

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 **March 27, 2014**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:

6:30 P.M. Approval of Meeting Minutes – Commissioner Johnson

- February 27, 2014
- March 13, 2014

Approval of Agenda

Declaration of Conflict of Interest

6:35 P.M. Public Hearing for Rezone Application #2014-01A & 2014-01B: An Application to Rezone Parcel #13-030-004, located at 1643 East South Weber Drive, from Residential Low (RL) to Agricultural (A); and Parcel #13-030-0096, located at 1671 East South Weber Drive, from Residential Low (RL) to Residential Moderate (RM); Applicants Gary & Helen Schenck

6:40 P.M. Public Hearing for Conditional Use Application #2014-02: An Application for a Private Drive on Parcel #13-030-0004, located at 1643 East South Weber Drive; Applicants: Gary & Helen Schenck

6:45 P.M. Discuss Proposed Ordinance 14-XX, An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone (*A public hearing for this item will be held April 24, 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 April 24, 2014 regular Planning Commission meeting.

7:00 P.M. Adjourn

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

CITY OFFICE BUILDING

SOUTH WEBER FAMILY RECREATION CENTER

DAVIS COUNTY CLIPPER

SOUTH WEBER ELEMENTARY SCHOOL

STANDARD-EXAMINER

www.southwebercity.com

TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

Utah Public Notice website www.utah.gov/pmn

DATE: March 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 CITY**
2 **PLANNING COMMISSION MEETING**
3

4 **DATE OF MEETING:** 27 February 2014

TIME COMMENCED: 6:34 p.m.

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6 **PRESENT: COMMISSIONERS:**

Delene Hyde
Rob Osborne
Wes Johnson
Rod Westbrook
Wayne Winsor

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12 **CITY PLANNER:**

Barry Burton

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14 **DEPUTY RECORDER:**

Emily Thomas

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17 **Transcriber:** Minutes transcribed by Michelle Clark
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21 ***A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS***
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25 **VISITORS:** Brent Stauffer, Brandon Jones, Bruce Dickamore, Pete Petermann, Scott Argyle,
26 Nolan Birt, Jed Schenck, Melanie Schenck, Candace Mikesell, Ryan Mikesell, Mayor Tamara
27 Long, and Jared Bryson.
28

29 **2014 Position Appointments – Chair, Co-Chair, Sketch Plan Liaison:** Emily Thomas gave
30 the oath of office to Wes Johnson and Wayne Winsor. The Planning Commission discussed the
31 position and responsibilities of the Sketch Plan Liaison and whether or not someone from the
32 Planning Commission should attend. Brandon Jones suggested having someone.
33

34 **Commissioner Westbrook nominated Commissioner Hyde as the chairperson.**
35 **Commissioner Winsor seconded. Commissioners Hyde, Osborne, Johnson, Westbrook,**
36 **and Winsor voted yes. The motion carried.**
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38 **Commissioner Hyde nominated Commissioner Westbrook for the co-chairperson.**
39 **Commissioner Winsor seconded. Commissioners Hyde, Osborne, Johnson, Westbrook,**
40 **and Winsor voted yes. The motion carried.**
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42 Commissioner Hyde suggested Commissioner Westbrook be assigned to the Sketch Plan
43 Committee with Commissioner Winsor as an alternate.
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45 **APPROVAL OF THE AGENDA:** Commissioner Westbrook moved to approve the agenda
46 as written. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne,
47 Johnson, Westbrook, and Winsor voted yes. The motion carried.
48

APPROVAL OF MINUTES OF 23 JANUARY 2014:

Commissioner Osborne moved to approve the minutes of 23 January 2014. Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, and Westbrook voted yes. Commissioners Johnson and Winsor abstained. The motion carried.

DECLARATION OF CONFLICT OF INTEREST:

Commissioner Osborne moved to open the public hearing for preliminary subdivision application for Riverbend Estates. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

******* PUBLIC HEARING *********Preliminary Subdivision Application: Riverbend Estates (41 lots), Parcel #13-018-0015, located at approximately 545 East 6650 South; Developer: Brent Stauffer.**

Brent Stauffer representing Riverbend Estates stated they are proposing a 41 lot subdivision on a (7) one acres (14) ½ acre and the rest are 1/3 acre lots. He said they are looking for horse property and feel South Weber City has a need for that. He feels it is a good area for that with the property being close to the posse grounds. He would like to see the junior posse program back again.

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

Commissioner Westbrook moved to close the public hearing for preliminary subdivision application for Riverbend Estates. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Brandon Jones, City Engineer, believes this is ready for a preliminary approval but there are a fair number of things that need to take place prior to final. He said these items were discussed in the work meeting prior to this meeting.

Brandon referenced his letter of 20 February 2014. Concerning item #14, he suggested the he work with the geotechnical engineer to establish an elevation reference from the back of curb that the basement can not go below or the floor elevation can't go below. He said in some of the areas there was 3 ½ ft to 4 ft deep to the ground water. The development isn't installing a land drain system.

Brandon discussed the road connecting to 475 East. He recommended the city staff meet with Mr. Doug Stephens to see what his intentions are. Brandon feels it is the developers responsibility on the south and north side running along the power substation property. Barry said there is a section of the Rocky Mountain property that would need to be improved with this subdivision. He said given the complexity of the transportation plan and folding Old Fort Road into 475 East there will need to be some public information and public hearings because it will affect the traffic flow in that area. He said we haven't looked at how this will affect west of

6650 South. Barry said existing traffic flows will change and so there will be a lot of public relations kind of input. Commissioner Westbrook said it looks like the plan is to change the flow of traffic from not going up 475 East but going through Old Fort Road. Brandon said in relation to this subdivision, they will be required to do improvements and if it is possible to get Mr. Stephens to participate, so much the better. Brandon said the intent will be to get the traffic flow to head east on Old Fort Road which would continue to 1200 East (Cottonwood Cove Subdivision). He said this will encourage traffic off of 6650 South and 475 East. Barry said it will also take some traffic off of South Weber Drive. Commissioner Osborne likes the future plan of this road but he isn't sure it is worth it to just stop at the posse grounds and somewhat deadend. Commissioner Johnson asked if there has been any consideration to installing a roundabout at that intersection. Brandon said at that intersection there are a fair amount of homes that are close to the road. He isn't sure a roundabout would be the best option at this intersection. Commissioner Westbrook said some homes would need to be taken out to fit a roundabout.

Brandon said concerning item #28 of his letter of 20 February 2014, he would recommend the city staff meet with Mr. Stephens and find out what his plans are.

Commissioner Westbrook asked about item #8 of Brandon's letter. Brandon said it is the feeling that the developer put in escrow the funds to remove the surface improvements but the city would handle vacation of that road in working with Perry Homes and current owners of the lots to amend the plat and possibly create another lot there. He said the city would take responsibility for that. He said it would also include the capping off the utilities to Petersen Parkway.

Barry feels the subdivision meets the subdivision requirements for width, frontage, and so forth. He said it looks like they are all developable lots. Commissioner Osborne asked about lot #4 with the power lines. Barry said it is a huge lot and there is enough room on both sides of the easement to put a home. Commissioner Osborne asked about lot #3. Barry said it is like a corner lot with two frontages. Commissioner Westbrook feels a home can be built on all the lots.

Barry said concerning the detention basin, the city needs it now, but may not need it in the future, depending on Bryson Meadows or another subdivision. He said there is always the chance that may not happen. He feels the solution is to include it into the adjacent parcel and the city take an easement on the property. In the future, the owner of the property could amend the plat and divide it off and the city would vacate the easement. Brandon said the ground would be owned by the property owner, but there is a question as to who would maintain it. Commissioner Hyde suggested going forward as if the detention basin is going to be permanent. Brandon agreed but suggested having it be part of lot #40 with an easement. He said typically the city maintains detention basins. Barry suggested an agreement between the current owner and the city that is recorded against the property concerning the maintenance of the detention basin.

Barry said there are street lights on the current plan, but they are not located at every intersection. Barry said all easements are covered on the plat. Commissioner Winsor asked how many lots will have access onto Old Fort Road. Brandon said lots 41, 40, 39, 38, & 1 can access off of Old Fort Road. Brandon suggested encouraging or requiring those lots to have hammerhead driveways. Barry said if there is room to do it, what about a circular driveway.

Commissioner Winsor asked about the contamination in the groundwater and a letter that was circulated stating contamination is going up. Barry said the city has information that states the groundwater is not affected at this time. He said it only becomes an issue when the groundwater comes in contact with people. He said the city has no evidence that this ground is affected.

Commissioner Hyde suggested adding the letter from South Weber Land Coalition to be included in the minutes.

Commissioner Hyde discussed items from Sketch Plan that need to be completed.

1. Fire Hydrant locations.
2. Item #7 on Brandon's letter of 20 February 2014
3. Name 6650 South Old Post Road
4. Chain link fence from 5' to 6'
5. Add two more street lights
6. Updated Geotech to address basements and pavement
7. Updated letter from Irrigation Company

Brent Stauffer stated the irrigation company water is now pressurized and it is a fee of \$7,000 just to get a letter and that doesn't guarantee that we will get approval. Brandon said it does put the developer in a difficult situation. Brent said if the property is sold, the \$7,000 doesn't carry with the property. Emily said the city ordinance requires a will serve letter. Barry said he hasn't seen any other city with that type of requirement. Brandon said it puts the city in an awkward position because the city ordinance requires secondary water.

Commissioner Hyde said it seems as though there is still a lot that needs to be completed. She said we can table, approve, or deny it. Commissioner Westbrook said the City Engineer feels comfortable with approval.

Commissioner Westbrook moved to approve preliminary subdivision application for Riverbend Estates subject to the following conditions:

- 1. Complete Sketch Plan Items.**
- 2. Amend item #14 of City Engineer's letter of 20 February 2014 to add an updated geotech report to address basements and pavement.**
- 3. Concerning item #28 of the City Engineer's letter of 20 February 2014, the city staff will meet with Mr. Stephens to address his plans for 6650 South and widening on north side.**
- 4. Amend item #8 of the City Engineer's letter of 20 February 2014, to include the developer will escrow funds for stub road and remainder will fall upon the city.**
- 5. The developer is to address additional street lights.**
- 6. Address the detention basin on lot #40 & #41. Combine adjacent parcel and city take an easement on lot #41 and the city will maintain the basin with an agreement.**
- 7. Concerning item #15 of the City Engineer's letter of 20 February 2014, the geotech study should address whether the application of 3 inches of road base will hold up.**
- 8. City staff to meet with Irrigation Company concerning secondary water commitment.**

9. Lot 1, 38, 40, & 41 – hammerhead driveway. Lot 37 & 2 will enter on Windriver Drive.

Commissioner Winsor seconded the motion. Commissioners Hyde, Johnson, Westbrook, and Winsor voted yes. Commissioner Osborne voted no because he feels there are too many questions and the Planning Commission needs to review the master plan. The motion carried 3 to 1.

Commissioner Osborne moved to open the public hearing for Rezone Application #2014-01. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

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: Jed Schenck, of 1650 East Bateman Way, is requesting to rezone parcel #13-030-0004 located at 1643 East South Weber Drive from Residential Low (RL) to Agricultural (A) to put in a private driveway and put a home on the back acre of that property as well as another home on the private driveway facing west. He said it is his dad property. He came to him and asked him if would like to purchase the property. Jed said this is an opportunity for him to build a new home.

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

Emily said the private driveway is only allowed in the Agricultural zone. The back portion of the property is already Agricultural.

Commissioner Westbrook moved to close the public hearing for Rezone Application #2014-01. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Jed said the property 495 ft deep and 85 ft wide. He said the final plan is to make two lots. Barry asked if the existing house will stay. Jed said the old house will be gone and two new homes will be constructed. Barry said the only problem with this proposal is that the parcel that is remaining with the house that is going to stay, when that split off, it doesn't meet the current zoning. Barry suggested rezoning that parcel into the Residential Moderate Zone. He said you don't always have to have a petition from an applicant to rezone. He recommended the Planning Commission make a recommendation to rezone that portion to RM, which will meet the general plan. He said there will be a new parcel number. It was decided this item needs to be tabled and reviewed further because the city ordinance requires the property to be in the agricultural zone for a private right-of-way.

Commissioner Osborne moved to Rezone Application #2014-01. Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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.)

Pete Peterman, of D.R. Horton, said Dr. Horton Inc. has applied for a model home for the Cottonwood Cove subdivision. The model home is to be located at 7258 South Old Fort Road. Emily said the applicants are currently operating the model home. She said it is a Class B Misdemeanor to operate without a business license. 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 Cottonwood Cove subdivision has 55 approved building lots, with 9 total building permits issued (16.3% built out). Discussion took place regarding the noncompliance of signs on and off the premises. Some signs have been removed. Pete said hours of operation are Monday 1:00 p.m. to 6:00 p.m. and Tuesday through Saturday 11:00 a.m. to 6:00 p.m. Emily said the garage is currently a sales office and will need to be converted back into a garage when the model home is changed.

Commissioner Westbrook said John Combe was penalized \$650 for moving into his home too early, and he is having a hard time with the fact that this developer hasn't been penalized by the city for operating without a business license. Emily said the person moving into the home was told "no" and they did it anyway. Brandon asked if the penalty is different. Commissioner Hyde said Commissioner Westbrook has a point. Commissioner Osborne is concerned about the off premise signs. Emily said the signs need to be removed per city code.

Commissioner Westbrook moved to approve Conditional Use Application #2014-01 with the following conditions:

- 1. City to consider fining the developer for operating without a business license.**
- 2. Advertisement signs for the subdivision to be removed.**
- 3. Developer must obtain a business license within five business days.**
- 4. The model home hours of operation will be Monday 1:00 p.m. to 6:00 p.m. and Tuesday through Saturday 11:00 a.m. to 6:00 p.m.**

Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor 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: The Planning Commission discussed ways to get the public involved with an open house and contacting large landowners. Barry feels it is a good idea to contact the large landowners and those on the annexation map. Emily suggested advertising in the city newsletter, city marquee, and on the city utility bill.

Brandon stated the majority of the city's water is purchased from Weber Basin. If the city increases 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. He said once district #2 water is gone, district #3 would need to be approved prior to more development.

Barry reviewed the Annexation Map. He said some properties have been eliminated including the HAFB golf course and landfill because the city cannot provide services to these areas. Barry

discussed areas south of the river and where the river has moved. Commissioner Johnson received information from Weber Pathways that suggests Uintah not wanting to annex that property. Brandon discussed a portion of Layne Kap's property that is located in Weber County. He said right now the city can't service that property. He said there is a benefit for the city to have that property in the city.

The Planning Commission recommended not changing the Land Noise/Crash Map. Discussion took place regarding what happens if the noise zones change. Barry said HAFB doesn't really know what the F-35 will do. Brandon and Barry suggested leaving it as it is.

The Sensitive Land Map was reviewed. Barry isn't recommending a lot of changes, but he did identify the yellow and orange spots being the plumes from HAFB. Brandon said this map tells you if the property you want to develop is in this sensitive area, then you need to follow the sensitive land ordinance. The city staff did recommend taking out the purple areas.

Barry discussed potential areas for a new zone between RM and RH. He is looking at 6 to 7 units per acre. It would be to create a pedestrian friendly neighborhood. Brandon identified areas on the map where this new zone would be appropriate.

The Planning Commission reviewed the Developable Land Map. Brandon said this is not a general plan map, but a working map. Brandon pointed out that nobody is requesting bigger lots until Riverbend Subdivision. He doesn't know if buyers are seeking smaller lots, but that is what the staff is seeing. Commissioner Winsor discussed about the 12.51 acres east of the posse grounds designated for commercial use. The Planning Commission isn't sure this area is best used for commercial.

Brandon suggested the need for a transportation study for the entire city. He said this could help with the general plan.

Commissioner Osborne discussed the school access trail by the Highmark Charter School. He suggested moving the easement to the west near Poll property.

The Planning Commission will continue this discussion at a work meeting to be held on 13 March 2014 at 6:00 p.m.

OTHER BUSINESS:

Commissioner Hyde reminded the Planning Commission that if you have more than three unexcused Planning Commission meetings, you will be released.

ADJOURNED: Commissioner Westbrook moved to adjourn the Planning Commission meeting at 9:41 p.m. Commissioner Osborne seconded the motion. Commissioners Hyde, Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Delene Hyde

Transcriber: Michelle Clark

Attest: _____
Deputy City Recorder: Emily Thomas

**Planning Commission Work Meeting
February 27, 2014**

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

Attendance: Commissioners Hyde, Westbrook, Osborne, Winsor, and Johnson, Deputy Recorder Emily Thomas, City Planner Barry Burton, City Engineer Brandon Jones

Visitors: Jared Bryson, Bruce Dickamore, Brent Stauffer, Scott Argyle

Public Hearing for Preliminary Subdivision Application: Riverbend Estates (41 lots), Parcel #13-018-0015, located at approximately 545 East 6650 South; Developer: Brent Stauffer.

Commissioner Hyde turned the time over to City Engineer, Brandon Jones, to discuss the issues brought forth in his memo. Brandon stated that this is a preliminary approval and will be coming back before the Planning Commission. The length of his memo should not insinuate that the Developers aren't prepared, there is just a lot to cover at this stage.

One of the main issues revolves around detention. The City has a regional detention basin planned for this area; however, it is based upon another project that has not yet been approved. In order to move forward, this project must be able to stand alone. This area has been included in the regional detention basin calculations. Brandon proposed creating a detention basin for this project that could either be temporary and one day piped to the regional detention basin, or if needed, could be a permanent detention basin.

Barry asked if this would be done through an easement or through ownership. Typically, the City owns and maintains detention basins. If the ownership of the detention basin remained in separate ownership, would the City then have an easement over the property for the detention and maintenance? If it is just an easement, it would still be considered to be a building lot and would be taxed as such.

Scott Argyle asked if the detention basin could be added to the adjacent lot and the easement placed over it for the detention basin. At the time the detention basin is vacated, the plat could be amended and the parcel split. Bruce Dickamore added that they would like to plan for it and develop it (the detention basin) as a buildable lot – installing infrastructure to the lot, etc.

Commissioner Hyde asked about naming 6650, Old Fort Road. Brandon stated that this has already been established with the Cottonwood Cove subdivision. Typically, the City uses numbers, but in this case a street name made more sense as the coordinates do not align for the entire road to be called 6650.

Commissioner Hyde asked if there was anything else from the City Engineer's memo that needed to be discussed at this time. Bruce Dickamore stated that they would like to have daylight or partial basements. This would be subject to the geotechnical report. Brandon stated that a base elevation for the basements should be established and a restriction note should be added to the plat. The elevation should be measured from the back of the curb.

If this requires further clarification from the Geotech, another letter will be required. Commissioner Winsor inquired about the ground water and mitigation methods. Barry stated that the intent is to not allow anything to be built into the water table. This development does not have a proposed land drain system. Commissioner Winsor stated this would be anything below four feet.

Brandon stated he is concerned about the geotechnical report and the recommendations for paving. The recommendations did not seem sufficient. He would like to see the traffic counts recalculated and adjusted to meet the type of traffic that will be part of this development (i.e. horse trailers).

Commissioner Hyde asked about the proposed vacation of Spaulding Drive. Barry stated that it would be best if the City handled this portion of the project as it deals closely with another project the City is working on. The City will take care of the vacation process and the Developer will be responsible for removing the improvements and installing new curb, gutter, and sidewalk in this area. Commissioner Hyde questioned this proposal. Barry stated that the traffic flows without this connection. The Sketch Plan Committee was fine with this proposal.

Bruce Dickamore stated that Mr. Stephens would like to participate in the widening and improving of 6650; however, he would like to improve the entire length rather than just the area bordering this proposed development. Barry suggested creating a 6650 road dedication plat and not having Mr. Stephens be part of this development process (i.e. he would not need to sign the subdivision plat). The road dedication plat can run concurrently with the subdivision. If Mr. Stephens did not complete the road dedication, the Developers would still be required to complete the improvements on their side of 6650 for the length of the development. Brandon suggested a meeting with all parties and staff to discuss this proposal. The City has plans to change the flow of traffic on 475 East and change the intersection between 475 East and this section of 6650 South. If the entire length of this section of 6650 were to be improved, the City planned improvements would need to be completed as well.

The work meeting adjourned at 6:30 p.m. Work meeting minutes transcribed by Deputy Recorder, Emily Thomas.

23 Feb 2014

City of South Weber
1600 E. South Weber Drive
South Weber, Utah 84405

Subject: Proposed 41 lot Subdivision

Dear City Council and Planning Commission,

Our Coalition suggests you table this proposal (Spaulding properties) until you can ensure that the land at issue is not now contaminated by pollution from the Base and/or threatened by pollution which could again move through it as it did during the wet seasons of the 1980s. While so tabled, we believe the City should press the Base for faster/better remedial programs rather than the cheap/passive alternatives it has chosen to date. The City should also champion the interests of City landowners by asking the Base to acquire development rights for the properties in question until it can certify/indemnify that its pollution is no longer a potential threat.

Our City has a documented history in audio-taped and written minutes of meetings, over recent decades, showing great deference to developers over the safety and health concerns of residents. However, by City ordinance and State law, the needs of present and future residents are supposed to be your paramount concern in making land-use determinations. When approving the Canyon Meadows Subdivision, immediately south of the subject property, you required an item in its Protective Covenants which acknowledged the presence of pollution. However, the City made buyers stipulate that they would not hold the City, the developer, or any other party liable for any damage to life or property resulting from this pollution. Hopefully, the current Planning Commission and Council will question the propriety of such a disclaimer.

The State Legislature is currently considering a 'two-mile buffer' from Stericycle or other new comparable organizations engaged in medical waste incineration. As

your records show, we have often suggested that the City embrace a comparable buffer regarding Superfund sites OUI, 2 and 4 above our valley. Even a one-mile buffer would exclude additional residential development for the entire west-end of the city. This exclusion could be lifted as soon as our problem with pollution is resolved. The Base documented the disposal of millions of gallons of chemicals (including about 700,000 gallons of TCE in one year alone) plus countless tons of toxic heavy metals, which its own records show are projected to remain a concern for decades to come.

Consistent with the same reasoning now being advocated by the State regarding Stericycle, we believe it would be reckless and irresponsible to keep adding to the problem by placing more potential receptors to exposure within pathways of the Base's migrating pollution.

Attached is a germane communication from EPA Region 9. Note the portion which updates the potential risks to expectant mothers where as little as 24-hours of TCE exposure could cause malformed hearts in their babies. We also suggest that the City ask landowners and developers to review Federal Environmental laws (CERCA and RCRA) then provide their conclusions over liability for developing properties containing or threatened by pollution. Such evaluations should be documented in the City's land-use determinations.

I will be out of town Thursday evening and unavailable to attend the public hearing on this subject, so include this letter in the record of the hearing. We are available later, with our Adviser if needed, to further this discussion.

Sincerely,

Brent Poll
Executive Director

1 attachment

cc: Dr. Carter

Hill AFB

Davis School District

EPA

UDEQ

South Weber Elementary

SCHENCK/MIKESELL REZONE R-L TO A & R-M

SCHENCK CONDITIONAL USE PERMIT, PRIVATE RIGHT-OF-WAY

By Barry Burton 3.20.14

APPLICANT: Gary Schenck and Ryan Mikesell

REQUEST: Rezone 1.27 acres of land from R-L to A and 1.11 acres from R-L to R-M.

GENERAL INFORMATION: First, let me state that the two rezones and private right-of-way are all integral to the plan for redeveloping the aggregate of all the property, so I am reviewing all three proposals in this one report.

This proposal involves two adjacent parcels of land, both of which are already partly zoned Agriculture. The goal is to reconfigure what are now 2 lots plus part of a third so that it can be divided into three lots, one of which is on a private right-of-way (the A rezone part).

The rezone proposals are both in conformance with the General Plan and will facilitate the proposed reconfiguration of properties. The conditional use permit for a single lot on a private right-of-way would present no real impacts to the area. The private right-of-way would actually be in the R-M zone, but the ordinance does not require that it be in the A zone, only that the lot be in the A zone. The actual roadway portion of the 30' wide right-of-way would need to be at least 20' in width with a minimum of 8" of compacted road base. There would need to be a turnaround for a fire truck incorporated into the lot design.

STAFF RECOMMENDATION: I recommend approval of the rezone requests. I also recommend approval of the lot on a private right-of-way with the condition that there is a turnaround for a fire truck incorporated into the lot and that the roadway meet minimum ordinance requirements.

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-01A Fee \$ 480- Receipt # 13071697 Date Received 3/17/14

Owner of Property Gary L. Schenck & Helen C. Schenck

Applicant's Name Gary L. Schenck
Mailing Address 1685 E. S. Weber Dr City, State, Zip S. Weber, UT, 84405
Phone 801-479-5260 Fax _____ Email _____

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

Request: 1.27 Acres/Sq. Feet be changed from R-L zone to AG zone

_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: 1643 E. S. Weber Dr.

Parcel Number(s): 13-030-0004 Total Acres or Sq. Feet: 1.27

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?

Single family dwelling with access to private right of way.

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

3/4 of the property is already AG.

SCHENCK REZONE TO AG

BEGINNING AT A POINT BEING LOCATED NORTH 89°53'21" EAST 856.25 FEET AND SOUTH 00°06'39" EAST 247.92 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°53'21" EAST 104.65 FEET; THENCE SOUTH 00°06'39" EAST 92.65 FEET; THENCE SOUTH 69°51'39" EAST 160.15 FEET; THENCE SOUTH 00°06'39" EAST 145.95 FEET; THENCE NORTH 73°54'49" WEST 7.79 FEET; THENCE NORTH 67°39'56" WEST 5.75 FEET; THENCE NORTH 64°59'30" WEST 82.35 FEET; THENCE NORTH 65°57'06" WEST 30.13 FEET; THENCE NORTH 64°30'29" WEST 151.63 FEET; THENCE NORTH 60°19'29" WEST 107.52 FEET; THENCE NORTH 00°06'39" WEST 123.43 FEET; THENCE NORTH 89°53'21" EAST 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 55,450 SQ. FT. 1.27 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 L. Schenck
Property Owner

Helen Schenck
Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I (we) Gary L. & Helen C. Schenck, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 1643 E. S. 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.

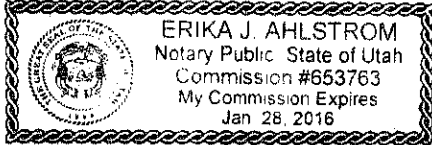
Dated this 11 day of March, 2014.

Signed:

Gary Schenck
Property Owner or Agent

Helen Schenck
Property Owner or Agent

Subscribed and Sworn before me this 11 day of March, 2014.



Notary Public:

Erika J. Ahlstrom

AGENT AUTHORIZATION

State of Utah)
County of _____)

I (we) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, South Weber City, Utah do hereby appoint _____,
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 _____ day of _____, _____.

Signed:

Property Owner

Property Owner

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

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 # 20401B Fee \$ 480- Receipt # 13077097 Date Received 3/17/14

Owner of Property Ryan R. Mikesell & Candace S. Mikesell

Applicant's Name Ryan Mikesell
Mailing Address 1671 E S. Weber Dr. City, State, Zip S. Weber, UT, 84405
Phone 801-721-7464 Fax _____ Email ryan.mikesell@bhbengineers.com

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

Request: 1.11 Acres/Sq. Feet be changed from R-L zone to R-M zone
_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: 1671 E S. Weber Dr

Parcel Number(s): 13-030-0094 Total Acres or Sq. Feet: 1.11

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?

Single family Dwellings

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

The future general plan has this area zoned as R-M already.

MIKESELL REZONE TO R-M

BEGINNING AT A POINT ON A SECTION LINE, SAID POINT BEING LOCATED NORTH 89°53'21" EAST ALONG SAID SECTION LINE 960.90 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 SOUTH 89°53'21" WEST 194.65 FEET; THENCE NORTH 00°06'39" WEST 247.92 FEET TO THE SECTION LINE; THENCE NORTH 89°53'21" EAST ALONG SAID SECTION LINE 194.65 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE AREA OF RIGHT OF WAY.

CONTAINS: 48,259 SQ. FT. 1.11 ACRES

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

Signed: _____
Property Owner

Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Salt Lake)

I (we) Ryan R. Mikesell & Candace S. Mikesell, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 1671 E. S Weber Dr
Property Address

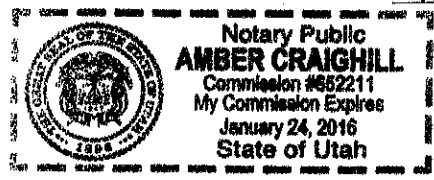
and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 12 day of March, 2014.

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 12 day of March, 2014.



Notary Public: Amber Craighill

AGENT AUTHORIZATION

State of Utah)
County of _____)

I (we) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, South Weber City, Utah do hereby appoint _____,
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 _____ day of _____, _____.

Signed: _____
Property Owner

Property Owner

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

030

0003	KAY, J HAROLD & LOU ANN W	1.450
0004	Gary L. Helen C. Schenck	.83
0007	Kristopher J. Dow	.423
0008	Lester M. Bryan - TRS	.90
0009	South Weber City Utah Hm. Bldg. Auth.	2.169
0016	Dale Corporation	11.710
0017	Berwall LLC	18.06
0022	Town of South Weber	.73
0023	Town of South Weber	.78
0025	Randy G. & Nancy B. Hilton, TRS	1.00
0026	Troy C. Markham	1.00
0027	Kerry W. Cheuvront	1.00
0034	Nathan Brown	1.00
0035	Daron Chaplin	1.00

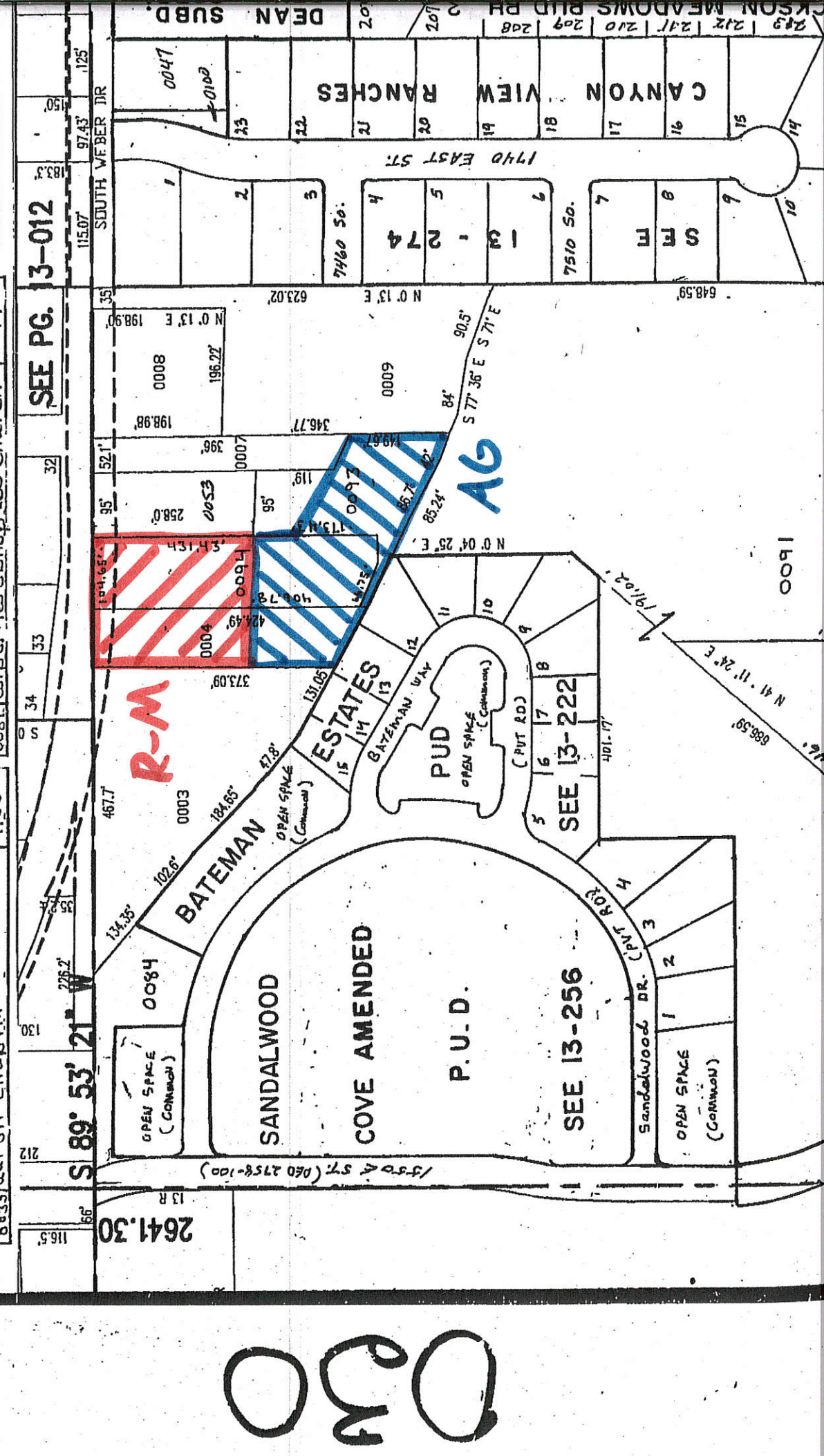
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0003	0004	0005	0006	0007	0008	0009	0010	0011	0012	0013	0014	0015	0016	0017	0018	0019	0020	0021	0022	0023	0024	0025	0026	0027	0028	0029	0030	0031	0032	0033	0034	0035
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0003	KAY, J HAROLD & LOU ANN W		1,750				
0004	Gary L + Helen C Schenck		.83				
0007	Kristopher J. Dow	-	.423				
0008	Lester M Bryan - TRS		.90				
0009	South Weber City Utah Hum Bldg Auth.		2,169				
0016	Dale Corporation		11,710				
0017	Berwall LLC		18.06				
0022	Town of South Weber		.73				
0023	Town of South Weber		.78				
0025	Randy G. + Nancy B. Hilton, Trs		1.00				
0026	Troy C Markham		1.00				
0027	Kerry W. Cheuvront		1.00				
0034	Nathan Brown		1.00				
0035	Nathan Cheuvront		1.00				
0036	Cindy D. Fessier		.47				
0039	Kasey S. Roberts, Trs		.44				
0040	Ronald O. Volzer		.41				
0041	Arthur G. Rose		.41				
0042	Shane A. Archibald		.43				
0043	Matthew Taylor		.41				
0044	Albert Austin Unsery		.43				
0045	Brian A Nichols		.41				
0046	South Weber Municipal Corp		1.41				
0047	Gregory P. Vail		.41				
0049	South Weber City		1.41				
0053	Gary L. + Helen C. Schenck		.504				
0070	Vincent R. Rappe		1.0				
009	Conn of Des Bishop LDS Church		.19				



SCHENCK/MIKESELL REZONE R-L TO A & R-M

SCHENCK CONDITIONAL USE PERMIT, PRIVATE RIGHT-OF-WAY

By Barry Burton 3.20.14

APPLICANT: Gary Schenck and Ryan Mikesell

REQUEST: Rezone 1.27 acres of land from R-L to A and 1.11 acres from R-L to R-M.

GENERAL INFORMATION: First, let me state that the two rezones and private right-of-way are all integral to the plan for redeveloping the aggregate of all the property, so I am reviewing all three proposals in this one report.

This proposal involves two adjacent parcels of land, both of which are already partly zoned Agriculture. The goal is to reconfigure what are now 2 lots plus part of a third so that it can be divided into three lots, one of which is on a private right-of-way (the A rezone part).

The rezone proposals are both in conformance with the General Plan and will facilitate the proposed reconfiguration of properties. The conditional use permit for a single lot on a private right-of-way would present no real impacts to the area. The private right-of-way would actually be in the R-M zone, but the ordinance does not require that it be in the A zone, only that the lot be in the A zone. The actual roadway portion of the 30' wide right-of-way would need to be at least 20' in width with a minimum of 8" of compacted road base. There would need to be a turnaround for a fire truck incorporated into the lot design.

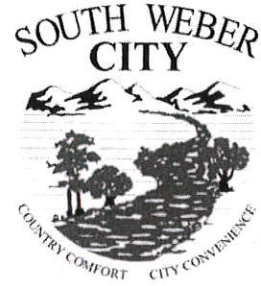
STAFF RECOMMENDATION: I recommend approval of the rezone requests. I also recommend approval of the lot on a private right-of-way with the condition that there is a turnaround for a fire truck incorporated into the lot and that the roadway meet minimum ordinance requirements.

For Office Use Only

Application #: 2014-02
Fees received by: GLS Date of submittal: 3/11/14
Amount Paid: \$200 Receipt #: 13077970

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

PC Meeting Date: MARCH 27 2014



**Conditional Use Application
Residential Zone**

- ☐ Daycare/Preschool
☐ Planned Dwelling Group
☐ Recreational Vehicle Park
☐ Electronic Comm. Facility

- ☐ Service Accessory
☐ Model Home
☐ Hobby Kennel
☐ Rental Unit

- ☐ Twin Home
☐ Group Home
☐ Dog Kennel
☒ Other Requiring CU Right of Way

Property Address: 1643 E. South Weber Dr.

Parcel Number(s): 130300004 Total Acres: 0.17

Current Zone: R-L If Rezoning, to what zone: R-M Bordering Zones: R-L

Surrounding Land Uses: Residential and vacant parcels

Business Name (if applicable): -NA-

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: _____

Sign Description (if any): _____

#Residential Units (if applicable): _____

#of Dogs (Kennels Only): _____

Contact Information

Property Owner(s)

Name: Ryan Gary Schenck
Address: 1685 E. South Weber Dr.
City/State/Zip: S. Weber / UT / 84405
Phone: 801-479-5260
Fax: _____
Email: _____

Authorized Agent

(Owner Must Sign Authorization Form)

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

Best Way/Preferred Method of Contact:

___ Email X Phone ___ Fax ___ Mail

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

RIGHT-OF-WAY DESCRIPTION

BEGINNING AT A POINT ON A SECTION LINE, SAID POINT BEING LOCATED NORTH 89°53'21" EAST ALONG SAID SECTION LINE 766.25 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 30.00 FEET; THENCE NORTH 00°06'39" WEST 247.92 FEET TO THE SECTION LINE; THENCE SOUTH 89°53'21" WEST ALONG SAID SECTION LINE 30.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE AREA OF RIGHT OF WAY.

CONTAINS: 7,434 SQ. FT. 0.17 ACRES

PROJECT: Conditional Use: Right of way
PROPERTY PARCEL NUMBER(S): 130300004

APPLICANT'S AFFIDAVIT

State of Utah)
County of DAVIS)


I/We Gary L Schenck § Helen C Schenck, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at 1643 E. South Weber Dr., 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 11 day of March, 2014.

Signed:

[Signature]
Property Owner or Agent
[Signature]
Property Owner or Agent

Subscribed and sworn to before me on this 11 day of March, 2014.

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 _____, _____.

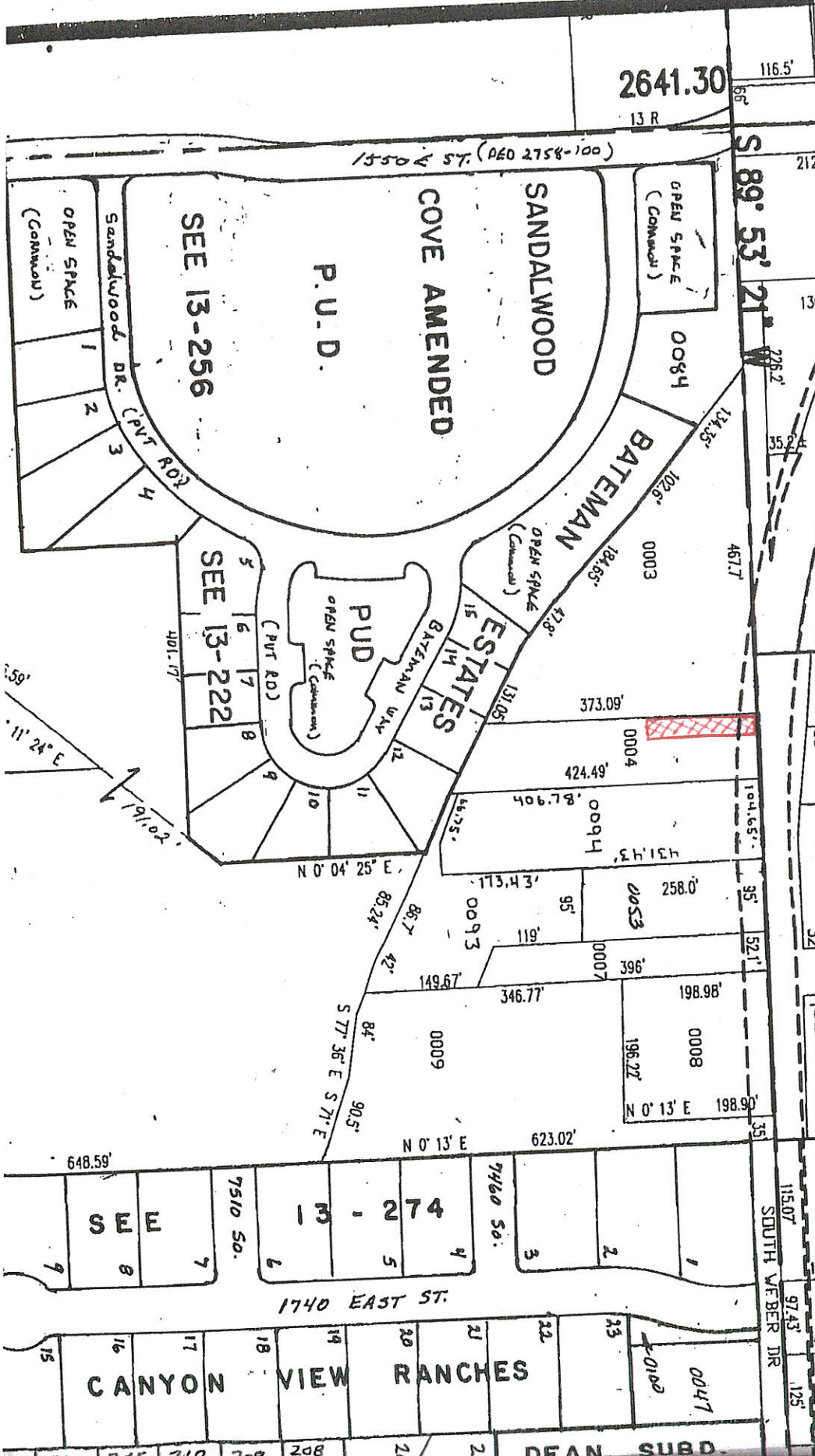
S
E
A
L

Notary Public

PID	OWNER	CHECKS - TR	7901
0001	Leslie Ayon		1.956
0003	RAY, J HAROLD & LOU ANN W		.83
0004	GARY L. HELEN C. SCHENCK		.423
0007	Kristopher J. Dow		.90
0008	Lester M Bryan - TRS		2.169
0009	South Weber City Utah Hum. Bldg. Auth.		11.710
0016	Dale Corporation		18.06
0017	Barwall LLC		.73
0022	Town of South Weber		.78
0023	Town of South Weber		1.00
0025	Randy G. & Nancy B. Hilton, TRS		1.00
0026	ROY C Markham		1.00
0027	Kenny W. Cheuvront		3.100
0034	Nathan Brown		1.00
0035	Garon Chaplin		

0037	Ann Marie + Duane	.44
0038	Cindy B. Fessler	.44
0039	Kasey S. Roberts, Trs	.44
0040	Ronald O. Volzer	.41
0041	Arthur G. Rose	.43
0042	Shane A. Archibald	.41
0043	Matthew Taylor	.43
0044	Albert Austin Ursery	.41
0045	Brian A. Nichols	1.41
0046	South Weber Municipal Corp	.41
0047	Gregory P. Vail	1.41
0049	South Weber City	.504
0053	Gary L. + Helen C. Schenck	1.0
0070	Vincent R. Roppel	.19
0081	Corp of Pres Bishop LDS Church	

0087	Michael
0088	Davis + <u>Weber</u> Cana
0089	Davis + <u>Weber</u> Can
0091	Beverly A. Clark
0092	Davis + <u>Weber</u> Can
0093	Gary L. Schenck
0094	Ryan R. Hikesell
0100	Canyon View Ranch
0101	Burwell, Llama Pa
0107	Wayne Evan Stark



SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **Discuss Ordinance 14-XX: Proposed R-MH Zone & General Plan Updates**

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

Scheduled Time: **6:45 & 6:50 pm**

Ordinance 14-XX: RMH Zone

Staff has transferred the proposed draft of the new Residential Moderate High (R-MH) zone into official Ordinance format. The public hearing for this will be held at the April Planning Commission meeting. This will be a discussion item only during the March 27 meeting.

General Plan Update

Survey: The survey has been updated, but does not reflect the “projections” as this will need to be decided upon at the meeting (i.e. question 1). To view the **DRAFT** survey, please visit:

https://co1.qualtrics.com/SE/?SID=SV_ellvxc1DOeFqpD&Preview=Survey&BrandID=southweber

****Note:** This is not a “live” survey and is not yet available to the public. Responses recorded will be deleted when the survey goes “live”.

Maps: The maps have been updated per the March 13, 2014 work session. In order to remain on schedule, the final recommendation (up to this point) must be completed at the March 27 meeting. From the discussion and direction of this meeting, staff will update the maps and finalize both the survey and displays for the open house.

Open House: Notices have been mailed about the open house to be held April 10 from 6-9 pm at the Family Activity Center (gym). Please be prepared to attend the meeting and answer general questions. We will have comment cards available. Please arrive at the Family Activity Center by 5:45.

Public Hearing: The public hearing has been scheduled for April 24 at 6:35 and notices have been sent stating such.

ATTACHMENTS

- Ordinance 14-XX (R-MH Zone)
- Current Zoning Map (for reference)
- Projected Developable Area Map (for reference only)
- Areas May (for reference)
- DRAFT General Plan Map Updates

**ORDINANCE 14-XX
AN ORDINANCE AMENDING
TITLE 10 ZONING REGULATIONS
CHAPTER 5 ZONING DISTRICTS
ADDITION OF ARTICLE P: RESIDENTIAL MODERATE HIGH ZONE**

WHEREAS, the South Weber City Council established Title 10 Zoning Regulations to establish various zoning requirements in order to preserve and promote the health, safety, morals, convenience, order and the general welfare of the city, its present and future inhabitants and the general public, and provide a wide array of developments; and

WHEREAS, the South Weber City Planning Commission held a public hearing on (insert date) and has made a favorable recommendation of these amendments to the South Weber City Council; and

WHEREAS, the South Weber City Council held a public hearing on (insert date), and has reviewed the amendments and recommendations made by the Planning Commission;

NOW THEREFORE BE IT ORDAINED, by the Legislative Body of South Weber City as follows:

SECTION 1: The South Weber City Code shall be amended as follows:

SECTION 2: South Weber City Code, Title 10 Zoning Regulations, Chapter 5 Zoning Districts

ADD:

ARTICLE P: RESIDENTIAL MODERATE HIGH (R-MH) ZONE

10-5P-1 PURPOSE:

To provide for areas in appropriate locations where residential neighborhoods of moderately high density may be established, maintained and protected. The regulations of this zone are designed to promote an intensively developed residential environment in a one building per lot or condominium style of ownership suitable primarily for adult living. With proper controls that ensure the integrity of the zone, alternate forms of residential living ranging from single-family to four-family dwellings and necessary public services.

10-5P-2 ARCHITECTURAL SITE PLAN REVIEW:

All dwellings which are designed to be occupied by three (3) or more families shall receive architectural site plan approval according to the requirements of [chapter 12](#) of this title.

10-5P-3 PERMITTED USES:

Accessory uses and buildings

Agriculture

Dwellings, one-, two-, three- and four-family

Home occupations, except preschools and daycare

Pets, the keeping of household pets

10-5P-4 CONDITIONAL USES:

Conditions for approval shall be determined by the planning commission or as otherwise provided in [chapter 7](#) of this title.

Church (temporary churches held in open areas, tents or in temporary structures excluded).

Daycare centers and preschools, whether held within residence or in a separate facility.

Excavations of over two hundred (200) cubic yards, as allowed by section [10-6-2](#) of this title.

Golf courses, public or privately owned, whether or not operated as a business.

Group homes.

Planned dwelling group.

Planned unit developments (PUDs).

Public buildings and public utility buildings and uses.

Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.

Schools, public or privately owned.

Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

10-5P-5 BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of

the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre.

B. Lot Area:

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot, except for approved planned dwelling groups.
2. There shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in each lot on which a two-family, three-family or four-family dwelling is located. Where more than one residential structure is located on a single lot, there shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in all residential buildings on the lot.

C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

10-5P-6 LOCATION OF STRUCTURES:

All buildings and structures shall be located as provided in [chapter 11](#) of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	20 feet from all front lines	6 feet minimum for each side, except 20 feet minimum for side fronting on a street	10 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	20 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

10-5P-7 MAXIMUM STRUCTURE HEIGHT:

Main, accessory and temporary buildings and structures are not to exceed thirty five feet (35').

10-5P-8 OFF STREET PARKING AND LOADING:

The provisions of [chapter 8](#) of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10-5X-9: PERMITTED SIGNS:

Class 1 signs shall be permitted. For home occupations, class 2 signs will be allowed in addition to class 1 signs. For public and institutional uses as allowed by conditional use permit, class 3 signs will be allowed in addition to class 1 signs.

10-5P-10: SPECIAL CONDITIONS:

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

- A. Minimum and Maximum Area: The minimum area that may be zoned R-MH shall be two (2) acres and the maximum area which may be zoned R-H in any zone district shall be nine point five (9.5) acres.
- B. Open Space: Multi-family dwellings shall provide usable functional open space for outdoor leisure in the following amounts:
 - 1. Eight hundred (800) square feet per unit for one- and two-family dwellings;
 - 2. Six hundred (600) square feet per unit for three- and four-family dwellings.
- C. Outdoor Storage Space: Three-family, four-family and multi-family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.

10-5P-11 LANDSCAPING REQUIREMENTS:

- A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of [chapter 15](#) of this title. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.
- B. Bufferyard Landscaping: Bufferyard A landscaping shall be required between the R-H zone and all lower density residential zones and shall meet the requirements of [chapter 15](#) of this title.

SECTION 3: This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on _____ day of _____ 2014.

MAYOR: Tamara P. Long

ATTEST:

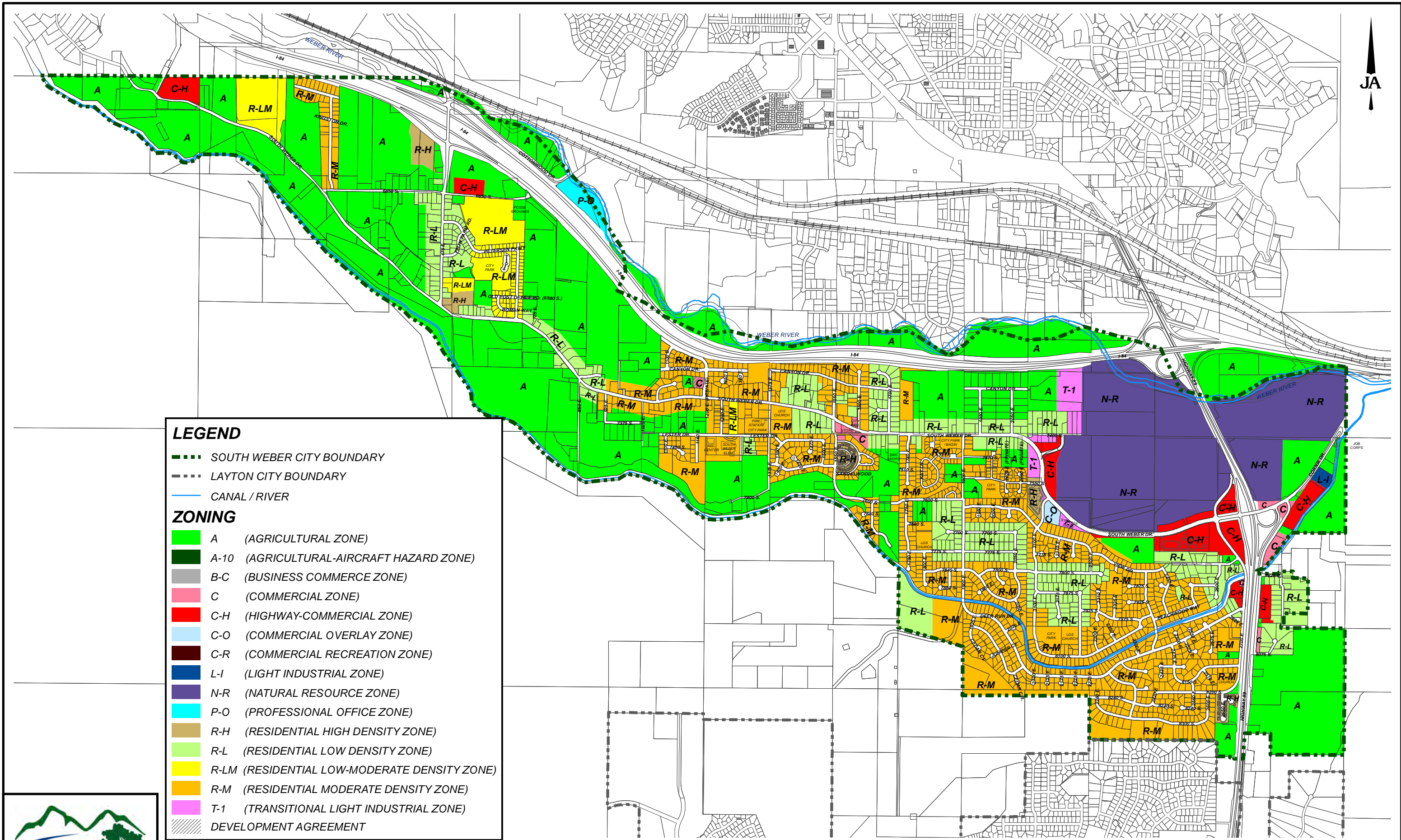
Erika J. Ahlstrom, CMC, City Recorder

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that ***Ordinance 14-xx: An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts*** was passed and adopted the ____ day of _____ 2014, and certify that copies of the foregoing Ordinance 14-xx were posted in the following locations within the municipality this ____ day of _____, 2014.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website www.southwebercity.com
5. Utah Public Notice Website www.pmn.utah.gov

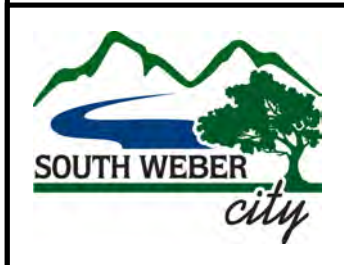
Erika J. Ahlstrom, CMC, City Recorder



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)
Diagonal lines	DEVELOPMENT AGREEMENT



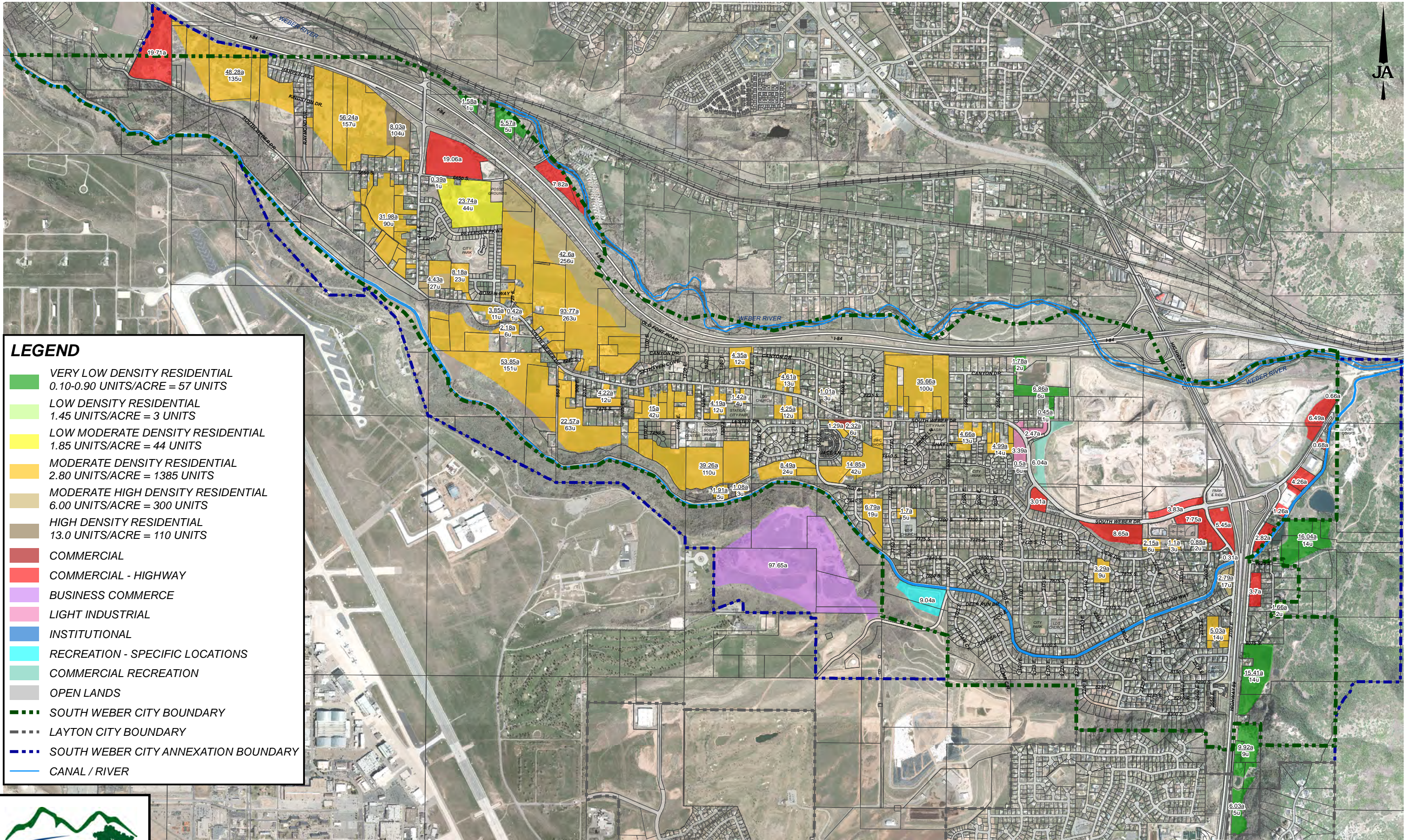
NOTES:

SCALE:
1 in = 1,800 ft
DATE:
3/19/2014

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 = 3 UNITS

LOW MODERATE DENSITY RESIDENTIAL
1.85 UNITS/ACRE = 44 UNITS

MODERATE DENSITY RESIDENTIAL
2.80 UNITS/ACRE = 1385 UNITS

MODERATE HIGH DENSITY RESIDENTIAL
6.00 UNITS/ACRE = 300 UNITS

HIGH DENSITY RESIDENTIAL
13.0 UNITS/ACRE = 110 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

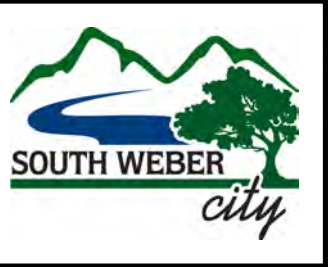
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

#a = # Acres

#u = # Units (Residential)

TOTAL FUTURE RESIDENTIAL UNITS = 1899

SCALE:
1 in = 1,800 ft

DATE:
03/19/2014

DESIGNED: BEB
DRAWN: BEB
CHECKED: BKJ

J A
JONES &
ASSOCIATES

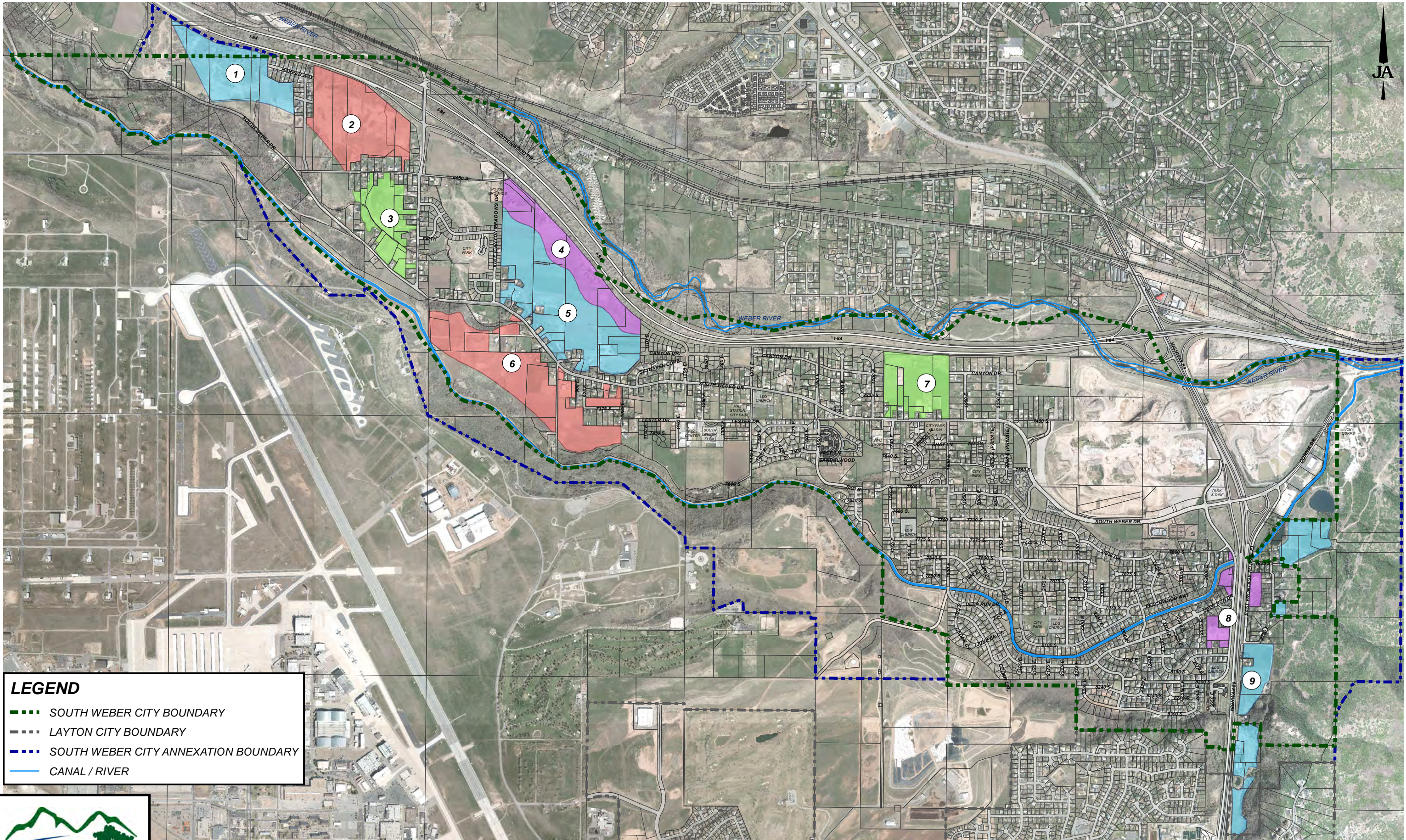
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SOUTH WEBER CITY CORPORATION

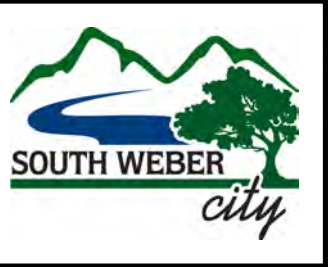
GENERAL PLAN

DEVELOPABLE GROUND MAP



LEGEND

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



NOTES:

SCALE:
1 in = 1,800 ft

DATE:
03/19/2014

DESIGNED BEB
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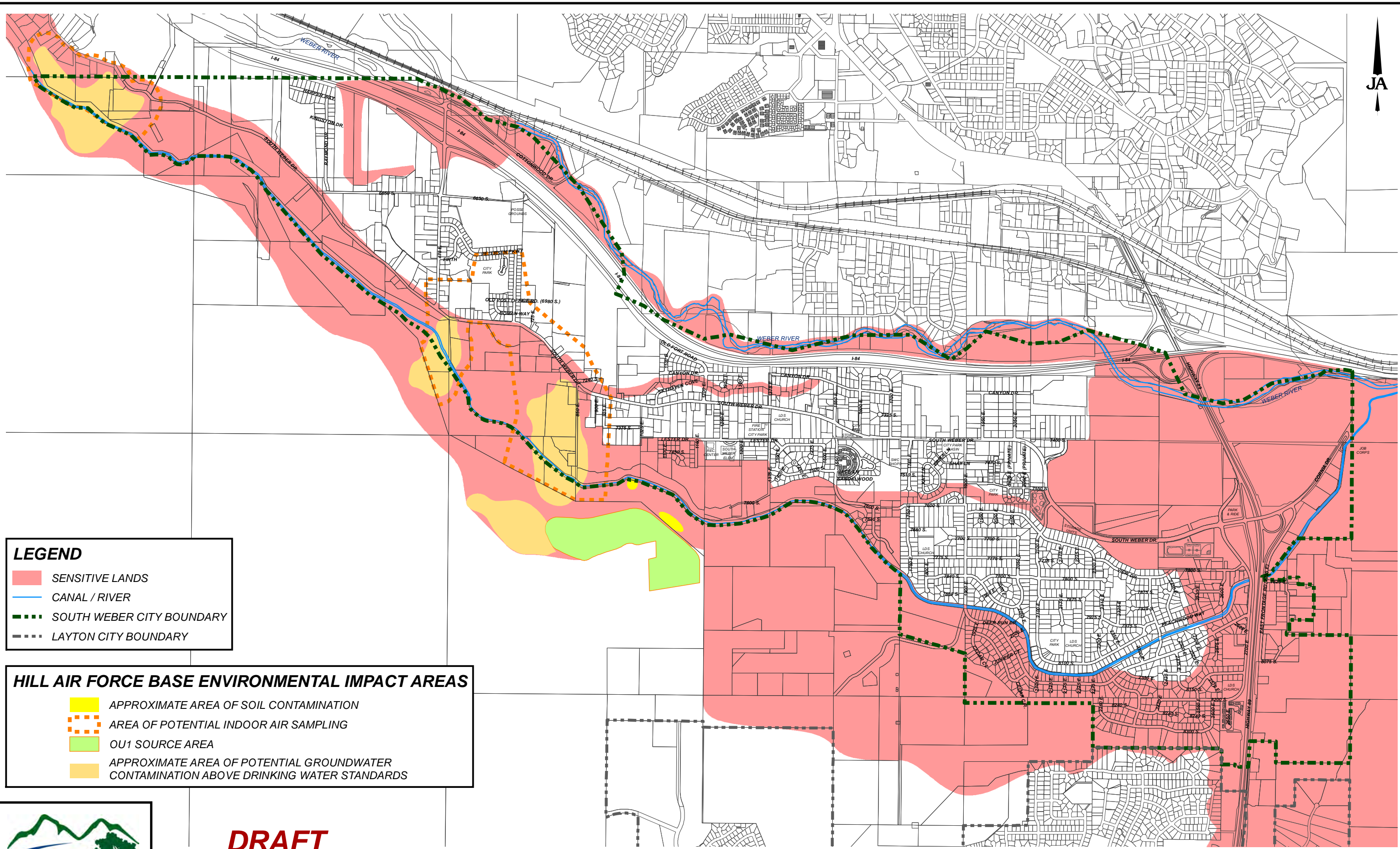
JA
JONES & ASSOCIATES

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South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION	
GENERAL PLAN	
DEVELOPABLE GROUND AREA MAP	

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OF SHEETS
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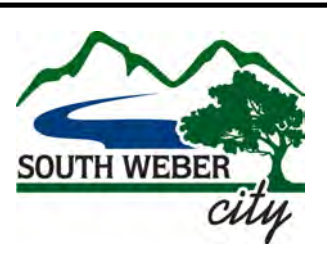


LEGEND

- 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

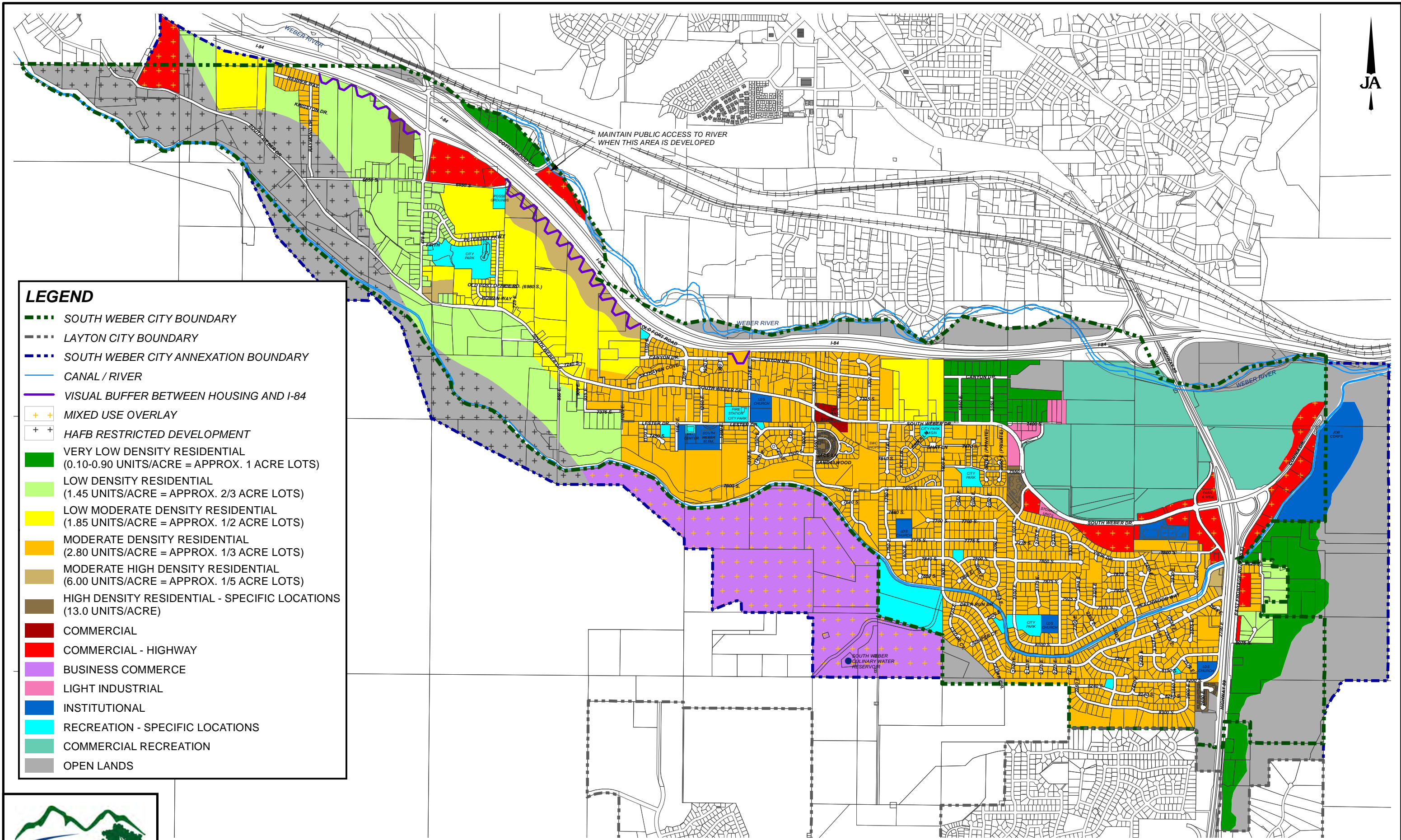
NOTES: HAFB MAPPING INFORMATION PROVIDED FROM THE SOUTH WEBER GENERAL PLAN MAP #7 (TWO MAPS). REFER TO THESE MAPS FOR MORE DETAILED INFORMATION.
HAFB MAPS - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL IMPACT OPERABLE UNITS 1 AND 2
HAFB MAP - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL ADDITIONAL LAND STUDIES

SCALE:
1 in = 1,800 ft
DATE:
3/19/2014

DESIGNED - BEB
DRAWN - BEB
CHECKED - BKJ

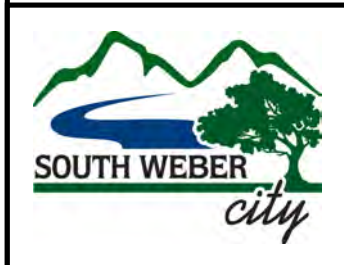
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN
SENSITIVE LANDS MAP



LEGEND

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- VISUAL BUFFER BETWEEN HOUSING AND I-84
- MIXED USE OVERLAY
- HAFB RESTRICTED DEVELOPMENT
- VERY LOW DENSITY RESIDENTIAL
(0.10-0.90 UNITS/ACRE = APPROX. 1 ACRE LOTS)
- LOW DENSITY RESIDENTIAL
(1.45 UNITS/ACRE = APPROX. 2/3 ACRE LOTS)
- LOW MODERATE DENSITY RESIDENTIAL
(1.85 UNITS/ACRE = APPROX. 1/2 ACRE LOTS)
- MODERATE DENSITY RESIDENTIAL
(2.80 UNITS/ACRE = APPROX. 1/3 ACRE LOTS)
- MODERATE HIGH DENSITY RESIDENTIAL
(6.00 UNITS/ACRE = APPROX. 1/5 ACRE LOTS)
- 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:
03/19/2014

DESIGNED BEB
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JONES & ASSOCIATES

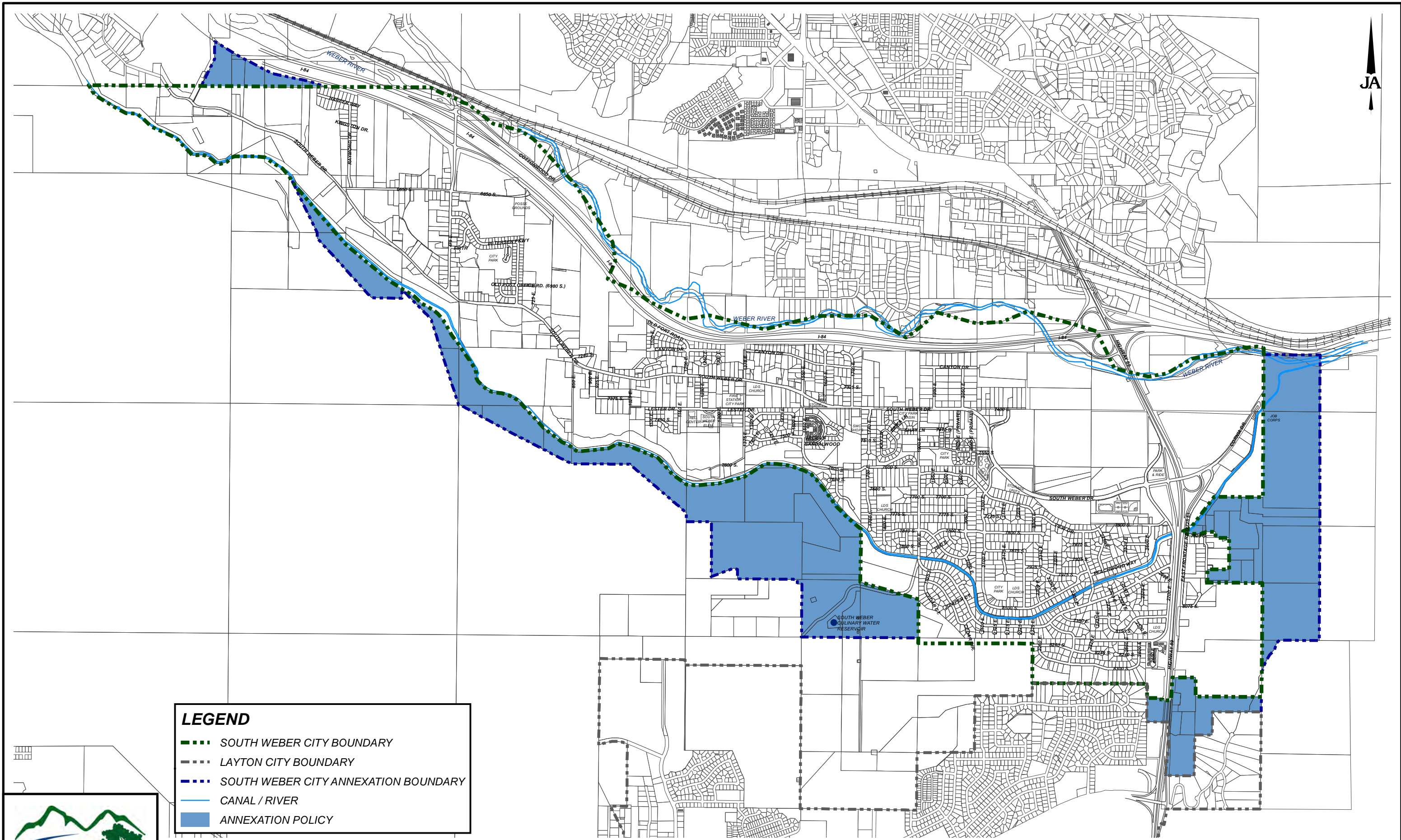
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN

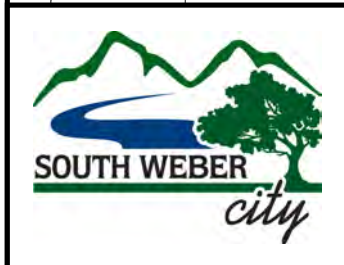
PROJECTED LAND USE MAP

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OF SHEETS
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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:
3/19/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ



CONSULTING ENGINEERS

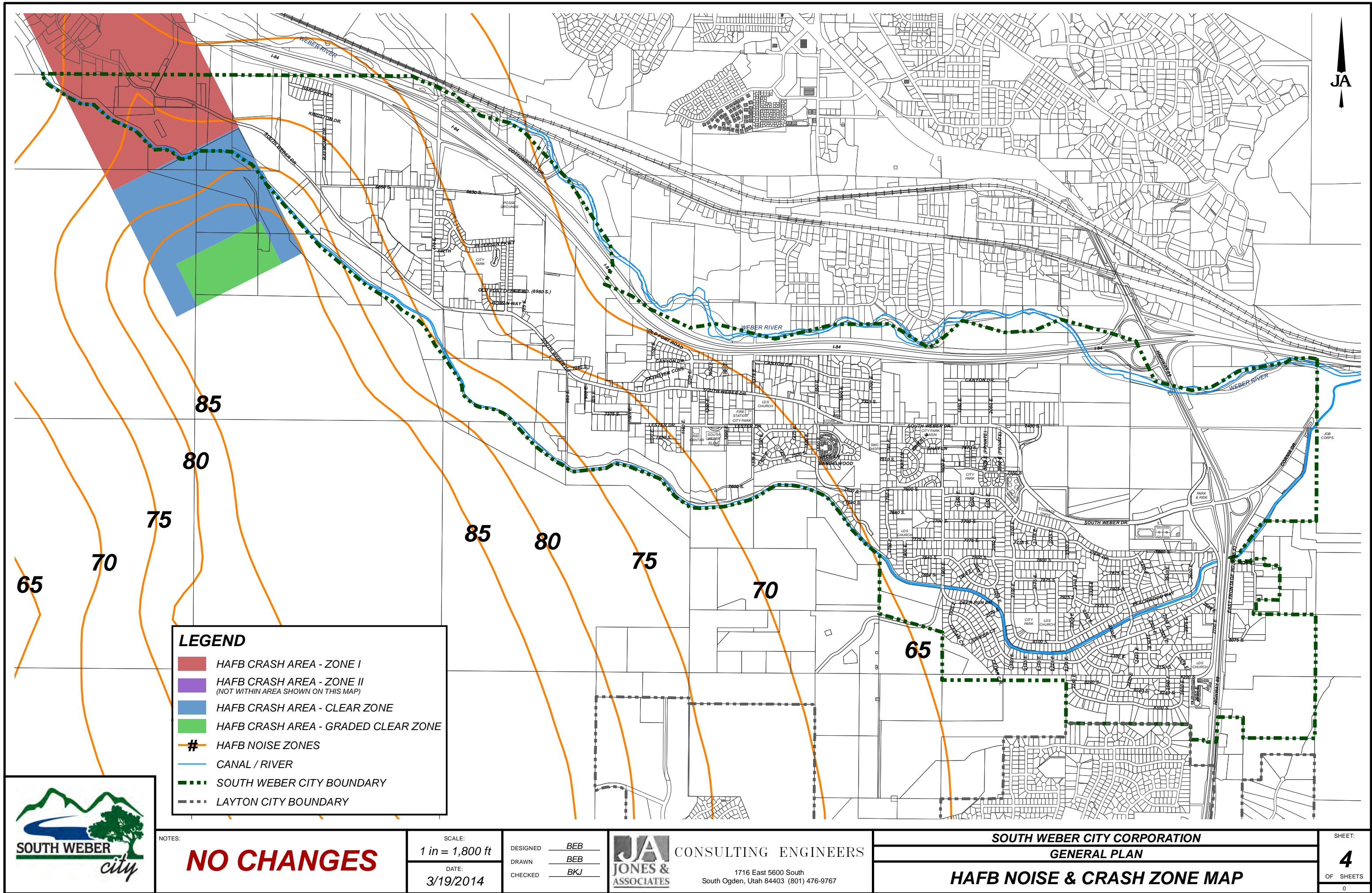
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South Ogden, Utah 84403 (801) 476-9767

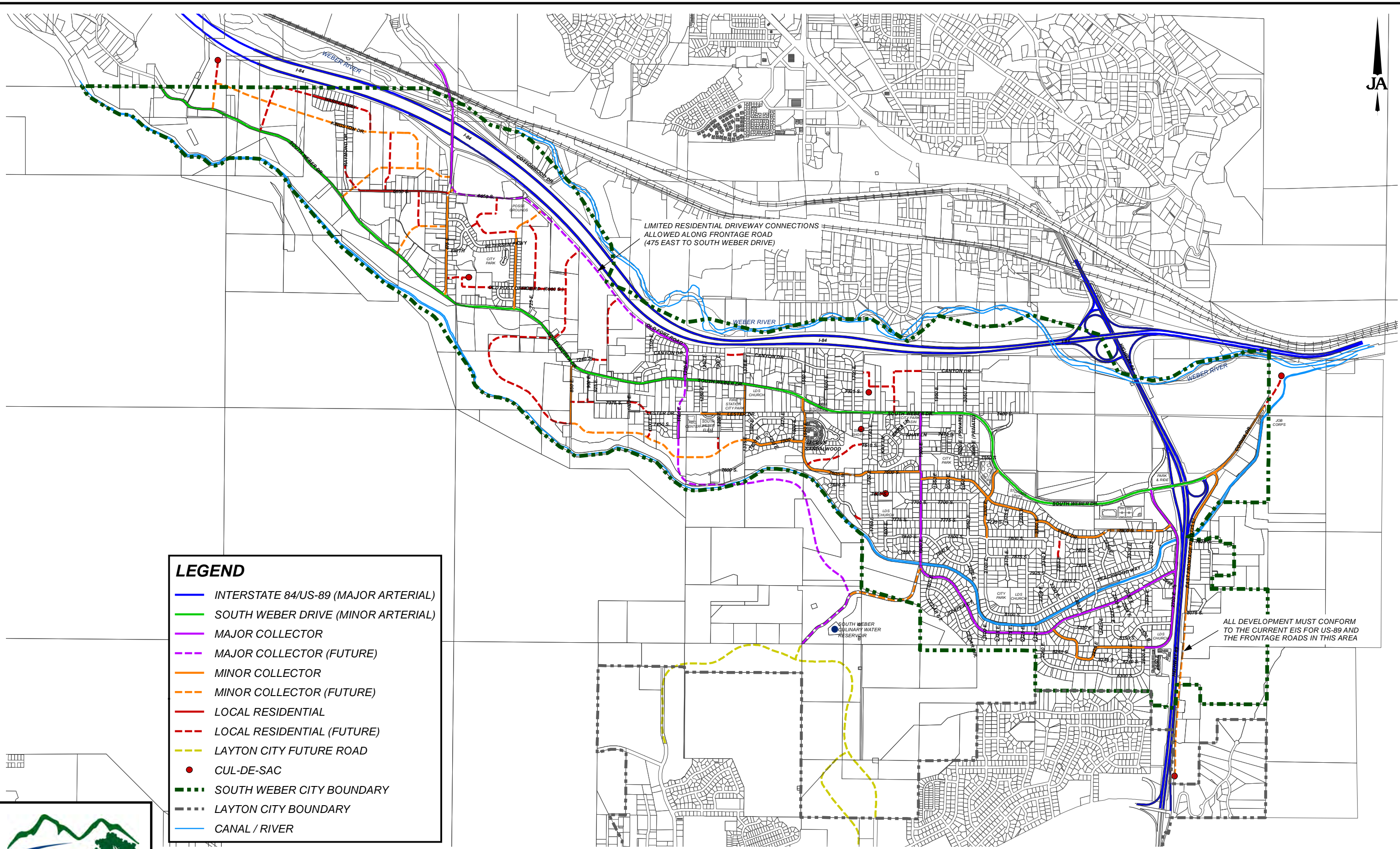
SOUTH WEBER CITY CORPORATION

GENERAL PLAN

ANNEXATION MAP

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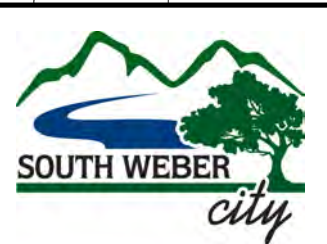


LIMITED RESIDENTIAL DRIVEWAY CONNECTIONS
ALLOWED ALONG FRONTAGE ROAD
(475 EAST TO SOUTH WEBER DRIVE)

ALL DEVELOPMENT MUST CONFORM
TO THE CURRENT EIS FOR US-89 AND
THE FRONTAGE ROADS IN THIS AREA

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:
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DATE:
03/19/2014

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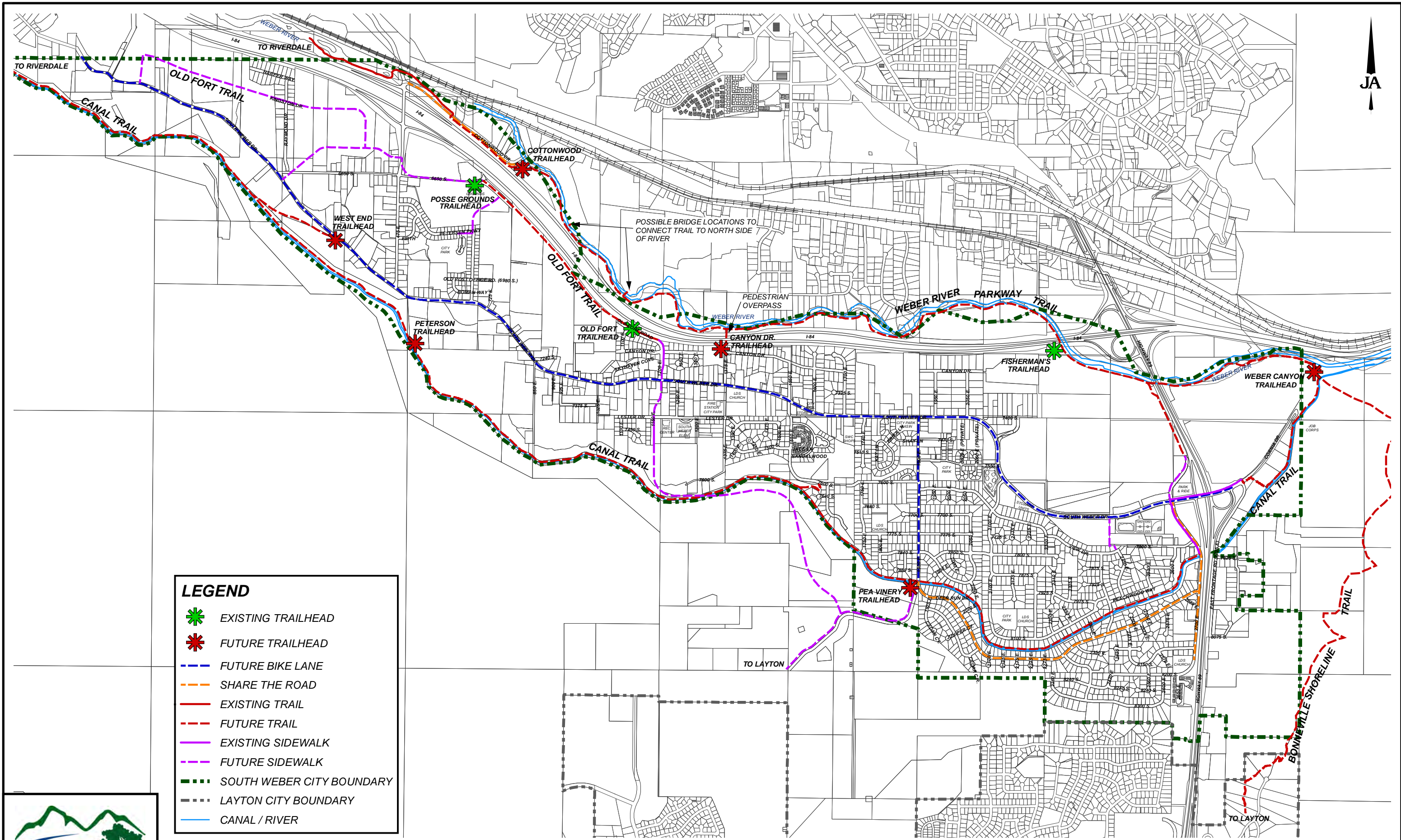
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SOUTH WEBER CITY CORPORATION
GENERAL PLAN

VEHICLE TRANSPORTATION MAP



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:
03/19/2014

DESIGNED
DRAWN
CHECKED

BEB
BEB
BKJ

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SOUTH WEBER CITY CORPORATION
GENERAL PLAN

PEDESTRIAN TRANSPORTATION MAP

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