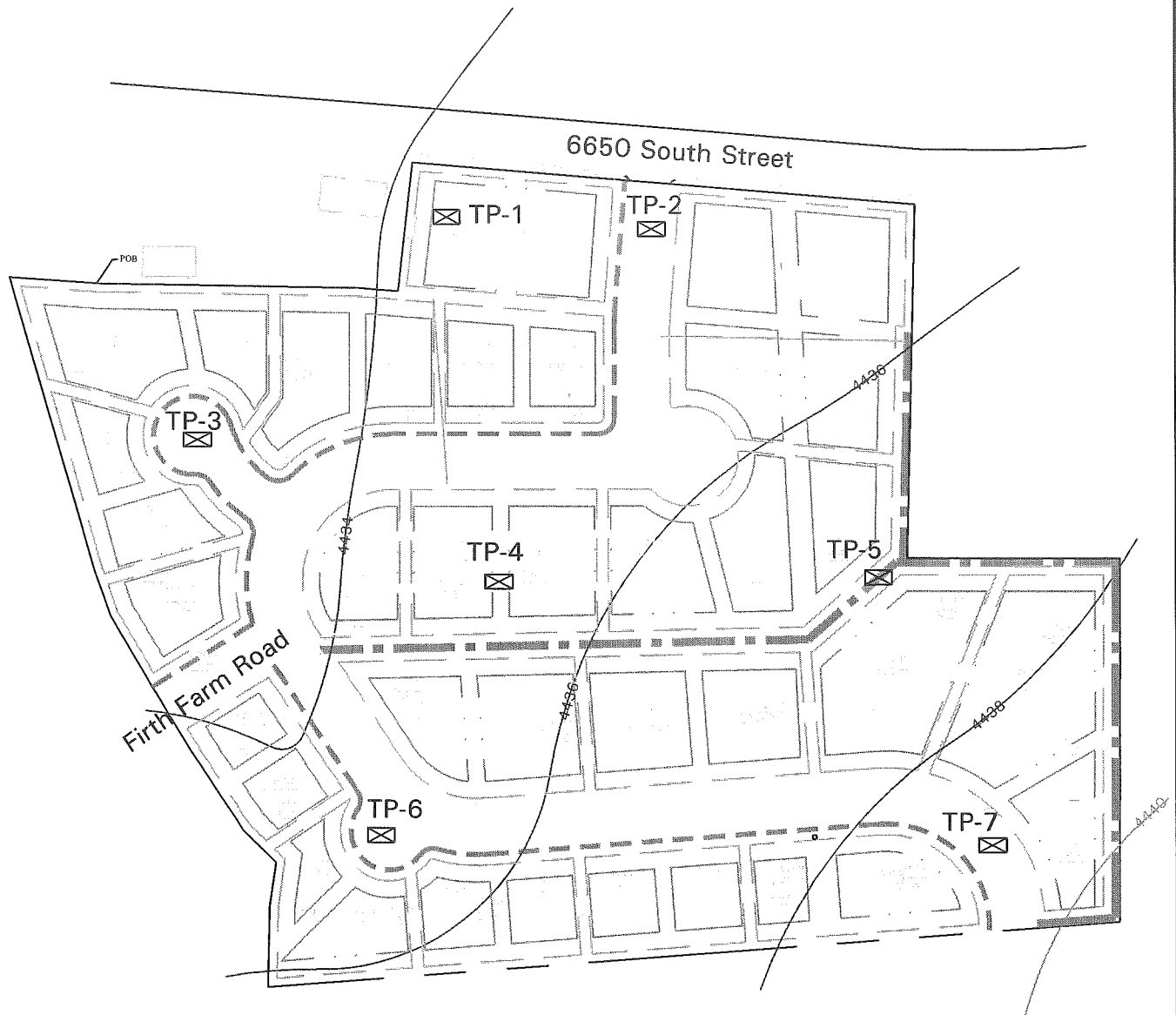
DRH/dc

## REFERENCES

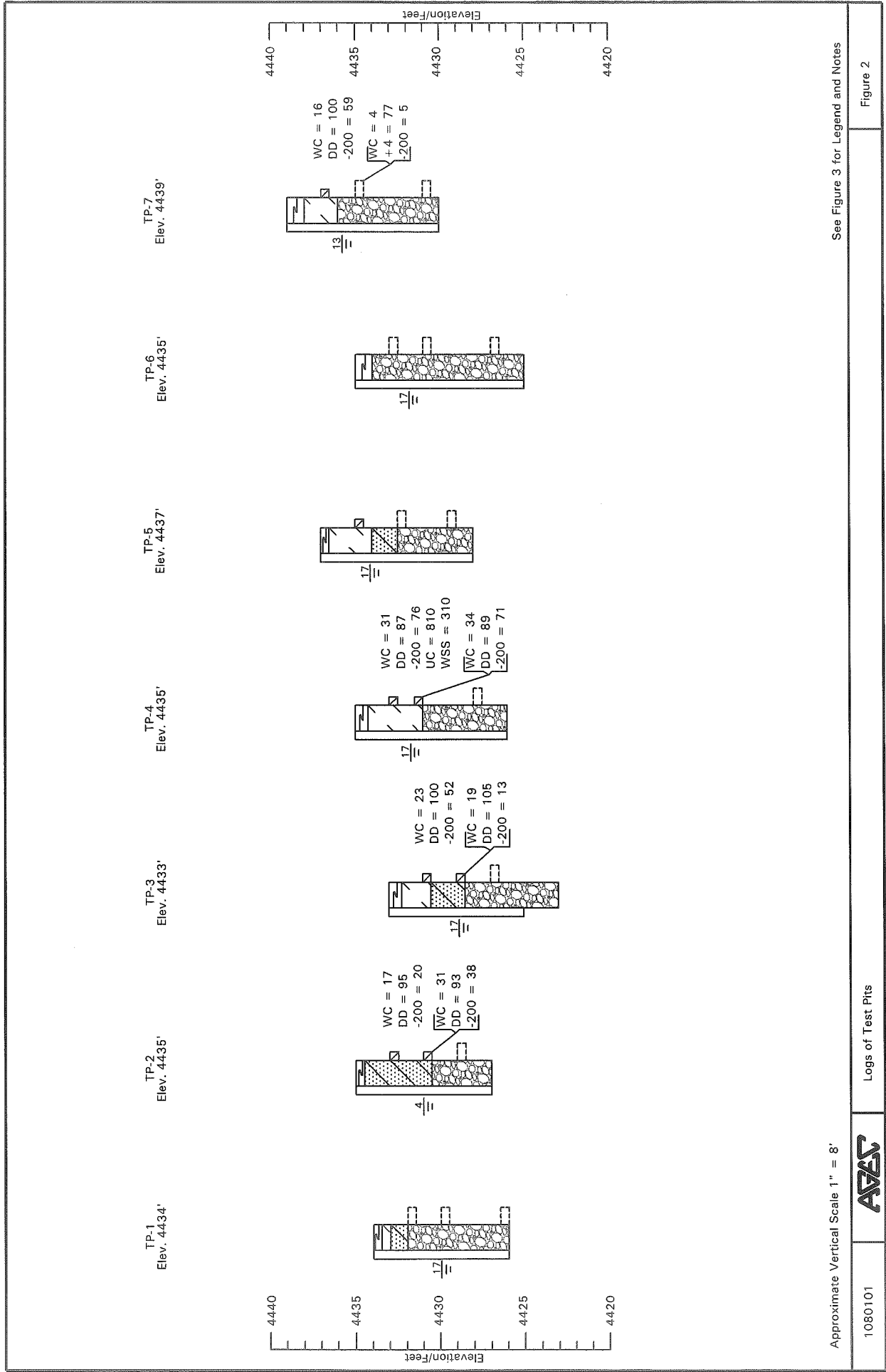
Anderson, L.R., Keaton, J.R., Aubrey, K. and Ellis, S., 1994; Liquefaction Potential Map for Davis County, Utah; Utah Geological Survey Contract Report 94-7.

International Building Code, 2006; International Code Council, Inc., Falls Church, Virginia.

Nelson, A.R. and Personius, S.F., 1993; "Surficial Geologic Map of the Weber Segment, Wasatch Fault Zone, Weber and Davis Counties, Utah", U.S. Geological Survey, Miscellaneous Investigation Series Map I-2199.



WIND RIVER ESTATES  
600 EAST 6700 SOUTH  
SOUTH WEBER, UTAH



LEGEND:



Topsoil: lean clay to gravelly lean clay with sand, moist to very moist, dark brown, roots, organics.



Lean Clay (CL): small to large amount of sand, some gravel, some silt and sand layers, soft to medium stiff, very moist to wet, brown.



Silty Sand (SM): some clay and silt layers, some gravel, loose to medium dense, very moist to wet, brown.



Poorly - to well - graded Gravel with Sand (GP/GW): cobbles up to approximately 8 inches in size, clayey in upper 1 to 2 feet, medium dense, wet, brown.



Indicates relatively undisturbed hand drive sample taken.



Indicates disturbed sample taken.



Indicates slotted 1 1/2 inch PVC pipe installed in the test pit to the depth shown.

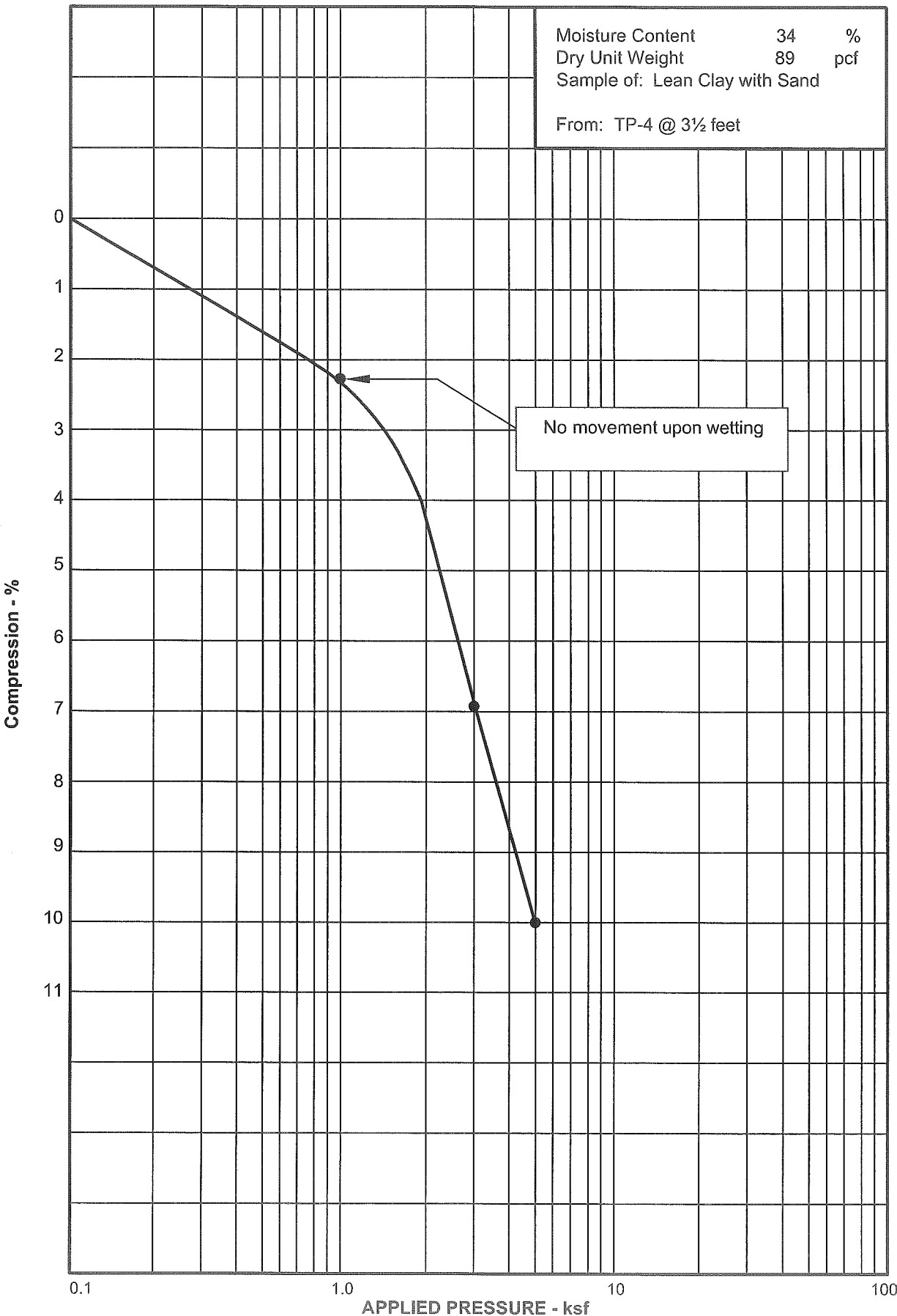


Indicates the depth to free water and the number of days after excavating the measurement was taken.

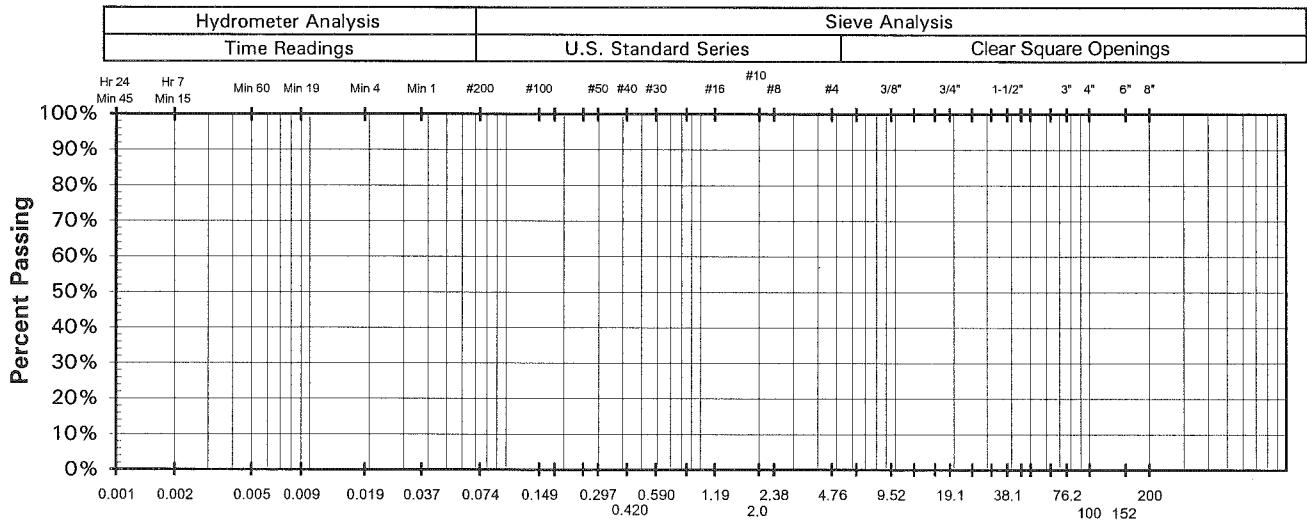
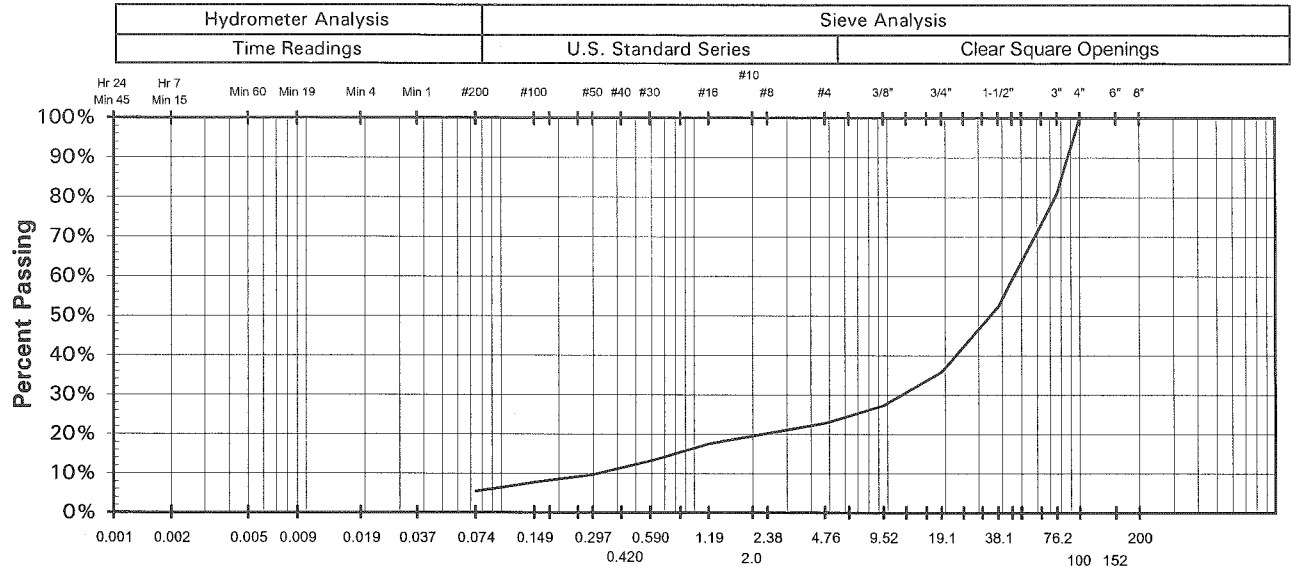
NOTES:

1. Test pits were excavated on February 15 and 19, 2008 with a rubber-tired backhoe.
2. Locations of test pits were measured approximately by pacing from features shown on the site plan provided.
3. Elevations of test pits were determined by interpolating between contours shown on Figure 1.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the test pit logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water level may occur with time.
7.
  - WC = Water Content (%);
  - DD = Dry Density (pcf);
  - +4 = Percent Retained on the No. 4 Sieve;
  - 200 = Percent Passing No. 200 Sieve;
  - UC = Unconfined Compressive Strength (psf);
  - WSS = Water Soluble Sulfates (ppm).

Applied Geotechnical Engineering Consultants, Inc.



# APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, Inc.



## TABLE I

## PROJECT NUMBER 1080101

PROJECT NUMBER 1080101





## Central Weber Sewer Improvement District

January 30, 2014

B&D Real Estate LLC  
Bruce Dickamore  
1983 Ridgewood Way  
Bountiful, Utah 84010

Reference: River Bend Estates, 6650 South, South Weber

Dear Bruce:

In reference to the proposed River Bend Estates project in South Weber City, Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. If not already in the Central Weber Sewer Improvement District (District) the entire parcel of property to be served will need to be annexed into the District (District) prior to any connection and prior to the selling of lots. If necessary an annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for any sanitary sewer connection into the District's system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact me.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.  
General Manager

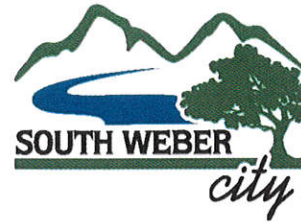
cc: Scott Argyle

**For Office Use Only**

Fees received by: CEB Date of submittal: 1-21-14  
Amount Paid: 400 Receipt #: 13077557

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

Sketch Plan Meeting Date: \_\_\_\_\_



**Sketch Plan Application**

Project/Subdivision Name: RIVER BEND ESTATES  
Approx. Location: 545 E. 6650 SOUTH  
Parcel Number(s): 13-018-0015 Total Acres: 24.06  
Current Zone: RLM If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: RL, RLM, A, C-8  
Surrounding Land Uses: RES  
Number of Lots: 41 # of Lots Per Acre: 1.7  
PUD: Yes / No

**Contact Information**

**Developer or Agent**

Name: BRUCE DICKAMORE / BRENT STAMMER  
Company Name: B+D  
Address: 1983 RIDGEWOOD  
City/State/Zip: BOUNTIFUL, UT. 84010  
Phone: 801-560-5878 Fax: \_\_\_\_\_  
Email: BDickamore@BOL.COM

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

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

**Developer's Engineer**

Name: SCOTT ARGYLE  
Company: HILL AND ARGYLE  
License #: 189586  
Address: 181 NO. 200 WEST #4  
City/State/Zip: BOUNTIFUL UT. 84010  
Phone: 801-298-2236 Fax: 801-298-5983  
Email: SARGLE@HILLARGYLE.COM

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

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

**Surveyor**

☒ Check here if same as Engineer

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

**Property Owner(s)**

☐ Check here if same as Developer

Name: BETTY JEAN SPALDING  
Address: 545 E. 6650 S.  
City/State/Zip: SOUTH WEBER UT. 84405  
Phone: 801-479-3968 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## Sketch Plan Requirements

- ☐ Ownership Affidavit
- ☐ Land Survey/Legal Description (to be listed on the plat)
- ☐ Proposed Name of Subdivision
- ☐ Phase Lines (if applicable)
- ☐ Geotechnical Report – See Engineer for Requirements
- ☐ Traffic Impact Study

One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (north arrow pointing up or to the right):

- ☐ **Context Plan** within 300' that includes, but is not limited to the following:
  - ☒ Existing Topography
  - ☒ Existing Utilities
  - ☒ Existing Natural Features, Drainage Channels, Special Views, Existing vegetation to be preserved
  - ☒ Existing Buildings
  - ☒ Existing Ingress and Egress Points
    - Location, names, and existing widths of adjacent streets
- ☐ **Site Plan** that includes, but is not limited to the following:
  - ☒ Vicinity Map
  - ☒ Aerial Base (can be obtained from: google earth or the County)
  - ☒ Date, North point, Written & Graphic Scales
  - ☒ Name, Address, Phone Number for Engineer and/or surveyor who prepared plans
  - ☒ Location and dimensions of proposed sites to be dedicated or reserved for open space or recreational use
  - ☒ Location and dimensions of proposed sites to be reserved in private ownership for community use
  - ☒ Location and ownership information of all canals, ditches, and/or waterways within the subdivision
  - ☒ Boundaries of Sensitive Lands as shown in General Plan
  - ☒ Wetland Delineation (if applicable)\*\*
  - ☒ Names of Surrounding Property Owners
  - ☒ Data Table that includes:
    - Number of lots/units
    - Buildable area of each lot
    - Percentage of buildable land
    - Percentage of landscaping or open space
    - Density of dwelling units per acre
  - ☒ Proposed transportation system (including trails) and street layout (width and proposed right of way cross sections)
  - ☒ Proposed location of fire hydrants & street lights
  - ☒ Fire Flows in the Area (Contact Fire Chief Tom Graydon 391-9070)
  - ☒ Grading and Storm Drainage Plan

Aug lot size = 0.63ac



☐ **Developments Other Than Standard Residential**

- Building footprint (if known)
- Number of proposed parking spaces (common & private)
- Landscaping Plan
- Lighting Plan
- Signage Plan

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

### **Applicant Certification**

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

Applicant's Signature:



Date:

1/21/2014

Property Owner's Signature:



Date:

1-21-2014

SUBDIVISION: RIVER BEND ESTATES

PROPERTY PARCEL NUMBER(S): \_\_\_\_\_

APPLICANT'S AFFIDAVIT

State of Utah )  
County of DAVIS ) §

I/We BRENT STAUFFER, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at 545 E. 6650 SOUTH SOUTH WEBER, 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.

Dated this 21<sup>st</sup> day of January, 2014.

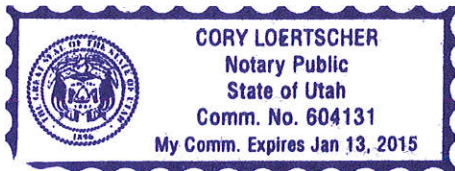
Signed:

Brent Stauffer  
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 21<sup>st</sup> day of January, 2014.

S  
E  
A  
L



Cory Loertscher  
Notary Public

AGENT AUTHORIZATION

State of Utah )  
County of DAVIS ) §

I/We BETTY JEAN SPAULDING, the sole owner(s) of the real property located at 545 E. 6650 SOUTH, South Weber, Utah, hereby appoint BRENT STAUFFER as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this 21<sup>st</sup> day of January, 2014.

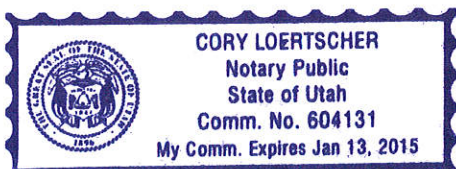
Signed:

Betty Jean Spaulding  
Property Owner or Agent

Property Owner or Agent

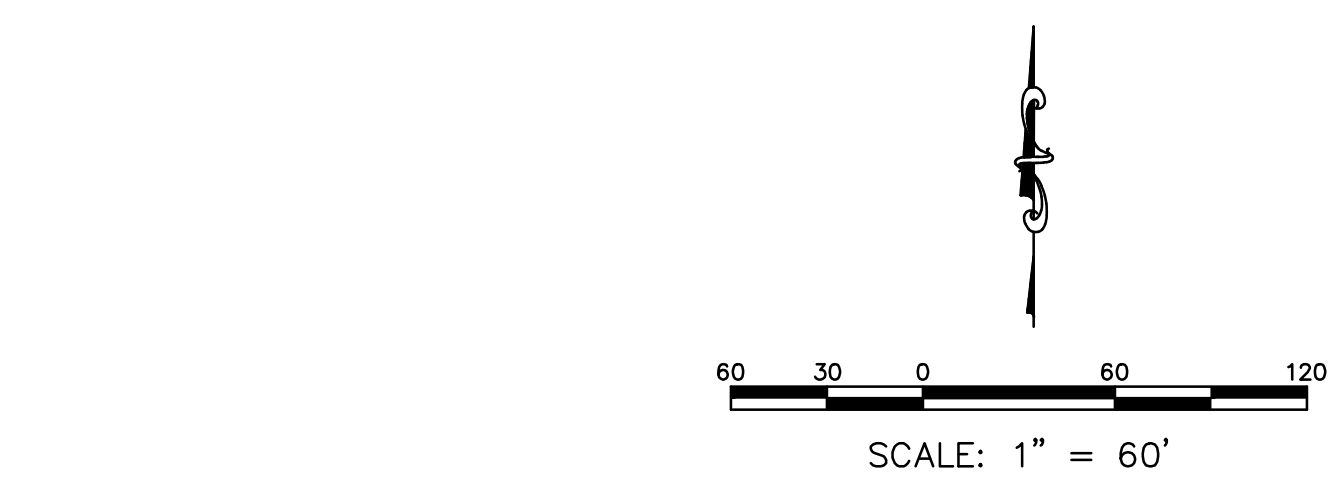
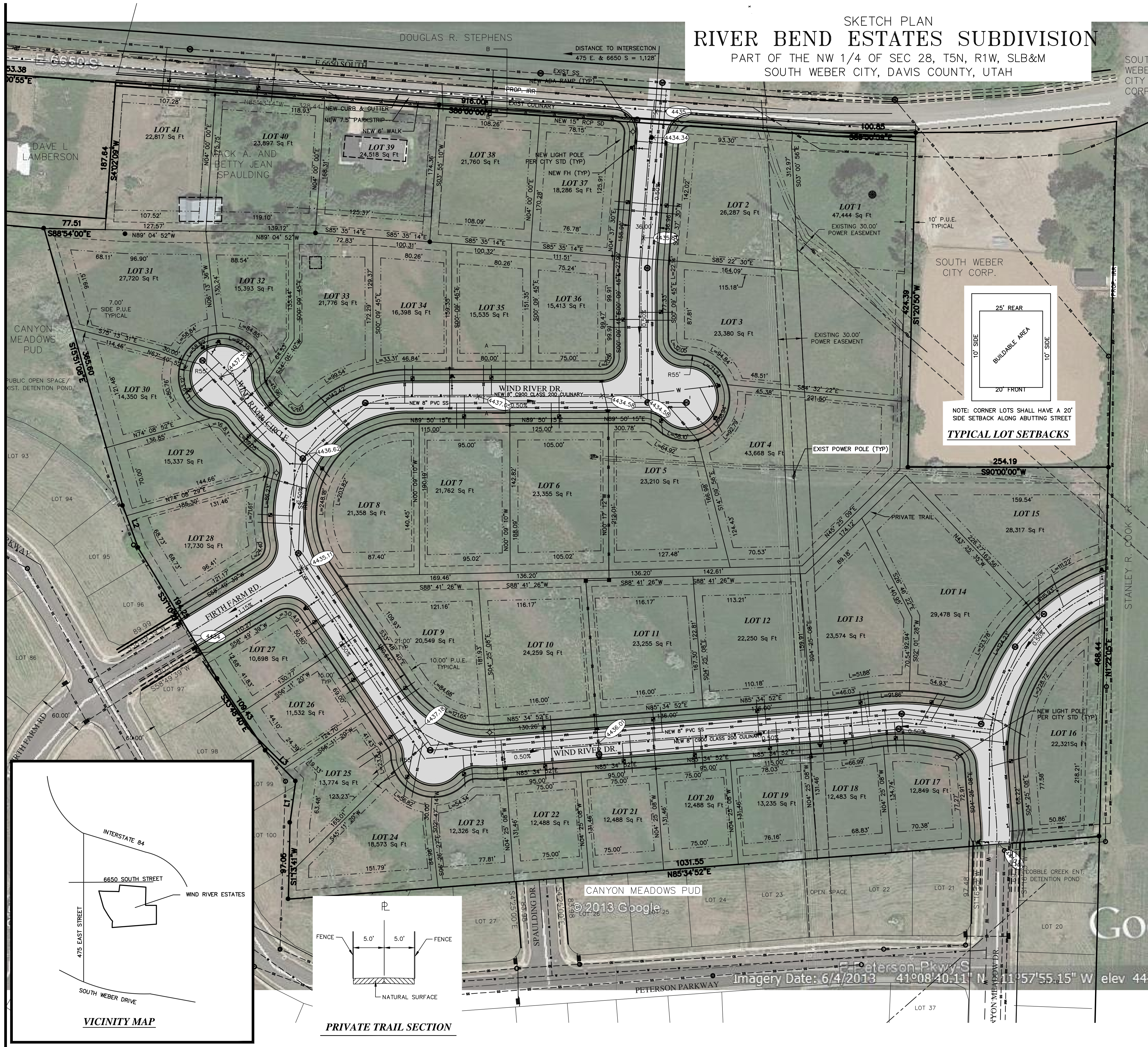
Subscribed and sworn to before me on this 21<sup>st</sup> day of January, 2014.

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Cory Loertscher  
Notary Public

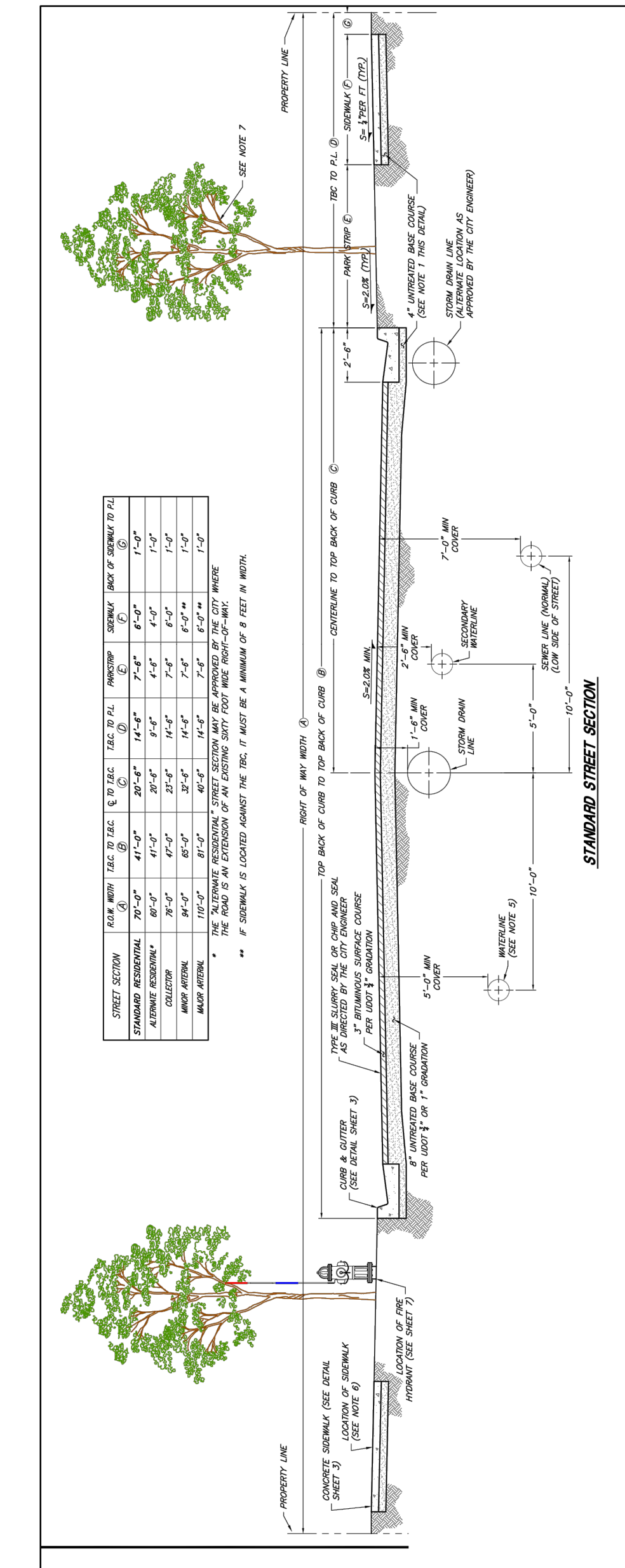




**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON A FENCE WHICH IS SOUTH 00°36'39" WEST 345.75 FEET AND NORTH 89°29'21" WEST 23.90 FEET AND SOUTH 04°02'09" WEST 16.00 FEET AND SOUTH 86°00'55" EAST 253.38 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE SOUTH 04°02'09" WEST 173.65 FEET; THENCE NORTH 86°00'55" WEST 103.34 FEET TO A FENCE CORNER; THENCE SOUTH 16°27'47" EAST 365.50 FEET ALONG SAID FENCE; SOUTH 20°42'00" EAST 56.75 FEET ALONG SAID FENCE; SOUTH 31°47'00" 194.25 FEET ALONG SAID FENCE; THENCE SOUTH 34°25'19" EAST 109.43 FEET ALONG SAID FENCE; THENCE SOUTH 45°07'34" 54.62 FEET ALONG SAID FENCE; THENCE SOUTH 07°46'08" WEST; SOUTH 01°13'41" WEST 97.05 FEET; THENCE N 85°34'52" EAST 1031.55 FEET; THENCE NORTH 00°08'30" EAST 435.61 FEET; THENCE NORTH 90°00'00" WEST 254.43 FEET; THENCE NORTH 01°20'50" EAST 424.33 FEET; THENCE NORTH 85°22'30" WEST 654.26 FEET; THENCE SOUTH 06°35'29" WEST 154.78 FEET; THENCE NORTH 89°07'44" WEST 314.26 TO THE POINT OF BEGINNING.

LAND TABLE	
NUMBER OF LOTS	41
DENSITY	1.7 UNITS/ACRE



**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84003  
(801) 298-2236 Phone, (801) 298-5983 Fax

SKETCH PLAN  
**RIVER BEND ESTATES SUBDIVISION**  
FOR:  
**BRENT STAUFFER**

DRAWN	DATE	01/28/08
APPROVED	STA	DATE
REVISION	STA	DATE

SHEET	1
OF	1
SHEET NAME	SKETCH PLAN
DRAWING NAME	SKETCH PLAN JAN 2014
PROJECT NO.	06-503



**RIVER BEND ESTATES SUBDIVISION**  
FOR:  
**BRENT STAUFFER**

PART OF THE NW 1/4 OF SEC 28, T5N, R1W, SLB&M  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

APPROVED STA.	DATE 01/31/08
REVISED STA.	DATE 01/17/14
SHEET 1	
OF 1	
SHEET NAME	
CONTEXT PLAN	
DRAWING NAME	
SKETCH PLAN JAN 2014	
PROJECT NO.	
06-503	



**Sketch Plan**  
***River Bend Estates***  
**January 29, 2014**

The meeting began at 9:08 a.m.

Those in attendance to the meeting were City Manager Rodger Worthen, City Engineer Brandon Jones, Planning Commissioner Tim Grubb, City Planner Barry Burton, Public Works Director Mark Larsen, Deputy City Recorder Emily Thomas, Developer Bruce Dickamore, Developer Jonathan Eichner, Developer's Engineer Scott Argyle.

**Roads**

Canyon Meadows drive road turns East and stubs to Cook's property. The idea behind this is to encourage direct connectivity between South Weber Drive and the future Frontage Road (Old Fort Road). The previously proposed concept required everyone to drive through the entire development to get to the frontage road. By connecting into Canyon Meadows Drive, there is a more direct connection and discourages non-local traffic in the proposed subdivision. The road configuration lends itself to local traffic.

The road appears to kink at the connection between Canyon Meadows Drive and the proposed Wind River Drive. Need to connect with a smooth, continuous connection.

There needs to be a temporary turnaround installed at the end of the stub on Canyon Meadows Drive. Once the road connects, the turnaround can go away. This can be installed in a way that has minimal negative impact on the development.

Mark stated that the proposed knuckles in the development pose severe challenges for snow plowing and maintenance. Where the larger of the two knuckles is proposed, a cul-de-sac would be better. The other knuckle should be revisited to see if it can be eliminated.

6650 will be widened (on this side of the development) by five feet (5') to plan for a future seventy foot (70') right of way. Only the side bordering the development will be improved with curb and gutter, sidewalk and new asphalt. There is no requirement to improve past the border of the development (i.e. won't need to take sidewalk, curb, gutter the rest of the way to 475 East).

**Water**

There are three connections that need to be made to existing water lines; one at 6650 South, one at Canyon Meadows Drive and one at Firth Farm Road.



### **Storm Drain**

Proposed plans show storm drain between lots ten (10) and eleven (11) and lots five (5) and six (6). This should be removed and located in the streets as needed. Placing the lines in between lots creates issues with long-term maintenance.

While there is a proposed regional detention basin in this area, it has not yet been approved. This requires the City to move forward as if there isn't anything in place. It would be unfortunate to have piping going through lots due to a timing issue. A detention basin will need to be required and would likely be located on Lot 41. Try to get all of the subdivision's storm water piped to that location without going through lots. The storm drain may need to be split with some of the detention going to the Canyon Meadows Park detention basin and the rest being piped to Lot 41. No waterways are allowed.

The storm drain line will need to be installed all the way to 475 East.

### **Sewer**

Central Weber Sewer has jurisdiction over the line in 6650 South, as both Uintah and South Weber drain into this line. The City believes this means the line becomes the jurisdiction of Central Weber Sewer and requires their approval or statement stating otherwise.

### **Vacation of Spaulding Drive**

No connection to Spaulding Drive is being proposed and is therefore no longer needed. The road will need to be vacated. This will require City Council approval and should be completed concurrently with this development. The property will be deeded back to the lot owners of the Canyon Meadows development that border this connection. The developer will then be responsible for restoring the property (i.e. removing curb, gutter, asphalt, sidewalk, capping off sewer and water lines, etc.).

### **Private Trail**

The proposed private trail should be shown as part of each lot, rather than as separate parcels. If the trail is shown as a commonly owned parcel and is ever abandoned and taxes are no longer paid, the County inherits the property and it becomes an issue. The area is too small for an HOA to maintain. If it is part of the lot, then it becomes a personal property issue. It was discussed how this should connect onto 6650 South and not into the Posse Grounds. A gate should be installed and public access should be discouraged – this is a private trail. Language should also be added to the plat naming the owners of the easement and restricting fencing across or inside that easment.

A note should be added to the plat that states that if the equestrian use of the Posse Grounds ceases, then the private trail easement shall also be vacated.

**The following items must be completed and verified before being placed on a Planning Commission agenda for preliminary consideration:**

1. Correct the kink in the road connection between Canyon Meadows Drive and the proposed Wind River Drive – add a curve.
2. Make a smoother transition with the sidewalk between the sixty foot (60') right of way and the new seventy foot (70') right of way. There needs to be a longer transition than what is currently shown.
3. Install a fire turn around, per City Standards/Fire Code, at Canyon Meadows Drive.
4. Provide storm drain plans and calculations.
5. Show storm drain should be installed along the northwest corner of the development (6650 S) and connect into 475 East.
6. Show eight inch (8") culinary water connections at Firth Farm road, Canyon Meadows Drive, and 6650 S.
7. Finalize fire hydrant locations with Fire Chief Graydon – avoid placing in the back of cul-de-sacs.
8. Resolve issues with the proposed knuckles.
9. Provide a letter from Central Weber Sewer in regards to the sewer line in 6650 S.
10. Vacate Spaulding Drive concurrently with this project and include plans for restoring property.
11. A note should be added to the plat that states that if the equestrian use of the Posse Grounds ceases, then the private trail easement shall also be vacated. The easement should also prohibit fencing.
12. Name 6650 South Old Fort Road.
13. Per City Code, six foot chain-link fencing is required between this development and any bordering property that is zoned Agricultural. This is the minimum standard, can do more than what is required.
14. Install streetlights per City Standards.
15. Provide an updated Geotechnical report or an update letter from the same Geotechnical firm.
16. Provide updated Title Report, Utility Will-Serve Letters

The meeting concluded at 10:30 a.m. Meeting minutes transcribed by Deputy City Recorder, Emily Thomas.

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

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Item No:       **Rezone Application #2014-01**

Date of Planning Commission Meeting: **January 27, 2014**

Scheduled Time:   **Public Hearing 6:40 pm**

---

This is an application to rezone parcel #13-030-0004, located at approximately 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A). The applicant is seeking to rezone this parcel so it will be zoned correctly to allow a private drive back to a new home.

The owner plans to remove the existing home and build a new home behind it on the same parcel. There are also plans to create a Planned Dwelling Group on the adjacent property. As of this report; however, no official application has been made for the proposed Planned Dwelling Group.

**ATTACHMENTS**

- City Planner Report, February 18, 2014
- Application
- Current Zoning Map
- Projected Zoning Map

## **SCHENCK REZONE R-L TO A**

By Barry Burton 2.18.14

**APPLICANT:** Gary Schenck

**REQUEST:** Rezone 1.24 acres of land from R-L to A.

**GENERAL INFORMATION:** This proposal involves two adjacent parcels of land, both of which are already partly zoned Agriculture. Part of one of the parcels would remain in the R-L zone.

The goal of this request is to put enough land in the A zone to allow what would initially be a planned dwelling group with two homes. The plan would be to eventually be split the planned dwelling group into two lots, one of which would be on a private right-of-way.

There is a problem with this proposal in that the portion of the one lot remaining in the R-L zone would not meet the density requirement of that zone once the back portion is split off and combined with the parcel to the west. This would not occur at this rezone stage, but will become an issue when further development is sought. The applicant should probably petition to rezone the remaining portion of east lot to the R-M zone which conforms to the general plan.

**STAFF RECOMMENDATION:** I don't have any problem with the rezone request, but the applicant needs to understand that he cannot proceed with development plans without addressing the issue of creating a nonconforming lot.

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 20A-01 Fee \$ 480 - Receipt # 13077077 Date Received FEB 10 2014

Owner of Property Gary L. Schenck

Applicant's Name Gary L. Schenck  
Mailing Address 1685 E. South Weber Dr. City, State, Zip South Weber, UT, 84405  
Phone 801-479-5260 Fax \_\_\_\_\_ Email JEDSCHENCK7@GMAIL.COM

Agent's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Request: 1.25A/54181 ft<sup>2</sup> Acres/Sq. Feet be changed from R-L zone to AG zone  
1.24A/54181 ft<sup>2</sup> Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: 1643 E. South Weber Dr.

Parcel Number(s): 13-030-0004 Total Acres or Sq. Feet: 54181 ft<sup>2</sup> / 1.24 A

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)

See attached

What is the proposed use?

To build a single family dwelling and private drive

In what way does the proposal recognize the City's General Plan?

The general plan shows half of the parcel as Agricultural already this will allow the entire property to be agricultural and allow a private drive to be constructed

#### SCHENCK DESCRIPTION

BEGINNING AT A POINT ON A SECTION LINE, SAID POINT BEING LOCATED NORTH 89°53'21" EAST ALONG SAID SECTION LINE 856.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°06'39" EAST 247.92 FEET; THENCE NORTH 89°53'21" EAST 104.65 FEET; THENCE SOUTH 00°06'39" EAST 183.51 FEET; THENCE SOUTH 89°53'21" WEST 42.62 FEET TO AN EXISTING WIRE FENCE; THENCE NORTH 68°26'06" WEST ALONG SAID FENCE 66.75 FEET; THENCE SOUTH 00°06'39" EAST 16.09 FEET; THENCE NORTH 60°19'29" WEST 103.70 FEET; THENCE NORTH 00°06'39" WEST 371.35 FEET TO THE SECTION LINE; THENCE NORTH 89°53'21" EAST ALONG SAID SECTION LINE 90.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE AREA OF THE RIGHT OF WAY.

CONTAINS: 54,181 SQ. FT. 1.24 ACRES

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

Signed: Gary Schenck  
Property Owner

Helen Schenck  
Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of Davis )

I (we) Gary & Helen Schenck, being duly sworn, depose and say I (we) am (are) the sole  
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 1643 E. So. Weber Dr.  
Property Address

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

Dated this 27 day of January, 2014.

Signed: [Signature]  
Property Owner or Agent

[Signature]  
Property Owner or Agent

Subscribed and Sworn before me this 27 day of January, 2014.

Notary Public: Kandace Roessler

**AGENT AUTHORIZATION**

State of Utah )  
County of Davis )

I (we) Gary & Helen Schenck, the sole owner(s) of the real property located at  
1643 E. So. Weber Dr., South Weber City, Utah do hereby appoint Ryan Mikesell,  
Property Address

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

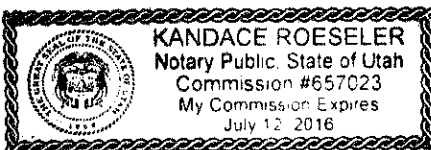
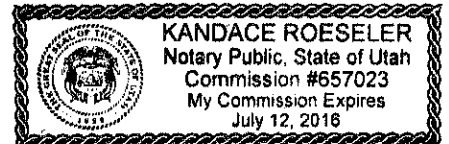
Dated this 27 day of January, 2014.

Signed: [Signature]  
Property Owner

[Signature]  
Property Owner

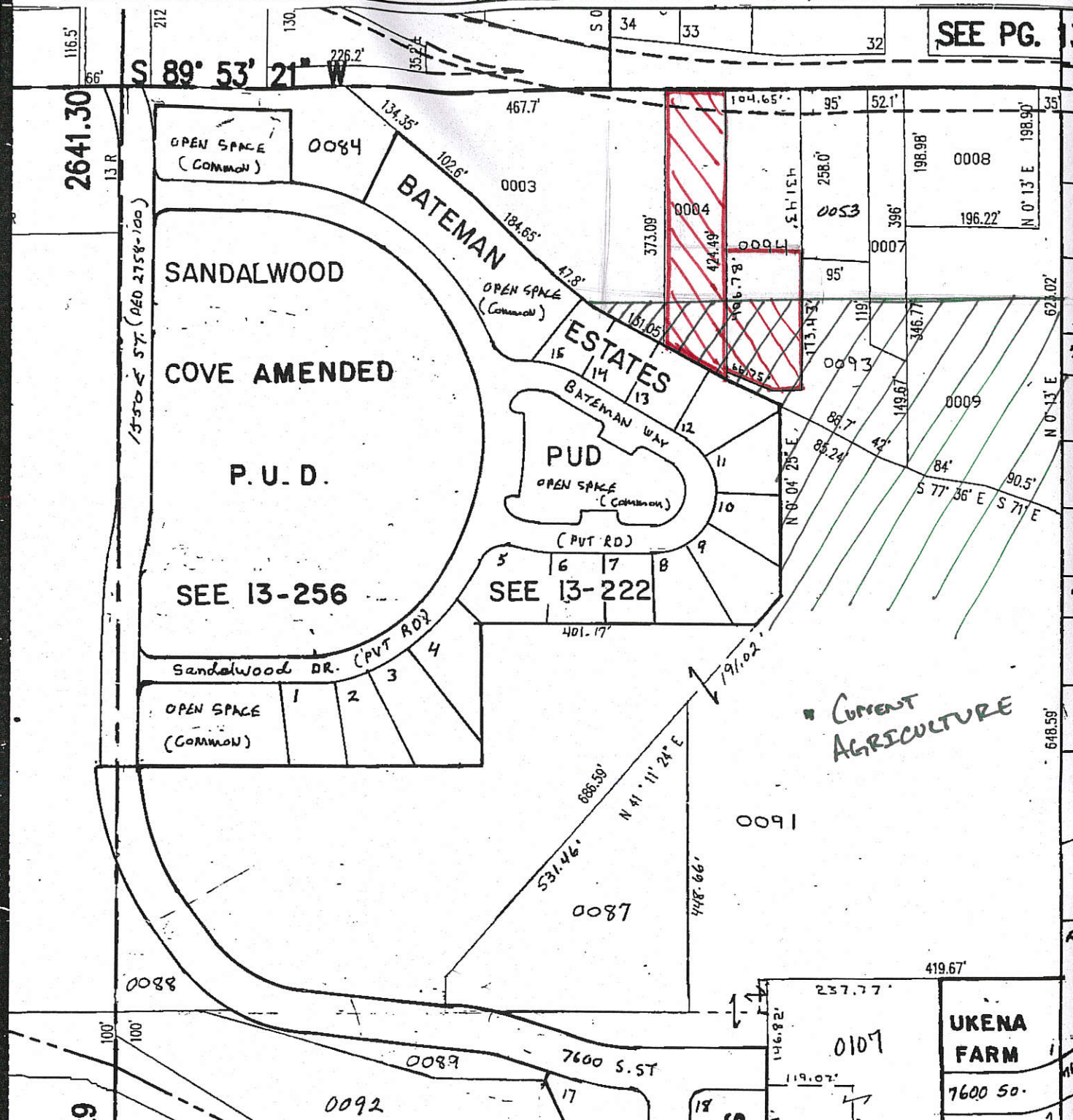
Subscribed and Sworn before me this 27 day of January, 2014.

Notary Public: Kandace Roessler



030

0027	Kerry W. Cheuvront	1.00	0053	Gary L. & Helen C. Schenck	1.00
0034	Nathan Brown	1.00	0070	Vincent R. Roppel	1.00
0035	Aaron Chaplin	1.00	0081	Corp of Pres Bishop LDS Church	1.19



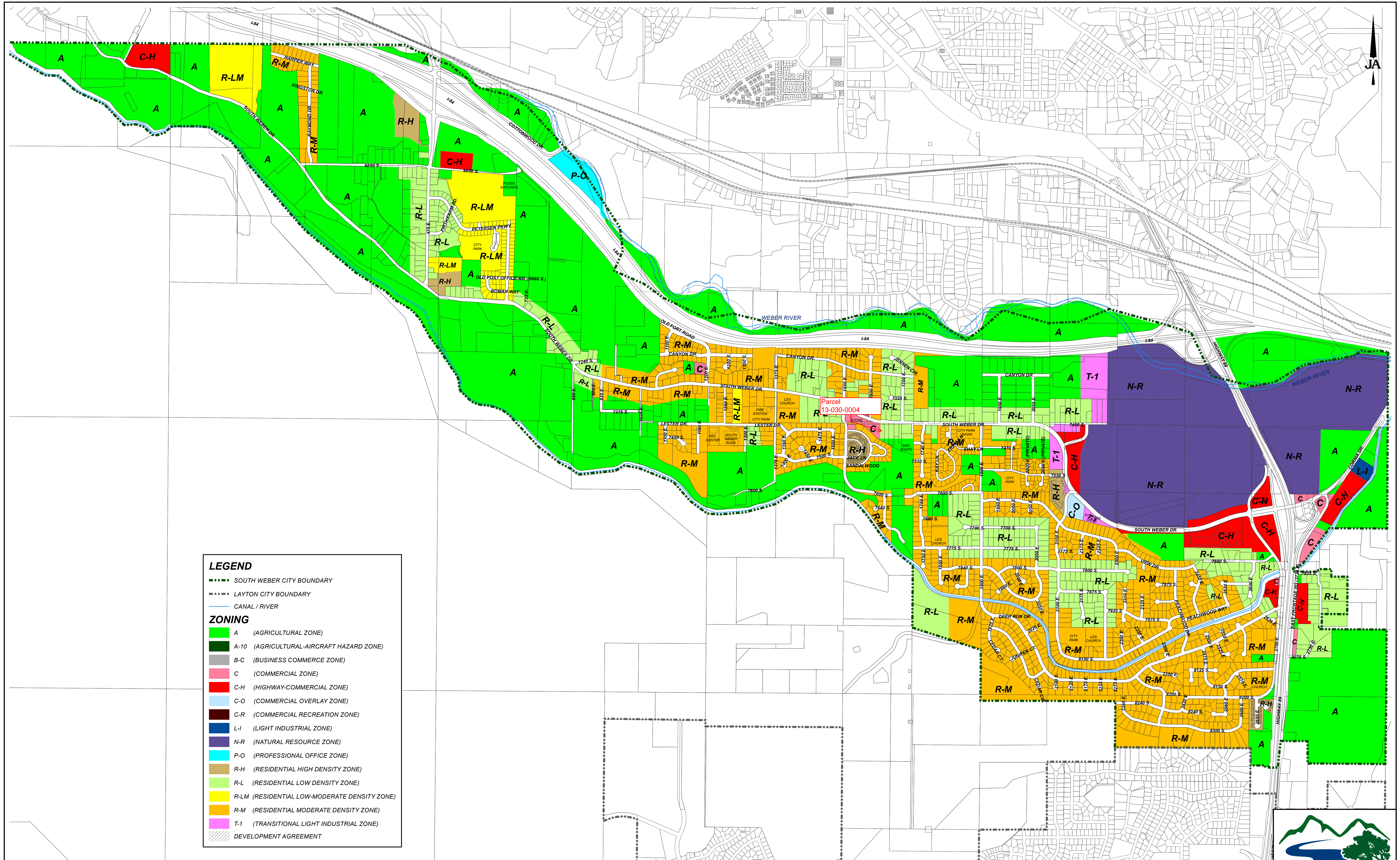
SEE PG.

CURRENT AGRICULTURE

UKENA FARM

7600 50.





**LEGEND**

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

**ZONING**

A (AGRICULTURAL ZONE)  
A-10 (AGRICULTURAL-AIRCRAFT HAZARD ZONE)  
B-C (BUSINESS COMMERCE ZONE)  
C (COMMERCIAL ZONE)  
C-H (HIGHWAY-COMMERCIAL ZONE)  
C-O (COMMERCIAL OVERLAY ZONE)  
C-R (COMMERCIAL RECREATION ZONE)  
L-I (LIGHT INDUSTRIAL ZONE)  
N-R (NATURAL RESOURCE ZONE)  
P-O (PROFESSIONAL OFFICE ZONE)  
R-H (RESIDENTIAL HIGH DENSITY ZONE)  
R-L (RESIDENTIAL LOW DENSITY ZONE)  
R-LM (RESIDENTIAL LOW-MODERATE DENSITY ZONE)  
R-M (RESIDENTIAL MODERATE DENSITY ZONE)  
T-1 (TRANSITIONAL LIGHT INDUSTRIAL ZONE)  
/// DEVELOPMENT AGREEMENT

NOTES:

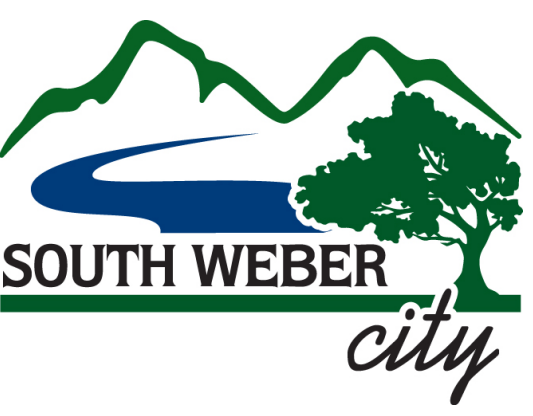
SCALE:  
1 in = 800 ft  
DATE:  
1/16/2014

DESIGNED: BEB  
DRAWN: BEB  
CHECKED: BKJ

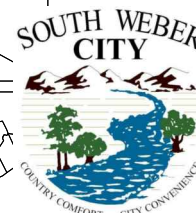
**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**  
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**PLANNING AND ZONING**  
**ZONING MAP**

SHEET:  
**1**  
OF 1 SHEETS







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

MAINTAIN PUBLIC ACCESS TO RIVER WHEN THIS AREA IS DEVELOPED.



**LEGEND**

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

Parcel  
13-030-0004

SOUTH WEBER CULINARY  
WATER RESERVOIR

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

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

Date of Planning Commission Meeting: **February 27, 2014**

Scheduled Time:   **6:45 pm**

---

**BACKGROUND**

D.R. Horton has applied for a model home for the Cottonwood Cove subdivision. The model home is to be located at 7258 South Old Fort Road. The applicants are currently operating the model home. After holding the public hearing on January 23, 2014, the Planning Commission moved to table the decision because a representative was not present to answer pertinent questions. The representatives were once again notified of this meeting.

The Cottonwood Cove subdivision has 55 approved building lots, with 9 total building permits issued (16.3% built out).

City Code 10-7J-2 states:

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

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

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

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

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

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

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

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

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

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

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

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

\*Complete and okay to have model home.

## ATTACHMENTS

➤ Conditional Use Application

**For Office Use Only**

Application #: 2014-01

Fees received by: Front

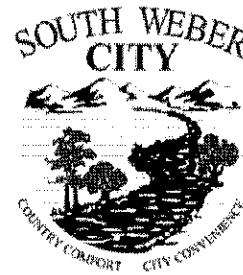
Date of submittal: 12/19/13

Amount Paid: \$200-

Receipt #: 13.077252

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

PC Meeting Date: Jan. 23 2013



**Conditional Use Application  
Residential Zone**

☐ Daycare/Preschool

☐ Service Accessory

☐ Twin Home

☐ Planned Dwelling Group

☒ Model Home

☐ Group Home

☐ Recreational Vehicle Park

☐ Hobby Kennel

☐ Dog Kennel

☐ Electronic Comm. Facility

☐ Rental Unit

☐ Other Requiring CU \_\_\_\_\_

Property Address: 7258 S. Old Fox Road

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

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

Surrounding Land Uses: Residential, commercial

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

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

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

Available Parking Spaces: 3 CAR DRIVEWAY + STREET

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

#Residential Units (if applicable): 1

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

**Contact Information**

**Property Owner(s)**

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

**Authorized Agent**

(Owner Must Sign Authorization Form)

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

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

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

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

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

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

APPLICANT'S AFFIDAVIT

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

Dated this 18<sup>th</sup> day of December, 2013.

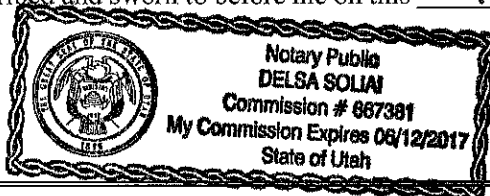
Signed:

[Signature]  
Property Owner or Agent

Property Owner or Agent

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

S  
E  
A  
L



[Signature]  
Notary Public

AGENT AUTHORIZATION

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

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

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

Signed:

Property Owner or Agent

Property Owner or Agent

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

S  
E  
A  
L

Notary Public



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

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Item No:      **Discuss General Plan Updates**

Date of Planning Commission Meeting: **February 27, 2014**

Scheduled Time:    **6:50 pm**

---

During the January meeting, there were several items that the Planning Commission directed Staff to complete/investigate to move the General Plan update forward. They are as follows with status notes in blue provided:

1. Create a zone in between RM and RH, keep at around 5 lots per acre.

City Planner, Barry Burton, will be providing information during the meeting. Staff has also compiled a map for possible areas for this new zone/zones (see attached).

2. Look at the LDN (noise zones) and the HAFB Environmental Impact Study (EIS) results. The noise bandwidths have been reduced.

Staff has been in contact with HAFB representatives regarding the EIS study. The pages related to HAFB are included in your packet as a link – the document is 120 pages, so please be patient while it loads.

In speaking with the representative from HAFB, there is not yet actual data to support the claim that the bandwidths will in fact reduce – all that exists is projections based on non-local topography. A study will be done after the F35 planes have been flying, but we will not have data and information until at least 2016. Based on this information, staff recommends making no changes to this map.

3. Talks that the Adams Avenue toll road may go away and become a public road – this would increase traffic from 2500 to 25000 cars. This information came from a meeting in Washington Terrace and was brought up by someone in the audience.

Staff has been in contact with Washington Terrace and there are no plans for this to occur as this is currently a privately owned road (see attached City Council minutes from Washington Terrace). In speaking with Tom Hansen, Washington Terrace's City Manager, the impact on South Weber would be minimal were the

road to become public. Most likely traffic would be local residential traffic as others would be drawn to use the freeway.

Here is a link to the Wasatch Front 2020 map:

<http://explorer.arcgis.com/?open=e96a4910e6ef49a2a5515b1c21f7ea31&extent=-12571026.8715768,4929071.5,-12347495.3284232,5063413.4>

4. Provide the Planning Commission with an update report on the status of the gravel pits – when will they be done, what is being planned for the future, etc.

A separate report from the City Manager, Rodger Worthen, has been provided (see attached).

5. Zoning Map updates with zones and increasing density in west end.

Staff has updated the map to reflect current zoning for the areas that have been rezoned since the last update, removed the floating asterisks, updated the annexation map areas to reflect the proposed updates to the annexation areas (see attached).

The City Engineer has also provided a map indicating which properties in the City are still available for development and the amount of acreage and units that would result if the property were to be developed as currently projected/planned (see attached). **Staff would like to spend a bulk of the discussion on the projected land use map as a large part of the decisions moving forward will be dictated by the changes made to this map.** The text of the General Plan cannot be updated until this map is finalized.

6. Updates to numbers/text based on density and projected zoning changes.

The information for this is largely based on the maps and will be completed once the maps are updated.

7. Do we have enough water to support the increase in density?

Yes, the majority of our water is purchased from Weber Basin. If we increase density, we can purchase more water. In order to move forward and meet the current projected build out population needs, the City will need to purchase additional water. The City Engineer will be in attendance to the meeting and can speak to this issue further, if needed.

8. What updates to infrastructure are needed?

The City Engineer bases the City's Capital Facilities Plan off of this document. The current Capital Facilities Plan has accounted for the projected development



maximized (i.e. a property is zoned as RH, but does not always maximize the full allotment of the zone). This is why when a development comes through the City often requires pipes and/or detention to be upsized to account for future development.

The City Engineer is in the process of updating the Capital Facilities Plan and will make the necessary changes per this General Plan update.

9. Add a trail from View Drive connecting to the Charter school.

This has been added to the map (see attached).

10. Clarify trails – define what a trail is – size of trail in general. Trails may connect to one another through sidewalks in subdivisions. Consider maintenance issues with installation of trails (i.e. not behind homes).

Staff has made a few updates to the trails map, including clarifying those trails that are on sidewalks/streets verse those that are more traditional trails (see attached). The text portion of the update will include this change as well and will be completed when the full text update is done.

11. Does the Sensitive Lands map need to be updated?

The 2000' buffer has been removed. This was an arbitrary addition that was added during the last update – there is no data to support this being on the map. No additional changes have been made (see attached).

12. Remove the note on the projected land use map in regards to “no connection to 6650” – can define this in the 6650 road text portion of the document.

This has been removed from the map (see attached) and will be addressed as part of the full text update. Staff has also made a few additional changes to the map and will address these during the meeting.

13. Provide the Planning Commission with a copy of the Layton City Master Plan.

The plan can be found at:  
<https://www.laytoncity.org/public/Depts/ComDev/Planning/generalplan.aspx>

14. Remove the HAFB golf course property from the annexation plan – follow the natural land line.

This has been completed (see attached).

15. Provide information about changing land uses (i.e. people don't want large lots).

City Planner, Barry Burton, will provide information during the meeting.

**Additional Comments:**

To help the discussion move forward, Staff proposes we address the Annexation Plan first, and then focus heavily on the Projected Land Use map before moving forward with the changes in the other maps as many of the changes will be based on the updates/changes to the Projected Land Use map.

**ATTACHMENTS**

- HAFB Environment Impact Study (EIS) Information
- Washington Terrace City Council Minutes RE Adams Avenue
- Status of Gravel Pit Report
- Current Zoning Map (for reference)
- Projected Developable Area Map (for reference only)
- DRAFT General Plan Map Updates

# City of Washington Terrace

Minutes of a Special City Council Retreat  
held on November 23, 2013  
Utah Local Government Trust  
55 W Hwy 89, North Salt Lake  
County of Davis, State of Utah

## **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

Mayor Mark C. Allen  
Council Member Mary Johnston  
Council Member Blair Brown  
Council Member Robert Jensen  
Council Member Scott Monsen  
Council Member Val Shupe- arrived at 10:55 a.m.  
City Manager Tom Hanson  
City Recorder Amy Rodriguez  
Public Works Director Steve Harris  
Human Resources Director Laura Gamon  
Building Official Jeff Monroe  
Finance Director Shari' Garrett  
Recreation Director Aaron Solomon

## **Others Present**

Annette Hanson, Susie Becker, Cecily Buell

### **1. BREAKFAST 8:00 A.M.**

### **2. ROLL CALL**

### **3. PLEDGE OF ALLEGIANCE**

### **4. INTRODUCTION AND OUTLINE**

Hanson discussed the activities for the retreat. He stated that this is the beginning of several work sessions that will take place to work on budget goals for the upcoming year.

### **5. TEAM BUILDING**

The team building exercise was cancelled for the session.

### **6. PRESENTATION: ZIONS BANK**

Hanson stated that Economic Development is a core function of policy procedures. Hanson stated that job creation is a fundamental aspect of economic development. He stated that transportation will have to tie into the economic base. He discussed real estate as a factor in development.

Council Member Jensen stated that community involvement brings people together.

Mayor Allen stated that the city's daytime population is growing because there are many jobs available in the city. He stated that the area has become a "medical mecca". He noted that unfortunately there is not a lot of sales tax associated with the types of jobs that are available. Hanson stated that the study may help define the focus of the city.

Hanson discussed the evolution of data.

Hanson introduced Susie Becker and Cecily Buell from Zions Bank Public Finance to present the Retail Market Analysis Study. She stated that they also worked with two brokerage firms.

Becker spoke about existing conditions. She stated that Adams Ave. has the highest daily traffic count. She stated that if the toll booth were to go away, the traffic count is estimated to rise to around 23,000. She stated that most of the vacant land in the city is located on the south end, however much of it cannot be built on because of the grade.

She stated that the vacant land that is available around the Maverik Store is prime property for development. She stated that the estimated purchases of residents of Washington Terrace inside Washington Terrace are only at 8 percent. She did note that the strongest area is gasoline purchases, explaining that people are coming into the area to buy gas.

Buell explained site analysis and buying power for key sites. Their reports pinpointed prime areas for redevelopment. Becker explained the issues concerning the prime site for redevelopment and stated that the city would have to make a strong commitment to that area.

Hanson stated that the city has done well with the taxing value of the property in the RDA.

Becker agreed and stated that the area has potential for retail but the key point is the value per acre, which is doing well.

Buell explained competitive sites and buying power, stating that the south end of South Ogden has a large potential buying power. Becker stated that the issue is not buying power, noting population and traffic counts are good. She stated that site visibility and access are the stronger concerns. She stated that the brokerage firms suggested a store like Family Dollar or another discount store as a competitive store. Council Member Brown asked what business generates the most sales tax. Becker stated that grocery stores or discount stores generate the highest sales tax. Becker stated that she feels that there is potential in specialty foods to tie into the health concept of the medical area. She suggested something like a whole foods or Harvest Bread. She stated that the comment from the brokers concerning grocery stores is that the area is saturated.

Becker noted that the city would have to court potential businesses.

Becker stated that restaurants like to cluster or be located near an area that brings people into the area. She stated that Washington Terrace's cluster is health and wellness.

Becker noted that the Southeast RDA #2 has outperformed with a 60 percent increase in market value.

Becker stated that the city will need to think about giving tax increment. She stated that the city has a good claim to go after redevelopment money. Hanson stated that with tax increment monies, the city could help businesses come in and deal with infrastructure and landscaping issues to help them be a successful business.

The report outlined the following:

**Strengths**

- Hospital has a regional draw
- Roadway is in good condition
- Visual appeal of buildings along Adams

- Good professional office base
- Supply of vacant land

#### **Weakness**

- Toll both is viewed as an impediment by brokers
- Traffic at south end is only 2500 through toll booth

#### **Recommendations:**

- Pursue additional employment centers, including medical offices
- Pursue medical-related retail sales
- Potential for addition lunchtime places
- If possible, get rid of toll booth
- Pursue fitness, health and wellness related stores
- Grocery store or entertainment businesses
- Use remaining increment to increase visual appeal of area
- Improve safety through pedestrian connections

Council Member Jensen stated that the city needs to talk with the landowner and discuss the toll road.

### **7. BREAK**

### **8. ECONOMIC DEVELOPMENT TRAINING AND FUTURE CASTING**

Hanson led a discussion on the city's talking points. He stated that he has spoken with other cities and agencies concerning Adams Ave. Council Member Jensen stated that location is a strength of the city. Council Member Brown stated that the city needs better communication with the city's landowners. He also expressed that he feels that the toll booth closing is not a strong possibility. He stated that there is wisdom in the city to make plans with the toll booth in place. Mayor Allen and Council Member Johnston agreed that the city needs to speak with Bruce Stephens in an official sense to see what his plans are and what the city needs to do to form a partnership in this project. Council Member Shupe stated that the city needs to get Stephens involved in city zoning discussions. Hanson spoke about corridor development plans and website planning as first impressions of the city. Council Member Monsen stated that the website name needs to be easier to find. Hanson spoke about retention and expansion for city businesses. Mayor Allen commented that the Playhouse and the Hospital are the top two attractions that people associate with the city.

### **9. COUNCIL COMMUNICATION WITH STAFF: GOAL SETTING**

Due to lack of time, item 9 will be revisited in forthcoming work sessions.

### **10. ADJOURNMENT**

Meeting was adjourned at 12:00 p.m.

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**Date Approved**

---

**City Recorder**

## **SOUTH WEBER PLANNING COMMISSION**

### **Staff Backup Report**

---

Date of Planning Commission Meeting: **27 February 2014**

To: SWC Planning Commission

From: Rodger Worthen, City Manager

Title: **Report on Staker Parsons Pit Operation Status**

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The Staker Parsons gravel mining pit east of South Weber City is approximately 235 acres of operations and has significant impact upon the City's development, land use considerations and economic impact. However, only a minor portion of this 235 acres is being mined at any given time. As such, knowing the City has first right of refusal on the pit mine property, the City should plan to manage future land uses accordingly. To assist the City in that endeavor South Weber City entered into a development agreement with Staker Parson Companies in March of 2004. This development agreement recites the following:

- Gravel pit operation shall be constructed within predetermined development locations.
- Agreement implements a master plan of pit operations.
- Provides for future development of commercial property under provisions of the City's comprehensive plan and code.
- Properties have been designated as Commercial or Natural Resources on adopted zoning map(s).
- Concepts to preserve sensitive lands, create buffers, dust mitigation, create pleasing entryway corridor.
- Miscellaneous items such as claims resolution, reclamation activities, historical pit operations information, and approval of said agreement.

As for the needs in updating the General Plan, the gravel mining operations are currently operating within phase three of mining area, which is the last phase of "new-area" to be mined. Once complete, the pit will be mining downward in elevation rather than expanding current land area horizontally. The maximum elevation that material can be mined is 4,820 feet with pit walls sloped to 1.25:1 which is fairly steep.

Each phase of mining is based on mining 600,000 tons of washed material per year with total sales of 1.1 million tons of the pit per year. However, these volumes are impacted by local building economy and can be influenced accordingly. Typically, the mine exports around 800,000 to 900,000 tons if the local building economy is flourishing; suggesting the pit is advanced in age of operations. However, these higher numbers of

pit mining volume have not been reached since 2006. As such, mining operations will continue until approximately 2024 or possibly longer if the Staker requests amending the current development agreement to extend operations.

The South Weber Pit mining would last an estimated 21 years at the time the development agreement was being considered for adoption in 2002-03. Many and differing land uses could be done after the mining has finished. The pit could be sold and filled in with water to create a lake, or the pit could be used for multiple alternative uses with endless possibilities.

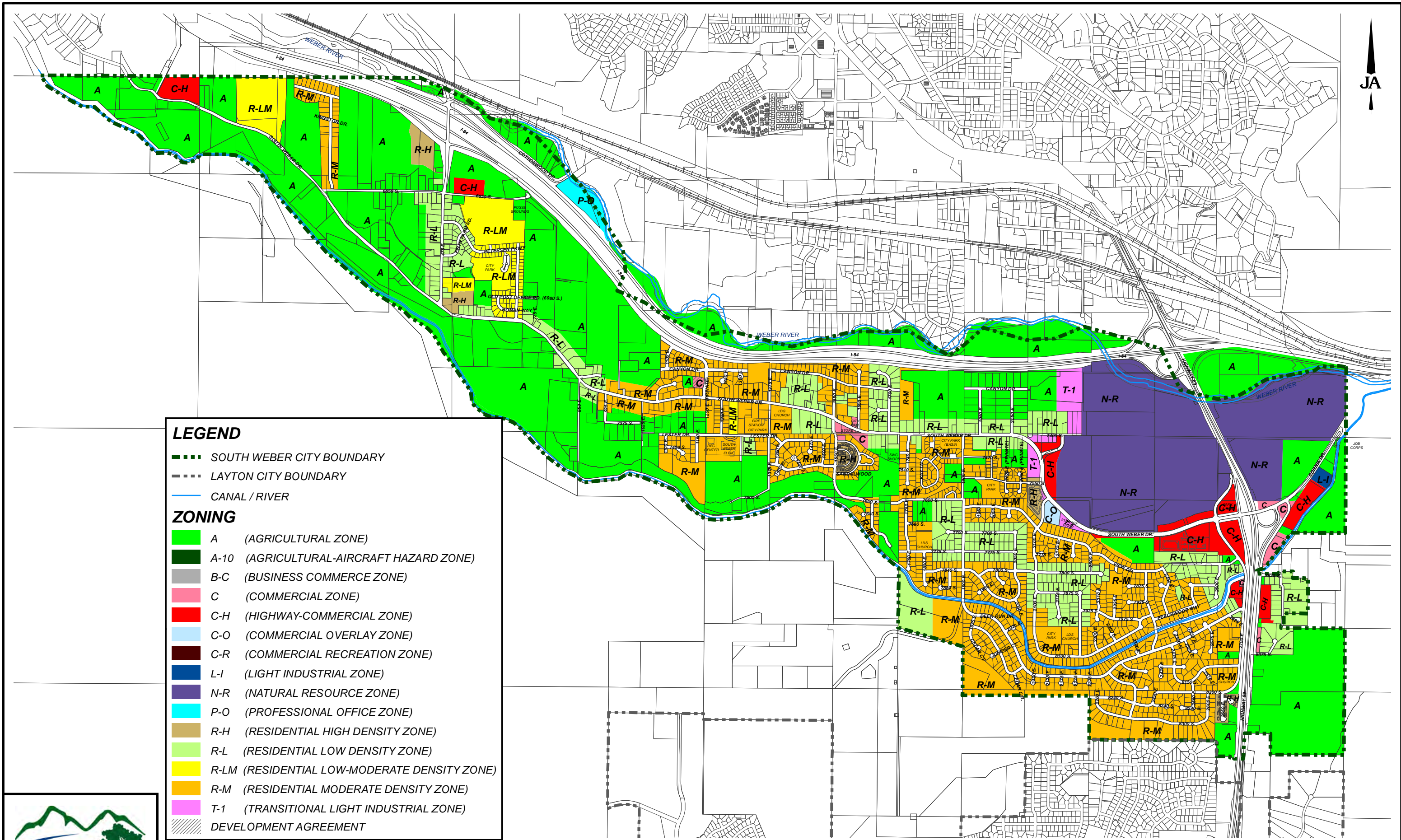
With that in mind, the City Council recently authorized the joint participation with Weber Basin Water Conservancy District to study the pit area (including the Geneva Pit) for potential water storage and aquifer storage replenishment activities. This joint study was authorized in December of 2013 and should be complete by July 2014. The assigned engineering consultant is Bowen Collins & Associates. The Conservancy District representatives and the City are meeting regularly to discuss needs and oversee the study as research activities begin. The study, once complete, will answer many questions the City has long discussed and planned around such as: Can the pit area be used for a reservoir water recreation area? Water aquifer replenishment or what other uses could be considered in the pit area once mining ceases?

Staker Parsons does own a few commercial properties surrounding the outer edges of the pit. These areas are currently zoned commercial; however, the parcels carry little incentive to develop commercially until pit operations are finished. There has been some commercial interest in the Park & Ride property adjacent to the pit entrance, but has not moved forward at this time.

As for current land use projections, the mine will continue to remove aggregate and concrete products until 2024 and possibly a few years beyond depending on economic conditions. It is estimated that Staker Parsons contributes approximately \$165,000 to \$200,000 annually to South Weber City in the form of property tax, sales tax, franchise tax, and excise tax per ton of material and donations to the City and Country Fair Days activities.

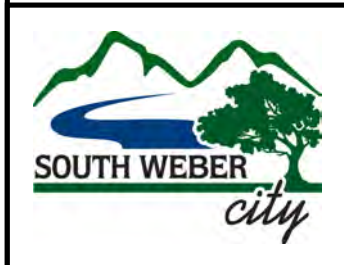
The Development agreement between South Weber and Staker Parsons should be consulted for further historical information and future property exchange information.





**LEGEND**  
- - - SOUTH WEBER CITY BOUNDARY  
- - - LAYTON CITY BOUNDARY  
- CANAL / RIVER

**ZONING**  
A (AGRICULTURAL ZONE)  
A-10 (AGRICULTURAL-AIRCRAFT HAZARD ZONE)  
B-C (BUSINESS COMMERCE ZONE)  
C (COMMERCIAL ZONE)  
C-H (HIGHWAY-COMMERCIAL ZONE)  
C-O (COMMERCIAL OVERLAY ZONE)  
C-R (COMMERCIAL RECREATION ZONE)  
L-I (LIGHT INDUSTRIAL ZONE)  
N-R (NATURAL RESOURCE ZONE)  
P-O (PROFESSIONAL OFFICE ZONE)  
R-H (RESIDENTIAL HIGH DENSITY ZONE)  
R-L (RESIDENTIAL LOW DENSITY ZONE)  
R-LM (RESIDENTIAL LOW-MODERATE DENSITY ZONE)  
R-M (RESIDENTIAL MODERATE DENSITY ZONE)  
T-1 (TRANSITIONAL LIGHT INDUSTRIAL ZONE)  
DEVELOPMENT AGREEMENT



NOTES:

SCALE:	1 in = 1,800 ft
DATE:	1/16/2014

DESIGNED	BEB
DRAWN	BEB
CHECKED	BKJ

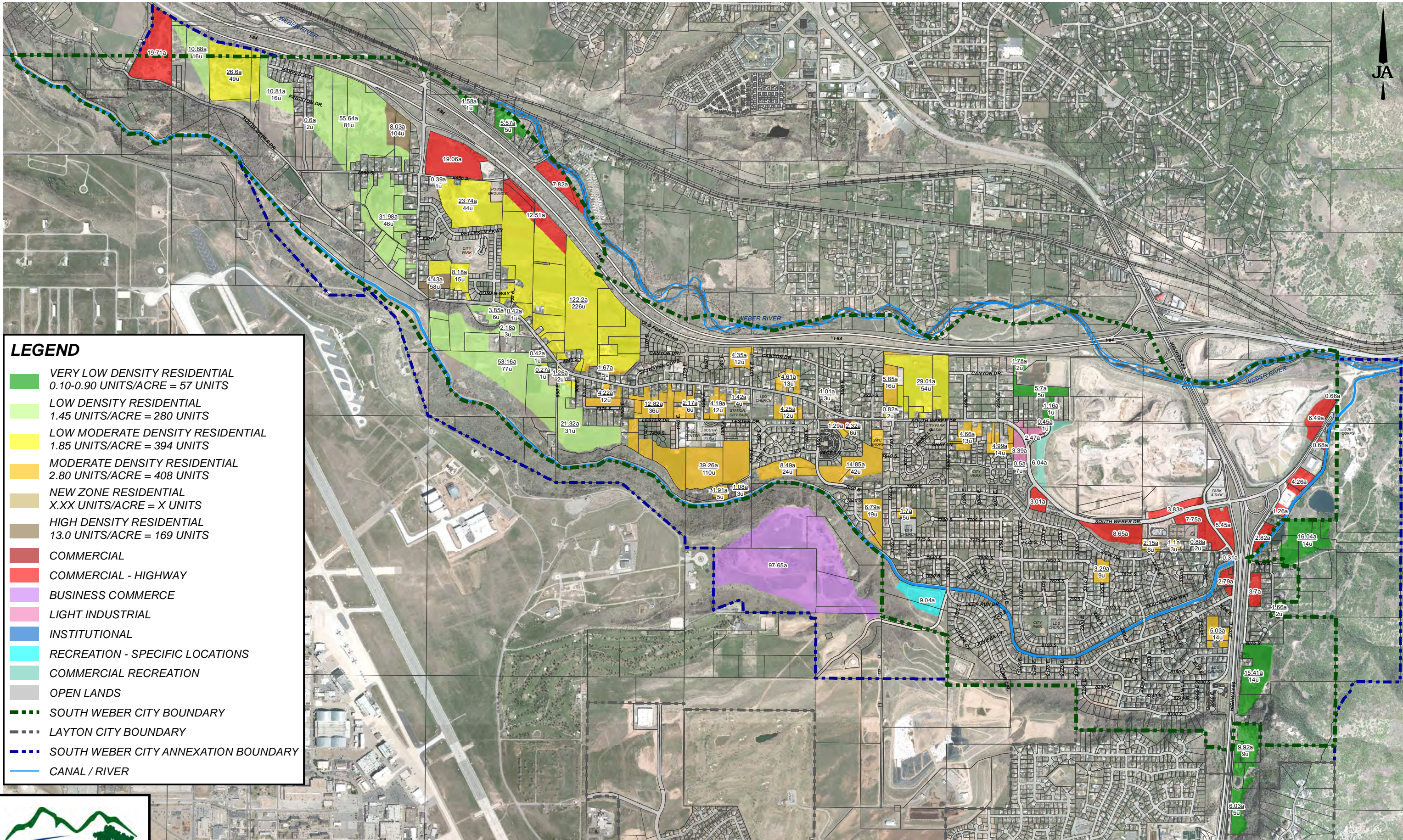
**JONES & ASSOCIATES**

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

**SOUTH WEBER CITY CORPORATION**  
**PLANNING AND ZONING**

**ZONING MAP**





**LEGEND**

VERY LOW DENSITY RESIDENTIAL  
0.10-0.90 UNITS/ACRE = 57 UNITS

LOW DENSITY RESIDENTIAL  
1.45 UNITS/ACRE = 280 UNITS

LOW MODERATE DENSITY RESIDENTIAL  
1.85 UNITS/ACRE = 394 UNITS

MODERATE DENSITY RESIDENTIAL  
2.80 UNITS/ACRE = 408 UNITS

NEW ZONE RESIDENTIAL  
X.XX UNITS/ACRE = X UNITS

HIGH DENSITY RESIDENTIAL  
13.0 UNITS/ACRE = 169 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

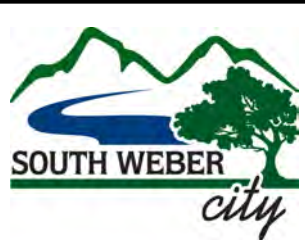
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

$\frac{\#a}{\#u} = \frac{\# \text{ Acres}}{\# \text{ Units (Residential)}}$

TOTAL FUTURE RESIDENTIAL UNITS = 1308

SCALE:  
1 in = 1,800 ft

DATE:  
02/10/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**J A**  
JONES &  
ASSOCIATES

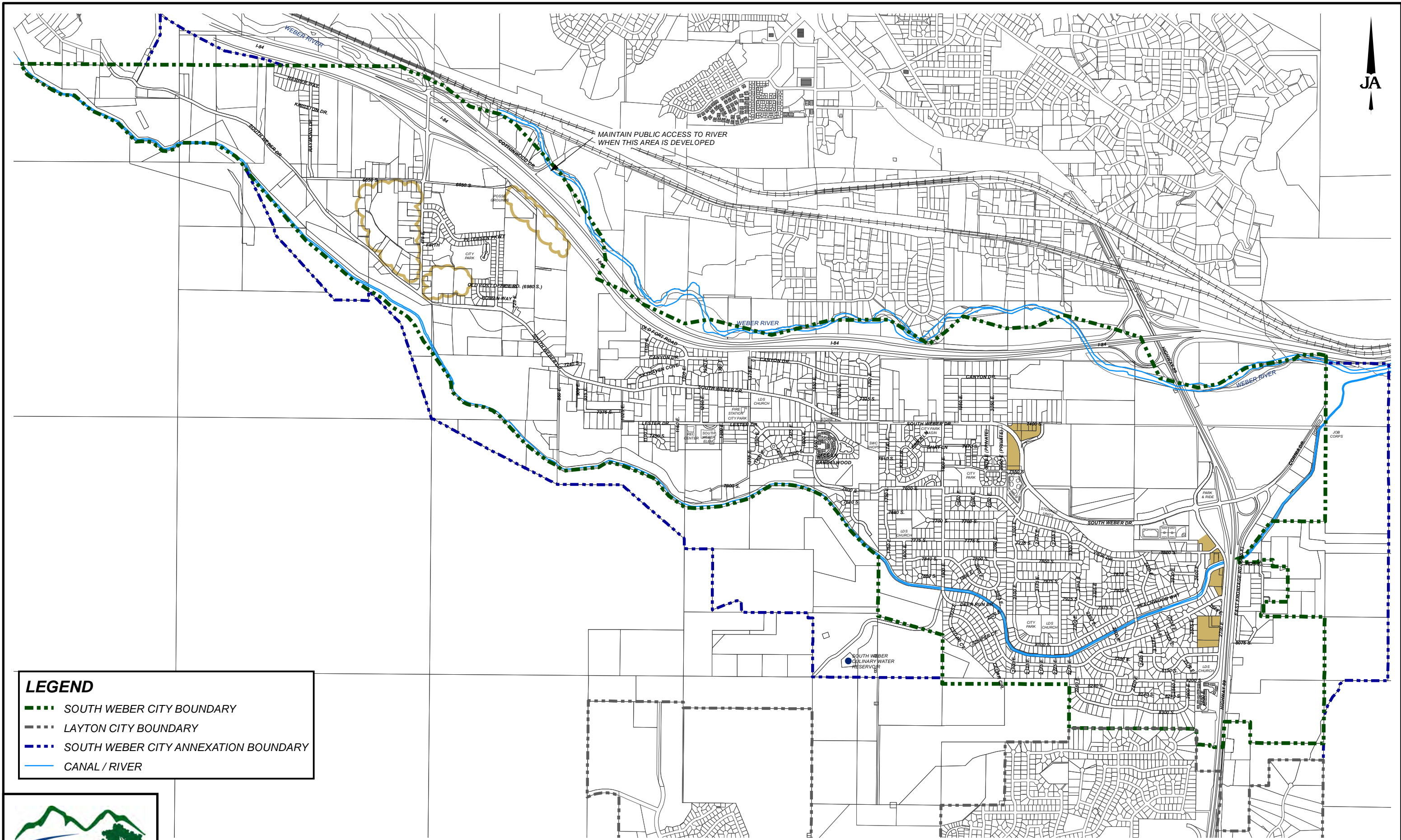
CONSULTING ENGINEERS

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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

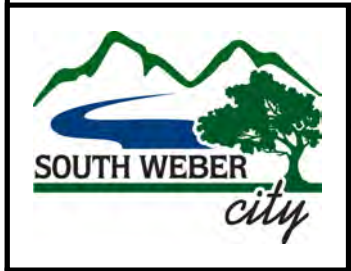
**DEVELOPABLE GROUND MAP**





**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER



NOTES:

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
2/14/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**

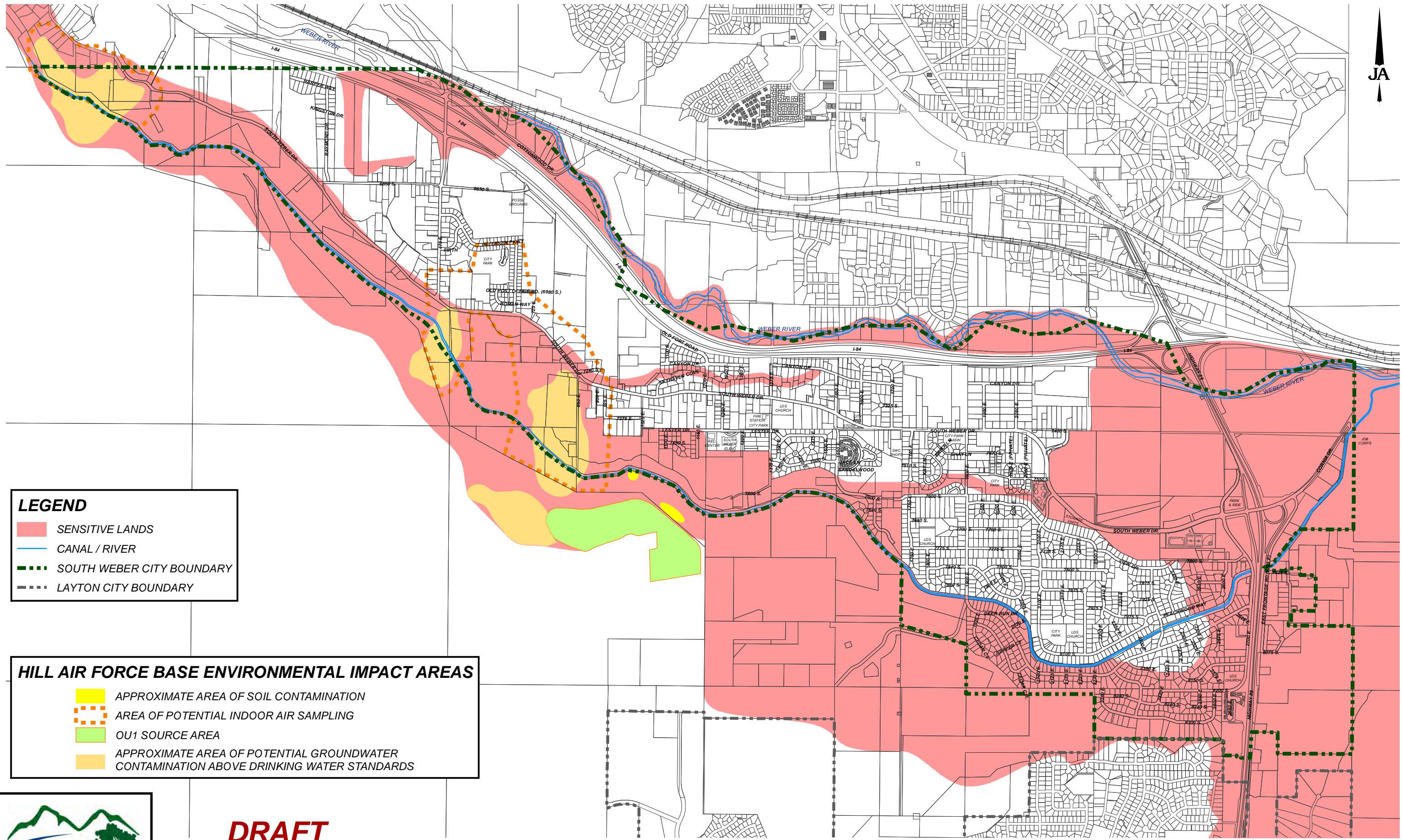
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**POTENTIAL AREA FOR NEW RESIDENTIAL ZONE**

SHEET:  
**C**  
OF SHEETS  
0



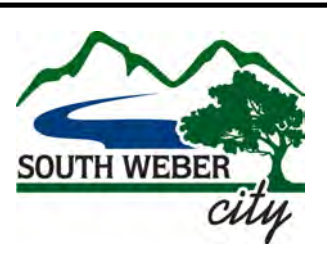


**LEGEND**

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

**HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS**

- APPROXIMATE AREA OF SOIL CONTAMINATION
- AREA OF POTENTIAL INDOOR AIR SAMPLING
- OU1 SOURCE AREA
- APPROXIMATE AREA OF POTENTIAL GROUNDWATER CONTAMINATION ABOVE DRINKING WATER STANDARDS



**DRAFT**

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

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

HAFB MAP - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL ADDITIONAL LAND STUDIES

SCALE:  
**1 in = 1,800 ft**

DATE:  
**2/10/2014**

DESIGNED BEB

DRAWN BEB

CHECKED BKJ

**JONES & ASSOCIATES**

CONSULTING ENGINEERS

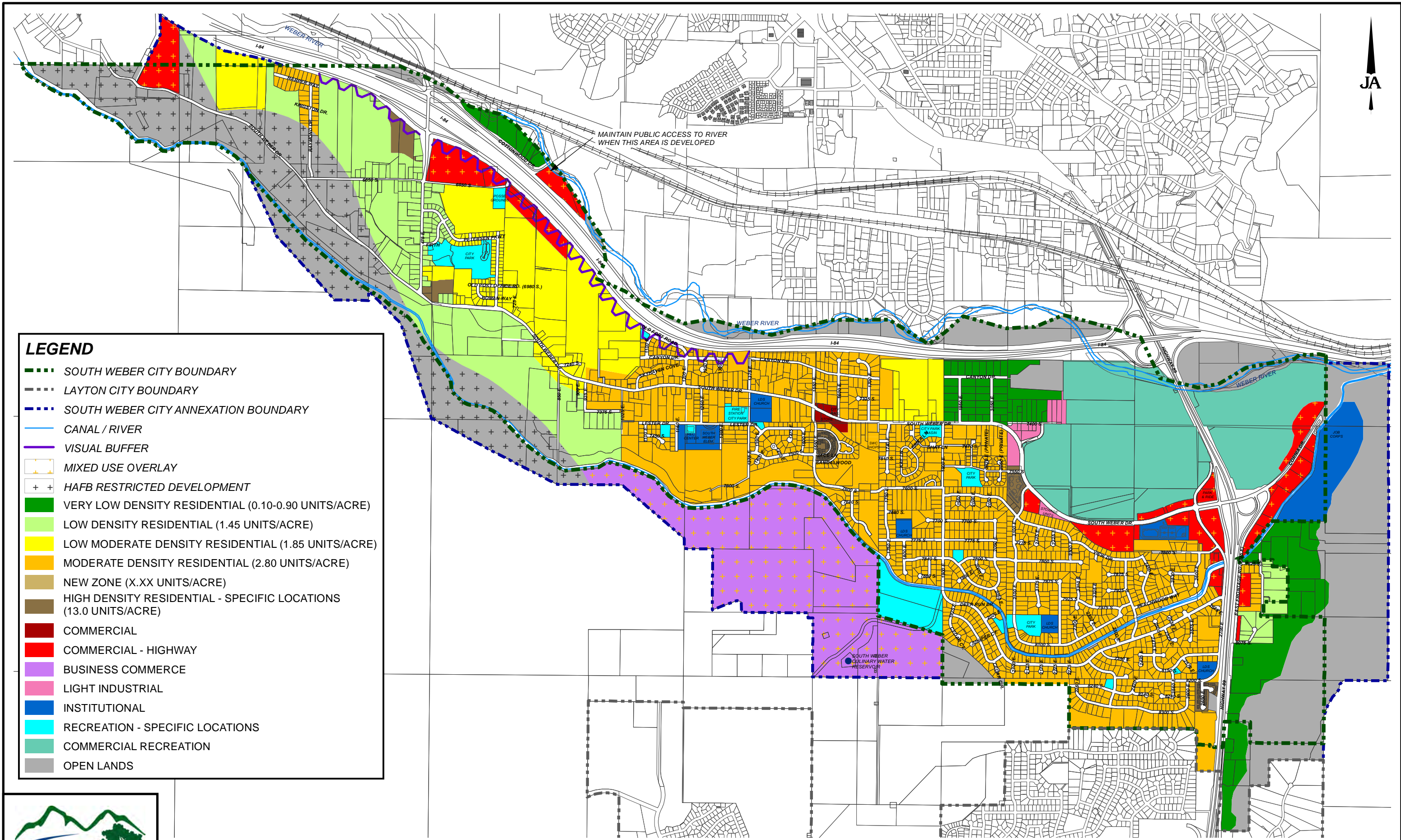
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**SOUTH WEBER CITY CORPORATION**

**GENERAL PLAN**

**SENSITIVE LANDS MAP**





**LEGEND**

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER

VISUAL BUFFER

MIXED USE OVERLAY

HAFB RESTRICTED DEVELOPMENT

VERY LOW DENSITY RESIDENTIAL (0.10-0.90 UNITS/ACRE)

LOW DENSITY RESIDENTIAL (1.45 UNITS/ACRE)

LOW MODERATE DENSITY RESIDENTIAL (1.85 UNITS/ACRE)

MODERATE DENSITY RESIDENTIAL (2.80 UNITS/ACRE)

NEW ZONE (X.XX UNITS/ACRE)

HIGH DENSITY RESIDENTIAL - SPECIFIC LOCATIONS (13.0 UNITS/ACRE)

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

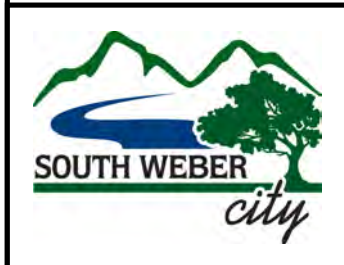
LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

OPEN LANDS



NOTES:

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
05/22/2013

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
JONES &  
ASSOCIATES

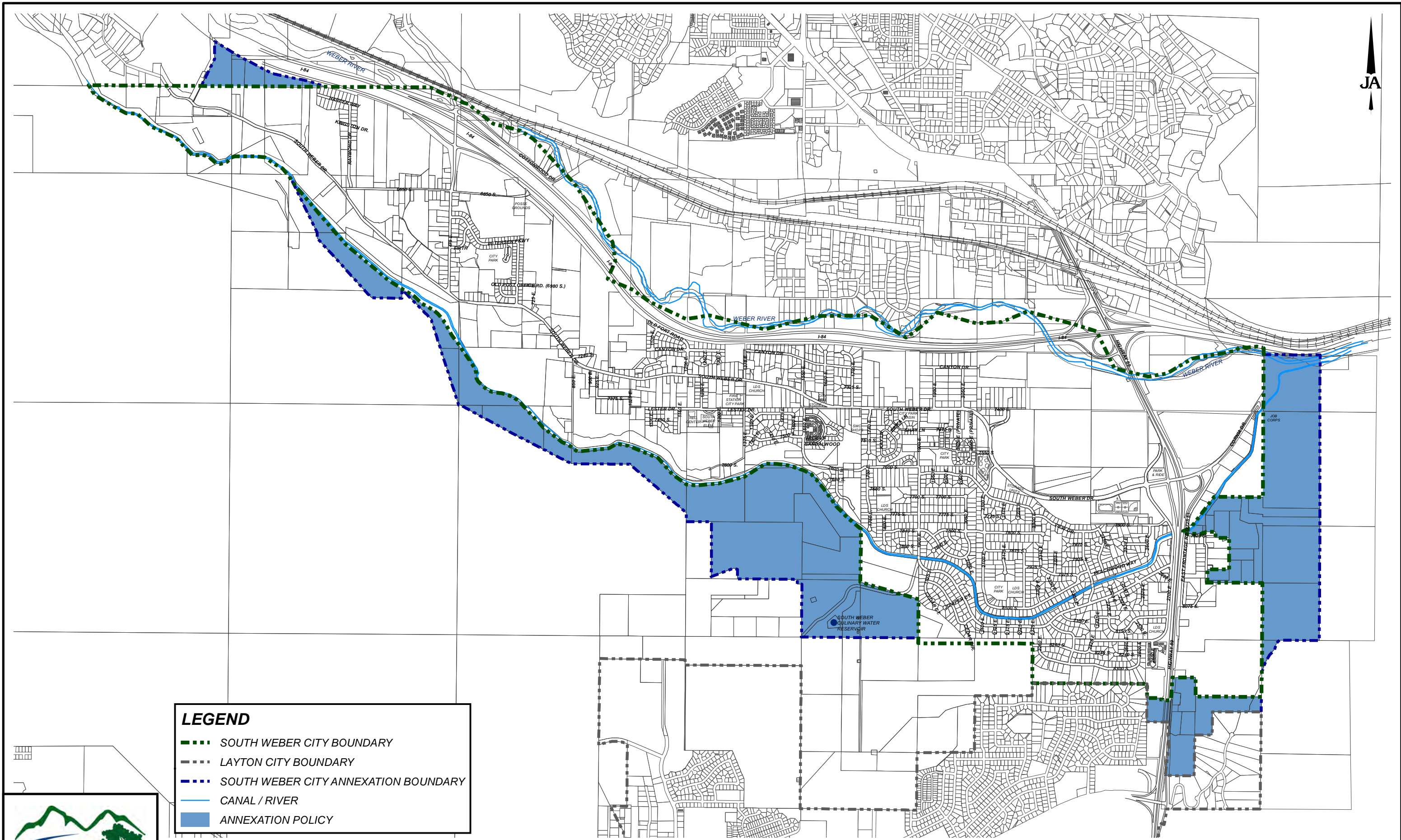
CONSULTING ENGINEERS

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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

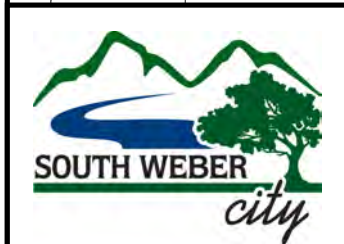
**PROJECTED LAND USE MAP**





**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- ANNEXATION POLICY



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft

DATE:  
2/18/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**

CONSULTING ENGINEERS

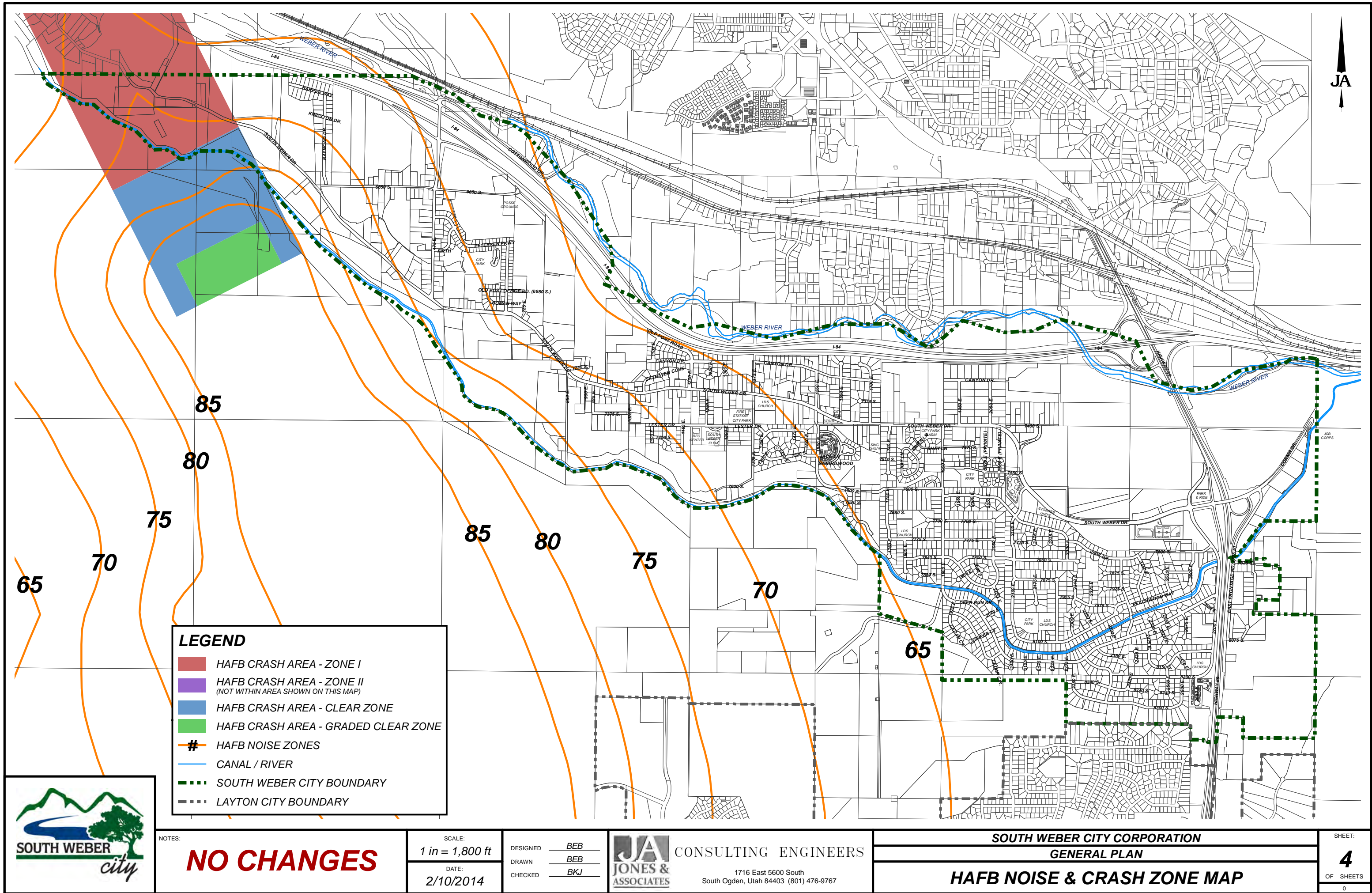
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**ANNEXATION MAP**

SHEET:  
**3**  
OF SHEETS  
0





LEGEND

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

NOTES:

**NO CHANGES**

SCALE:  
1 in = 1,800 ft  
DATE:  
2/10/2014

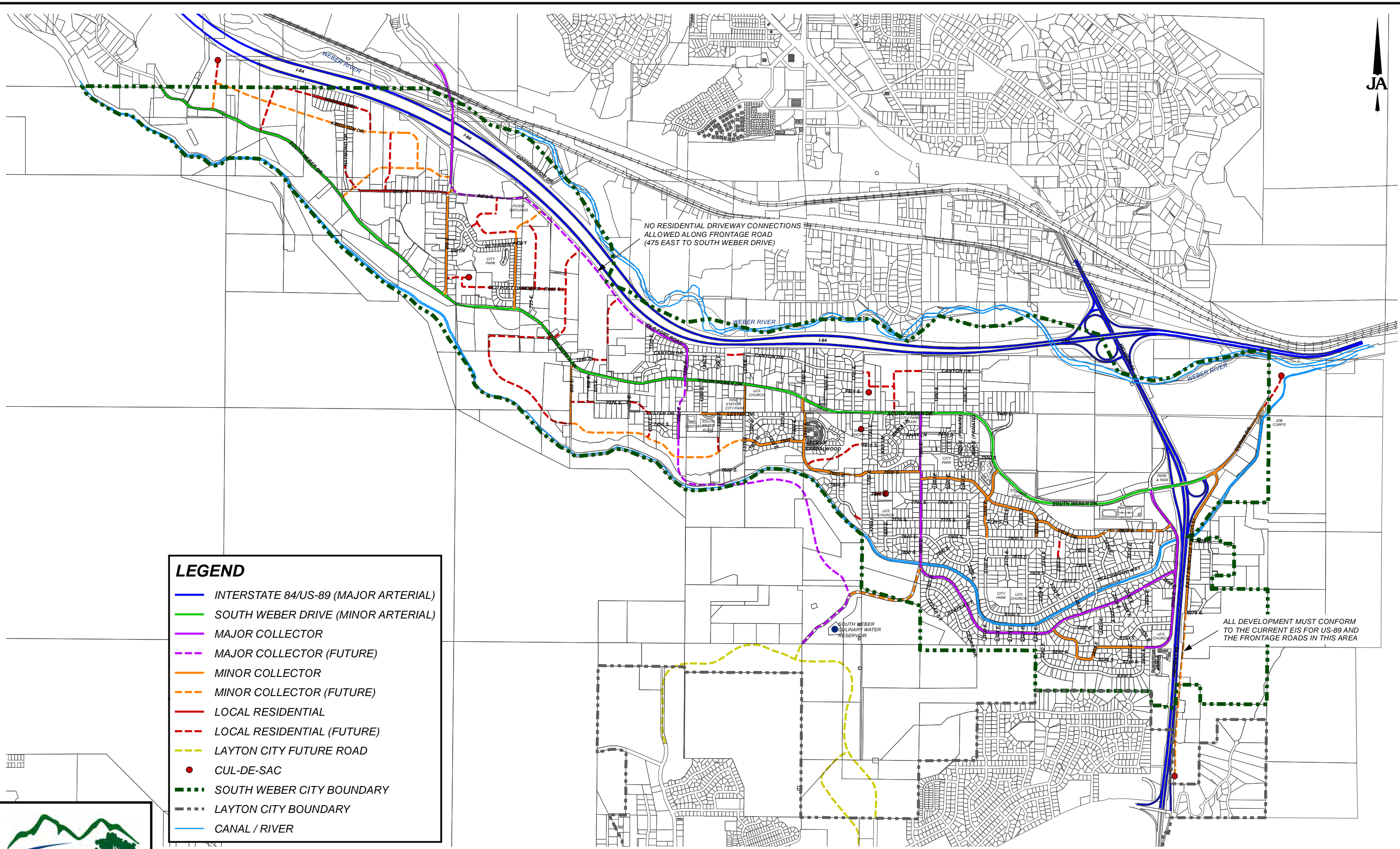
DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**  
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South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**HAFB NOISE & CRASH ZONE MAP**

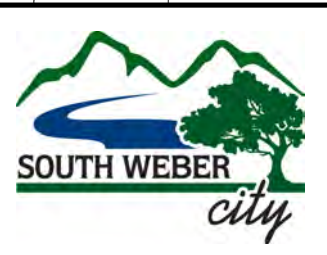
SHEET:  
**4**  
OF SHEETS  
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**LEGEND**

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL)
- MAJOR COLLECTOR
- MAJOR COLLECTOR (FUTURE)
- MINOR COLLECTOR
- MINOR COLLECTOR (FUTURE)
- LOCAL RESIDENTIAL
- LOCAL RESIDENTIAL (FUTURE)
- LAYTON CITY FUTURE ROAD
- CUL-DE-SAC
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- CANAL / RIVER



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft  
DATE:  
02/10/2014

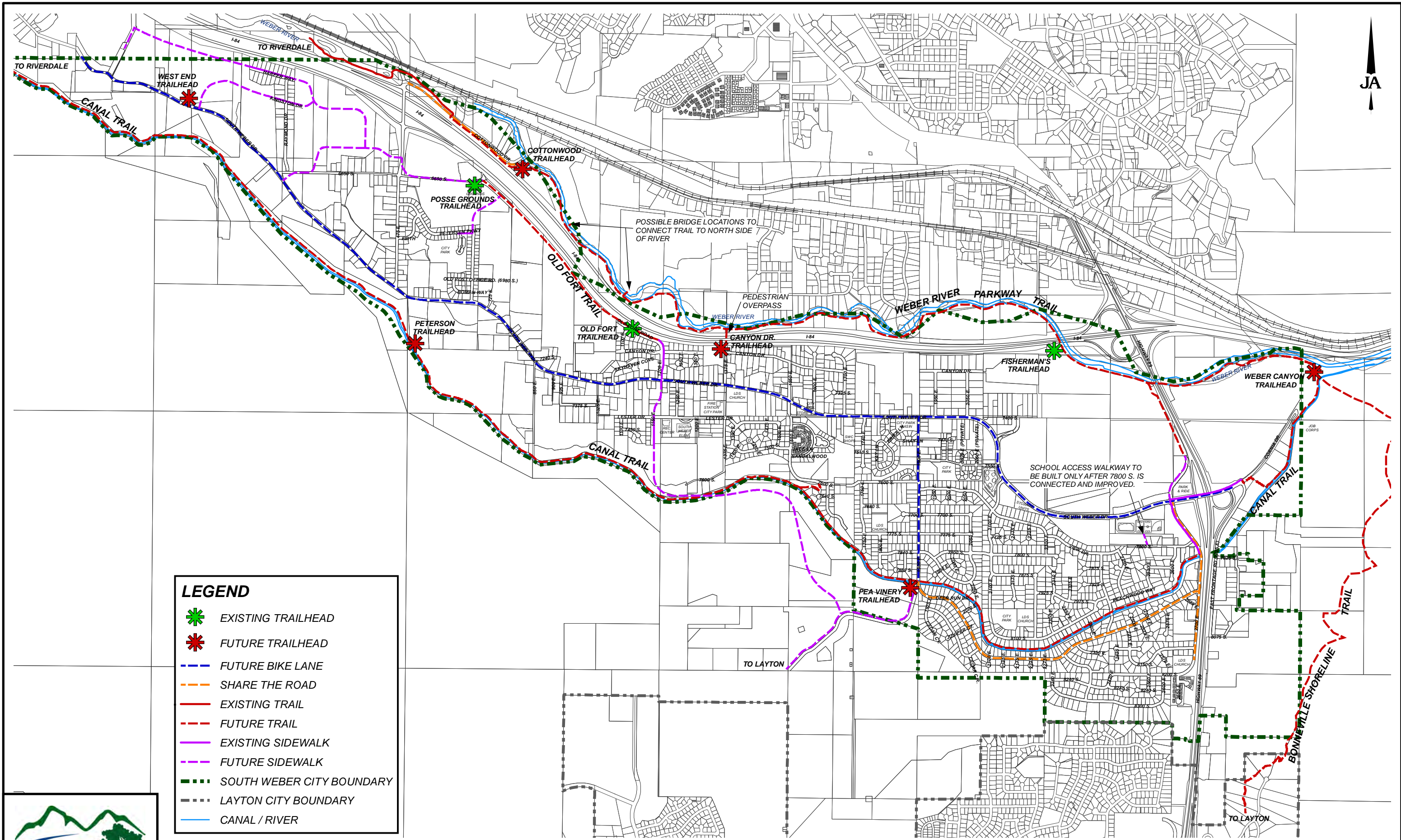
DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**VEHICLE TRANSPORTATION MAP**

SHEET:  
**5**  
OF SHEETS  
0





**LEGEND**

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

**NOTES:** THE PEDESTRIAN TRANSPORTATION PLAN IS NOT A COMPREHENSIVE SIDEWALK PLAN. ONLY SIDEWALK LINKS BETWEEN EXISTING OR FUTURE TRAILS ARE SHOWN ON THIS MAP.

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
02/10/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**

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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**PEDESTRIAN TRANSPORTATION MAP**

SHEET:  
**6**  
OF SHEETS  
0

