

PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of **SOUTH WEBER CITY, Utah**, will meet in a regular public meeting commencing at 6:00 p.m. on **Thursday, February 22, 2024**, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. **Pledge of Allegiance:** Julie Losee
2. **Public Comment:** Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

ACTION ITEMS

4. Consent Agenda
 - a. January 11, 2024, Minutes
- 5. Public Hearing for Public Works Site Conditional Use Permit (CUP)**
6. Review and Action CUP Public Works Site
7. Public Works Site & Improvement Plans

DISCUSSION ITEMS

8. Ethics Training

REPORTS

9. Commission
10. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 2/16/24

DEPUTY RECORDER: Raelyn Boman

1 SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 January 2024

TIME COMMENCED: 6:00 p.m.

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

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayme Blakesley

DEPUTY RECORDER:

Raelyn Boman

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

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

1. Welcome: New Commissioner Chris Roberts

2. Pledge of Allegiance: Commissioner Boatright

3. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

4. Approval of Consent Agenda

- 14 December 2023 Minutes

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

5. Appointing Chair and Vice Chair

Commissioner Losee reminded anyone interested in the Planning Commission Chair or Vice Chair position will need to attend an additional meeting with the Code Committee. Commissioner Losee expressed interest in being the chairperson. Commissioner Skola was willing to fill the position as vice-chair.

Commissioner Boatright moved to appoint Julie Losee as Chair, and Chad Skola as Vice Chair. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

TRAINING:

6. Land Use Training by City Attorney Jayme Blakesley

City Attorney Jayme Blakesley outlined the key aspects of the Planning Commission's responsibilities within the framework of Utah's Land Use Development and Management Act (LUDMA). LUDMA allows cities to establish land use standards, mandates the formation of a Planning Commission, and sets criteria for land use decisions. The Legislative Body, represented by the City Council, has the exclusive authority to enact land use regulations and consider Planning Commission recommendations. The Land Use Authority, comprising of the City Council, Planning Commission, or City Staff, interprets and applies land use regulations. The Appeal Authority handles variances and appeals. Municipal Land Use Actions, such as amendments and public hearings, were discussed, emphasizing the Legislative Body's role in zoning district amendments. Best practices for Planning Commission members involve understanding their roles, following procedures, and documenting decisions, while practical pitfalls include statements beyond the review scope and inappropriate communication during meetings.

Mr. Blakesley covered legislative amendments related to development standards, specifically Senate Bill 174 (SB 174), focusing on subdivisions for 1 or 2 family dwellings and townhomes. SB 174 necessitates the establishment of an Administrative Land Use Authority (ALUA) separate from the City Council for subdivision application reviews. The Subdivision Review Process involves preliminary reviews, optional pre-application meetings, and restrictions on final application reviews and revisions. Two appeal processes for disputes post the four review cycles were outlined. Commissioner Losee emphasized the training requirements, highlighting the need for four hours per year, and Mr. Blakesley noted that this training session counted for Open & Public Meetings Act Training. The discussion also touched on the Planning Commission's relationship with the City Council, with Mr. Blakesley recommending decisions be made and recorded in meeting minutes.

REPORTS:

7. New Business (None)

8. Commission & Staff

City Recorder, Lisa Smith: requested each Planning Commission sign the Conflict-of-Interest Form.

9. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:59 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

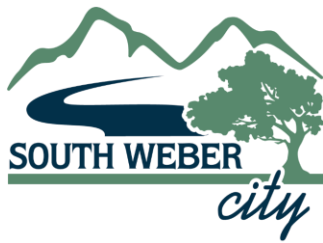
APPROVED: _____ **Date** February 8 2024

Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Raelyn Boman



PLANNING MEMORANDUM

CUP

1600 E. South Weber Drive
South Weber, UT 84405

801.479.3177
southwebercity.com

To: Planning Commission
From: Lance Evans, AICP, Community Development Manager

Re: Site Plan and Conditional Use Permit for a Public Building(s) in the Commercial Recreation Zone.

Project Information	
Project Name	South Weber City Public Works Building and Site
Site Location	104 E South Weber Drive
Tax ID Number	1335800002
Applicant	South Weber City
Owner	South Weber City
Proposed Actions	Two public works structures
Current Zoning	C-R (Commercial Recreation Zone)
General Plan Land Use Classification	(C-R) Commercial Recreation (R-LM) Residential Low Moderate Density
Gross Site	6.14 acres
Number of Units	NA
Units Per Acre	NA

ACTION

Administrative Action: Review and recommendation to the City Council for approval of the Conditional Use Permit for a Public Building(s) in the Commercial Recreation Zone.

ITEMS FOR PLANNING COMMISSION REVIEW

The applicant has requested a Site Plan and Conditional Use Permit for two public buildings in the C-R (Commercial Recreation Zone) as per the Land Use Matrix. The buildings will house the South Weber City Public Works Office, work and maintenance areas for the ongoing public works services for the City of South Weber. The proposal is for three buildings: Main building (20,250sf), Vehicle storage building (9,000 sf) and a Salt/Decant/Material Storage Structure (5,543 sf).

The application materials for the Site Plan and Conditional Use Permit (CUP) are shown below in Exhibit A. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application.

PREVIOUS APPROVALS BY THE PLANNING COMMISSION

The "Public Works Subdivision 1st Amendment" plat was approved by the Planning Commission on January 23, 2024.

PLANNING CODE REVIEW

The Planning Commission shall review and make a recommendation to the City Council on all conditional use applications in non-residential zones and for short-term rentals. The City Council is hereby authorized to make the final review and to render a decision for all conditional use applications in non-residential zones and for short-term rentals, in accordance with the requirements of this chapter. (SWCC 10-7-2).


South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff has reviewed the elements and believes that the Site Plan and CUP follow the standards and recommends approval of the South Weber City Public Works Building and Site CUP and Site Plan.

M E M O R A N D U M

TO: South Weber City

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

CC: David Larson – South Weber City Manager
Lance Evans – South Weber Community Development Manager

**RE: PUBLIC WORKS FACILITY
SITE PLAN & CONDITION USE APPROVAL
Submittal Memo**

Date: February 14, 2024

South Weber City is in need of a new Public Works Facility. The city has been taking steps for the last several years to provide this new facility. The current site is not large enough to accommodate the anticipated growth and needs of the city long-term. Property was purchased a few years ago, and the time has come to develop the site. The project includes the following general characteristics and components:

Subdivision and Lot: Public Works Subdivision 1st Amendment, Lot 2
 Address: 104 E. South Weber Drive
 Lot Size: 6.14 acres
 Buildings: Public Works (20,250 sf)
 Vehicle Storage (9,000 sf)
 Salt / Decant / Material Storage Structure (5,543 sf)
 Detention Basin: 0.77 acres (33,615 sf)
 (offsite)
 Access: South Weber Drive and Kingston Drive
 Developed Portion: 3.97 acres
 Undeveloped Portion: 2.17 acres
 Adjacent Uses: Indoor Soccer Facility with outdoor fields (South)
 General RV Inventory Storage Lot – Future (North)
 Residential Housing, R-M Zone (East)
 Residential Housing, R-LM Zone (West)
 General Plan: Projected Land Use – R-LM Zone, but restricted by HAFB Easement
 Vehicle Transportation – Extend Kingston Drive through property
 Active Transportation and Parks – Extend sidewalk with Kingston Drive
 Sensitive Lands – None

PUBLIC WORKS FACILITY – SITE & CUP APPROVAL
 Submittal Memo
 February 14, 2024

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We are pleased to submit to South Weber City the following Documents and Drawings to support the request for Site Plan and Conditional Use Approval.

- J&A Civil Bid Set #1 (2/14/2024)
 - SITE PLAN – See Sheets C4.0 and C5.0
 - GRADING PLAN – See Sheets C7.0, C7.1, C7.2, C7.3, and C7.4
 - UTILITY PLAN – See Sheets C6.0, PP1.0, PP1.1, PP1.2, PP2.0, and PP3.0
 - LANDSCAPE PLAN – See Sheets C8.0 and C8.1
- J&A Sight Triangle Exhibit for UDOT (7/27/2023)
- J&A Trip Generation Calculation with ITE 110 General Light Industrial (2/14/2023)
 - Current Employees – 9
 - Future Employees – 15
- Ridgeline Design (2/14/2024)
 - Building Color Elevations & Renderings
- Ridgeline Design (1/26/2024)
 - Building Floor Plans
- Rocky Mountain Engineering (2/14/2024)
 - Site Photometric & Lighting Plan
- Hansen & Associates
 - ALTA Survey (3/26/2021)
 - Public Works Subdivision 1st Amendment plat – pending recordation
- Old Republic Title Report (Original 2/1/2021, Updated 3/8/2021)
- Fire Flow Test - New PW Site (05-12-2023)

CITY CODE REQUIREMENTS:

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
TITLE 10, CHAPTER 5, ARTICLE M – COMMERCIAL RECREATION ZONE (C-R)		
10-5M	Zoned C-R	Zoned C-R
10-5M-2	Conditional Use Permit if over one acre	6.14 acres – Conditional Use Permit required
10-5M-3	Architectural Site Plan Review (see 10-12)	See 10-12
10-5M-4	“Public Use” is a Conditional Use in the C-R Zone	See 10-7

PUBLIC WORKS FACILITY – SITE & CUP APPROVAL
 Submittal Memo
 February 14, 2024

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<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-5M-5	Conditional Use	See 10-7
10-5M-6A	15% of total site landscaped in accordance with 10-15	18% landscaping provided Site landscaping = 21,115 sf Detention Basin = 33,615 sf Total landscaping = 54,730 sf Main Site (6.14 Ac) = 267,458 sf Det Basin (0.77 Ac) = 33,615 sf Total Site (6.91 Ac) = 301,073 sf
10-5M-6B	Buffer yard required when adjacent to residential zones, except where legal restrictions prevent construction of residences	See 10-15-14
10-5M-6C	Park Strip landscaping	No park strips within the project
10-5M-7A	No minimum requirement for lot width	
10-5M-7B	No minimum requirement for lot area	
10-5M-8	No commercial building closer than 20' to any street	The closest proposed building is about 400' set back from South Weber Drive.
10-5M-9	The sum of the footprints for all buildings (including accessory buildings) must not cover more than 60% of the area of the lot.	Coverage = 13% Public Works = 20,250 sf Vehicle Storage = 9,000 sf Storage Structure = 5,543 sf Total Buildings = 34,793 sf Total Lot = 267,458 sf
10-5M-10	Off Street Parking (See 10-8)	See 10-8
10-5M-11	Class 4 signs permitted	No signs are currently being proposed.
10-5M-12	Hazards and nuisances must be controlled. Disturbances such as noise, odor, smoke, heat, glare or other disturbance can leave the property.	The lights will be dark-sky compliant. Trucks must have back-up beepers. While a noise study was not conducted, the anticipated sound from typical operations is not expected to exceed the parameters listed in Section B. Other than exhaust from the vehicles on site, no odorous gases are anticipated.
10-5M-13	Private Roadway Street Section A (minimum)	No private roadway is being proposed. The access to the site is a driveway.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
TITLE 10, CHAPTER 7 – CONDITIONAL USES		
10-7-2	Planning Commission to make a recommendation and City Council to make final decision in non-residential zones.	Anticipated Meetings: Planning Commission – 2/22/2024 City Council – 3/12/2024
10-7-3	Application for CUP required	Submitted to the city on 2/1/2024.
10-7-4A	Compatibility with or impact to neighboring properties (location, site configuration, screening, height, setbacks, density/intensity/livability)	The proposed development is compliant with the requirements of the underlying zone. The buildings are located as far away from the residential properties as can reasonably be placed with the closest setback being 80 feet. The property will be screened with a 6' high masonry fence on the west and south sides (east side when that portion of the property develops). The north side, which is adjacent to the future General RV inventory storage lot will have a 6' chain link fence. The work yard will be completed enclosed with fencing and security gates.
10-7-4B	Safety of Persons and Property (flooding, attractive nuisances, setbacks, fault lines, signs, loading zones, and street features)	The proposed development is graded to avoid flooding or ponding of water with underground piping infrastructure to carry all stormwater to a regional detention basin that is being developed as part of the project. The work yard will be completed enclosed with fencing and security gates to protect from any attractive nuisances. The closest setback is 80 feet. There are no known fault lines, flood plains, landslides, or other geologically hazardous areas. The property also falls outside of the city's Sensitive Lands area. No signs are currently being proposed. No loading zones are proposed. Curb & gutter, drainage, sidewalks, pavement, fire hydrants, and lighting are all proposed in a manner to promote a safe environment.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-4C	Health and Sanitation (water, wastewater, utilities, trash collection, and snow removal)	The proposed development will provide sufficient water and sewer service. Other utilities necessary will be provided, including drainage, secondary water, power, gas, and communications. A dumpster will be provided. The site has more than enough open areas for snow storage.
10-7-4D	Environment (sensitive areas, pollution, erosion, odors, noise, dust, light, nuisance, and natural conditions)	See Sections 10-7-4A and 4B above.
10-7-4E	Traffic, Circulation, and Parking	The proposed development will not generate enough traffic to be detrimental to the immediate neighborhood. The primary access will be South Weber Drive. A second access is required, and this will be Kingston Drive. It is the intent that this access will only be used if the primary access is unavailable. The site is arranged to provide efficient traffic circulation with the primary gated entry to the work yard on the south and the secondary gated exit on the north. Parking is being provided on the south and west sides of the property and will be screened with the masonry fence along those property lines.
10-7-5	Building Permit required	This submittal is intended to cover all applicable requirements related to the site. No Building Permit has been provided. The portion of the CUP related specifically to the building will be presented at a future date.
10-7-6A	Complete Application Form	Submitted on 2/1/2024. Updated and resubmitted on 2/14/2024.
10-7-6B	Title Report and survey of property	Title Report – Old Republic (2/1/2021) Title Report – Old Republic Updated 3/8/2021) ALTA Survey – Hansen & Associates (3/26/2021)

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-6C.1	Locations of existing and proposed buildings on the property, and existing buildings within 300' of the property.	The project is proposing two new buildings and one new structure, containing salt storage, general material storage, and decant bays. The locations are shown on the Site Plan (sheet C5.0)
10-7-6C.2	Building setbacks, heights, and lot coverage to meet C-R zone	Complies (See 10-5M above)
10-7-6C.3	Fence heights, materials, and colors to be shown	6' masonry (verti-crete precast concrete fence system – ashlar pattern with color to match existing) 6' chain link fence
10-7-6C.4	Landscape Plan required, with screening, buffering features, and plant materials and sizes	See Sheets C8.0 and C8.1. Buffer yard provided.
10-7-6C.5	Vehicle parking, loading, and traffic circulation plan.	See 10-7-4E above.
10-7-6C.6	Location of existing and proposed roads serving the property, including permits from UDOT, when required.	See Sheet C4.0 A UDOT Conditional Access Permit (CAP) is required. The application and request has been made, but the CAP has not been received yet. Once received, the contractor will submit for an Encroachment Permit, which authorizes the performance of the work.
10-7-6C.7	All existing or proposed easements shown.	See Sheet C5.0 A utility and access easement for Lot 3 runs along the west property line of Lot 2.
10-7-6C.8	The location of all existing natural property features.	See Sheet C5.0 The property is largely devoid of any notable features. There are some medium sized trees on the adjacent properties.
10-7-6C.9	Existing ground topography and proposed finished grades.	See Sheets C7.0, C7.1, C7.2, C7.3, and C7.4 Due to relatively shallow groundwater, the project is largely importing material and raising the site by about 2 feet on average.
10-7-6C.10	Location of trails, sidewalks, and biking facilities.	None are present, and none are proposed.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-6C.11	All existing and proposed utilities.	See Sheets C6.0, PP1.0, PP1.1, PP1.2, PP2.0, and PP3.0 All existing utilities are available and adjacent to the site. New Water, Sewer, Storm Drain, Irrigation, Power, Gas, and Communications will be provided to the site.
10-7-6C.12	Building elevations with proposed building materials and colors.	See architectural Floor Plans, Elevations and Rendering showing materials and colors.
10-7-6C.13	Lighting plan that is dark-sky compliant.	Site photometric and lighting plan have been provided, with dark-sky compliant fixtures and lighting directed downward and away from adjacent residential uses.
10-7-6C.14	Location of mechanical equipment, solid waste collection, storage areas, and screening.	A backup generator will be located at the southeast corner of the Public Works building. The associated propane tank will be located just inside the main access gate. A dumpster will be located on the east side of the site. Materials will be stored in the Material Storage structure. Other than the screening that the Material Storage structure will provide there is no other screening proposed.
10-7-6C.15	Erosion Control plan.	The Landscape Plan identifies different ground covers for different circumstances, but all ground covers will provide long-term protection from erosion. During construction the contractor will need to maintain a SWPPP and implement whatever BMPs necessary to avoid any sediment or other potential pollutants from leaving the site.
10-7-6C.16	Phases of construction, construction schedule, and permits.	The proposed project will not be phased. It is anticipated that the grading and utility work will be completed first, followed by the construction of the buildings, with the final item being completion of all site work.
10-7-6D.1	Calculation of pervious and impervious areas.	See Sheets C8.0 and C8.1

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-6D.2	Description of proposed uses, including total site area and building sizes.	See Sheet C5.0 The Public Works Building will be the main operations building with office space, shop area with bay doors, a wash bay, and storage on the exterior of the building. The Vehicle Storage Building is anticipated to just be vehicle storage. The final structure on the site will provide salt and general material storage, as well as decant bays.
10-7-6D.3	Projected increase in traffic trips.	A Trip Generation calculation was performed using the ITE Trip Generation Manual, 11 th edition, assuming General Light Industrial. With the current use of 9 FTEs, this produces a weekday average daily trip total of 28. The estimated build-out FTE total is 15 employees. This will produce a weekday average daily trip total of 47. The future General RV Inventory Storage Lot is anticipated to generate no more than 10 trips per day.
10-7-6D.4	Projected Water and Sewer demand.	The water demand is relatively low. However, the project will loop a water main through the site from South Weber Drive to Kingston Drive. This will help ensure adequate service to the building and fire protection. The sewer demand is also relatively low. The sewer from this project will be connected to the sewer lines in Riverwood, who will discharge into the Central Weber outfall line.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-6D.5	How the proposed use and site comply with the General Plan.	<p>The current General Plan was adopted before the property in question was purchased. There are three maps that are inconsistent with what was anticipated in the General Plan and what is being proposed.</p> <ul style="list-style-type: none"> • Projected Land Use Map shows the property being zoned R-LM (but with the HAFB noise easement restricting development). The property was zoned C-R back in 2016 and hasn't had any rezone request since. The previous zone was Agricultural (A). The proposed use as a Public Works Facility does comply with the HAFB noise easement development restriction. • Vehicle Transportation shows Kingston Drive being extended through the property to the west and connecting to a future road that would connect to South Weber Drive. When the City purchased the property for the purpose of a future Public Works Facility, and then subsequently approved the Riverwood Subdivision without Kingston Drive being connected, the decision was made not to extend this road. • Active Transportation and Parks shows the sidewalk along Kingston Drive being extended through the property. With the elimination of the road, this pedestrian connection was also eliminated.
10-7-6E	Proposed materials and colors for the building, signs, and fencing.	The building materials and colors are shown in the Elevations and Renderings provided by Ridgeline Design. The material and colors of the masonry fence match existing.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-6F	A traffic impact analysis to be provided which includes a minimum of the projected traffic from the project and surrounding properties and recommendations to mitigate traffic impacts to maintain an acceptable level of service.	See 10-7-6D.3 above A total of 57 trips is estimated as the future AADT. This will not change the level of service for South Weber Drive in this area. In addition to the trip generation analysis, UDOT required a Sight Triangle Exhibit to ensure adequate sight distance at the South Weber Drive access driveway. The sight distances meet AASHTO requirements.
10-7-7A	The proposed use is consistent with the General Plan.	The proposed use is not completely consistent with the current General Plan. Although a formal change to the General Plan was never conducted, the city has made decisions since the adoption of the current General Plan that, in essence, made the changes to now be consistent with those decisions.
10-7-7B	The proposed use is an allowed conditional use within the C-R zone.	Yes, “Public Use” is a Conditional Use in the C-R zone.
10-7-7C	The proposed conditional use and site plan complies with the requirements of the C-R zone.	Yes, the use as a Public Works Facility and the Site Plan provided comply with the requirement of the C-R zone.
10-7-7D	Complies with all site plan requirements.	Yes, the Site Plan provided complies with all site plan requirements.
10-7-7E	Complies with dedication requirements and provides the necessary infrastructure.	There is no dedication required. Yes, all necessary infrastructure is being provided.
10-7-7F	The proposed conditional use meets the requirements of Chapter 7 and all other land use ordinances.	Yes, the conditional use complies with Chapter 7, as demonstrated herein.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-7-7G	The property is of adequate size to permit the conditional use in a manner that will not be detrimental to the surrounding properties.	The property is adequately sized for the proposed use as a Public Works Facility. Every effort has been made to minimize any detrimental impacts to the surrounding properties, including placement of the buildings as far away as could reasonably be done, installing masonry fencing for screening and aesthetic purposes, trees, dark sky compliant site lighting, attractive building materials and colors to be aesthetically pleasing.
TITLE 10, CHAPTER 8 – OFF STREET PARKING AND LOADING		
10-8-2A-E	At the time of erection of any main building minimum off street parking space with adequate provision for ingress and egress shall be provided.	<p>Size: Due to the nature of the use being public works, the need to park large trucks is more likely. Therefore, the proposed parking stalls are sized at 10'x 20' (rather than the minimum 9'x18')</p> <p>Access: The driveways accessing the property are on two separate streets (South Weber Drive and Kingston Drive). The layout of the South Weber Drive access is subject to UDOT requirements and approval.</p> <p>Floor Area: The floor area for the Public Works Building would be the office area, which is 50'x 90' → 4,500 sf</p>
10-8-2F	Development and Maintenance of Parking Areas	<p>Screening: Parking stalls are located along the south and west property lines. In both locations a 6' masonry fence is provided.</p> <p>Landscaping: Adjacent to the parking stalls is curb and gutter along with rockscape landscaping between the curb and gutter and the fence.</p> <p>Surfacing: All parking areas will be paved with asphalt.</p> <p>Lighting: There are yard lights proposed to illuminate the site, including the parking areas. The lighting is arranged to reflect light away from adjoining property.</p>

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-8-3	Off-Street Loading	No off-street loading is needed.
10-8-4	Off-Street Storage Lanes	No off-street storage lanes are needed.
10-8-5	Number of Parking Spaces for the use of “Public Building / Space” is determined by specific review of the Planning Commission.	<p>Based on Employees: There will be 9 full-time employees when the building is finished. It is anticipated that there will be 15 full-time employees in the future at build-out. 25 stalls are being provided. This will park all employees, plus 10 visitors.</p> <p>Based on Floor Area: In the use of “Industry” is used, the requirement is 1 per 500 sf (4,500 sf / 500 sf = 9 stalls). If the use of “Office” is used, the requirement is 1 per 300 sf (4,500 sf / 300 sf = 15 stalls).</p> <p>In either example, the number of stalls being provided exceeds the requirement.</p>
10-8-6	Table of Parking Lot Dimensions	The proposed parking stalls are at 90°. All proposed parameters exceed the minimums.
TITLE 10, CHAPTER 12 – ARCHITECTURAL SITE PLAN REVIEW		
10-12-3A	Architectural drawings and Site Development plans are to be provided demonstrating building locations, landscaping, existing trees, off-street parking facilities, vehicle and pedestrian circulation, abutting streets, grades, drainage, exterior building elevations and color scheme.	Architectural and Site drawings have been provided that demonstrate compliance with all requirements of the section and have been covered thoroughly in previous sections.
10-12-3B	Planning Commission to review and approved if consistent with this Chapter.	Anticipated Meeting: Planning Commission – 2/22/2024

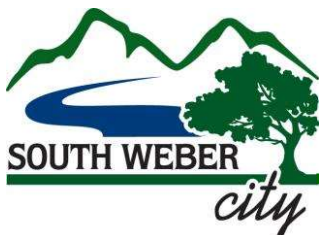
<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-12-3C	Planning Commission is to review traffic safety and congestion, outdoor advertising, and landscaping, and may use expert consultants to help with review if deemed necessary.	For traffic safety and congestion, see 10-7-4E, 10-7-6D.3, and 10-7-6F, as discussed in previous sections above. The project is not proposing any outdoor advertising. For landscaping, see 10-5M-6A and 10-15-14.
10-12-4	Curb, gutter and sidewalk to be provided along street frontage if motor vehicle access is required, except at entrances to the property where curb cuts are to be provided.	The property has minimal frontage along South Weber Drive. The only purpose of this frontage is access into the property. UDOT is responsible for the issuing of requirements along the frontage. No curb, gutter, or sidewalk is being required along South Weber Drive. The project is providing curb and gutter along the access driveway into the property.
TITLE 10, CHAPTER 15 – WATER EFFICIENT LANDSCAPE REQUIREMENTS		
10-15-4	This Water Efficient Landscape Ordinance is applicable to the project because it is a new development.	Meet the requirements in the following sections.
10-15-5	Landscape design standards include plant selection, steep slopes, park strips, mulch, soil preparation, and tree selection.	The proposed landscape plan includes: decorative rock as the primary ground cover with landscape curbing separating different color patterns, large boulders to provide additional variety in the look and feel of the landscaped areas, and columnar-type trees (Zelkova, City Sprite – Serrata). The trees are being placed along both sides of the access driveway into the property, as well as the buffer yard area.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-15-6	Irrigation design standards include smart controllers, drip irrigation, check valves, efficient spray heads, meters and transmitters on all services, and restricted use based on the MAWA equation.	South Weber Irrigation Company (SWIC) is the irrigation provider for this site. The project is proposing to connect to the 8" SWIC main running along South Weber Drive and run a new 6" main to the north property line. The service to the site will come from the new main and into the landscape island by the main building entrance. The service will have a meter and transmitter as required by SWIC. The trees are the only part of the landscape plan requiring irrigation water. The contractor's landscape sub will design the sprinkler system in compliance with this section and submit it to the city for approval prior to construction.
10-15-7	Landscapes in new single-family residential developments	NA
10-15-8	Prohibition on restrictive covenants requiring uniform plant material irrigated with spray irrigation by HOAs	NA
10-15-9	Landscapes in commercial, industrial, and institutional developments shall meet the standards set forth in this section and restrict the use of turf to a maximum of 15%.	The project meets the design standards for landscaping and irrigation. No turf is being proposed.
10-15-10	A Landscape Plan Documentation Package (LPDP) is required for commercial, industrial, and institutional projects.	The landscape plan provided identifies the ground cover material, decorative rock, landscape curbing, placement of boulders, irrigation service, and tree location. Until the contractor's landscape sub is selected, the Landscape Plan will be considered the LPDP. This plan was not prepared by a landscape architect. Due to the simple nature of the proposed plan, it was felt that the use of a landscape architect was not necessary.

<u>Code Section</u>	<u>Requirement</u>	<u>Provided / Proposed</u>
10-15-11	Plan review, construction inspection, and post-construction monitoring for commercial, industrial, and institutional projects is required as part of the Building Permit approval process.	The LPDP will be reviewed and enforced by the city before, during, and after construction.
10-15-12	Waste of water is prohibited.	The proposed landscaping and irrigation will have minimal use.
10-15-13	The city personnel are authorized to enforce this ordinance.	The parks department will be housed at this location. Enforcement will be followed.
10-15-14	Buffer Yard Landscaping is required.	<p>The buffer yard is required when adjacent to residential zones, except where legal restrictions prevent construction of residences. For this site, the buffer yard is located at the northwest corner of the property. It is approximately 115' long. It is 20' wide, with 5 trees spaced 20' apart. The trees being proposed are Zelkovas (City Sprite – Serrata). These are a columnar-type tree, with a mature height of 25'. The ground in this area will be covered by a decorative rock mulch with a two-tone color pattern separated by concrete landscape curbing.</p> <p>An 8' masonry fence is required along the buffer yard. However, the rest of the project site is proposed with a 6' masonry fence. In the location of the buffer yard, the fence will be installed at the top of a fill slope of about 2'. From the perspective of the adjacent property owner, the fence will have an approximate height of 8'. In addition, the project is going beyond the minimum requirement by adding the tree-lined entry. For these reasons, it is requested that the 8' height requirement be waived by the City Council (with the advice of the Planning Commission) in favor of the 6' height in accordance with Section 10-15-14E.</p>







1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____ Plans
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00				
Sketch	\$ 400.00	\$ 700.00				
2nd Sketch	\$ 300.00	\$ 350.00				
Prelim	\$ 600.00	\$ 900.00				
Final	\$ 700.00	\$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: Public Works Facility - Site Plan & Conditional Use Permit

Approx. Location: 104 E South Weber Dr.

Parcel Number(s): 13-358-0002, Future TBD Total Acres: 6.14

Current Zone: C-R If Rezoning, to what zone: NA Bordering Zones: C-R, R-M, R-LM

Surrounding Land Uses: Soccer Facility (south), RV storage (north), residential housing (east & west)

Number of Lots: 1 # of Lots Per Acre: NA PUD: Yes ☐ No ☒

Developer or Agent

Name: Mark Larsen

Company: South Weber City

Address: 1600 E South Weber Dr

City/State/Zip: South Weber / UT / 84405

Phone: 801-479-3177

Email: mlarsen@southwebercity.com

Developer's Engineer

Name: Brandon Jones

Company: Jones & Associates

Address: 6080 Fashion Point Drive

City/State/Zip: South Ogden / UT / 84403

Phone: 801-391-9621

Email: brandonj@jonescivil.com

State License # 5148758-2203

Property Owner, if not Developer

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Surveyor, if not Engineer

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Development Signs:

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

Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

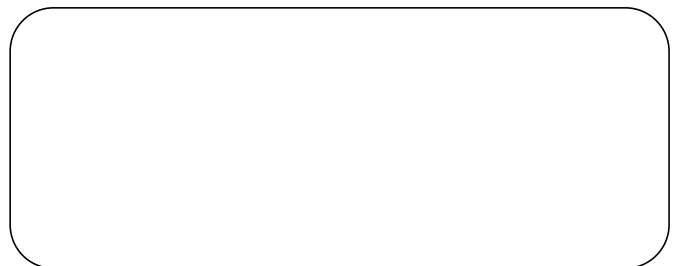
Applicant's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this _____ day of _____, 201__

By _____.

Notary _____



Seal

Property Owner's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this _____ day of _____, 201__

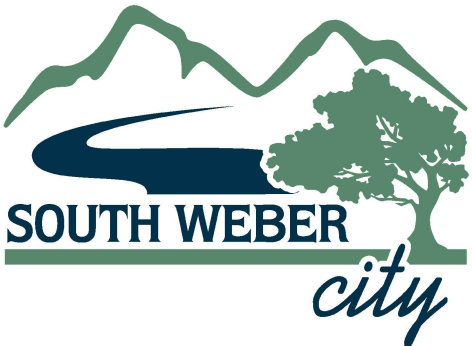
By _____.

Notary _____



Seal

SOUTH WEBER CITY CORPORATION
PUBLIC WORKS SITE
CIVIL BID SET #1



February 2024

SHEET INDEX

C1.0	COVER SHEET
C2.0	PROJECT NOTES
C3.0	DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	VICINITY IMPACT SHEET
C5.0	SITE PLAN
C6.0	SITE UTILITY PLAN
C7.0	GRADING PLAN
C7.1	GRADING PLAN
C7.2	GRADING PLAN
C7.3	DET. BASIN GRADING PLAN
C7.4	DET. PLAN CROSS SECTIONS
C8.0	SITE LANDSCAPE PLAN
C8.1	DET. BASIN LANDSCAPE PLAN
PP1.0	OFF SITE UTILITY PROFILE
PP1.1	OFF SITE UTILITY PROFILE
PP1.2	OFF SITE UTILITY PROFILE
PP2.0	NORTH UTILITY PROFILE
PP3.0	SOUTH UTILITY PROFILE
D1.0	SITE DETAILS
D2.0	STORM DRAIN STRUCTURES
D2.1	STORM DRAIN STRUCTURES
D2.2	STORM DRAIN STRUCTURES
D3.0	SEWER STRUCTURES

CONTACT INFORMATION

PLAN PREPARED FOR: SOUTH WEBER CITY

SOUTH WEBER REP: DAVID LARSON
PHONE NUMBER: (801)-479-3177
EMAIL: DLARSON@SOUTHWEBERCITY.COM

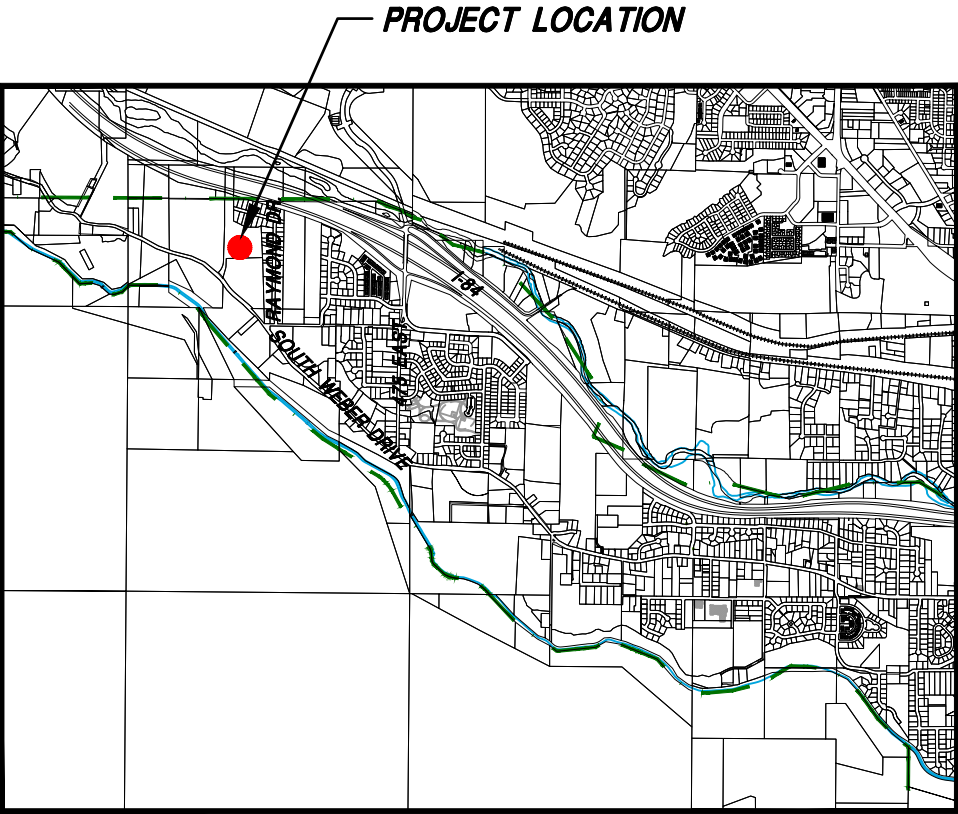
ENGINEERING BY: JONES AND ASSOCIATES

CITY ENGINEER: BRANDON JONES
PHONE: 801-391-9621
EMAIL: BRANDONJ@JONESCIVIL.COM

PROJECT ENGINEER: ADRIAN MORENO
PHONE NUMBER: (385)-414-1379
EMAIL: ADRIAN@JONESCIVIL.COM

GENERAL CONTRACTOR: VALLEY DESIGN AND CONSTRUCTION

CONTRACTOR: MATT PETERSON
PHONE NUMBER: (801)-479-9542
EMAIL: MATT@VDC-INC.COM



DATE	DESCRIPTION



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

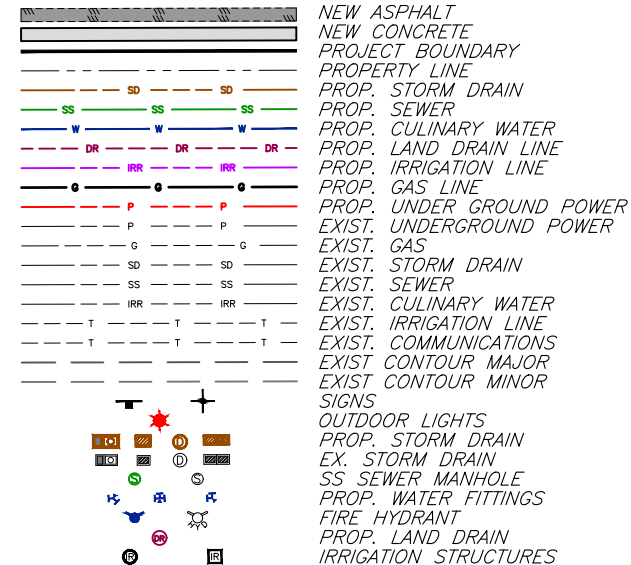
SHEET:
C1.0
OF -- SHEETS

GENERAL NOTES

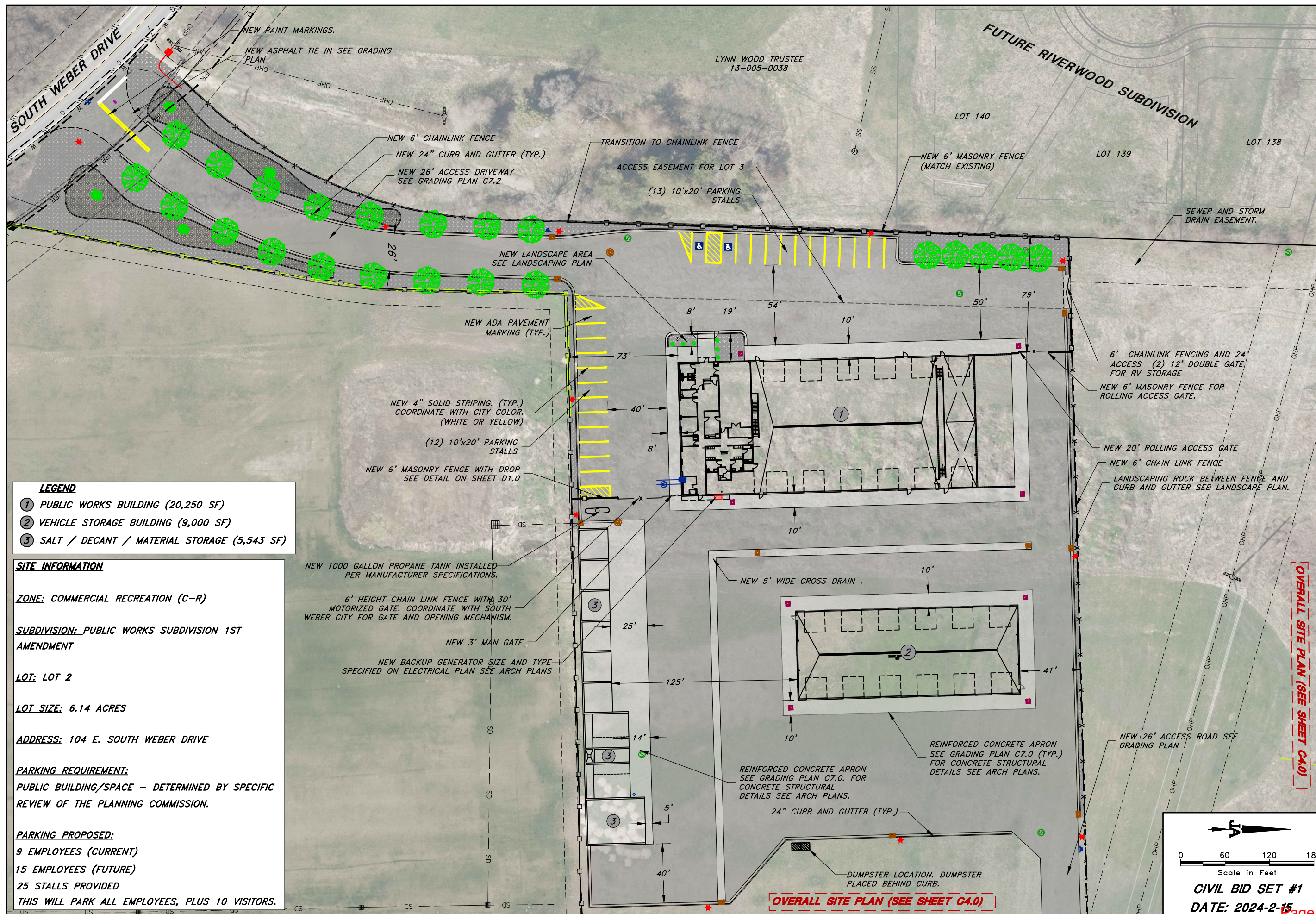
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WEBER CITY CONSTRUCTION STANDARDS EXCEPT WHERE SPECIFIED OTHERWISE. COPIES OF THE STANDARDS THAT ARE APPLICABLE TO THIS PROJECT ARE CONTAINED AT THE END OF THIS SET OF DRAWINGS. NOT ALL REFERENCED DRAWINGS ARE INCLUDED. CONTRACTOR IS RESPONSIBLE FOR ALL REFERENCED DRAWINGS AS WELL.
2. ALL CONSTRUCTION IN THE CITY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH SOUTH WEBER CITY PUBLIC WORKS STANDARDS EXCEPT WHERE SPECIFIED OTHERWISE.
3. THE CONTRACTOR SHALL REFER TO THE SOUTH WEBER CITY CONSTRUCTION STANDARDS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
4. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
5. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE EXACT AND ALL UTILITIES MAY NOT BE SHOWN. CONTACT BLUE STAKES, (811) PRIOR TO EXCAVATION.
6. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE & COOPERATE WITH ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY MANNER AND WITH MINIMUM DISRUPTION OF SERVICE.
7. THE CONTRACTOR SHALL POTHOLE UTILITIES THAT MAY HAVE A POTENTIAL CONFLICT, SUFFICIENTLY IN ADVANCE OF LAYING PIPE AND STRUCTURES TO ALLOW FOR ADJUSTMENTS IN THE PROPOSED DESIGN TO AVOID CONFLICTS.
8. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF ANY REGULATORY AGENCY EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE.
9. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION AS PRESCRIBED BY OSHA.
11. PROJECT HORIZONTAL AND VERTICAL DATUM ARE BASED ON A FIELD SURVEY AND SHALL BE USED FOR PROJECT CONTROL. THE PROJECT COORDINATE SYSTEM IS NAD 83 STATE PLANE UTAH NORTH NADV88. INITIAL CONSTRUCTION STAKING WILL BE PROVIDED BY THE OWNER. ANY ADDITIONAL CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION STAKING SCHEDULING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL OBTAIN ALL CITY PERMITS. NO FEE WILL BE CHARGED.
13. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY TO THE GENERAL PUBLIC AND OWN CONSTRUCTION PERSONNEL DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE CITY FOR APPROVAL. ONLY APPROVED TRAFFIC CONTROL PLANS MAY BE USED ON THE PROJECT. SEE ALSO SECTION 01 55 26 M IN THE CITY STANDARDS.
14. IF A ROAD CLOSURE IS DESIRED BY THE CONTRACTOR, ALL POSSIBLE CLOSURES MUST BE APPROVED BY THE CITY AND ALL PUBLIC TRANSPORTATION AND EMERGENCY SERVICE AGENCIES NOTIFIED WITH SUFFICIENT ADVANCED NOTICE. THE CONTRACTOR MUST MAINTAIN ACCESS FOR LOCAL TRAFFIC.
15. THE CONTRACTOR SHALL HOLD A VALID UTAH CONTRACTOR'S LICENSE PRIOR TO AND DURING CONSTRUCTION, UNTIL WORK IS COMPLETE.
16. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
18. ALL BACKFILL MATERIAL IN CITY STREETS SHALL BE COMPACTED TO A MINIMUM OF 95% DRY DENSITY. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND PLACED IN NON-STRUCTURAL BACKFILL AREAS OR HAULED AWAY. IMPORTED GRANULAR BACKFILL MATERIAL SHALL BE REQUIRED IN TRENCH AND ROADWAY AREAS IF PROPER COMPACTION CANNOT BE ACHIEVED WITH NATIVE MATERIAL. ENGINEER OR CITY INSPECTOR MAY REQUIRE IMPORTED GRANULAR BACKFILL AT THEIR DISCRETION.

19. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO UPDATES DURING WATER QUALITY REGULATIONS AND TO DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A SWPPP TEMPLATE CAN BE FOUND ON THE DWQ WEBSITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) AND UPDATING THE SWPPP AS NEEDED THROUGHOUT THE PROJECT.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO PUT IN PLACE AND MAINTAIN ALL BEST MANAGEMENT PRACTICES (BMP'S) AS DEEMED NECESSARY TO KEEP A CLEAN WORK SITE AND PREVENT ANY STORM WATER POLLUTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO IMMEDIATELY RESOLVE ANY ISSUE/CONCERN MADE KNOWN BY THE ENGINEER OR CITY INSPECTOR. POTENTIAL BMP'S ARE CONTAINED ON SHEETS G3 AND G4.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP ALL PUBLIC STREETS ADJACENT TO THE PROJECT AS NECESSARY AND AS OFTEN AS IS NEEDED IN ORDER TO KEEP THE PAVEMENT FREE FROM MUD AND DIRT AND KEEP TRACKING OF MATERIAL TO A MINIMUM.
22. ALL QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
23. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE PURPOSE OF RECORDING ALL ACTUAL MEASUREMENTS AND DETAILS TO BE USED IN THE PREPARATION OF "AS-BUILTS" DRAWINGS. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILTS" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER AND/OR PROJECT ENGINEER.
24. THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES AT LEAST ONE COPY OF THE SIGNED APPROVED PLANS & SPECIFICATIONS, AS WELL AS ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
25. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION INCLUDING ANY MATERIAL NECESSARY TO MAINTAIN ACCESS. CONTRACTOR IS RESPONSIBLE TO COORDINATE CONSTRUCTION SCHEDULE AND ANY RELATED IMPACTS WITH RESIDENTS / PROPERTY OWNERS.
26. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND / OR REPLACEMENT OF ANY IMPROVEMENT DAMAGED DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO FENCING, SPRINKLER SYSTEMS, SOD, TOPSOIL, MAILBOXES, CONCRETE (CURB, SIDEWALK, AND DRIVEWAYS), GRAVEL, PLANTERS, AND OTHER VARIOUS LANDSCAPING ELEMENTS, ETC.
27. ALL MATERIALS TO BE REMOVED SHALL BE HAULED AWAY & DISPOSED OF IN A SAFE AND LEGAL MANNER BY THE CONTRACTOR.
28. NEW CULINARY WATERLINES MUST HAVE A MINIMUM COVER OF 5 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
29. TOPSOIL SHALL BE REPLACED AND GRADED PRIOR TO REVEGETATION. DISTURBED AREAS SHALL BE SODDED OR SEEDED AS APPROVED BY THE PROJECT ENGINEER AND PROPERTY/R.O.W. OWNER.
30. PIPELINE TESTING FOR WATER LINES SHALL CONFORM TO THE SPECIFICATIONS AS INDICATED IN THE SPECIFICATION SECTION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESSURE TESTING OF WATER LINES, DISINFECTION OF THE WATER LINE, AND HIGH-CHLORINE REMOVAL. THE OWNER SHALL PERFORM BACTERIA AND HIGH-CHLORINE TESTING.
31. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED. WATER FOR COMPACTION, FLUSHING AND HYDROSTATIC TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR, BUT AVAILABLE FROM THE CITY.
32. ALL NEW CULINARY WATER LINES MUST BE INSTALLED WITH A 10' MINIMUM HORIZONTAL AND 18" VERTICAL CLEARANCE OVER ALL SEWER MAINS AND LATERALS.
33. SWC (SOUTH WEBER CITY), RMP (ROCKY MOUNTAIN POWER) (PACIFICORP)
34. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
35. JOINT RESTRAINTS REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

LEGEND



CIVIL BID SET #1
DATE: 2024-2-15



LEGEND

- 1 PUBLIC WORKS BUILDING (20,250 SF)
- 2 VEHICLE STORAGE BUILDING (9,000 SF)
- 3 SALT / DECANT / MATERIAL STORAGE (5,543 SF)

SITE INFORMATION

ZONE: COMMERCIAL RECREATION (C-R)

SUBDIVISION: PUBLIC WORKS SUBDIVISION 1ST AMENDMENT

LOT: LOT 2

LOT SIZE: 6.14 ACRES

ADDRESS: 104 E. SOUTH WEBER DRIVE

PARKING REQUIREMENT:

PUBLIC BUILDING/SPACE – DETERMINED BY SPECIFIC REVIEW OF THE PLANNING COMMISSION.

PARKING PROPOSED:

9 EMPLOYEES (CURRENT)

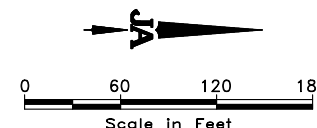
15 EMPLOYEES (FUTURE)

25 STALLS PROVIDED

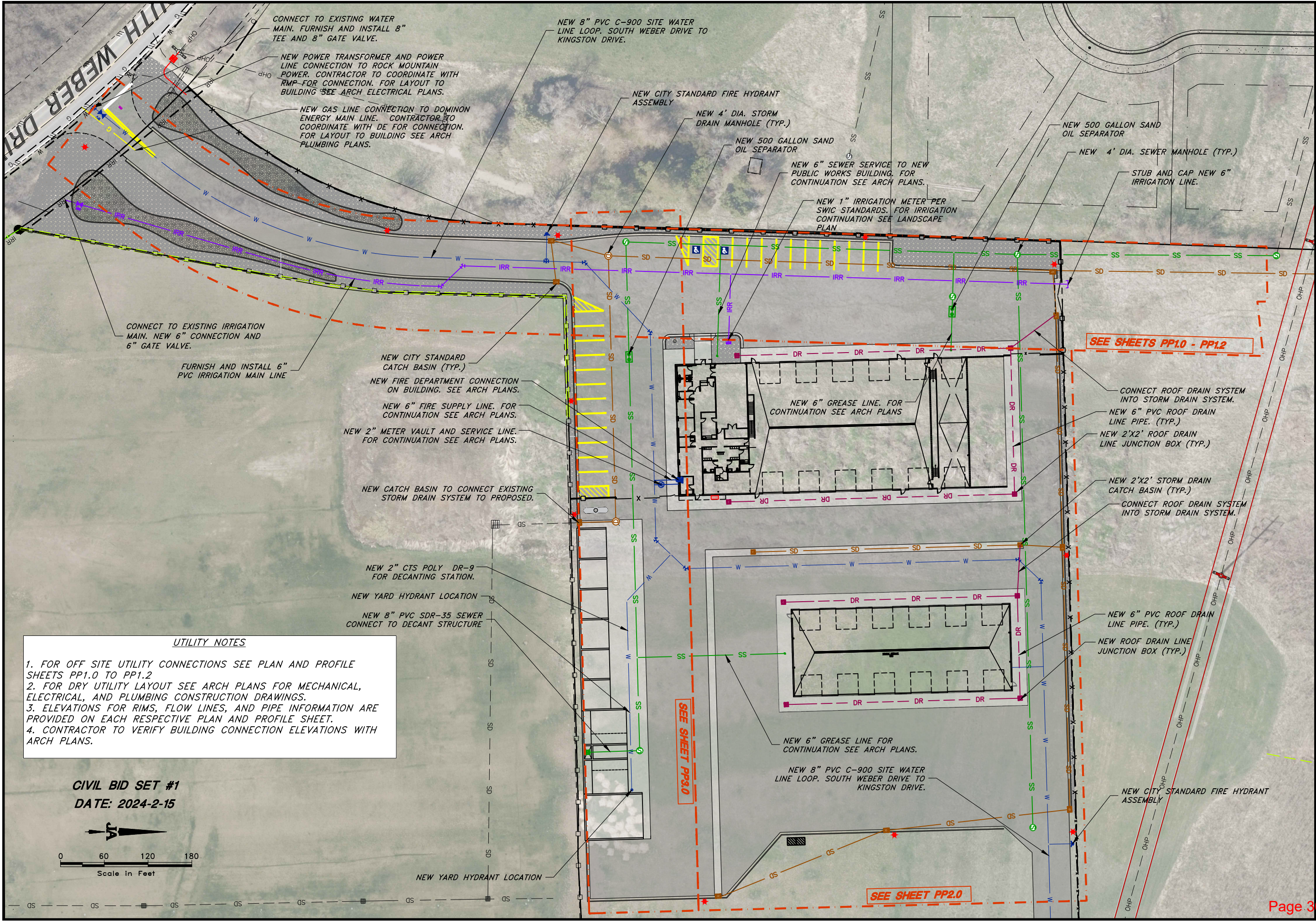
THIS WILL PARK ALL EMPLOYEES, PLUS 10 VISITORS.

REV.	DATE	APPR.

BKJ DESIGNED	AMO DRAWN	BKJ CHECKED
SCALE: 22'X34' H:1"=30'	11'X17" H:1"=60'	SHEET: C5.0 CIVIL BID SET #5



CIVIL BID SET #1
DATE: 2024-2-15



CONNECT TO EXISTING WATER MAIN. FURNISH AND INSTALL 8" TEE AND 8" GATE VALVE.

NEW POWER TRANSFORMER AND POWER LINE CONNECTION TO ROCK MOUNTAIN POWER. CONTRACTOR TO COORDINATE WITH RMP FOR CONNECTION. FOR LAYOUT TO BUILDING SEE ARCH ELECTRICAL PLANS.

NEW GAS LINE CONNECTION TO DOMINON ENERGY MAIN LINE. CONTRACTOR TO COORDINATE WITH DE FOR CONNECTION. FOR LAYOUT TO BUILDING SEE ARCH PLUMBING PLANS.

NEW 8" PVC C-900 SITE WATER LINE LOOP. SOUTH WEBER DRIVE TO KINGSTON DRIVE.

NEW CITY STANDARD FIRE HYDRANT ASSEMBLY

NEW 4' DIA. STORM DRAIN MANHOLE (TYP.)

NEW 500 GALLON SAND OIL SEPARATOR

NEW 6" SEWER SERVICE TO NEW PUBLIC WORKS BUILDING. FOR CONTINUATION SEE ARCH PLANS.

NEW 1" IRRIGATION METER PER SWIC STANDARDS. FOR IRRIGATION CONTINUATION SEE LANDSCAPE PLAN

NEW 500 GALLON SAND OIL SEPARATOR

NEW 4' DIA. SEWER MANHOLE (TYP.)

STUB AND CAP NEW 6" IRRIGATION LINE.

CONNECT TO EXISTING IRRIGATION MAIN. NEW 6" CONNECTION AND 6" GATE VALVE.

FURNISH AND INSTALL 6" PVC IRRIGATION MAIN LINE

NEW CITY STANDARD CATCH BASIN (TYP.)

NEW FIRE DEPARTMENT CONNECTION ON BUILDING. SEE ARCH PLANS.

NEW 6" FIRE SUPPLY LINE. FOR CONTINUATION SEE ARCH PLANS.

NEW 2" METER VAULT AND SERVICE LINE. FOR CONTINUATION SEE ARCH PLANS.

NEW CATCH BASIN TO CONNECT EXISTING STORM DRAIN SYSTEM TO PROPOSED.

NEW 2" CTS POLY DR-9 FOR DECANTING STATION.

NEW YARD HYDRANT LOCATION

NEW 8" PVC SDR-35 SEWER CONNECT TO DECANT STRUCTURE

NEW 6" GREASE LINE. FOR CONTINUATION SEE ARCH PLANS

SEE SHEETS PP1.0 - PP1.2

CONNECT ROOF DRAIN SYSTEM INTO STORM DRAIN SYSTEM.

NEW 6" PVC ROOF DRAIN LINE PIPE. (TYP.)

NEW 2'X2' ROOF DRAIN LINE JUNCTION BOX (TYP.)

NEW 2'X2' STORM DRAIN CATCH BASIN (TYP.)

CONNECT ROOF DRAIN SYSTEM INTO STORM DRAIN SYSTEM.

NEW 6" PVC ROOF DRAIN LINE PIPE. (TYP.)

NEW ROOF DRAIN LINE JUNCTION BOX (TYP.)

NEW 6" GREASE LINE FOR CONTINUATION SEE ARCH PLANS.

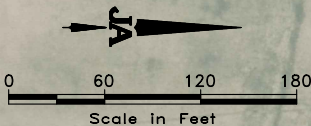
NEW 8" PVC C-900 SITE WATER LINE LOOP. SOUTH WEBER DRIVE TO KINGSTON DRIVE.

NEW CITY STANDARD FIRE HYDRANT ASSEMBLY

UTILITY NOTES

1. FOR OFF SITE UTILITY CONNECTIONS SEE PLAN AND PROFILE SHEETS PP1.0 TO PP1.2
2. FOR DRY UTILITY LAYOUT SEE ARCH PLANS FOR MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DRAWINGS.
3. ELEVATIONS FOR RIMS, FLOW LINES, AND PIPE INFORMATION ARE PROVIDED ON EACH RESPECTIVE PLAN AND PROFILE SHEET.
4. CONTRACTOR TO VERIFY BUILDING CONNECTION ELEVATIONS WITH ARCH PLANS.

CIVIL BID SET #1
DATE: 2024-2-15



SEE SHEET PP3.0

SEE SHEET PP2.0

REV.	DATE	APPR.

SCALE:	BKJ DESIGNED	AMO DRAWN	BKJ CHECKED
24" x 36"			
H: 1" = 30'			
11" x 17"			
H: 1" = 60'			
SHEET:	C6.0		
CIVIL BID SET #1			

To: Planning Commission

From: Raelyn Boman

Re: Ethics Training

Training

City Attorney, Jayme Blakesley will be providing annual required Ethics Training.