

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 **April 24, 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
 ▪ March 27, 2014
 Approval of Agenda
 Declaration of Conflict of Interest
- 6:35 P.M. Public Hearing for General Plan Maps Update **Public comments are welcome in person and/or
 in writing.
- 6:40 P.M. Public Hearing for the Recommendation of Proposed Ordinance 14-02, An Ordinance Amending
 Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential
 Moderate High Zone.
- 6:45 P.M. Public Hearing for Rezone Application #2014-02: An application to rezone parcel #13-012-0069,
 located at approximately 1750 East Canyon Drive, from Residential Moderate (RM) to
 Agricultural (A); Applicant: Questar Gas.
- 6:50 P.M. Public Hearing for Conditional Use Application #2014-03: An application for an eight foot (8')
 privacy fence to be located on Parcel #13-012-0069, located at approximately 1750 East Canyon
 Drive; Applicant: Questar Gas.
- 7:00 P.M. Public Hearing for Final Subdivision Application: Royal Farms Estates Phase Four; nine (9) lots to
 be located on parcel #13-036-0088, approximately 7800 South 2325 East; Applicant: Steven Rice.
- 7:05 P.M. Public Hearing for Rezone Application #2014-03A & #2014-03B: An Application to rezone parcel
 #13-018-0015, located at approximately 545 East 6650 South, from Residential Low Moderate
 (R-LM) to ten (10) acres Residential Moderate High (R-MH) and thirteen (13) acres to Residential
 Moderate (RM); Applicant: ULI Holdings LLC.
- 7:30 P.M. Adjourn

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

CITY OFFICE BUILDING

SOUTH WEBER FAMILY RECREATION CENTER

DAVIS COUNTY CLIPPER

www.southwebercity.com

SOUTH WEBER ELEMENTARY SCHOOL

STANDARD-EXAMINER

Utah Public Notice website www.utah.gov/pmn

TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

DATE: April 17, 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 March 2014

TIME COMMENCED: 6:32 p.m.

5
6 **PRESENT: COMMISSIONERS:**

Delene Hyde
Rob Osborne
Wes Johnson
Rod Westbrook (excused)
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:** Jed Schenck, Melanie Schenck, Jared Bryson, Erika Ahlstrom, Reuel Alder, Ryan
26 Mikesell, and Brandon Jones.

27
28 Commissioner Hyde excused Commissioner Westbrook from tonight's meeting.
29

30 **APPROVAL OF THE AGENDA:** Commissioner Osborne moved to approve the agenda as
31 written. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne,
32 Johnson, and Winsor voted yes. The motion carried.
33

34 **APPROVAL OF MINUTES OF 27 FEBRUARY 2014 and 13 MARCH 2014:**
35 Commissioner Johnson moved to approve the minutes of 27 February 2014 and 13 March
36 2014. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne,
37 Johnson, and Winsor voted yes. The motion carried.
38

39 **DECLARATION OF CONFLICT OF INTEREST:**
40

41 Commissioner Osborne moved to open the public hearing for Rezone Application #2014-
42 01A & 2014-01B. Commissioner Winsor seconded the motion. Commissioners Hyde,
43 Osborne, Johnson, and Winsor voted yes. The motion carried.
44

45 ******* PUBLIC HEARING *******
46

47 **Rezone Application #2014-01A & 2014-01B: An Application to Rezone Parcel #13-030-004,**
48 **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:

Jed Schenk, 1650 East Bateman Way, stated the plan is to take down one house and put up two. He described the location of the two homes, driveway, and direction the homes will be facing. Commissioner Hyde asked if there was any public comment. There was none.

Barry stated this proposal involves two adjacent parcels of land, both of which are already partly zoned Agriculture. The goal is to reconfigure two 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 rezone proposals are both in conformance with the General Plan and will facilitate the proposed reconfiguration of properties. 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.

Commissioner Osborne moved to close the public hearing for Rezone Application #2041-01A & 2014-01B. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to approve 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. Commissioner Winsor seconded the motion. Commissioners Hyde, Johnson, Osborne, and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing for Conditional Use Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

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:

Ryan Mikesell, 1671 East South Weber Drive, stated the conditional use permit is for an easement to access the property. Barry Burton, City Planner, said the conditional use permit will run with the land as long as it is used within a year. It runs with the land and the land that it serves. Barry said the easement will be recorded on the other parcel that permanently grants the right of access to the other lot. Commissioner Osborne discussed requiring the hammerhead turnaround as part of the conditional use permit. Jed stated he has something drawn up with a 50 ft. x 50 ft. driveway. Commissioner Hyde asked for public comment. There was none.

Commissioner Winsor moved to close the public hearing for Conditional Use Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to approve 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 with the following conditions:

1. Subject to rezone approval by the City Council.
2. 20' minimum width for private drive with a minimum 8" compacted road base.
3. Fire turnaround as per Fire Department code.

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

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): This item was discussed in the work meeting prior to this meeting.

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: The Planning Commission discussed the areas map. Barry discussed #9 on the areas map and stated this summer UDOT will be changing the ramp from Highway 193 to Highway 89. In the process of doing this there will be a frontage road for all homes on east side. Barry said it would be very marginal to develop this property. He feels the Agriculture or Residential Low Zone is probably all the city should go. Barry said a commercial zone would be difficult to access. Commissioner Osborne suggested identifying #9 as projected R-L-M. #8 on the area map was discussed. Commissioner Hyde suggested identifying #8A as projected R-M-H. #8B was suggested as R-M-H. #7 on the areas map is currently agriculture but projected R-M. #6 is currently projected R-L-M and the Planning Commission suggested amending it to Agriculture because of the contamination concerns. #5 is suggested R-M. #4 is suggested R-M-H. The Spaulding property will be identified #10 with R-M and R-M-H. #3 is suggested R-L-M. #2 is suggested R-M. #1 is suggested R-L.

April 5, 2014 – City Survey will go live.

April 10, 2014 – Public Open House at Family Activity Center from 6-9 p.m.

April 24, 2014 – Public Hearing for Maps

May 20, 2014 – Planning Commission & City Council Work Meeting at 5:30 p.m.

ADJOURNED: Commissioner Winsor moved to adjourn the Planning Commission meeting at 7:58 p.m. Commissioner Osborne seconded the motion. Commissioners Hyde, Johnson, Osborne, 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
March 27, 2014**

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

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

Visitors: Jared Bryson

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

Commissioner Hyde turned the time over to City Planner Barry Burton. Barry explained that the applicants have decided to only rezone one lot to Agricultural because that is all that is required for the private drive. The remaining will be rezoned to Residential Moderate (RM); which allows them to do what they want in the future. The request fits with the General Plan. The private drive is allowed in the Agricultural zone. It does go through the RM zone, but there is nothing in the City Code that states it all has to be in Agricultural, just that the home access must be. There is no reason to deny these requests.

Commissioner Osborne asked if land had to be added since the last request. Barry stated that they did add a little bit of land and are in compliance.

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

This request goes hand in hand with the rezone. Barry stated that they will need to ensure that the travel width of the lane is at least twenty feet (20') wide and constructed at eight inches (8") of compacted road base. Commissioner Osborne inquired about a fire access turn around. This will be required and will be checked with the building permit and approved by the Fire Chief.

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).

Commissioner Winsor provided typo corrections. The minimum and maximum area were also clarified. Barry stated that when he came up with the numbers for the minimum and maximum he did so by looking at surrounding communities with developments of this nature. He then took the average size of each development and came up with the proposed numbers. It was determined that the minimum should remain

two (2) acres and the maximum should be rounded up to ten (10) acres. This provides a maximum of sixty (60) units for this type of development.

Commissioner Osborne asked about the setbacks. Barry stated that there is a six foot (6') side yard, ten foot (10') rear yard, and a twenty foot (20') front yard. The public utility easement (PUE) requirement has not changed.

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.

Commissioner Osborne stated that he is fine with planning the 475/6650 interchange re-configuration, but would like to see this wait to be constructed until the road connects all the way through to Cottonwood Cove. He added that he is concerned about the road becoming a dead-end and suggested leaving the road as it currently is and leaving room for the curve.

City Engineer Brandon Jones stated that this new road configuration will encourage commercial development. When a developer looks at this corner as it currently sits, there is a lot of infrastructure that has to be built. He added that until the remaining portions of the frontage road connecting into Cottonwood Cove is completed, signage could be added.

Commissioner Johnson added that it would be beneficial to develop now. Brandon stated that the reconfiguration could occur by working with the five or six property owners. Commissioner Osborne stated that this should be brought up with residents during the April 10 Open House.

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

SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **General Plan Maps**

Date of Planning Commission Meeting: **April 24, 2014**

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

Maps: The maps have been updated per the March 27, 2014 Planning Commission meeting. These are the same maps that were displayed at the April 10 Open House.

Survey: Results/comments posted through 10:00 a.m. on April 17 are attached. Additional results/comments will be provided in the May packet.

Open House: The written comments from the April 10 Open House have been compiled and are attached.

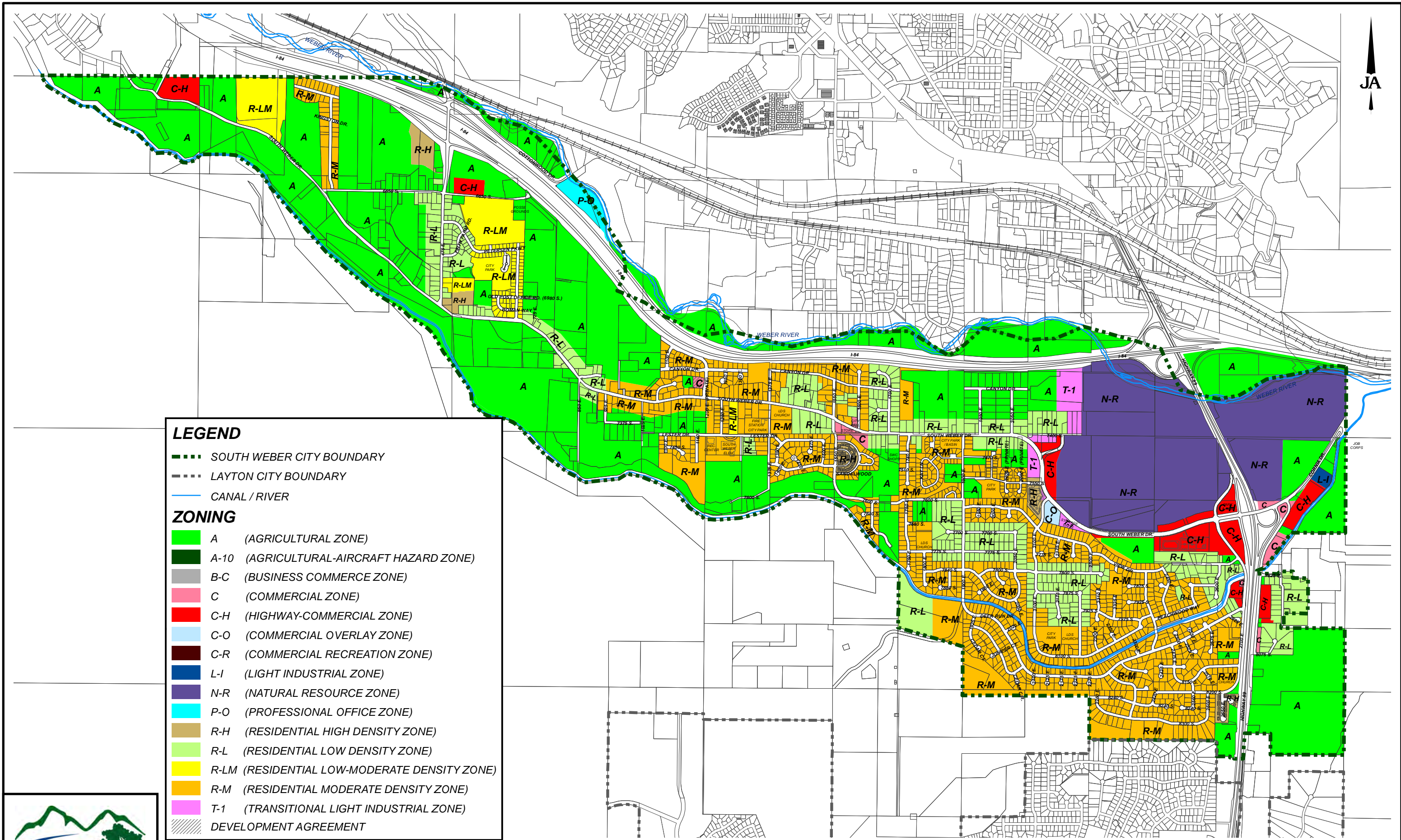
Additional Written Comments Received: Any additional comments received by 10:00 a.m. on April 17 are also attached.

Next Step: After the public hearing, maps will be updated and Staff will begin working on the written portion of the document. Comments/notes that have been provided by the Planning Commissioners previously have been provided to the City Planner for consideration. We will work on this draft during the May Planning Commission meeting.

Combined Work Session: There will be a combined work session with the City Council on May 20 at 5:30 pm, at the City Office.

ATTACHMENTS

- Current Zoning Map (for reference)
- Projected Developable Area Map (for reference only)
- Areas May (for reference)
- DRAFT General Plan Map Updates
- Survey Results/Comments (as of 10:00 a.m. on April 17)
- Open House Comments
- Additional Comments (as of 10:00 a.m. on April 17)



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

ZONING

A

(AGRICULTURAL ZONE)

A-10

(AGRICULTURAL-AIRCRAFT HAZARD ZONE)

B-C

(BUSINESS COMMERCE ZONE)

C

(COMMERCIAL ZONE)

C-H

(HIGHWAY-COMMERCIAL ZONE)

C-O

(COMMERCIAL OVERLAY ZONE)

C-R

(COMMERCIAL RECREATION ZONE)

L-I

(LIGHT INDUSTRIAL ZONE)

N-R

(NATURAL RESOURCE ZONE)

P-O

(PROFESSIONAL OFFICE ZONE)

R-H

(RESIDENTIAL HIGH DENSITY ZONE)

R-L

(RESIDENTIAL LOW DENSITY ZONE)

R-LM

(RESIDENTIAL LOW-MODERATE DENSITY ZONE)

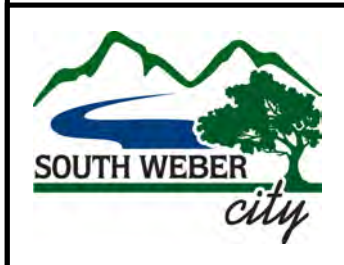
R-M

(RESIDENTIAL MODERATE DENSITY ZONE)

T-1

(TRANSITIONAL LIGHT INDUSTRIAL ZONE)

DEVELOPMENT AGREEMENT



NOTES:

SCALE:
1 in = 1,800 ft

DATE:
1/16/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

JA
JONES & ASSOCIATES

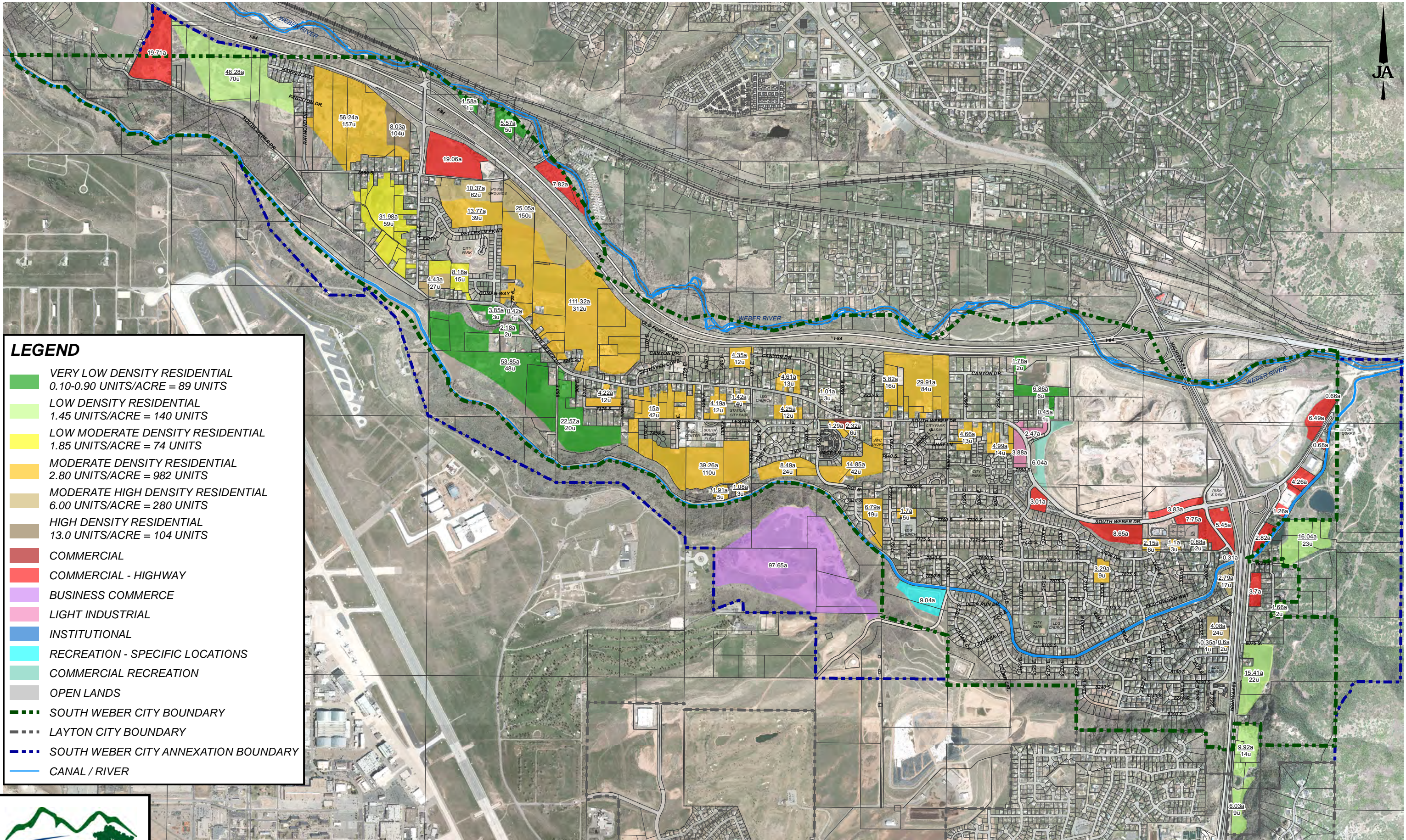
CONSULTING ENGINEERS

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

SOUTH WEBER CITY CORPORATION
PLANNING AND ZONING

ZONING MAP

SHEET:
A
OF 1 SHEETS
0



LEGEND

VERY LOW DENSITY RESIDENTIAL
0.10-0.90 UNITS/ACRE = 89 UNITS

LOW DENSITY RESIDENTIAL
1.45 UNITS/ACRE = 140 UNITS

LOW MODERATE DENSITY RESIDENTIAL
1.85 UNITS/ACRE = 74 UNITS

MODERATE DENSITY RESIDENTIAL
2.80 UNITS/ACRE = 982 UNITS

MODERATE HIGH DENSITY RESIDENTIAL
6.00 UNITS/ACRE = 280 UNITS

HIGH DENSITY RESIDENTIAL
13.0 UNITS/ACRE = 104 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

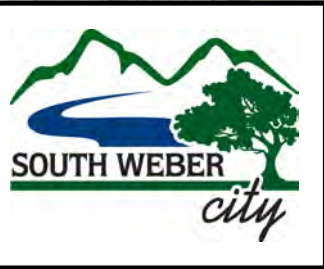
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

#a

Acres

#u

= # Units (Residential)

TOTAL FUTURE RESIDENTIAL UNITS = 1669

SCALE:
1 in = 1,800 ft

DATE:
04/02/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

JA

JONES & ASSOCIATES

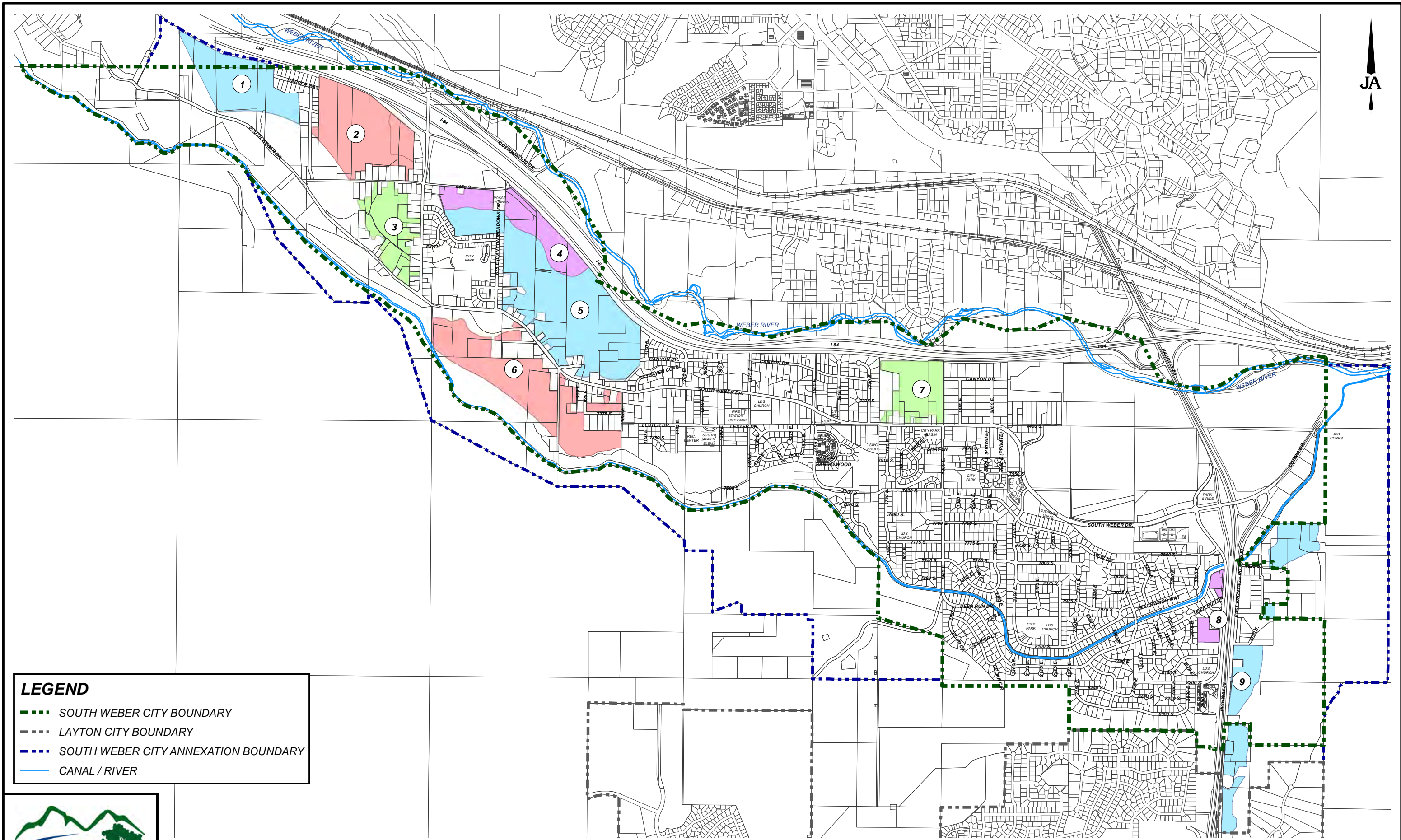
CONSULTING ENGINEERS

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SOUTH WEBER CITY CORPORATION

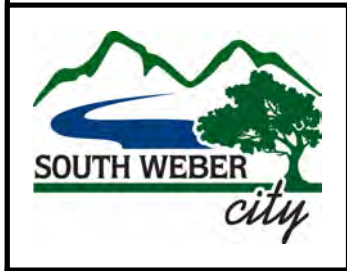
GENERAL PLAN

DEVELOPABLE GROUND MAP



LEGEND

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



NOTES:

SCALE:
1 in = 1,800 ft

DATE:
04/02/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

JA
JONES & ASSOCIATES

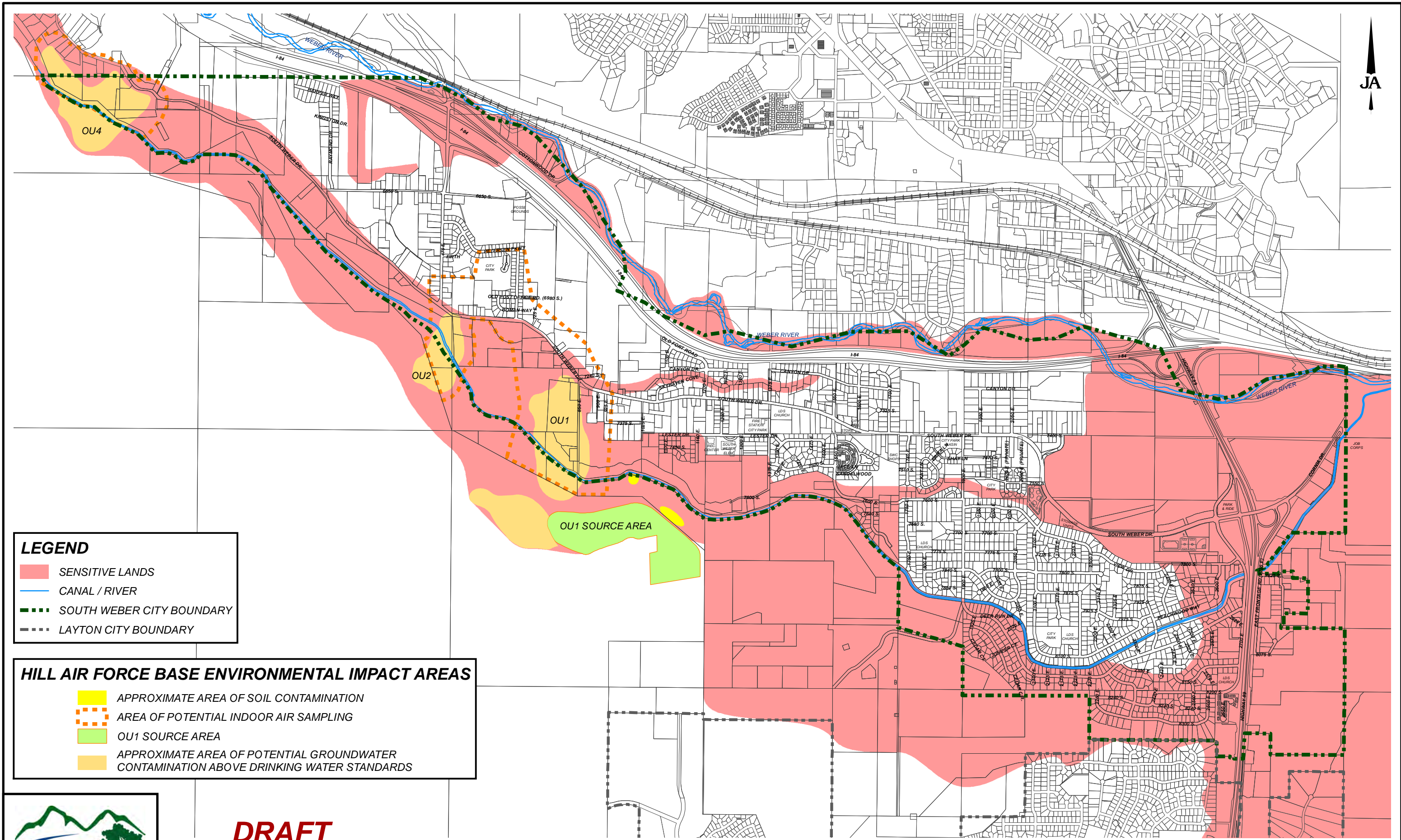
CONSULTING ENGINEERS

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South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION
GENERAL PLAN

DEVELOPABLE GROUND AREA MAP

SHEET:
C
OF SHEETS
0



LEGEND

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

HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS

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



DRAFT

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

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

SCALE:
1 in = 1,800 ft

DATE:
04/02/2014

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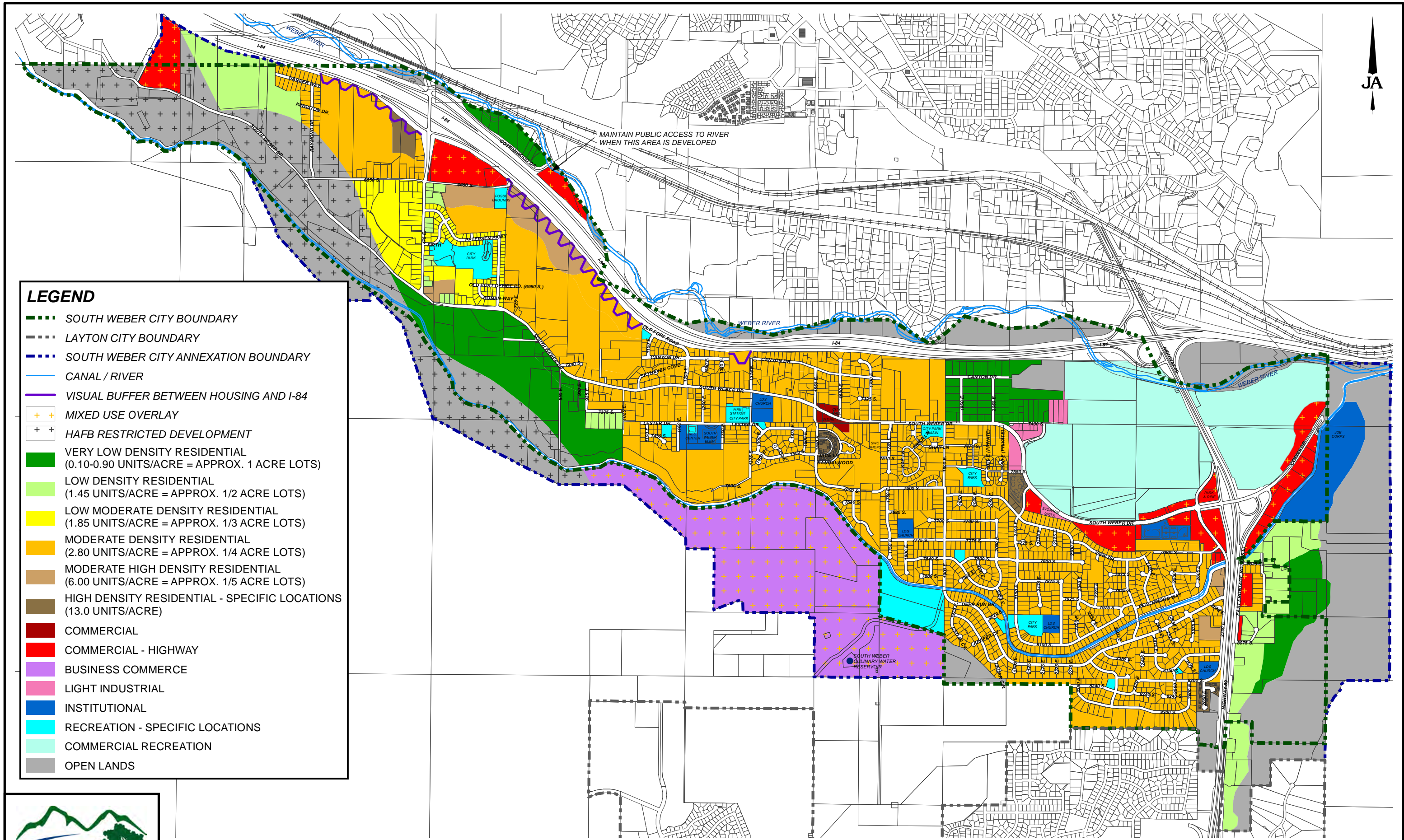
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**SOUTH WEBER CITY CORPORATION
GENERAL PLAN**

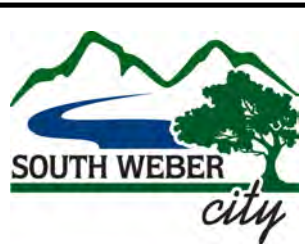
SENSITIVE LANDS MAP

SHEET:
1
OF SHEETS
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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. 1/2 ACRE LOTS)
- LOW MODERATE DENSITY RESIDENTIAL
(1.85 UNITS/ACRE = APPROX. 1/3 ACRE LOTS)
- MODERATE DENSITY RESIDENTIAL
(2.80 UNITS/ACRE = APPROX. 1/4 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:
04/02/2014

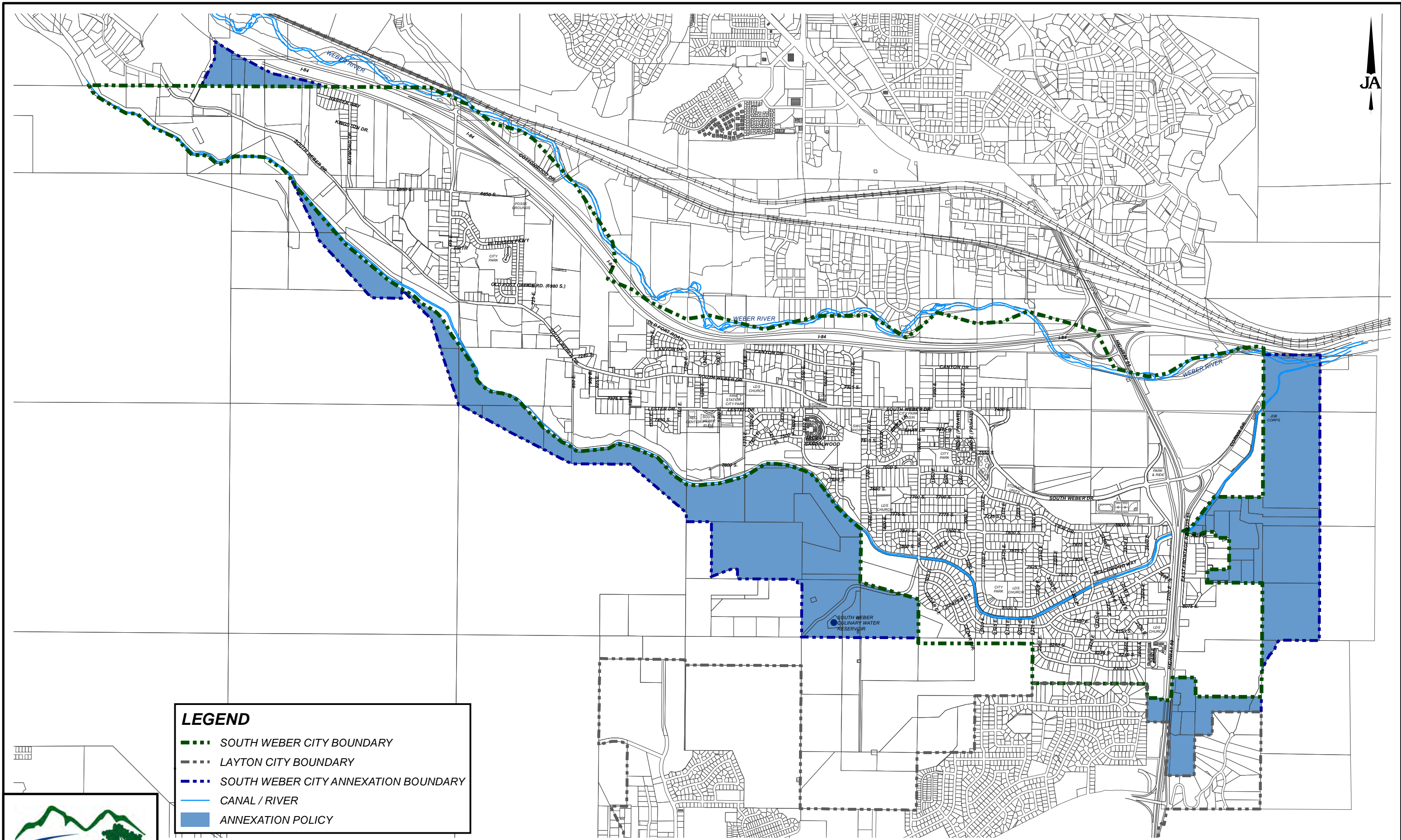
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CONSULTING ENGINEERS
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

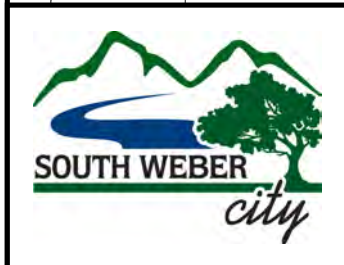
SOUTH WEBER CITY CORPORATION
GENERAL PLAN
PROJECTED LAND USE MAP

SHEET:
2
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:
4/02/2014

DESIGNED BEB
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CHECKED BKJ



CONSULTING ENGINEERS

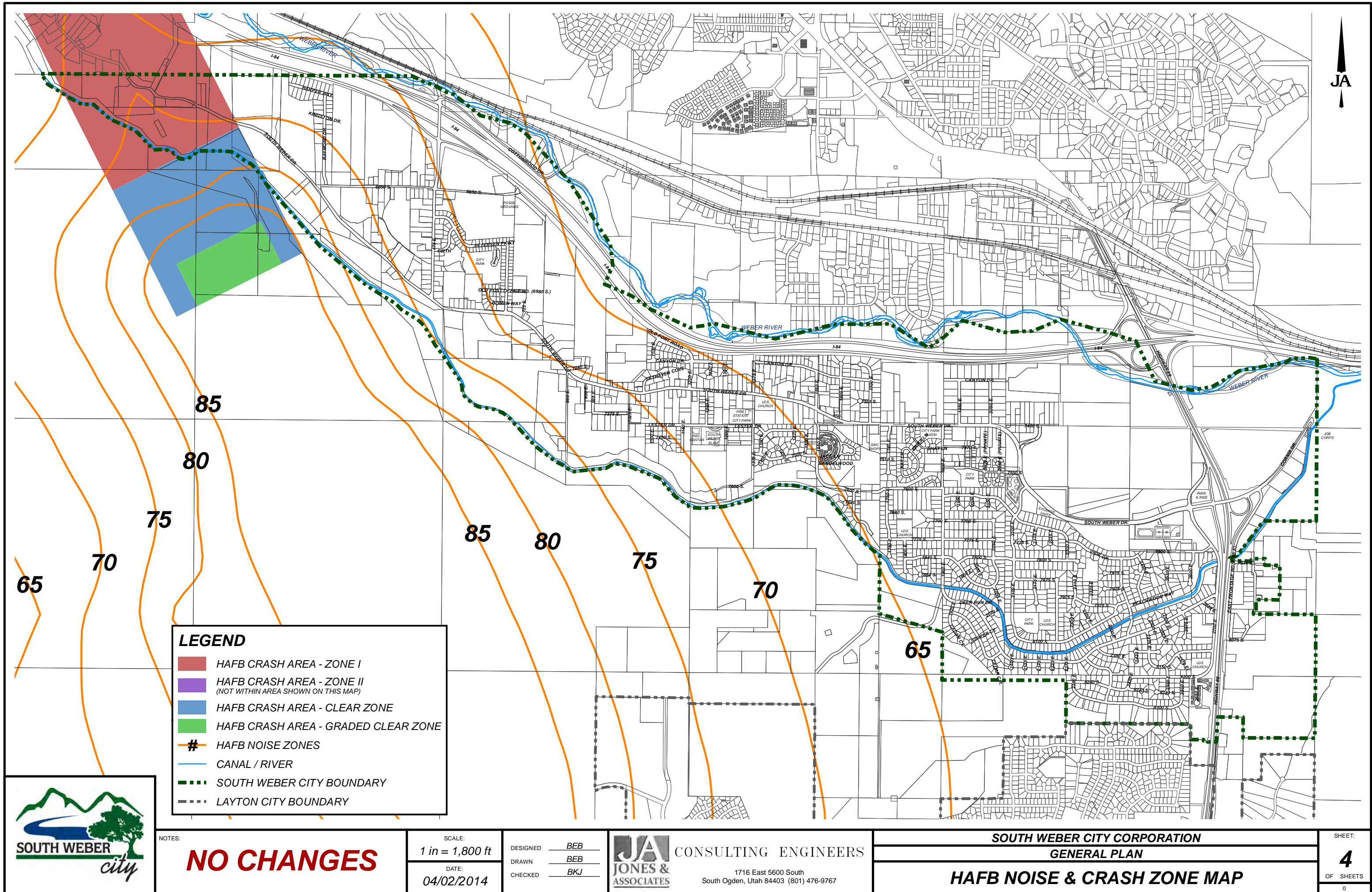
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

ANNEXATION MAP

SHEET:
3
OF SHEETS
0



LEGEND

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

NOTES:

NO CHANGES

SCALE:
1 in = 1,800 ft

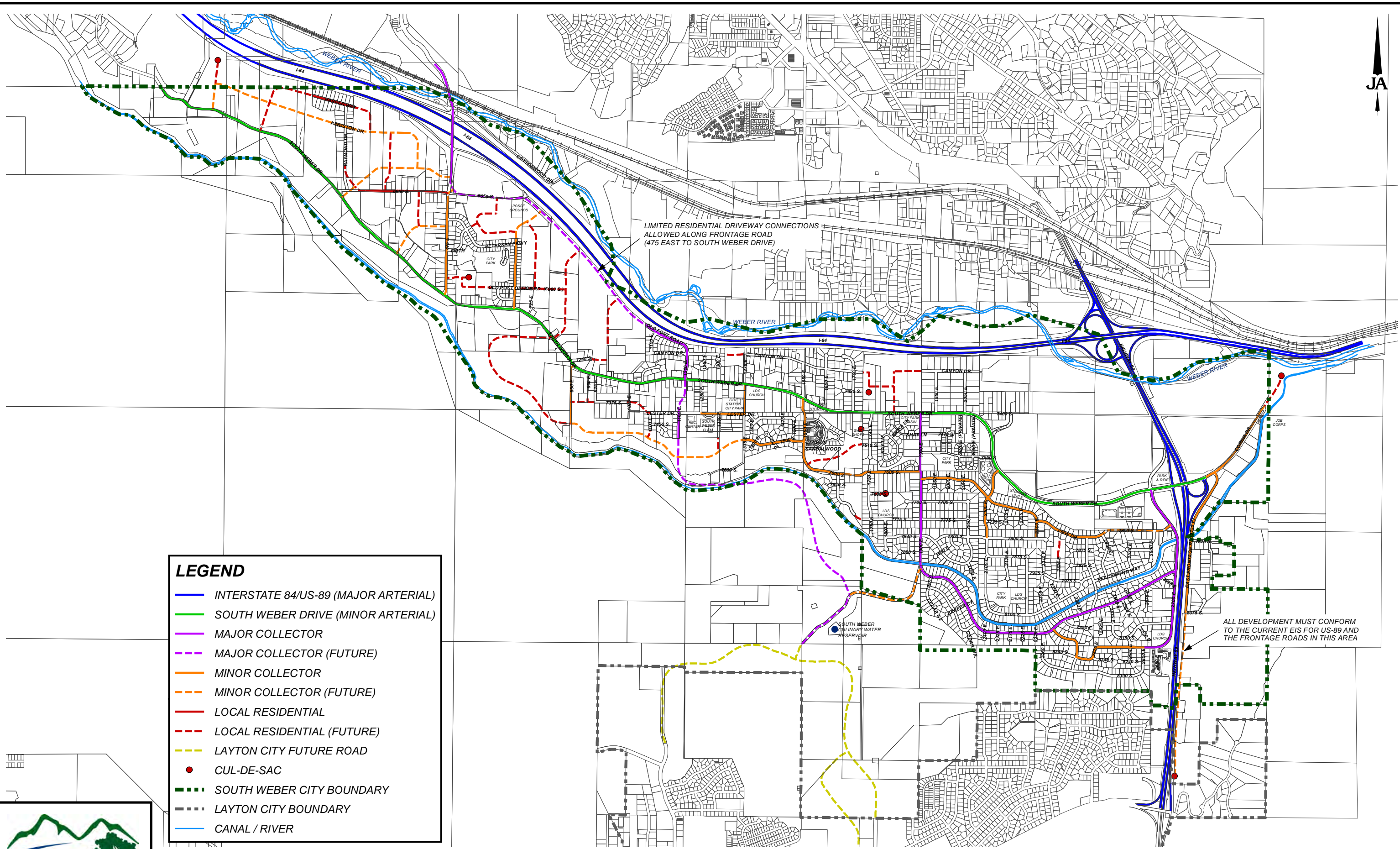
DATE:
04/02/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

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

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

SHEET:
4
OF SHEETS
0

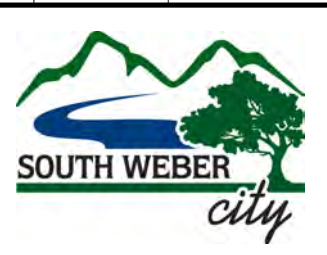


LIMITED RESIDENTIAL DRIVEWAY CONNECTIONS
ALLOWED ALONG FRONTAGE ROAD
(475 EAST TO SOUTH WEBER DRIVE)

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:

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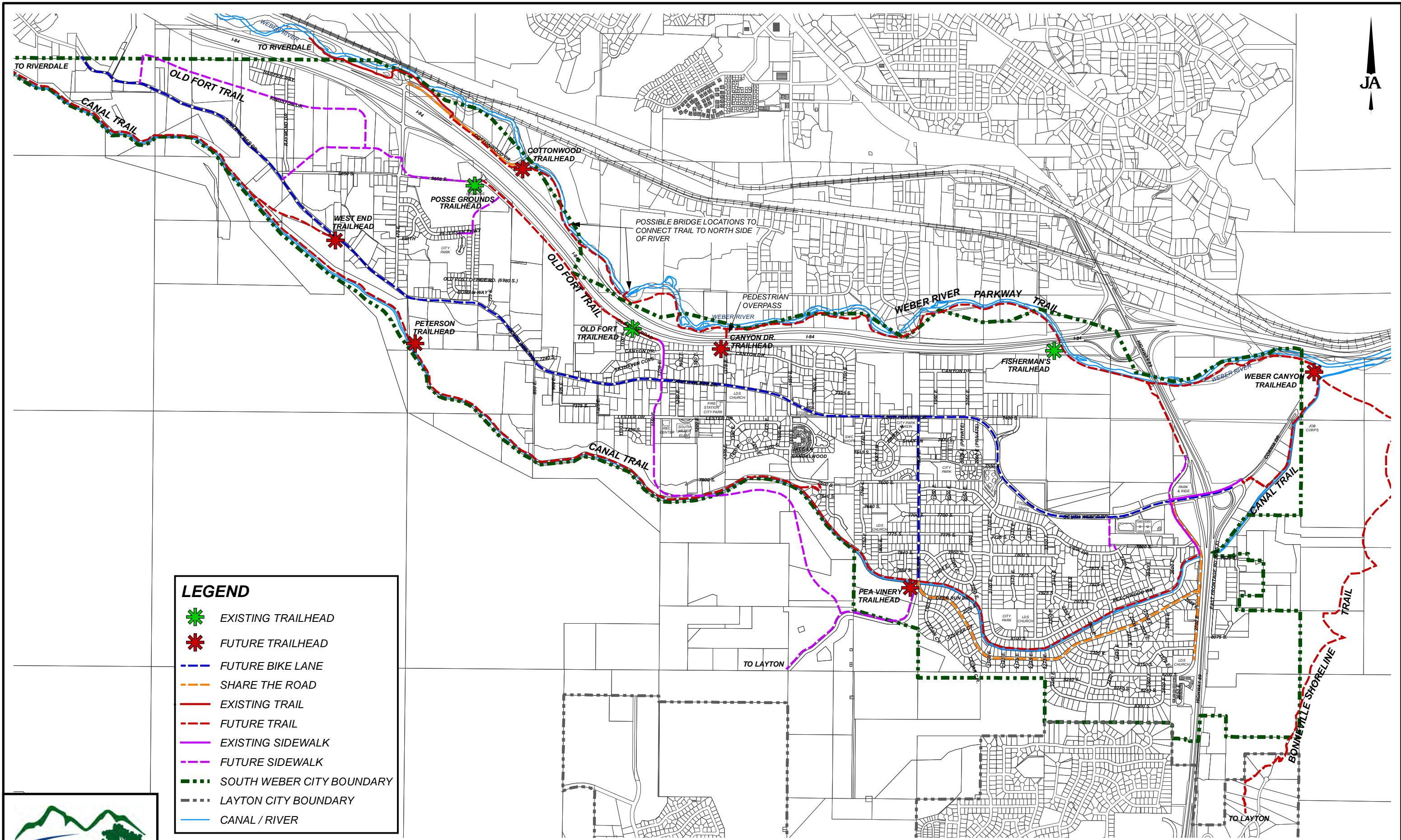
SCALE:
1 in = 2,000 ft
DATE:
04/02/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ



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

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:
04/02/2014

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

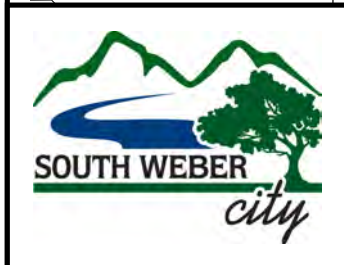
CONSULTING ENGINEERS

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

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

PEDESTRIAN TRANSPORTATION MAP



My Report

Last Modified: 04/17/2014

1. Are you are resident of South Weber City OR do you own property in South Weber City?

#	Answer	Bar	Response	%
1	Yes		140	99%
2	No		1	1%
	Total		141	

Statistic	Value
Min Value	1
Max Value	2
Mean	1.01
Variance	0.01
Standard Deviation	0.08
Total Responses	141

2. Using the Area Map above, please respond to the following about the proposed PROJECTED zoning/land use:

#	Question	Agree	Disagree	Total Responses	Mean
1	Area 1 is projected to be Residential Low (1/2 acre lots)	70	20	90	1.22
2	Area 2 is projected to be Residential Moderate (1/4 acre lots)	49	41	90	1.46
3	Area 3 is projected to be Residential Low Moderate (1/3 acre lots)	59	32	91	1.35
4	Area 4 is projected to be Residential Moderate High (1/5 acre lots)	36	56	92	1.61
5	Area 5 is projected to be Residential Moderate (1/4 acre lots)	50	38	88	1.43
6	Area 6 is projected to be Agricultural (1 acre lots)	75	13	88	1.15
7	Area 7 is projected to be Residential Moderate (1/4 acre lots)	55	32	87	1.37
8	Area 8 is projected to be Residential Moderate High (1/5 acre lots)	40	49	89	1.55
9	Area 9 is projected to be Residential Low (1/2 acre lots)	66	22	88	1.25

Statistic	Area 1 is projected to be Residential Low (1/2 acre lots)	Area 2 is projected to be Residential Moderate (1/4 acre lots)	Area 3 is projected to be Residential Low Moderate (1/3 acre lots)	Area 4 is projected to be Residential Moderate High (1/5 acre lots)	Area 5 is projected to be Residential Moderate (1/4 acre lots)	Area 6 is projected to be Agricultural (1 acre lots)	Area 7 is projected to be Residential Moderate (1/4 acre lots)	Area 8 is projected to be Residential Moderate High (1/5 acre lots)	Area 9 is projected to be Residential Low (1/2 acre lots)
Min Value	1	1	1	1	1	1	1	1	1
Max Value	2	2	2	2	2	2	2	2	2
Mean	1.22	1.46	1.35	1.61	1.43	1.15	1.37	1.55	1.25
Variance	0.17	0.25	0.23	0.24	0.25	0.13	0.24	0.25	0.19
Standard Deviation	0.42	0.50	0.48	0.49	0.50	0.36	0.49	0.50	0.44
Total Responses	90	90	91	92	88	88	87	89	88

3. You selected "disagree" for Area 1, please provide comments about what you would like to see in this area.

Text Response
This area of town really needs to be higher density. It's the last part of town before we transition into Riverdale. To benefit the city the most we need to maximize our space down there which is not great given the crash zone, industrial zone, and the noise ordinance zones. We should be upsizing the density here not downsizing it.
I think more houses should be allowed in this area. It's the last part of the city to develop.
Any development above low density in this area is too much. Our streets maybe able to handle the increase in traffic, but we as residence don't want the headache. Last summer when there was construction being done on South Weber Dr. there were many times it took nearly an hour to get from one end of town to the next. Imagine adding 2000 more cars to that mess.
Would love to see better use of that land...higher density. Big lots end up not being well maintained.
1/5 acre lots
Should be 1/5 acre lots
larger lots
I would like to see one acre minimum because of its proximity to Hill Air Force Base. I feel the less people to complain about the noise the better in that area. We can't afford to lose the base that so many depend on for work.
Should be highest density
LOL!
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!
1/4 acre lots
open farm land

Statistic	Value
Total Responses	13

4. You selected "disagree" for Area 2, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
I just like the thought of bigger lots. Cutting up good pieces of land into slivers isn't a good option to me... BUT I would like to see some time of business in SW close to the freeway areas or along SW Drive.	
Larger lots	
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.	
Any development above low density in the area is too much. With the land you are proposing to develop here; it shouldn't even be considered to be developed on less than 1/2 acre lots. It makes no sense to go from agricultural to moderate density.	
I moved here because of the small community and pay the extremely high water prices to keep it that way. I do not agree with small lots and lots of houses.	
Larger lots	
larger lots	
These lots are too small. There are so many drainage issues here there should probably not be houses, or big restrictions. (no basements etc.)	
This area is also a possible zone for people to complain about the noise. Also it has one of the main entrances and exits for the city, that of I-84. To put a lot of congestion in the area with a lot of home on this narrow road in the city is not very smart. We need fewer homes.	
1/2 acre lots or larger	
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/conjestion/people in such a small area will destroy what makes S.Weber a desirable place to live	
Residential Low or Commercial	
1/3 acre lots is the smallest in this are, it needs to be kept more rural	
This should be low moderate density. The City has always had this listed as Low. They should rezone the High Density back to low moderate as well. This was done against the will of the citizens. 1.85 units per acre with open space and trails. The rezone was requested under one application and that application has been only partially approved. We will file an appeal once final rezone is approved or denied on the application specifically on the high density. This will tie up the development for years.	
LOL!	
commercial	
Goes against SWC own position to encourage Agriculture land.	
At least .5 acre lots	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
Bigger lots, more green space	
1/5 acre lots	
1/5 acre lots	
I disagree with high density housing.	
at least 1/3 acre lots	
Low density with larger lots.	
I believe the lot sizes should be larger	
open farm land	
Statistic	Value
Total Responses	30

5. You selected "disagree" for Area 3, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
There is NOT room in Area 3 for larger lots. This area should also be rezoned to RM. An RM zone would benefit the LDS Church site, access though other properties to South Weber Drive and 475 East. Without the increased density there will not be sufficient funds to develop this property.	
Why residential lower? Make it 1/4 lots the same as everywhere else. A lot of cities are doing this. Will help park and commercial long-term.	
larger lots seem to cause more junk, broken down cars. Yards not taken care of. I agreed on Area 2 but it has condos so not sure what you mean by 1/4 acres.	
This area too should be 1/2 acre development. I heard what one of the council members said at a meeting about how people aren't looking for big lots anymore, they don't want to take care of a big property and have a lot of yard work. I don't believe this to be true. As a 30 something young adult I would much rather have more yard to take care of than to have neighbors all around me and right on top of each other. Most people move to a small community like ours to have a little more space and privacy.	
I think RM is the ideal zone.	
Should be 1/5 acre lots	
larger lots	
Fewer homes	
Why not higher density? 1/3-1-4 acre lots would be better	
Larger lots	
This needs to be left as agriculture. This area is in a sensitive land area even though the city fails to recognize this. Pollution, land slide, wet lands and base no fly zone. This is not the best area for residential development. We were lucky when the landslide happened that there was not any houses in the path.	
LOL!	
OPEN SPACE is needed to promote quaint town... That means no development	
1/4 acre minimum	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
1/2 acre lots	
I disagree with high density housing.	
at least 1/2 acre lots	
open farm land	
Statistic	Value
Total Responses	21

6. You selected "disagree" for Area 4, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I do not like the areas we already have that have very little acreage. I like the bigger lots here.	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
Same as above.	
Would like to see large lot sizes in this area	
we have to many small lots that no one is purchasing, it seems larger lots are doing better	
Larger lots	
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.	
Not apartments just single family homes	
This shouldn't be developed for any less than 1/2 acre lots	
Same as above	
Larger lots	
larger lots	
Larger lot sizes or recreational.	
These are just too small.	
Fewer homes	
Larger lots with less housing density	
1/2 acre lots or larger	
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/conjestion/people in such a small area will destroy what makes S.Weber a desirable place to live	
Residential Low or Commercial	
I think 1/3 acre lots is suffient for this are	
Larger lots	
We do not need higher density next to the posse grounds or the very unsuccessful canyon meadows park. We want our community to be a little more open. Just because developers claim that people want smaller lot sizes does not mean we need to increase density. Build smaller lots and have more open space. Maybe so much open space be required based on the number of lots - oh wait. Thats called zoning by density. We already do that. 2.8 is a good number.	
LOL!	
bigger lots	
I would like to see this as 1/2 acre lots	
OPEN SPACE is needed to promote quaint town... That means no development	
1/4 acre minimum	
At least .5 acre	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
Bigger lots, more green space	
The lot size will create homes on top of one another, which isn't appealing. 0.25 acre minimum is preferred. Small lots eventually mean small junky homes. If master planned correctly with ample green space/common space mixed in, it might be okay.	
Any moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income. This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.	
I don't think in this city there should be any house on less then 1/4 acre lot.	
I disagree with high density housing.	
at least 1/3 acre lots	
low density with larger lots.	
I believe the lot sizes should be larger	
open farm land	
I believe that this area should be zoned moderate, NOT moderate high. We have ample apartments in South Weber. Town homes would be appropriate.	
Statistic	Value
Total Responses	41

7. You selected "disagree" for Area 5, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
Larger lots	
This too should be a minimum of 1/2 acre lots.	
Same as above	
Should be 1/5 acre lots	
Larger lots	
larger lots	
Look at Peterson Farms, not many lots have sold due to the small lot size. We don't need more vacant lots just sitting there.	
Fewer homes	
This survey won't let me go back to view the map, so I can't make a good comment. :(But generally, I would prefer to see larger lots with lower density housing.	
1/2 acre lots or larger	
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/congestion/people in such a small area will destroy what makes S.Weber a desirable place to live.	
Residential Low or Commercial	
this are should be also kept to 1/3 acre lots	
LOL!	
bigger lots	
Needs to be 1/2 acre lots	
At least .5 acre	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
Any moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income. This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.	
1/3 acre lots	
I disagree with high density housing.	
at least 1/3 acre lots	
low density with larger lots	
open farm land	
Statistic	Value
Total Responses	27

8. You selected "disagree" for Area 6 , please provide comments about what you would like to see in this area.

Text Response
Residential Low
Residential Low
Size of lots are not what they should be
One acre lots are hard to maintain and are not large enough for livestock or farming.
LOL!
Needs to be 1/2 acre lots
1/2 acre lots
1/2 acre lots

Statistic	Value
Total Responses	8

9. You selected "disagree" for Area 7, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I do not like the areas we already have that have very little acreage. I like the bigger lots here.	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
Same.	
Larger lots	
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.	
Same as above	
Leave as Agricultural	
larger lots	
Fewer homes	
1/2 acre lots or larger	
Residential Low or Commercial	
1/4 acre lots is all the smaller housing should be no matter where it is in South Weber	
LOL!	
bigger lots	
At least .5 acre	
Bigger lots, more green space	
Residential homes for individual family units	
I disagree with high density housing.	
at least 1/3 acre lots	
low density with larger lots	
open farm land	
Statistic	Value
Total Responses	23

10. You selected "disagree" for Area 8, please provide comments about what you would like to see in this area.

Text Response	
Residential, at least 1/4 acre lots.	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I do not like the areas we already have that have very little acreage. I like the bigger lots here.	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
Same.	
I prefer to have single family residents and this lot size seems to bring condos	
Agriculture lots 1+ acres	
Larger lots	
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.	
I believe that it should be a normal home area, not apartments, condos, or town homes.	
Same as above	
Larger lots	
larger lots	
Larger lot sizes or recreational.	
Fewer homes	
1/2 acre lots or larger	
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/congestion/people in such a small area will destroy what makes S.Weber a desirable place to live.	
Residential Low or Commercial	
This are should also be kept to 1/4 acre lots	
LOL!	
bigger lots	
1/4 acre minimum	
At least .5 acre	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it! This area is of extreme importance to me as it is nearly in my back yard.	
Bigger lots, more green space	
Residential homes for individual family units	
The lot size will create homes on top of one another, which isn't appealing. 0.25 acre minimum is preferred. Small lots eventually mean small junky homes. If master planned correctly with ample green space/common space mixed in, it might be okay.	
This area has already been discussed and rescinded for high density housing. Even moderate density is too much for this small space. The impact to the city and residents would devalue surrounding properties. The developer of this property agreed, UPON PURCHASE, to build high end homes on this property. And this has already been discussed and rejected previously before the planning commission. Why are we rehashing the same proposal with different wording? The residents and surrounding areas will once again fight this proposal.	
I don't think in this city there should be any house on less then 1/4 acre lot.	
I disagree with high density housing.	
at least 1/3 acre lots	
low density with larger lots	
I believe the lot sizes should be larger	
open farm land	
I believe that this area should be zoned moderate, NOT moderate high	
Statistic	Value
Total Responses	36

11. You selected "disagree" for Area 9, please provide comments about what you would like to see in this area.

Text Response	
This should be commercial, not residential. The visibility, future potential access is amazing!	
Commercial!!	
Agriculture lots 1+ acres	
I believe this should be commercial since it is right next to highway 89.	
No construction at all	
Should not be developed. Too close to Hwy-89	
larger lots	
Fewer homes	
this are should also be kept to 1/4 acre lots, this town is supposed to be country	
SLOW DOWN. Why do we need to be in a rush to Master Plan every parcel? Stop playing sim city and just take your time and let development come to the city.	
LOL!	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
This area should not be zoned residential. It should be zoned for businesses.	
Statistic	Value
Total Responses	13

12. If you were to purchase a new home today, what lot size would you want?
(Check all that apply)

#	Answer	Bar	Response	%
1	1/5 acre	<div></div>	5	6%
2	1/4 acre	<div></div>	15	17%
3	1/3 acre	<div></div>	24	27%
4	1/2 acre	<div></div>	42	47%
5	1 acre	<div></div>	29	33%
6	More than 1 acre	<div></div>	22	25%
7	Townhome	<div></div>	5	6%
8	Patio Home	<div></div>	6	7%

Statistic	Value
Min Value	1
Max Value	8
Total Responses	89

13. What percentage of developable land do you envision to be developed as higher density - this would include developments such as apartments, townhomes, condos, duplexes, and patio homes.

#	Answer	Bar	Response	%
1	None	<div></div>	29	33%
2	Less than 10%	<div></div>	34	39%
3	10 - 20%	<div></div>	20	23%
4	20 - 40%	<div></div>	3	3%
5	More than 40%	<div></div>	2	2%
	Total		88	

Statistic	Value
Min Value	1
Max Value	5
Mean	2.03
Variance	0.91
Standard Deviation	0.95
Total Responses	88

14. Would it be important to have another road in and out of the City?

#	Answer	Bar	Response	%
1	Yes	<div><div></div></div>	49	54%
2	No	<div><div></div></div>	41	46%
	Total		90	

Statistic	Value
Min Value	1
Max Value	2
Mean	1.46
Variance	0.25
Standard Deviation	0.50
Total Responses	90

15. If the gravel pits do not become a lake (in the future), what should they be?

Text Response
Grassed areas.
Not much you can do with holes in the ground a few hundred feet deep.
lake
No other options - just a lake with a huge beach and boardwalk
Is there another option?!
Only use the pits for something of recreation.
Wind Farm. It's a perfect use of our greatest natural resource in South Weber, the wind.
Lake- otherwise I don't know
filled in and made into a grocery outlet.
A recreation area of some type would be nice.... I like the idea of a lake.
Golf Course or City Parks
high density housing at the bottom
Is there anything else that a giant pit can become? it is essential the the pits are utilized to beautify our city. It would be nice to have a walking/running trail around the pit
Wet lands sanctuary / fish hatchery
I would encourage us to make it a out door entertainment area mt bike trails and amphitheater, it needs to be use to enhance our community.
I have always envisioned a lake....
A Park with trails and splash pad or pool
What choice do we have.. it really doesn't matter to me
East of 89 Windmills, or renewable energy. West of 89 parks, community centers, and higher density residential units.
soccer fields, park, tubing hills, nature preserve, bike/hike/walk trails, or gas station
park, trails, recreation
A lake or other natural habitat for our community to enjoy.
Cabelas, as heels, Bass pro shop.
Outdoor sports complex
I think a lake is a great idea; I don't know what else would work there unless it was to be used as a giant foam pit.
Put in wind mills.
Secondary water reservoir
a really cool bike park with downhill runs and trails...could be a national draw generating revenue for the city
Trees and park with cafe's, etc at the bottom with 2 acre pond. In Winter, sledding on the hills and ice skating on the pond.
Windmills. Our property values and quality of life would improve immensely if we didn't have the gravel pits. Sand is everywhere in this city, some areas more than others, including the air we breath.
The sand and gravel bottom will not permit it to hold water. Off road vehicle park.
ATV park
PARK
I do not think that making the abandoned pits a lake is possible without bigger problems.
recreation area
garden areas
That is what they should become...and soon!
I think lakes are the best option, next would be to put in wind mills for electricity
the lakes are a pipe dream and the city council needs to get the word out on this as it's misleading our towns citizens and some who plan to live here in the future. Staker said as much when they said they would be operating the pits in excess of 20 years at one of our council meetings.
First of all how can the gravel pit become s lake? All the water on the Weber River is assigned already, and the Parsons company tried to put some water in the bottom of the pit for the truck and it would'nt hold water. I guess you could make a cactus garden and have a derert landscape.
Recreational development area. Small lake, camping, fishing, hiking climbing, Ice skating, mountain biking, etc.
I really do not care. The city should not have expanded the pits anyway. What ever is put there will one day have the river flood. Lets pray that no one dies because the city allowed something in there when the river breaks through. NO LAND FILL either. We do not want garbage over our water supply.
Lake!
recreational area
no comment. They are a real eye sore.
Off road park
no comment
?? Lake is still the best idea
We were told as residents that the gravel pit would become a lake. Why is the city asking us this question now? I want the Lake!

Lake would be ideal, other than that a park.
Undeveloped green space
lake... wind farm
A recreational theme park.
gun range
A lake for windsurfing or kitesurfing could be a unique attraction...
City Park. With Tennis courts, Racketball courts, and other outdoor activities that we currently do not have in the city. Or commercial developement.
that would have to be a search for viable ideas
Lake or nothing that would contaminate ground water
revegetated pits with trails and parklands
A wind farm

Statistic	Value
Total Responses	60

16. How would you use a trail in the City? (Check all that apply)

#	Answer	Bar	Response	%
1	Ride Bikes	<div></div>	74	80%
2	Walking	<div></div>	82	89%
3	Running	<div></div>	58	63%
4	Ride Horses	<div></div>	19	21%
5	I don't use trails	<div></div>	6	7%

Statistic	Value
Min Value	1
Max Value	5
Total Responses	92

17. Please provide any other comments about the General Plan Update below:

Text Response
We need MORE accessible trails in the city to get away from the well over populated and extremely busy South Weber Drive. We are very seriously considering following our neighbors out of the city because of how dangerous and busy South Weber Drive has become. They did a horrible job "covering" the road last year with black tar, didn't fix the holes, and it's still just as bad. Then they put a school in at the top of south weber drive and it is so dangerous with cars bolting in and out of their driveways that I have both nearly been hit, and nearly hit people on multiple occasions because of their impatience. TOO MUCH for one single road in the city.
South Weber needs to get back to agricultural roots.
I would like to see some limited commercial development that fits the City.
Commercial Area - near the city offices or the new charter school that fit the "feel and style" of our hometown.
I dont think South Weber should have any high high density areas!!!
I firmly disagree with any developments being on just 1/5 of a acre. I think all developments should offer an average of 1/3 acre lots, with some 1/4 and 1/2 acre lots thrown in. South Weber City is simply not big enough to handle this amount of traffic on the roads we have, and bringing in several new roads to accommodate this growth would disrupt the environment of this beautiful city.
I think our city needs a few more businesses and fewer homes on bigger lots rather than many homes on teeny tiny lots. I also think a cemetery would be a wonderful addition to our city.
commercial business in south weber. I believe a gas station and restaurant could thrive in this area. Are there plans to encourage commercial business to enter south weber?
I am excited to see south Weber to be developed into the thriving community that we all desire it to be.
Trails would be fabulous and a lot more safe than SW Drive. Parks are also a great addition to the city, I would love to see a splash pad.
There needs to be a bike trail across highway 89 from layton to south Ogden. We shoul also tie into that same trail running it all the way down south weber near the river and or freeway and connect it into Riverdale and maybe up to the base. The legacy trail in Farminggton is an awesome example. Every so often the trail connects into neighborhoods for easy access. Trail should not include horses. Soon they'll be a thing of the past.
We do not need any more high density in South Weber. If we bring in more High density, we will need more roads in and out of the city.
Speed limit signs, sidewalks on South Weber drive near the Charter School. Speed limit signs on Cornia Drive and speed bumps.
Develop slowly with larger lots, this rural feel is what brought us here and we would like to see it stay this way.
I love my city of South Weber, and would not like it to become over populated, it is quaint and beautiful. Do not lower our house values, and tight knit community by allowing smaller lots and overcrowding.
I believe 1900 should not connect to Layton city, I feel like putting in the road that connects to a business development would adversely affect the value of the majority of South Weber homes. I don't believe developing land on top of a already sliding hill is a good idea, and putting businesses over looking homes is a HORRIBLE idea. No one will want a home with a business development over looking it. Deer Run Dr and 1900 are already busy roads with constant speed problems on them, and connecting the road to Layton will double or triple that traffic into the biggest area of residential development that South Weber has. I feel like this is a huge mistake! If you really want business development it should be along South Weber dr or HWY 89.
As I said above, I don't think the proposed projects should be anything more than low density if the lands proposed are being changed from agricultural. I more than agree that as the general plan sits now 6650 S. should never be used as any kind of access road for any projected development ever! I don't believe this rule should be changed or messed with at all.
Keep our city small
We need to attract more amenities like a Walgreens or something.
I tried to provide comments previously, but this system quit on me. If my previous comments came through, these are a duplicate. Secondary water is always a concern. I know the Weber Basin Water is a separate entity, but the city does have a say over new construction and I woud like to see all new construction ineligible for this secondary water. Further, I would like to see all construction (schools homes, apartments, etc.) within the last 10 years removed from this secondary system. Those of us who have been here longer than that have been cheated out of the water we paid for (closures, restrictions, etc.). Thank you for the opportunity to comment - All my best, MJ
I can't stress enough how horrible the gravel pits are. With the wind in our city, we could have the cleanest air in the state! Instead our air is full of sand that we and our children breath into our lungs constantly. Our grass is six inches above our concrete and continues to rise with each layer of sand. Our window sills are full of sand two days after we clean them. We stopped taking the newspaper because they collect sand that we bring into our home. People tell me we will never get rid of the gravel pits because they bring so much tax revenue. I believe our home values and quality of life would increase and improve so much if we didn't have sand blown into our faces and lungs every day. People say we knew the pits were there before we bought our home. That's true, but we had no idea how bad the sand problem is. We would not have bought our home if we did. We love South Weber. The only reason we would move is because of the pits. Everyone I know who lives in South Weber shares my views. Why do our elected officials not listen to the people they represent and take action and get rid of the pits?
Have the city build Old Fort Lane so adjacent can be developed. We need more commercial tax base.
It seems that South Weber has been slower than most of its neighbors in developing walking/biking trails. Communities north, south, and west of South Weber have developed trails that could be linked through South Weber City if trails were developed here. I am cautious to advocate for trails because isolated areas with easy access could increase crime in the area. A possible solution to resolve related issues would be promoting an organization similar to the Weber Pathways. I am OK with signs and marquees but I am against having electronic signs in our community. If they are allowed, I believe they should be restricted to daylight hours only.
The thought of having such small lots in our area make me want to move out of South Weber. I hate to move out of this great community, but it might be necessary.
South Weber has always been a bedroom community, but I hope that there is a small amount of commercial development encouraged.
I don't understand why you are trying to make the city into a highly developed area when the traffic areas in and out of the city are so limited. What is wrong with a quiet agriculture area next to the very busy Hill Air Force Base and Ogden City area? We need low density development to go along with our limited traffic areas.
The road infrastructure is not capable of handling the volumes that I see every day (in my opinion). High density housing just compounds the problems with high traffic volumes and speeding. Seriously, I can't even get across the street to get my mail at times!
Would like to see ATV use within the city
I have yet to attend a city council meeting were development was discussed that the city council did not approve said development against any and all current residents opposition. (3 meetings that I can remember, the most recent with the area close to the toll bridge). The general plan should aid in the preservation of the current quality of life in South Weber. That being a small community nestled at the base of the Wasatch front with still adequate green space and somewhat free of traffic conjection most of the time. I would like to see the council canvas the city to see if there is an interest in creating a type of city Coop that would purchase desirable greenbelts/spaces as they come on the market to preclude development and this assinine population density of 14K residents. Maybe approach it from the European model of the "Commons". Held in trust for all of our greater benefit. The General plan also needs to CLEARLY articulate what commercial businesses we'll accept in our city's borders. Having S.Weber Drive developed with tire shops/car washes/laundromat 24/7 type businesses that have a more industrial and gritty appearance should not be an option. Lastly, the general plan should have an element that addresses "light pollution". Case in point. High Mark Charter School recently installed an exceptionally bright animated sign that appears to be on all night. Why is it on all night? Heading east to work in the dark hours this sign is particularly distracting. Will we allow more of this type of signage on SW Drive?

Are there limits as to the SQ/Ft/Lumens? I'm not anti-development. I'm anti-urban sprawl for the sake of investors getting a return on their money on a development/business opportunity which degrades the quality of life for myself, my neighbors, and our community as a whole. As of late it appears that the council is only concerned with one groups goals

No more apartments or condos please! Too many residents that move in and out that don't really care for our city.

South Weber has no commercial tax base, therefore why don't we cut down on building and totally get away from high density and be the nice community we used to be

I don't want to see this area so smothered with development that we lose our "small town feel" as well as agricultural ability (animals, gardens, etc.)

This question is misleading. If you were to purchase a new home today, what lot size would you want? Lot size should never be used to justify density. Open spaces should be required. If a developer wants to put in higher density, then make them pay impact money to the city that the city can use to expand its open space. So if they build 100 apartments they need to pay the city to expand its open spaces at a 2.8 lots per acre equation. The access to Layton should never happen. All it will do is to draw people through our city. We do not need this. We will not get anything for this increased traffic other than the headache and the mess. There is not enough commercial that can go in on 475 to justify this. This will only take traffic through our neighborhoods and it will be a nightmare. TAKE THE ROAD OFF THE MAP! We will be just fine without it running through our city, past our school and the mess that comes with this. I do like the trails. Lets make these not sidewalk trails. Lets make then Trail Specific Trails. Hats off to Scott for pushing the trails and for Poff for insisting over the years that we do not need access roads to Layton. Thomas is hit and miss on some things but I feel he was totally wrong when he said that there is no pollution on / in the Petersen property when they came for a rezone. The new mayor and her sister - time will tell if they will stand up for the citizens or if they will allow this mess of a proposal of a master plan to go through. They have a long way to go to impress us as to show that they know what they are doing. Seems like they are not very sure of things going on.

A few people at my work were talking about this master plan. WHY WOULD THEY WANT A MAJOR COLLECTOR RUNNING PAST THE SCHOOL UP TO LAYTON? Who would this road serve? Not South Weber People. Just another road that people can use to get to the base. We do 'nt want it and don't need it. What? And put a store on the freeway entrance? To BRING IN SALE TAX to the city? Are we paying people to put this crap garbage down on a map and as a master plan? I say get a new planner. PLANNING COMMISSION? What are they planning? We live in South Weber because we like not having traffic run through the city that doesn't belong here. RUN RIGHT PAST THE SCHOOL? Who's bright idea was this? Maybe it is time to NOT be thinking so hard.

It looks like the plan is going towards what the majority of people moved here to get away from. If that is they type of living they want they should go back to inner city Ogden and Salt Lake.

We need to fix the canal above the city. Provo did a great job in covering there canal and turning it in to a bike and foot path we nee to have a paved trail all the way to Roy and join the rail trail system this will help move the bikes joggers and walkers off the dangerous South Weber drive.

Remove the INDITED Mr. Poff from City Counsel (and any other corrupt member who welcome bribes from developers), try to gain the trust of the community, and THEN (and only then) we can talk planning that is in the interest of the community. Right now, South Weber Council is viewed as weak, corrupt, and needs a deep realignment. It is highly advised that South Weber Council investigate the "Uinta Land Development" group. You are placing yourself in the hands of a huge law suite. The community will NOT rally around you when this happens. You are already playing with POFF fire why punish yourself with deeper trouble... A resourceful resident that does their homework....

Development of lots smaller than 1/4 acre not acceptable

I would prefer a city with low density housing with a small community feeling. No more commercial businesses, no more Charter schools (the current one is a traffic hazard now!), no more apartment complexes, townhome communites etc. I moved to South Weber specifically for the larger lots and bedroom community feel. Please do not change this!

Any further development within South Weber city should include careful consideration to the impact it will have on its current residents quality of life. Any open spaces should be treated as sacred areas that should be used wisely and with thoughtful consideration. The added revenues and crowded conditions proposed should not be the first priority. Instead, the current tax monies should be used carefully, wisely and prudently to allow residents to keep this city orderly, peaceful and retain the rural environment.

I think a pool would be great in our city. I also think we should get the gas station at the center of town back up and running to bring other money into our city rather than just property taxes.

Need a horse trail on south side of City

I do not wish to see the access road to Layton from 1900 East and Deer Run completed. I live close by and do not want that kind of traffic next to my home. I have watched that road be fixed every year since it was put in and I do not feel that it is safe to use for every day driving. I still do not understand why it was needed in the first place, since it barely gets used. Huge waste of our money when so many other things could have been done in it's place! I would love to see our city use our money to improve our city. I think we need a running gas station, a library drop box and a pool to draw income to our city!

I would like to see the canal road be available as a trail for bikes, walking and running.?

Let's not become Clinton and Roy. (this is where I grew up and it is becoming one subdivision after another with no direction, houses after houses with no thought for what the end game is) the city is responsible for planning, why not try writing an ordinance that requires landscaping in new developments for a start. This at least gives new developments some sense of pastoral ideals. Which is the ONE thing that makes South Weber great! and the reason that people move in. The city has limited commercial tax base, so be what you are, lots of open farmland and trees. Keep lot sizes large and do not rezone for more housing. I am not sure what the rush to become Clinton is.

Statistic	Value
Total Responses	45

Comments from April 10, 2014 General Plan Maps Open House

*Written comments were collected and have been compiled into this document verbatim. Comments are in no particular order.

Jeffery P. Eddings
2645 East 7800 South
801-510-7791

I feel my property should be remained residential and not commercial/highway. I also feel the property to the east of mine should also be residential. The Staker Parsons property on the North side of mine should be considered "Brown-Moderate High density" to maintain a buffer section.

Doug Bitton
2635 E 780 S

My property needs to remain residential "as is" and NOT commercial, as well as any adjoining property. I recommend a soft buffer or "brown" patio homes be planned for across the street from me to the North. This would help with future patio homes to the South.

Please call me for any questions 801-696-7899.

I am very concerned with the proposed new zoning on the Frontage Rd of residential M-H. That is only moderately different from what was recently proposed as development for that area. No one wants it!

Who is paying for the road to go west on Lester thru Joe Delong's property? Easton Village or the City?

Why no changes to sensitive lands? The old canal north of SW Dr from Canyon Dr to 7240 S no longer exists. This is no longer sensitive lands.

Looks Good
☺ Tim Grubb

We need a walking path to connect 7775 South to 1650 E or 7600 S to 1650 E. so kids can walk or ride bikes safely to South Weber Elem (from Koziar Hills, etc)

We need a walking path across the canal from 8100 S. to Deer Run from the volleyball pit across to Deer Run so we don't have to walk around to Peachwood or 1900 E.

I would love to see some retirement homes ie patio homes – something like Daybreak has going on.
No access to 6650 needs to be on new master plan – help current residents no developers. Lynn Poll
The Poll's do not want our hill ground annexed to South Weber. Lynn Poll
How can you put a canal trail through private property? Lynn Poll
As a property owner I approve the proposed 4 & 5 areas. Thank You
I support the increased density on areas 4 & 5. Gordon Watts
I support increased density on areas 4 & 5. Stanley R. Cook
<ol style="list-style-type: none"> 1. Should have had a definition for “sensitive lands” 2. I like the road connecting 1900 to Layton 3. No zoning for commercial I do not want businesses in South Weber.
No lots smaller than ½ acre. High density housing is too much for South Weber! Keep our bedroom city!
<p><u>Comments</u> B. Poll</p> <p>Thanks for your service. It's a tough thankless job, and I really appreciate your willingness to tackle it.</p> <p>Less than nice:</p> <ol style="list-style-type: none"> 1. Need to “plan” more with the land-owners. 2. Need to be more practical and reasonable (even in the extreme long-term). 3. City residents & those considering moves to our town have reason to believe your categorizations for residential potential in the west end of South Weber <u>means</u> the areas are “safe” from the adverse effects of the Base's migrating pollution. Therefore, your maps mislead (rather than safeguard) the public. The City should be accountable for this deception.

After the gravel pits are finished, that whole area would make excellent ball fields. Soccer, football and baseball could all share the area. In addition, you could place tennis, horseshoe pits, water splash areas only to name a few.

Ned McCracken

Would like to see Old Fort Trail stay long Freeway West of 475 E

Require the gravel pit be filled in before accepting. It is a hazard & expense.

Please expand trails to include hiking, walking and bike trails. The developed trail from Riverdale to the mouth of Ogden Canyon is a good model to develop a trail along the Weber River. If you make the trails multi-purpose that will work best for the town.

Ned McCracken

RECEIVED

APR 07 2014

Dear Planning Commission,

Per



April 2, 2014

When you are in the process or re-doing the General Plan for the city we hope you will take into consideration the west end. First of all 6650 south. I realize 6650 isn't the only road in South Weber that is so narrow that two school buses can't pass each other. But we have traffic that other narrow streets do not have. There are five car lots in Riverdale that come up I-84 and take exit 85 and drive down 6650 to test drive the cars. There are also two driving schools in Riverdale that make daily trips on 6650. Weber County School buses use 6650 and of course our own buses. We have a constant parade of dump trucks from a construction company west of here. In the summer there is a mass exodus out of Weber Canyon of cars and trucks pulling boats, trailers and all kinds of recreation vehicles, they get off of exit 85 to avoid going onto Riverdale Road as they head to all points west.

A traffic and speed counter was placed on 6650 south. It was put there for cars heading east, this in no way reflects the traffic on 6650. Most traffic goes west. The straight road is an invite to see how fast cars can go.

One of the most important issues that needs to be addressed is water. Does South Weber have enough water to supply all the developments that are popping up all over the city?? When we first got the culinary water we were allowed 15,000 gallons, now we get 6,000 gallons. There is not an endless supply of water. We are sitting on the largest aquifer in the state. In Southern Utah in the town of Enoch, they have drained so much water out of the aquifer that the ground is sinking. Shouldn't a geologist from the state check the land in the west end of South Weber to see if there is a possibilities of problems. Weber Basin is working to recharge the aquifer and the developer from Uinta Land says he can drain all the water from the Boyer and Wynn property and also Heather Cove. There needs to be a balance, we need to protect our resources.

I have heard people say "people ought to be able to do what they want on their own property" that is true to a point: as long as it doesn't negatively affect your neighbors. We own 14 1/2 acres on 6650 South, it cannot be developed because we cannot come out onto 6650. These rules need to apply to everyone!

There are 177 lots and houses built or being built in South Weber right now. These are already approved. This will add approximately 348 cars to South Weber roads. Slowing down and cutting down the size of new developments is the answer.

The noise and danger factor from the new F35 that are coming to the base needs to be studied more also. I love the planes and I don't mind the noise, I love them because they are ours. A lot of people might not feel that way. A closer look at the impact on the environment should be considered carefully.



Emily Thomas

From: linda marvel <canyongardens93@hotmail.com>
Sent: Monday, April 14, 2014 3:19 AM
To: Emily Thomas
Cc: Erika Ahlstrom
Subject: Mod- high density section 8

Dear city officials,

Well, here we go again. Please tell me why our rare, open areas keep coming up before the Council for higher density housing.

What is the goal of the city? More tax money? Lowered quality of life? Wall to wall people? All of these rezoning considerations DO NOT benefit the residents or surrounding areas. Why do they keep coming up as options for our peaceful, rural city?

You live here, is this really what you would like to see for our city in the long term?

Section 8 on this map has already been discussed and rescinded for high density housing. Even moderate density is too much for this small space. The impact to the city and residents would devalue surrounding properties. The developer of this property agreed, UPON PURCHASE, to build high end homes on this property. And the developers' proposal has already been discussed and rejected previously before the planning commission. Why are we rehashing the same proposal with different wording? The residents and surrounding areas will once again fight this proposal.

Any further development within South Weber city should include careful consideration to the impact it will have on its current residents quality of life. Any open spaces should be treated as sacred areas that should be used wisely and with thoughtful consideration. The added revenues and crowded conditions proposed should **not** be the first priority. Instead, the current tax monies should be used carefully, wisely and prudently to allow residents to keep this city orderly, peaceful and retain the rural environment.

Emily Thomas

From: David Sivulich <dsiv10@hotmail.com>
Sent: Thursday, April 17, 2014 8:21 AM
To: Emily Thomas; Erika Ahlstrom; mchristensen50@hotmail.com
Subject: ARTICLE P: RESIDENTIAL MODERATE HIGH (R-MH) ZONE (South Weber Frontage Road)

To whom it may concern / City of South Weber. I am writing this email in concern of the proposed re-zoning change of property on the frontage road near Highway 89. I have been a resident of South Weber for over 10 years, owning 2 seperate homes within the area and enjoy the family lifestyle and safety it provides. The proposed plan to make two seperate plots of land along the frontage road into Moderate High Density Homes ("Apartments", let's be honest") is an absolute mistake and I want to express my sincere opposition to this plan. There are areas of South Weber that should be designated for this type of housing, however this property is NOT suitable for Moderate High Density Homes. We built our homes on this land in upper South Weber to live in neighborhoods where there are like homes and similar structures. Adding "Apartments" in an area where there are high end homes, does not make sense and isn't fair for the effort and hard work we have put in to maintain and invest in this type of neighborhood. Please consider the hard work and effort of those many families who have homes in this area and a quality, safe lifestyle who oppose appartments next to them and please DO NOT cave in to a smooth talking real estate group who is looking to cash out on a piece of land that unfortunately may not have provided them the financial benefit by putting a few single family homes on it that they had hoped!!!

Sincerely

Have a Great Day!
David Sivulich
2593 E. 8150 S.
South Weber, UT 84405

2645 East 7800 South
South Weber, UT 84405
April 14, 2014

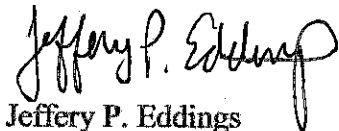
South Weber City
Attn: Planning Commission
1600 East South Weber Drive
South Weber, UT 84405

To Whom It May Concern:

I am writing in regards to the suggested update to the Projected Land Use Map in the city's general plan. I strongly oppose the city's proposal to make my property and all adjacent property to Commercial – Highway. I suggest that my property as well as all adjacent property be reverted to Moderate Density – Residential.

If you have any questions, please do not hesitate to contact me at 801-510-7791 or by e-mail at jefferyeddings@yahoo.com

Thank You,


Jeffery P. Eddings

ANY moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income.

This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.

Please rethink these proposals. The residents of S.Weber will keep fighting until election time, and then we will protest with our vote. We are organized and we have our homes and lifestyle at stake.

Sincerely,
Robert and Linda Marvel

Sent from my iPad

SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **Ordinance 14-02: Proposed R-MH Zone**

Date of Planning Commission Meeting: **April 24, 2014**

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

This ordinance was discussed during the March Planning Commission meetings. Staff has updated the proposed ordinance to reflect the changes from the latest discussion – the minimum acreage is two (2) acres and the maximum is ten (10) acres.

ATTACHMENTS

- Proposed Ordinance 14-02 (R-MH Zone)

ORDINANCE 14-02
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 April 24, 2014 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-MH in any zone district shall be ten (10) 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-MH 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 14-02: 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 14-02 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

QUESTAR GAS REZONE R-M TO A; CONDITIONAL USE PERMIT, FENCE

By Barry Burton 4.15.14

APPLICANT: Questar Gas Company

REQUEST: Rezone .81 acres of land from R-M to A

GENERAL INFORMATION: The Future Land Use section of the current General Plan anticipates low moderate density residential use of this area. Of course there will be no residential use of this particular property, which is a gate station where natural gas is transferred from a high pressure transit pipeline to lower pressure lines for local distribution. This would be a downzone which I believe will have no effect other than to allow a taller fence to be installed on the property.

STAFF RECOMMENDATION: I recommend approval of the rezone request.

REQUEST: Approval of an amendment to an existing conditional use permit to allow the construction of an 8' tall precast concrete fence separating impending adjacent residential properties from the utility use. The fence would run along the west and south sides of the property where it abuts the residential lots and street. This will be a good looking fence with the appearance of laid up stone.

STAFF RECOMMENDATION: I believe this proposed fence will provide a welcome barrier between the residential and utility property uses. I will not detract, but enhance the aesthetics of the neighborhood. I recommend approval. The only consideration that may need to be discussed is whether to extend the precast fence along that portion of Lot 3 Canyon Vista Subdivision that abuts the Questar property. This would result in differing fence types and heights on the rear line of that lot, since only a portion of the lot abuts.

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 # 2014-02 Fee \$ 480- Receipt # 13077982 Date Received 3/12/14

Owner of Property Questar Gas Company

Applicant's Name Questar Gas Company c/o David A. Ingleby or Rick Hellstrom
Mailing Address P.O. Box 45360 City, State, Zip Salt Lake City, UT 84145-0360
Phone 801-324-3151 Fax 801-324-3803 Email david.ingleby@questar.com

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

Request: 0.810 Acres/Sq. Feet be changed from RM zone to ~~T-1~~ A zone
_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: Approximately 1750 E. Canyon Drive

Parcel Number(s): 13-012-0069 Total Acres or Sq. Feet: 0.810

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?

Natural Gas City Gate facility.

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

The property was recently re-zoned from agricultural to residential. The property
was purchased by Questar Gas Company and will not be used as residential property. The
property will be fenced and used as part of the existing City Gate facility and a buffer
between the existing property and the new residential property.

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:

Property Owner

LEAD PROPERTY AGENT

Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of SALT LAKE)

I (we) RICK HELSTROM, being duly sworn, depose and say I (we) am (are) the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 1750 E CANYON DRIVE

Property Owner(s) or Agent of Owner

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 12th day of MARCH, 2014.

Signed:

Property Owner or Agent

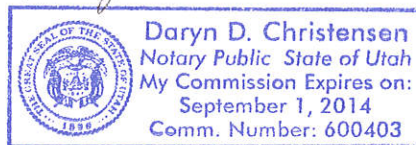
Property Owner or Agent

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

Notary Public:

AGENT AUTHORIZATION

State of Utah)
County of SALT LAKE)



I (we) QUESTAR GAS COMPANY, the sole owner(s) of the real property located at 1750 E CANYON DRIVE, South Weber City, Utah do hereby appoint DAVE INGLEBY

Property Owner(s)

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 12th day of MARCH, 2014.

Signed:

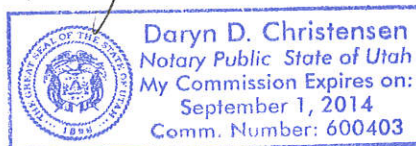
Property Owner

LEAD PROPERTY AGENT

Property Owner

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

Notary Public:



Attachment "A"

Reeve
& Associates, Inc.

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°53'21"E 1624.79 FEET AND N00°06'39"W 290.21 FEET AND N00°15'50"W 438.38 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE S89°47'45"W 105.05 FEET; THENCE N00°09'21"E 132.17 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.11 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N14°38'00"E, AND A CHORD LENGTH OF 10.00 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 69.62 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N04°07'56"W, AND A CHORD LENGTH OF 65.78 FEET; THENCE N52°37'30"E 20.00 FEET; THENCE N00°15'50"W 153.01 FEET; THENCE S77°59'07"E 92.10 FEET; THENCE S00°15'50"E 353.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,264 SQUARE FEET OR 0.810 ACRES

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers St., Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

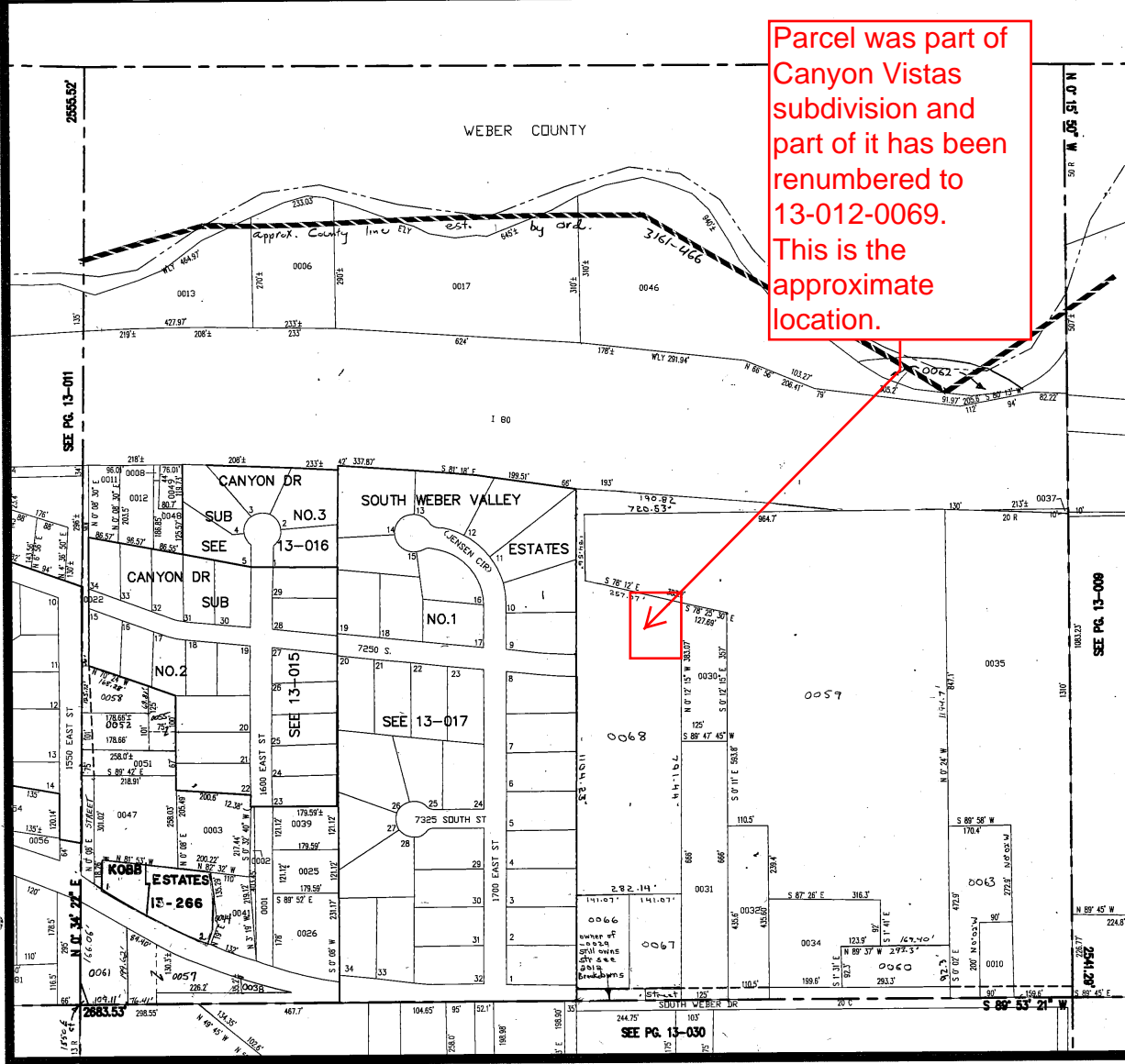
PREFIX 12
13-012
LAST #



SCALE:
1" = 200'

SE SECTION 27 T 5N R 1W SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH - RECORDERS OFFICE

PID	OWNER	ACRE	PID	OWNER	ACRE	PID	OWNER	ACRE	PID	OWNER	ACRE
0001	SOUTH WEBER TOWN	.480	0016	UTAH STATE ROAD COMMISSION	9.830	0037	UTAH STATE ROAD COMMISSION	.020	0055	LINGER, JULENE W (TR)	.302
0002	SOUTH WEBER CITY	.099	0020	UTAH STATE ROAD COMMISSION	5.520	0038	WEBER BASIN WATER CONSERVANCY D	.042	0057	RAY, J HAROLD ETAL	.748
0003	Pandy Wendell et al	.970	0022	DAVIS COUNTY	.340	0039	Richard Armond W. Berets	.500	0058	Michael L Leduc-TR	.47
0006	Ed Halsey LLC	1.900	0025	HARPER, LEE R & DIANA J	.500	0041	SOUTH WEBER CITY	.490	0059	Robert J Peterson-TR	17.29
0008	UTAH POWER & LIGHT COMPANY	.170	0026	Carol Beckstead et al Trs	.865	0044	SOUTH WEBER CITY CORP	.328	0060	Petersen, William R	.62
0010	PROBACCO, DUTCH R & ROXANNE	.410				0046	Webber Pathways a non profit company	4.775	0061	EVAN J. RAY et al	.322
0011	MEDINA, PEARL	.450				0047	Michael Smith	1.240	0062	Utah State Road Comm	.36
0012	JAMES, RICHARD Cleveland	.450	0030	MOUNTAIN FUEL RESOURCES INC	1.118	0048	KILBURN, James K.	.210	0063	MESSERLY, J CRAIG	1.38
0013	Mala Kapes (res)	2.890	0031	SUDWEEKS, DAVID ORAL	1.900	0049	JAMES, RICHARD Cleveland	.220	0066	Mike Schultz et al	.94
0014	UTAH STATE ROAD COMMISSION	1.860	0032	Kasey Roberts	1.100	0051	Heninger, Erik S.	.432	0067	Dennis T. & Judy L. Blackner-TR	.84
0015	UTAH STATE ROAD COMMISSION	1.800				0052	LINGER, JULENE W (TR)	.392	0068	Mike Schultz et al	5.988
0016	UTAH STATE ROAD COMMISSION	2.040	0034	Robert J Peterson-TR	1.100						
0017	LOHR, FRANCES R	4.349	0035	RAY, JOSEPH HAROLD & LOU ANN	8.010						



Parcel was part of Canyon Vistas subdivision and part of it has been renumbered to 13-012-0069. This is the approximate location.

012

13

SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **Conditional Use Permit #2014-03**

Date of Planning Commission Meeting: **April 24, 2014**

Scheduled Time: **Public Hearing 6:50 pm**

City Ordinance 10-11-5B states:

“B. Fence Height: Except as otherwise required in subsection C of this section, no fence or wall or similar device in any residential zone may be constructed or placed in any required yard in excess of six feet (6') in height. Where a retaining wall is reasonable and necessary and is located on a line separating lots, such retaining wall may be topped by a fence, wall or hedge of a maximum of six feet (6'). **Fences, walls or similar devices in any zone other than a residential zone which exceed six feet (6') in height shall be considered conditional uses and must obtain conditional use approval, either as part of an overall site approval or as a separate matter, prior to erection.**”

The property is currently zoned Residential Moderate (RM). **This approval is subject to the approval of the rezoning of the property to Agricultural.** This application does not require additional approval from the City Council.

Staff Review & Recommendations

City Planner, Barry Burton:

See attached memo.

Fire Chief, Thomas Graydon:

No concerns.

Public Works Director / Building Official, Mark Larsen:

As long as property is rezoned to Agricultural, there are no concerns.

City Engineer, Brandon Jones:

See attached memo.

ATTACHMENTS

- City Planner Memo, April 15, 2014
- City Engineer Memo, April 15, 2014
- Application
- Plans

QUESTAR GAS REZONE R-M TO A; CONDITIONAL USE PERMIT, FENCE

By Barry Burton 4.15.14

APPLICANT: Questar Gas Company

REQUEST: Rezone .81 acres of land from R-M to A

GENERAL INFORMATION: The Future Land Use section of the current General Plan anticipates low moderate density residential use of this area. Of course there will be no residential use of this particular property, which is a gate station where natural gas is transferred from a high pressure transit pipeline to lower pressure lines for local distribution. This would be a downzone which I believe will have no effect other than to allow a taller fence to be installed on the property.


STAFF RECOMMENDATION: I recommend approval of the rezone request.

REQUEST: Approval of an amendment to an existing conditional use permit to allow the construction of an 8' tall precast concrete fence separating impending adjacent residential properties from the utility use. The fence would run along the west and south sides of the property where it abuts the residential lots and street. This will be a good looking fence with the appearance of laid up stone.

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MEMORANDUM

TO: South Weber City Planning Commission

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

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

**RE: QUESTAR GAS – FENCE AROUND THE TRANSFER STATION
ADJACENT TO THE CANYON VISTAS SUBD.
Conditional Use Review Memo**

Date: April 15, 2014

Our office has completed a review of the plans submitted by Questar Gas to install an 8' masonry panel fence around their property where their transfer station is located; which is also next to the recently approved Canyon Vistas Subdivision (currently under construction). This fence exceeds 6' in height, and therefore requires Conditional Use approval. Due to the increased height, this fence (in our opinion) will help to provide reduced visibility into Questar's site and will also help in reducing some of the noise coming from the site. Given the residential neighborhood adjacent to the site, we feel the increased height will benefit both Questar and the residents.

I have been in communication with representatives of Questar Gas regarding the location and type of fencing to be installed. These plans reflect everything we discussed with the exception of one clarification as follows:

1. The plans should indicate somewhere on the drawings that the fence is to be installed prior to the sidewalk being installed.

We therefore recommend approval of the requested Conditional Use from Questar Gas to install an 8' masonry fence along their property as shown in the drawings.

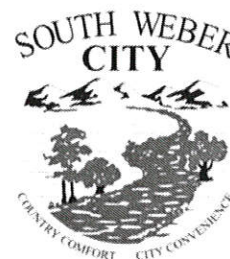
#2014-03

For Office Use Only

Fees received by: 2014. Q&S Date of submittal: 3/26/14
 Amount Paid: 200.00 Receipt #: 130780002

Initial Review, all of the required supporting materials have
 been provided: Q&S

PC Meeting Date: April 24 2014



Conditional Use Final Application Non-Residential Zone

Project Name: Questar Gas Company 8 Foot Tall Fencing Project
 Approx. Location: 1750 E. Canyon Drive
 Parcel Number(s): 13-012-0069 Total Acres: 0.810
 Current Zone: RM If Rezoning, to what zone: A Bordering Zones: A/RM
 Surrounding Land Uses: Agricultural and Residential
 Phase: of

Contact Information**Developer or Agent**

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

Best Way/Preferred Method of Contact:

 Email Phone Fax Mail

Developer's Engineer

Name: Titus Cordingly
 Company: Questar Gas Company
 License #: N/A
 Address: 1140 W. 200 S.
 City/State/Zip: SLC, UT 84145
 Phone: 801-324-3844 Fax:
 Email: titus.cordingly@questar.com

Best Way/Preferred Method of Contact:

X Email Phone Fax Mail

Surveyor

☐ Check here if same as Engineer

Name: Chris G. Moore
 Company: Questar Gas Company
 License #: 4855329
 Address: 1140 W. 200 S.
 City/State/Zip: SLC, UT 84145
 Phone: 801-324-3440 Fax: 801-324-3445
 Email: chris.moore@questar.com

Property Owner(s)

☐ Check here if same as Developer

Name: Questar Gas Company
 Address: P.O. Box 45360
 City/State/Zip: SLC, UT 84145-0360
 Phone: 801-324-3151 Fax: 801-324-3803
 Email: david.ingleby@questar.com


Applicant Certification

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

Applicant's Signature: _____

 For Dave Ingleby Date: 3/26/14

Property Owner's Signature: _____

 Date: 3/26/2014
Questar Gas Company
Supervisor of Property & Right of Way

SUBDIVISION/PROJECT: Questar Gas Company 8-Foot Tall Fencing Project

PROPERTY PARCEL NUMBER(S): 13-012-0069

APPLICANT'S AFFIDAVIT

State of Utah)
County of Salt Lake) §

I/We Questar Gas Company, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at approx 1750 E. Canyon Drive, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Dated this 26th day of March, 2014.

Signed:

[Signature]
Property Owner or Agent
Supervisor Property & R/W

Property Owner or Agent

Subscribed and sworn to before me on this

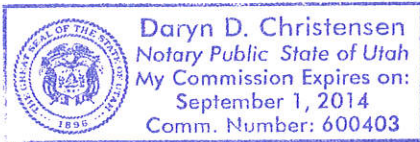
26th

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:

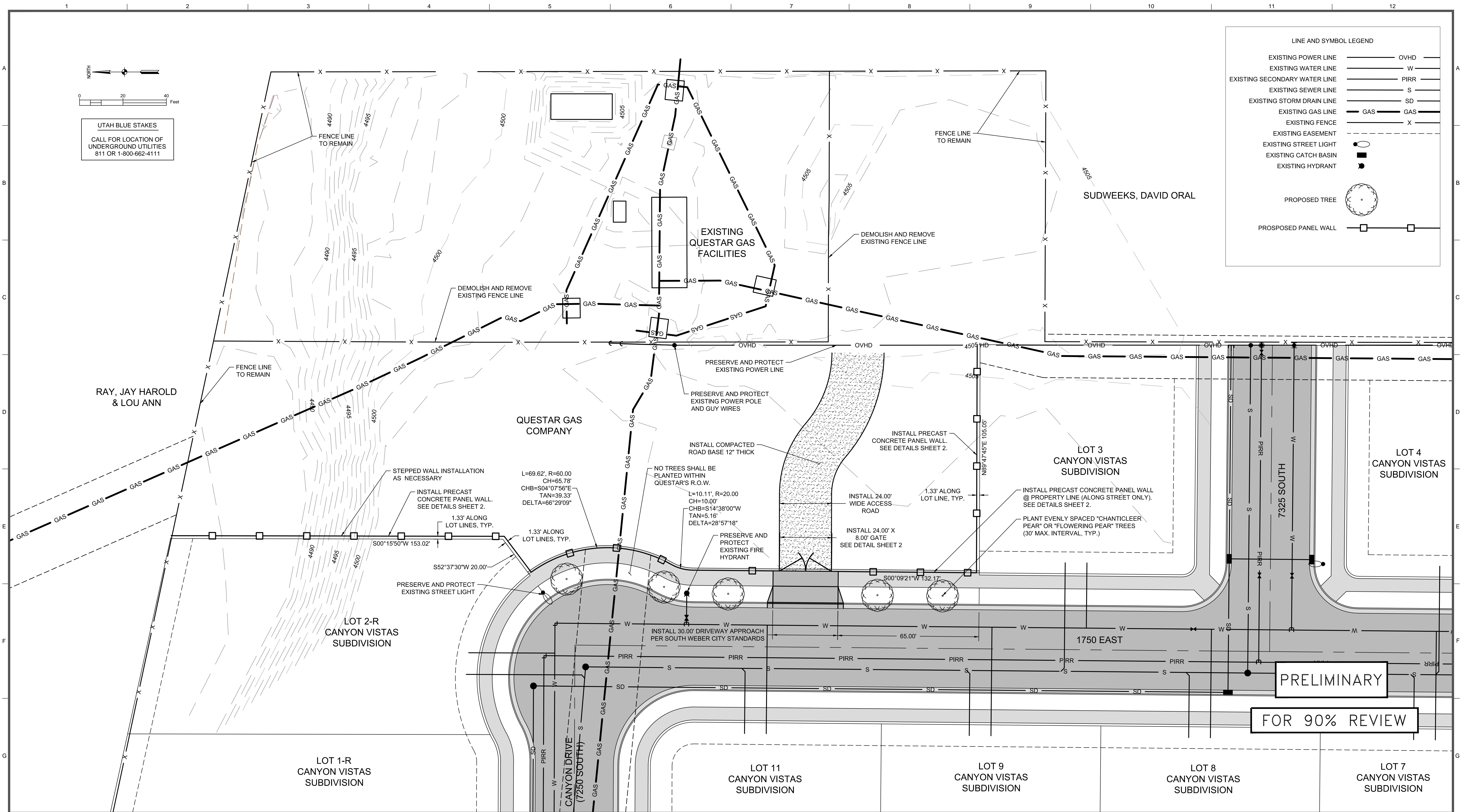
Property Owner or Agent

Property Owner or Agent

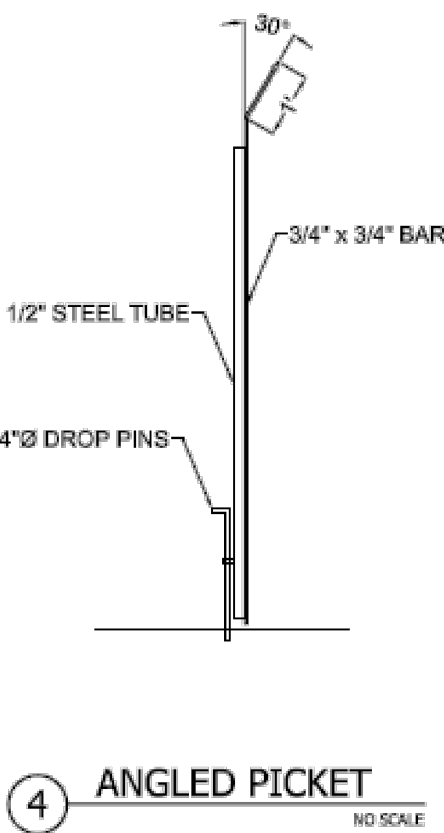
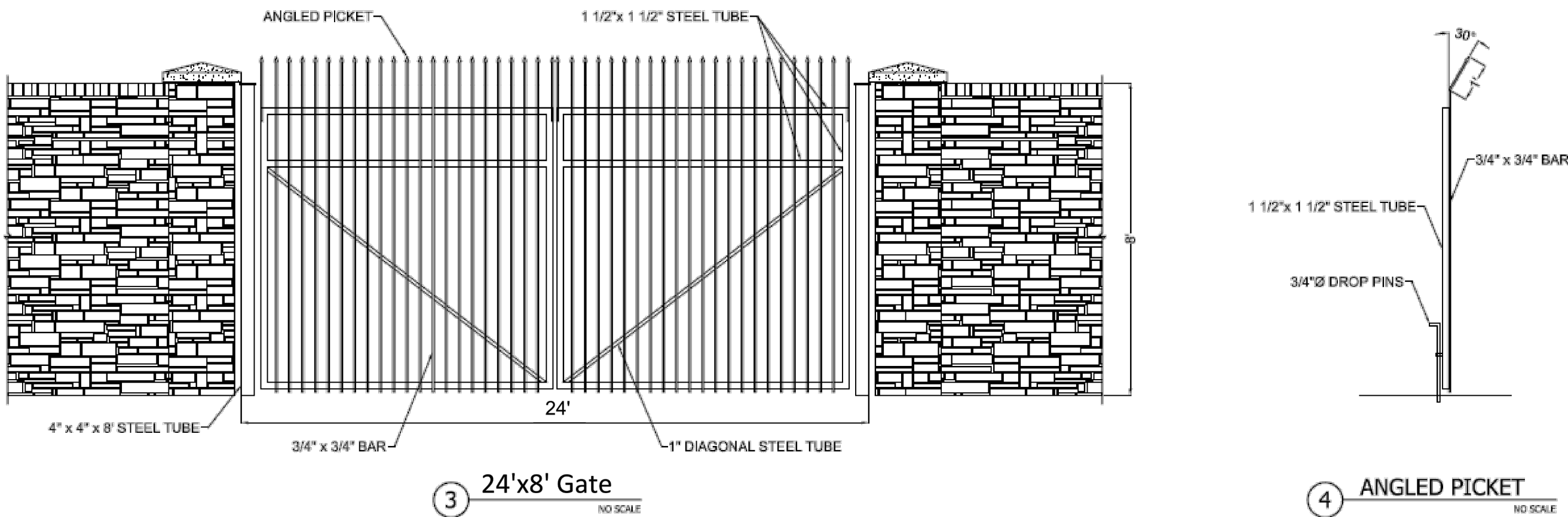
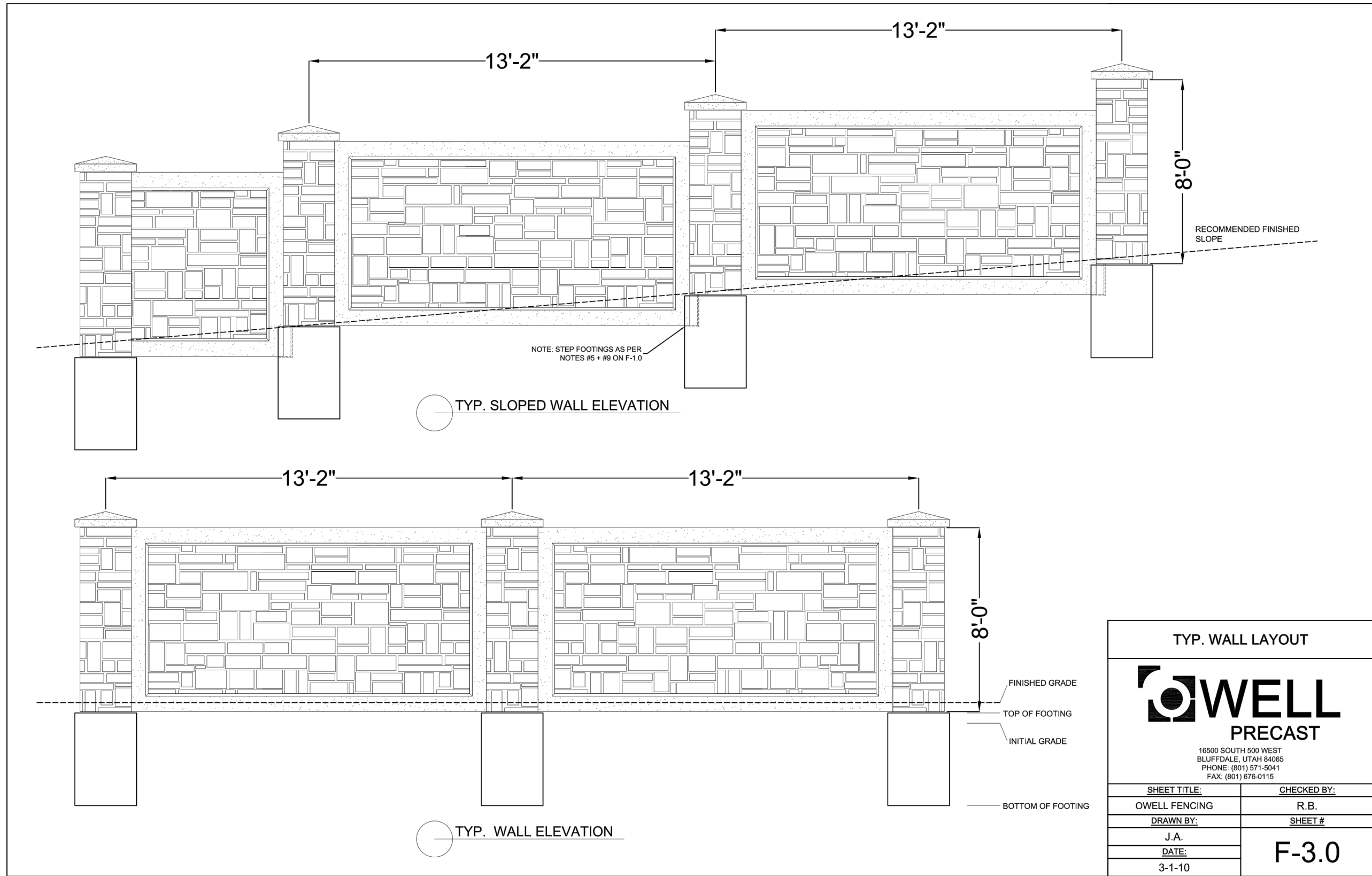
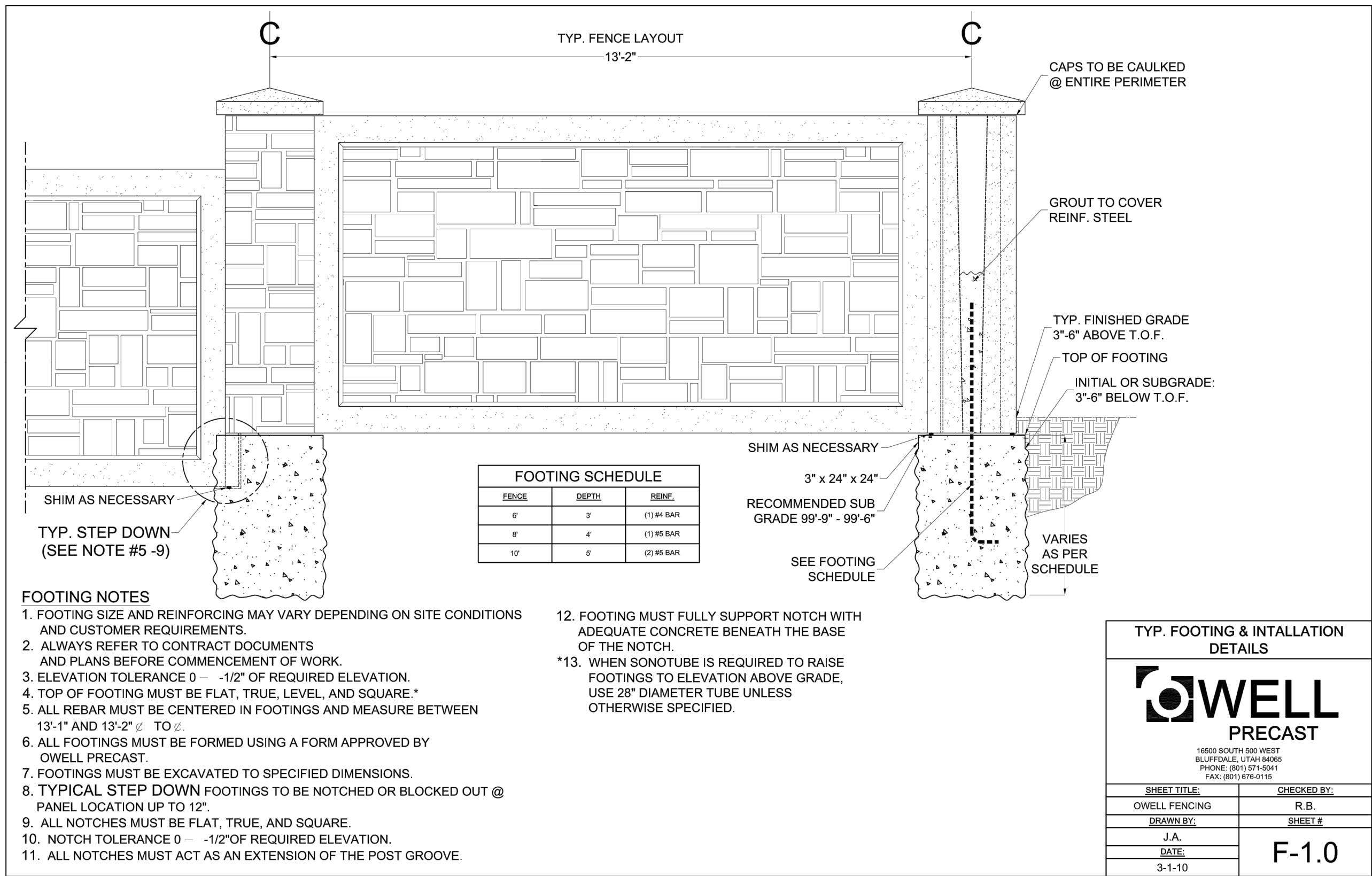
Subscribed and sworn to before me on this _____ day of _____, _____.

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Notary Public

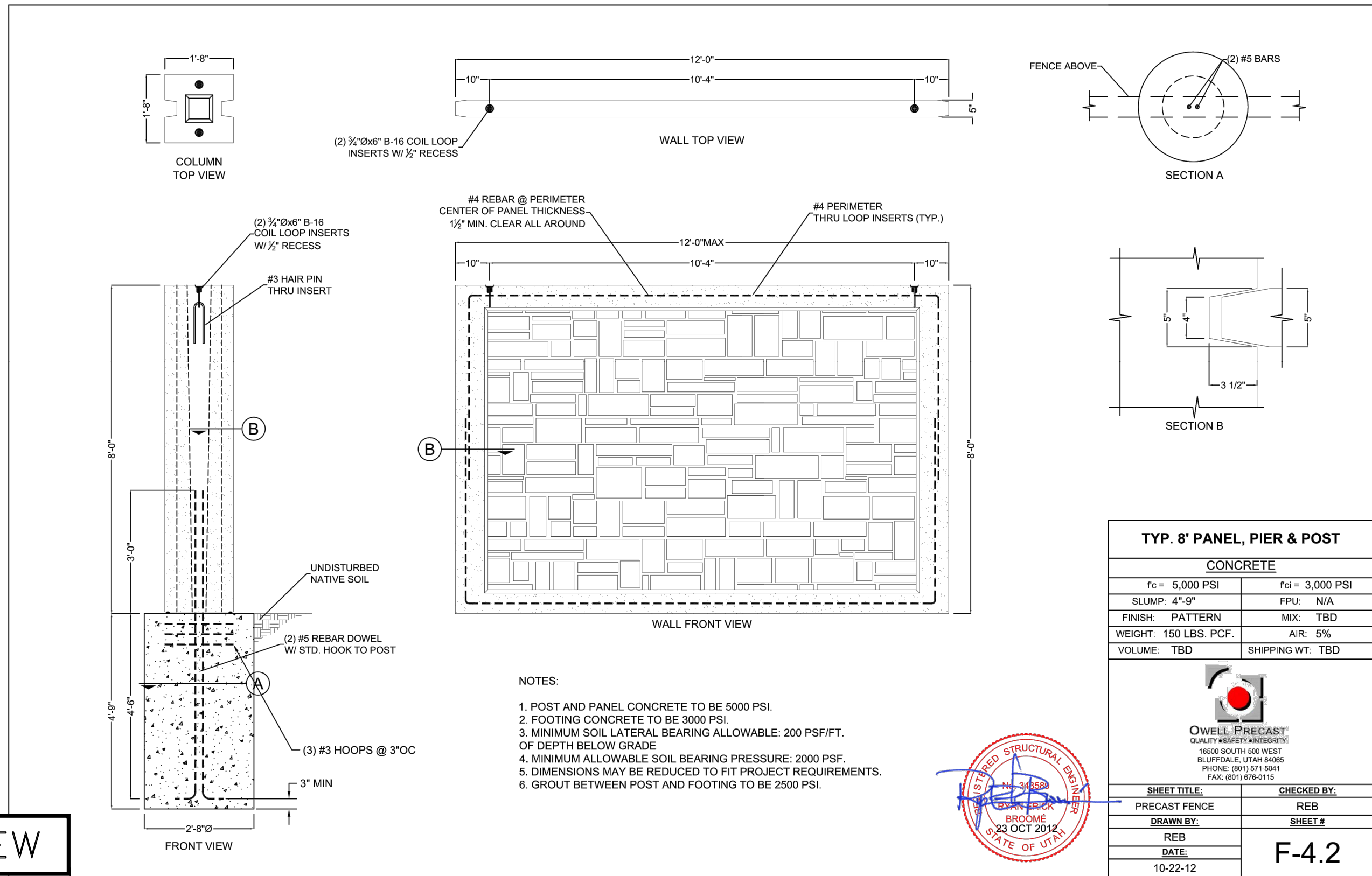



REFERENCE DRAWINGS			PROJECTS			REVISIONS				DESIGN DATA		ENGINEERING RECORD		QUESTAR Gas			LINE NUMBER:		
DRAWING NUMBER	DRAWING DESCRIPTION	NUMBER	DESCRIPTION	DATE	NO	DESCRIPTION	DATE	BY	CHECK	DESIGN PRESSURE: N/A	PROJECT NUMBER: 01042842	DRAWN BY: RDOMINGO	SURVEY SUPVR: C. MOORE				FL-19		
CS-02	PUBLIC ROADS-TYPICAL STREET SECTIONS	01042842	INSTALL WALL, FENCE & STAMPED CONCRETE	3/25/2014	A	ISSUE FOR 90% REVIEW	3/25/2012	RD	DB	DESIGN LOAD: N/A	DATE CREATED: 3/25/2014	DATE CREATED: 3/25/2014	ENGINEERING MNGR: T. CORDINGLY	SUNSET GATE STATION			SITE PLAN		
										INLET MAOP: N/A	CHECKED BY: D. BROX	CHECKED BY: D. BROX	CONSTR MNGR:	1750 EAST CANYON DRIVE (7250 SOUTH)					
										OUTLET MAOP: N/A	PROJECT ENGINEER: T. CORDINGLY	PROJECT ENGINEER: T. CORDINGLY	APVD FOR CONSTR:	CITY SOUTH WEBER CITY			COUNTY DAVIS		
										MAXIMUM CAPACITY: N/A	ROW NUMBER:	SECTION: 27 T 5 N R 3 E		STATE UTAH					
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF QUESTAR AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.											ELEVATION: VARIES	LAT: 41.1349 LONG: -111.9340		DRAWING NUMBER			SHEET		
											SCALE: 1:20			QGC-G-SUNSET-CCS-001			1 OF 2		
																	REVISION		



PRELIMINARY

FOR 90% REVIEW

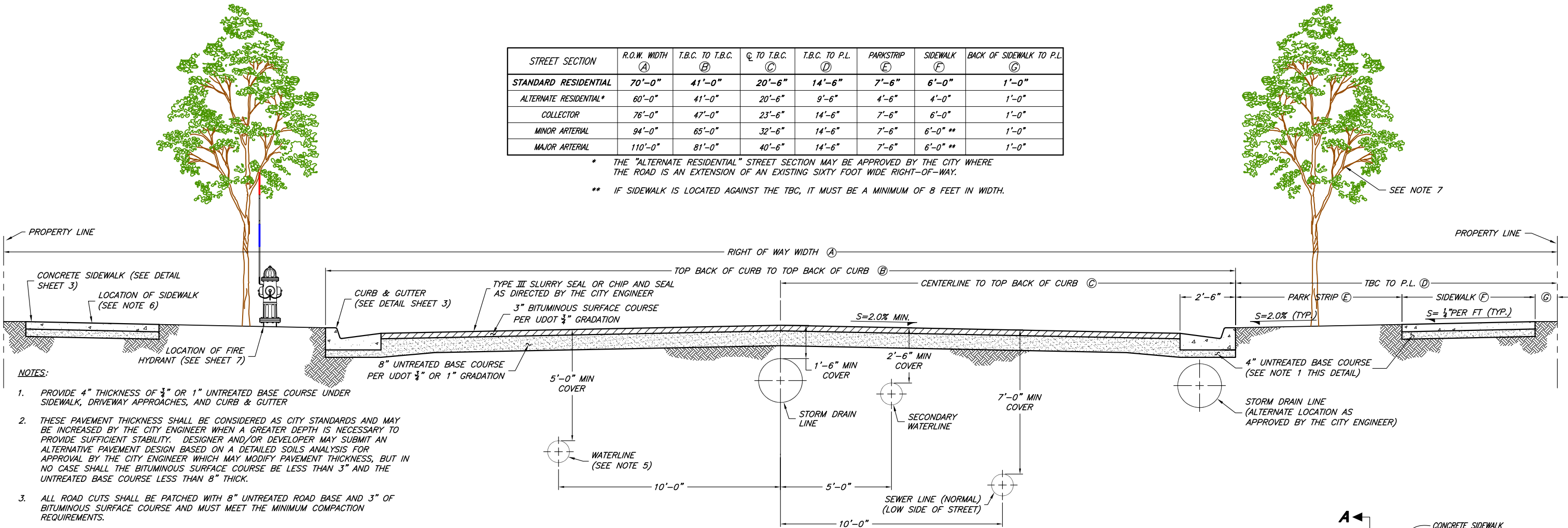


REFERENCE DRAWINGS		PROJECTS			REVISIONS				DESIGN DATA		ENGINEERING RECORD			LINE NUMBER: FL-19 FACILITY: SUNSET GATE STATION TITLE: DETAIL SHEET DESCRIPTION: ADDRESS: 1750 EAST CANYON DRIVE (7250 SOUTH)					
DRAWING NUMBER	DRAWING DESCRIPTION	NUMBER	DESCRIPTION	DATE	NO	DESCRIPTION	DATE	BY	CHECK	DESIGN PRESSURE: N/A	PROJECT NUMBER: 01042842								
CS-02	PUBLIC ROADS-TYPICAL STREET SECTIONS	01042842	INSTALL WALL, FENCE & STAMPED CONCRETE	3/25/2014	A	ISSUE FOR 90% REVIEW	3/25/2012	RD	DB	DESIGN LOAD: N/A	DRAWN BY: RDOMINGO								
										INLET MAOP: N/A	DATE CREATED: 3/25/2014								
										OUTLET MAOP: N/A	CHECKED BY: D.BROX								
										MAXIMUM CAPACITY: N/A	PROJECT ENGINEER: T.CORDINGLY								
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												ENGINEERING MNGR: T.CORDINGLY	SECTION: 27	T	5	N	R	3	E
												CONSTR MNGR:	ELEVATION:						
												APVD FOR CONSTR:	LAT: 41.1349	LONG: -111.9340					
													SCALE: 1:20						
												CITY SOUTH WEBER CITY		COUNTY DAVIS		STATE UTAH			
												DRAWING NUMBER QGC-G-SUNSET-CCS-001				SHEET 2 OF 2		REVISION A	

STREET SECTION	R.O.W. WIDTH A	T.B.C. TO T.B.C. B	CL TO T.B.C. C	T.B.C. TO P.L. D	PARKSTRIP E	SIDEWALK F	BACK OF SIDEWALK TO P.L. G
STANDARD RESIDENTIAL	70'-0"	41'-0"	20'-6"	14'-6"	7'-6"	6'-0"	1'-0"
ALTERNATE RESIDENTIAL*	60'-0"	41'-0"	20'-6"	9'-6"	4'-6"	4'-0"	1'-0"
COLLECTOR	76'-0"	47'-0"	23'-6"	14'-6"	7'-6"	6'-0"	1'-0"
MINOR ARTERIAL	94'-0"	65'-0"	32'-6"	14'-6"	7'-6"	6'-0" **	1'-0"
MAJOR ARTERIAL	110'-0"	81'-0"	40'-6"	14'-6"	7'-6"	6'-0" **	1'-0"

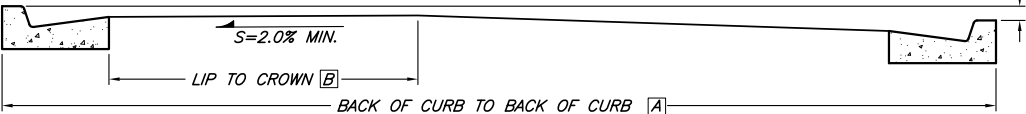
* THE "ALTERNATE RESIDENTIAL" STREET SECTION MAY BE APPROVED BY THE CITY WHERE THE ROAD IS AN EXTENSION OF AN EXISTING SIXTY FOOT WIDE RIGHT-OF-WAY.

** IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 8 FEET IN WIDTH.



NOTES:

- PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES, AND CURB & GUTTER
- THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND THE UNTREATED BASE COURSE LESS THAN 8" THICK.
- ALL ROAD CUTS SHALL BE PATCHED WITH 8" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
- SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS.
- ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
- THE SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
- THE PLANTING OF TREES IN THE PARKSTRIP MAY BE A REQUIREMENT OF THE DEVELOPMENT IF DEEMED NECESSARY BY THE CITY.



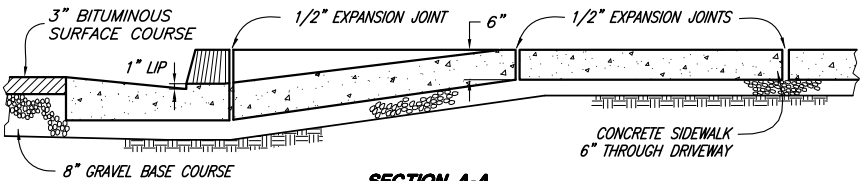
NOTES:

- A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED THOSE SHOWN IN DETAIL AND TABLE.
- B. ON ARTERIAL STREETS AND CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.

CROWN LOCATION TABLE		
A	B	C
41'-0"	20'-6"	0'-0"
41'-0"	12'-0"	0'-6"
41'-0"	10'-0"	1'-0"
47'-0"	23'-6"	0'-0"
47'-0"	10'-6"	0'-6"
47'-0"	10'-6"	1'-0"

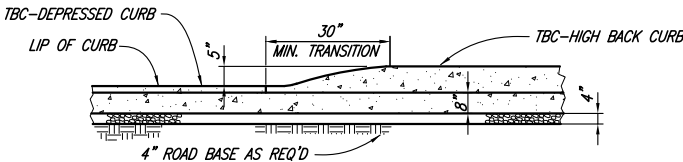
CROWN LOCATION FOR VARIOUS CROSS SLOPES

STANDARD STREET SECTION

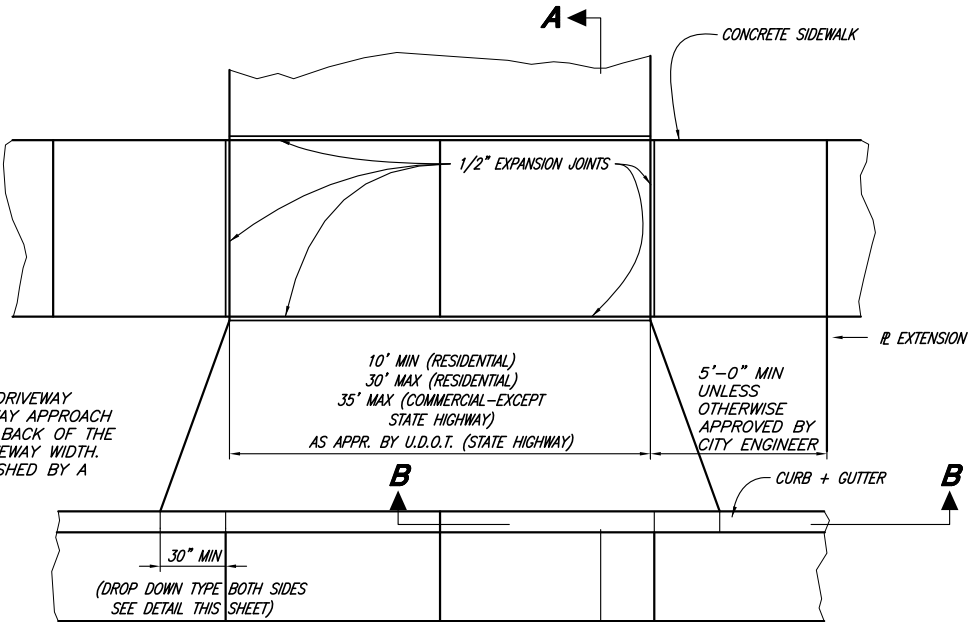


SECTION A-A

NOTE: IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.



SECTION B-B



DRIVEWAY APPROACH
DROP DOWN STYLE (CITY STANDARD)



PROJECT ENGINEER
DATE 8/6/09

REV.	DATE	APPR.

SCALE:

N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ



CONSULTING ENGINEERS

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

SOUTH WEBER CITY CORPORATION
PUBLIC WORKS STANDARDS

PUBLIC ROADS - TYPICAL STREET SECTIONS

SHEET:

CS-02

OF 19 SHEETS
0

SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **Final Subdivision – Royal Farms Estates Phase Four**

Date of Planning Commission Meeting: **April 24, 2014**

Scheduled Time: **Public Hearing 7:00 pm**

BACKGROUND

Final application has been made for the Royal Farms Estates Phase Four subdivision, 9 lots, to be located at approximately 7800 South 2325 East (Parcel #13-036-0088). The property is currently zoned Residential Moderate (RM).

The subdivision was granted preliminary approval on June 10, 2004. This approval vested the development under the 2004 ordinance and did not have an expiration date attached. Since then, City Ordinances have been updated to set a time limit of six months between each stage of the development process before the application expires.

At the June 10, 2004 meeting, the development was granted preliminary approval subject to the following conditions:

1. Items #1-3 of Barry Burton's letter dated May 27, 2004 to be completed.
2. Correct contour lines – Item #4 of Barry Burton's letter dated May 27, 2004.
3. Obtain South Weber Water Improvement District approval as per Boyd Davis's letter dated May 25, 2004.

See the attached minutes for a copy of the above referenced letters. Items one and two listed above have been completed; item three still needs to be addressed.

Staff Review & Recommendations

City Planner, Barry Burton:

See attached memo.

Fire Chief, Thomas Graydon:

No issues.

Public Works Director / Building Official, Mark Larsen:

No issues.

City Engineer, Brandon Jones:

See attached memo.

Deputy Recorder, Emily Thomas

Updated utility will-serve letters (including secondary water) and an update letter for the Geotech report should be provided before moving forward to City Council.

ATTACHMENTS

- City Planner Memo, April 15, 2014
- City Engineer Memo, April 15, 2014
- Planning Commission Minutes, June 10, 2004
- Final Application
- Plans
- Title Report
- Geotech Report

ROYAL FARMS PHASE 4

By Barry Burton 4.15.14

APPLICANT: Poll Family Limited Partnership

REQUEST: Final Plat approval for Royal Farms Estates Phase 4.

GENERAL INFORMATION: This subdivision received preliminary plat approval in 2004 and is vested under the ordinance that was in effect at that time. The main difference between the old ordinance and the current one is the width of the street. This street will be a 60' R.O.W. rather than 70' as required today.


The lot and street layout are pretty much set and I have no issues with either.

The title report submitted with this proposal is not really a title report as it makes no attempt at identifying easements or right-of-ways that may affect the development. We have previously approved phases of this and other subdivisions that surround this parcel, so it is not likely there are problems with easements or right-of-ways, nevertheless I am uncomfortable proceeding with this phase without that information.

STAFF RECOMMENDATION: I recommend this item be tabled until a full title report be provided that tells us if there are, in fact, any easements, right-of-ways, pipelines, etc.

MEMORANDUM

TO: South Weber City Planning Commission

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

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

RE: **ROYAL FARMS ESTATES PHASE 4**
Final Review

Date: April 15, 2014

Our office has completed a review of the Final Plat and Improvement Plans for the Royal Farms Estates Phase 4 Subdivision. We recommend approval, subject to the following items being addressed prior to final approval from the City Council.

PLAT

1. A 60' ROW is being proposed which does not meet the current City Code (which requires 70' ROW's). However, because this subdivision received preliminary approval back in June 2004 when the City Code did required 60' ROW's, we concur that a 60' ROW should remain.
2. The Boundary Description breaks the east boundary line into two courses, but the drawing only shows one. These need to match one way or the other.
3. We would recommend changing the following addresses:
 - a. Lot 43 to 7887 South
 - b. Lot 46 to 7844 South

IMPROVEMENT PLANS

4. These plans should be submitted to South Weber Improvement District for their approval of the proposed secondary water improvements.
5. The sewer lateral locations need to be marked in the curb and gutter when it is installed.
6. The water service line and meter need to be 1" diameter (not 3/4" as shown).

SOUTH WEBER PLANNING COMMISSION MEETING

DATE OF MEETING: 10 June 2004 COMMENCED: 6:33 p.m.

PRESENT:

COMMISSIONERS:

**Delene Hyde
Linda Stark
Tom Graydon
Tim Grubb
Rorie Stott (arrived 6:55 p.m.)**

CITY MANAGER:

Ron Chandler

COUNTY PLANNER:

Barry Burton

CITY CLERK:

Debbie Cowdin

Transcriber: Michelle Clark.

VISITORS: Randy Anderson, Jeff Monroe, Steve Rice, Liz Rice, Shelli Stevenson, Illona Stevenson, Michael Poff, and Loreen Poff.

Commissioner Hyde excused Commissioner Stott from tonight's meeting.

APPROVAL OF AGENDA: Commissioner Graydon moved to approve the agenda as written. Commissioner Grubb seconded. Commissioners Hyde, Graydon, Grubb, and Stark voted yes. Motion carried.

APPROVAL OF MINUTES OF 13 MAY 2004: Commissioner Stark moved to approve the minutes of 13 May 2004 as written. Commissioner Grubb seconded. Commissioners Graydon, Grubb, and Stark voted yes. Commissioner Hyde abstained as she was not present at that meeting. Motion carried.

APPROVAL OF MINUTES OF 27 MAY 2004: Commissioner Grubb moved to table the minutes of 27 May 2004 until the next Planning Commission meeting. Commissioner Graydon seconded. Commissioners Hyde, Graydon, Grubb, and Stark voted yes. Motion carried.

DECLARATION OF CONFLICT OF INTEREST: No members of the Planning Commission declared a conflict of interest.

**PRELIMINARY PLAT, ROYAL FARMS SUBDIVISION, PHASES 3 & 4,
APPROXIMATELY 2350 EAST AND 7800 SOUTH, 21 LOTS. DEVELOPER - POLL
FAMILY LIMITED PARTNERSHIP, STEVE RICE, AGENT: The Planning Commission**

21 reviewed Reeve & Associates, Inc. letter of 8 June 2004. The letter included the following
22 information:

23 We have reviewed the letters sent to us by Barry Burton, dated May 27, 2004 and from Boyd Davis, dated
24 May 25, 2004 and have the following comments:

25 **Barry Burton's letter**

- 26 1. The easement that we have included on the drawing was researched through the title company
27 and included on the title report for the Poll Family Limited Partnership parcel. We have not yet
28 received a title report for the Sandra Lee Fowles Dunn parcel. We will request a title report from
29 Sandra Lee Fowles Dunn and the findings of the report will be included in future submittals. We
30 will submit a copy of the Preliminary Design to the fiber optics company for their review and
31 comment, and we will also design the Improvement plans with the existing fiber optics line in
32 mind trying to minimize the impact to the installation of the utility lines. (Steve Rice stated he
33 knows he has this. Debbie Cowdin stated the City doesn't have a copy of it.)
- 34 2. We will work with the developer to determine if the buildable area is sufficient for lot 36. If it is
35 determined that the fiber optics line will need to be relocated, we will work with the utility
36 company to determine the best solution for the required relocation of the line. We will submit all
37 correspondence between the parties involved to South Weber City. (Still need to address this
38 item)
- 39 3. We will submit a copy of the Preliminary Design to Art Ukena at the South Weber Water
40 Improvement District for review. We will incorporate his comment into future submittals. (Steve
41 Rice stated he will get approval from Art Ukena)
- 42 4. The contours shown on the Preliminary Design were gathered from air photos on file at Davis
43 County. We have included the top of the slope, as surveyed with the revised Preliminary Design.
44 (Completed)

45 **Boyd Davis's letter**

- 46 1. We have included secondary water lines on the revised Preliminary Design. (Completed)
- 47 2. We will submit a copy of the Preliminary Design to Art Ukena at the South Weber Water
48 Improvement District for review. We will incorporate his comment into future submittals.
49 (Steve Rice will get approval from Art Ukena)
- 50 3. We have also reviewed the geotechnical report and concur with the findings. (Completed)
- 51 4. The boundary description has been revised. (Completed)
- 52 5. The street section has been modified. (Completed)

53 **Commissioner Stott arrived at 6:55 p.m.**

54 **Commissioner Grubb moved to approve the preliminary plat for Royal Farms Subdivision,**
55 **Phases 3 & 4 located at approximately 2350 East and 7800 South, 21 lots, Developer - Poll**
56 **Family Limited Partnership, Steve Rice, agent, subject to the following items to be**
57 **completed prior to submittal of the final plat to the Planning Commission:**

1. Items #1-#3 of Barry Burton's Letter dated May 27, 2004 to be completed.
2. Correct contour lines - Item #4 of Barry Burton's Letter dated May 27, 2004.
3. Obtain South Weber Water Improvement District approval as per Boyd Davis's Letter dated May 25, 2004.

Commissioner Graydon seconded. Commissioners Hyde, Graydon, Grubb, Stark, and Stott voted yes. Motion carried.

SHELLI STEVENSON, 6600 SOUTH 475 EAST, #2, EXPIRATION OF CONDITIONAL USE PERMIT: Shelli Stevenson approached the Planning Commission. Shelli stated her mother, Illona Stevenson's, home has not been sided. Shelli stated her mom doesn't want siding because it is an old home with old stucco. Shelli stated the stucco will crumble if you drill into it. Illona Stevenson explained the siding wouldn't be anything like Shelli's home, and if they did side it, it would get moist in there and mold. Commissioner Hyde asked if the Stevensons have a letter from a siding company? Shelli stated, "no". Commissioner Hyde stated at one time Shelli went to the City Council to request changing the permit. Shelli stated this is her fault and she shouldn't speak for her mother. Shelli explained she took it upon herself to say they would side the home. Shelli stated she should have come in earlier to discuss this item, but she has procrastinated. Commissioner Hyde stated the whole idea is to have the whole thing look like one dwelling. Shelli stated she painted her mother's porch blue and white and it looks really good. Shelli explained her mother can't even hang pictures on the indoor walls because of the stucco. Commissioner Grubb stated you told us something and we gave you a couple of years and nothing has been done. Illona asked the Planning Commission to give them 30 days and they will have it professionally painted and landscaped with shrubs. Commissioner Grubb stated he would like to see a plan submitted concerning what needs to be done and how they will make it work. Commissioner Graydon asked if the building inspector has inspected the breezeway? Shelli stated, "yes". Commissioner Grubb stated he was told otherwise. Shelli said she would provide documentation that it was approved. Commissioner Grubb discussed the weeds. Illona stated she understands they have a lot to do. Commissioner Grubb stated you still need a parking area with an all weather surface. Barry referred to Commissioner Woodards motion on June 2002. Commissioner Grubb stated the driveway needs to be sufficient for vehicles. Illona stated they are planning to landscape from Shelli's front yard to the road. Michael Poff, 6591 S. 475 E., stated he has lived next door to the Stevensons for almost 10 years. He stated the history of the area is kind of unusual. The house use to be part of the old town square. Mr. Poff feels painting the house will make a big difference. Mr. Poff stated he is in attendance to support the Stevensons and explained that they have been working on it. Commissioner Stott stated he doesn't think this group is here to make unreasonable demands. Shelli asked the Planning Commission to give them a chance to paint the house. Commissioner Stark stated she would like to see some documentation concerning the long-term effects of drilling into the stucco.

Commissioner Grubb moved to table this item until the following items are completed:

1. Submit documentation of long-term effect of drilling into the stucco.

PLANNING COMMISSION WORK MEETING

June 10, 2004

Members Present: Barry Burton, Delene Hyde, Linda Stark, Tom Graydon, Tim Grubb, Ron Chandler, and Debbie Cowdin.

Visitors: Jeff Monroe

Meeting Began: 6:05 p.m.

Shelli Stevenson, 6600 South 475 East, #2, Expiration of Conditional Use Permit: Planning Commissioners expressed concern over the condition of Ms. Stevenson's property. They felt they were very generous with Ms. Stevenson, giving her two years to comply with the items listed on her conditional use permit, but it doesn't appear anything has been done. Her mother's home has not been sided, cars are being parked on the lawn, and the yard needs a lot of work. The roof line of both homes connects, but the breezeway which connects them looks more like a shed than anything else. Ms. Stevenson was not required to escrow any funds, so they wondered what their options were. If the conditional use was pulled, she would have to move out of her home. Ron Chandler suggested the commissioners seek legal advice, if they were thinking about eviction. All members stated they didn't wish to evict Ms. Stevenson, but would just like some cooperation in completing the items of her conditional use permit.

Preliminary Plat, Royal Farms Subdivision, Phases 3 & 4, approximately 2350 East and 7800 South, 21 lots: Reviews from Boyd & Barry each listed a few items which needed to be corrected or addressed. Barry stated his concerns were unusual things, such as an easement showing a fiber optic line that continues beyond the easement, and also runs through another lot. He stated we need to know where that line goes, and if it is really is a fiber optic line. We will need documentation from the utility company. There is also an irrigation line running through 3 lots with a note stating it will be moved. This will also need to be documented. Debbie stated she told Mr. Rice he could probably bring this information with him to the meeting tonight. Boyd noted in his review the items he listed could be addressed during final approval, and therefore recommended approval of the preliminary plan. It was noted this subdivision will connect existing subdivisions through View Drive, which will greatly help traffic flow. Street lights and fire hydrants are on the plat.

Review Development Agreement with Staker/Parson - Address City Council Concerns: Commissioner Hyde asked what the concerns of the City Council were. Ron stated they were concerned with the park strip area, more specifically the weeds in the park strip becoming a problem. They would like to increase the number of pods, and they want to know specifically what will be inbetween the pods. They are not favorable having just rocks between the pods. They would like an elevation set on the west end, and they would like the recommendations from the planning commission sent back to them so they can address this issue again at their June 22nd meeting.

Other: Ron stated before our training meeting conducted by Sidney Fannesbeck on June 24th, we will be meeting at 5:00 p.m. at the new recreation center to take a tour.

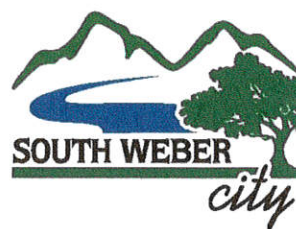
Meeting ended: 6:27 p.m.

For Office Use Only

Fees received by: KB Date of submittal: 3/26/14
Amount Paid: 1000 Receipt #: 13078065

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

PC/CC Meeting Date: April 24 2014



Final Plan Application

Project/Subdivision Name: Royal Farms Estates Phase 4
Approx. Location: 7800 So. 2325 E. South Weber, UT 84405
Parcel Number(s): 13-036-0088 Total Acres: 3.304
Current Zone: R-M
Surrounding Land Uses: Residential
Number of Lots: 9 # Lots Per Acre: 2.724
Phase: 4 of 4 PUD: Yes / (No)

Contact Information

Developer or Agent

Name: Steven L. Rice
Company Name: SRC Construction, Inc.
Address: 2320 View Drive
City/State/Zip: South Weber, UT 84405
Phone: 801-698-7600 Fax: _____
Email: src_const@gmail.com

Best Way/Preferred Method of Contact:

☒ Email ☒ Phone ☐ Fax ☐ Mail

Developer's Engineer

Name: Jason Thompson
Company: JT Engineering, PC
License #: 4940495
Address: 7955 So. 2325 E.
City/State/Zip: South Weber, UT 84405
Phone: 801-866-7702 Fax: _____
Email: Jason@JTEngPC.com

Best Way/Preferred Method of Contact:

☒ Email ☐ Phone ☐ Fax ☐ Mail

Surveyor

☒ Check here if same as Engineer

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

Property Owner(s)

☐ Check here if same as Developer

Name: Poll Limited Family Partnership
Address: 7872 So. 2310 E.
City/State/Zip: South Weber, UT 84405
Phone: 801-479-6048 Fax: none
Email: none

Final Plan Requirements

- ☐ Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- ☐ Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)
- ☐ Finalized Storm Drain Calculations
- ☐ Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with South Weber City must be finalized and remain unsigned)
- ☐ Finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer**

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

- ☐ Format of Final Plat for Recording Required by the County

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

Applicant Certification

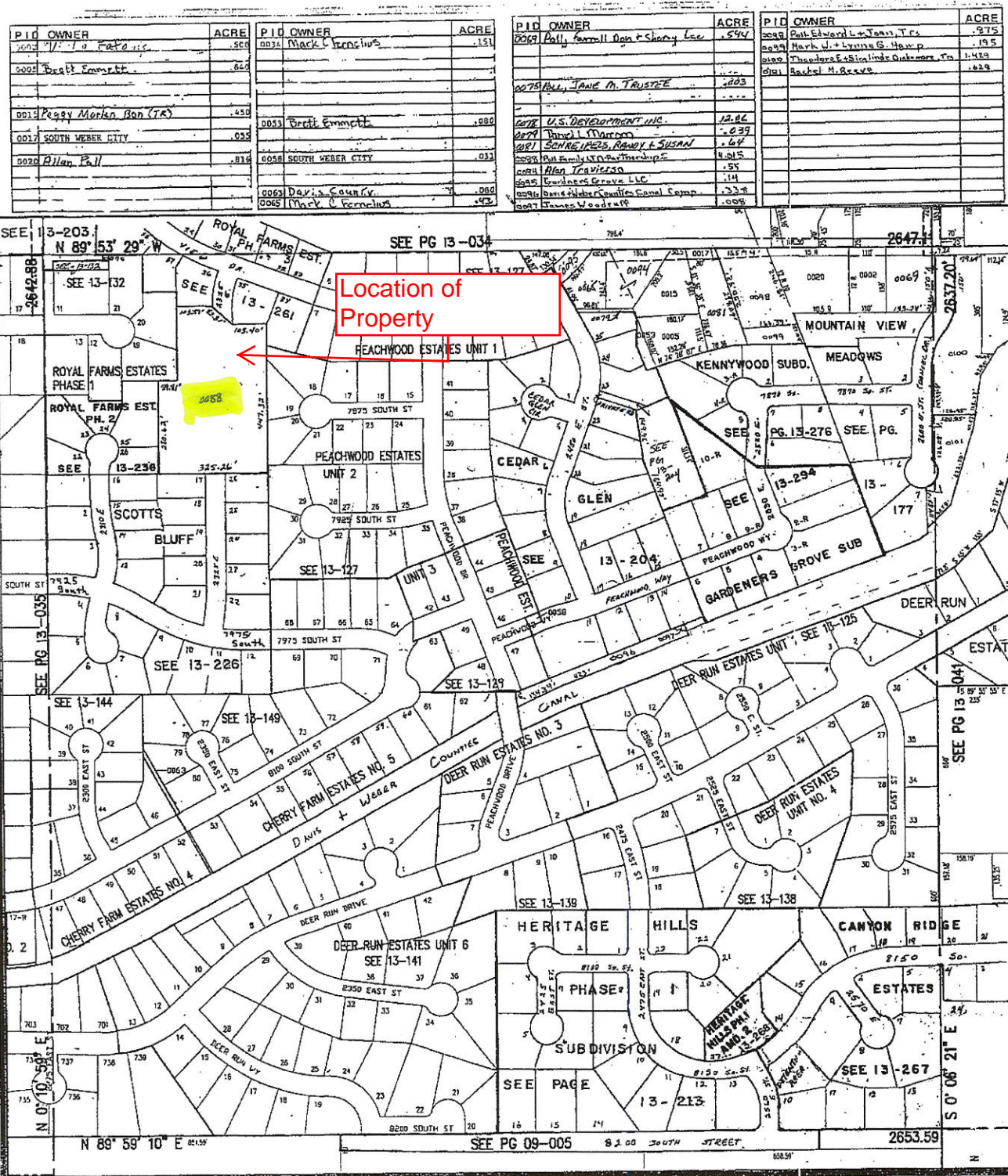
I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my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

Applicant's Signature: Sean D. Ri Date: 03/26/14

Property Owner's Signature: Jane M. Poll Date: 03/25/14

036

13



P.I.D. OWNER	ACRE	P.I.D. OWNER	ACRE	P.I.D. OWNER	ACRE	P.I.D. OWNER	ACRE
0001 P.I.D. Farnsworth	.560	0034 Mark C. Farnsworth	.151	0069 P.I.D. Farnsworth & Sherry Lee	.544	0089 P.I.D. Farnsworth & Jean, Trs.	.975
0002 P.I.D. Farnsworth	.620					0090 Mark J. & Lynne G. Farnsworth	.195
						0091 Theadora E. & Linda G. Farnsworth, Trs.	1.450
0013 Peggy Marlen Bon (Tr)	.450	0053 Bertie Emmett	.980	0070 P.I.D. Farnsworth	.203	0092 Rachel M. Beave	.620
0017 SOUTH WEBER CITY	.035			0071 U.S. DEPARTMENT INC.	12.86		
0020 Allan Ball	.810	0058 SOUTH WEBER CITY	.033	0072 P.I.D. Farnsworth	.239		
				0073 SCHREIBERS, RANDY & SUSAN	.64		
		0063 Davis County	.080	0074 P.I.D. Farnsworth	.015		
		0065 Mark C. Farnsworth	.450	0075 Alan Travieso	.54		
				0076 Emeralds Grove LLC	.14		
				0077 Davis County Cavalier Canal Camp	.330		
				0078 Thomas Woodruff	.000		

PREFIX 13-036
LAST #
N
SCALE: 1" = 200'
SE SECTION 35 T 5N R 1W SALT LAKE MERIDIAN
DAVIS COUNTY, UTAH - RECORDERS OFFICE
1-94

MISCELLANEOUS REPORT

Issued by

SECURITY TITLE OF DAVIS COUNTY, INC.

Security Title of Davis County, Inc.
1412 South Legend Hills Drive #110 • Clearfield, Utah 84015
Phone (801) 825-1313 • FAX (801) 825-4012

Steve Rice

Effective Date: 3/19/2014 at 8:00 a.m.
Please refer to Order No: 134755-TP

SECURITY TITLE OF DAVIS COUNTY, INC. has searched the records of the Davis County Recorder's Office, and according to the records, the last document recorded transferring title of the property described herein shows the Grantees as: THE POLL FAMILY LIMITED PARTNERSHIP I, JANE M. POLL, as General Partner and that the property herein searched is described as:

SEE ATTACHED EXHIBIT A

This is a Miscellaneous, Limited Report, and is not to be construed as any form of title insurance or commitment to insure the property described herein. The liability of the Company herein is limited to the compensation paid for this report.

SECURITY TITLE OF DAVIS COUNTY, INC.

BY: 

MISCELLANEOUS REPORT

Issued by

SECURITY TITLE OF DAVIS COUNTY, INC.

PART II

Documents of Record:

1. Taxes for the year 2014 now a lien, not yet due. Tax Id. No. 13-036-0088.

2013 general property taxes were **paid** in the amount of \$3,111.77. Tax Id. No. 13-036-0088.

2. Said property is included within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement, Central Weber Sewer District and is subject to assessments by said district.
3. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
4. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

MISCELLANEOUS REPORT

Issued by

SECURITY TITLE OF DAVIS COUNTY, INC.

EXHIBIT A

PART I

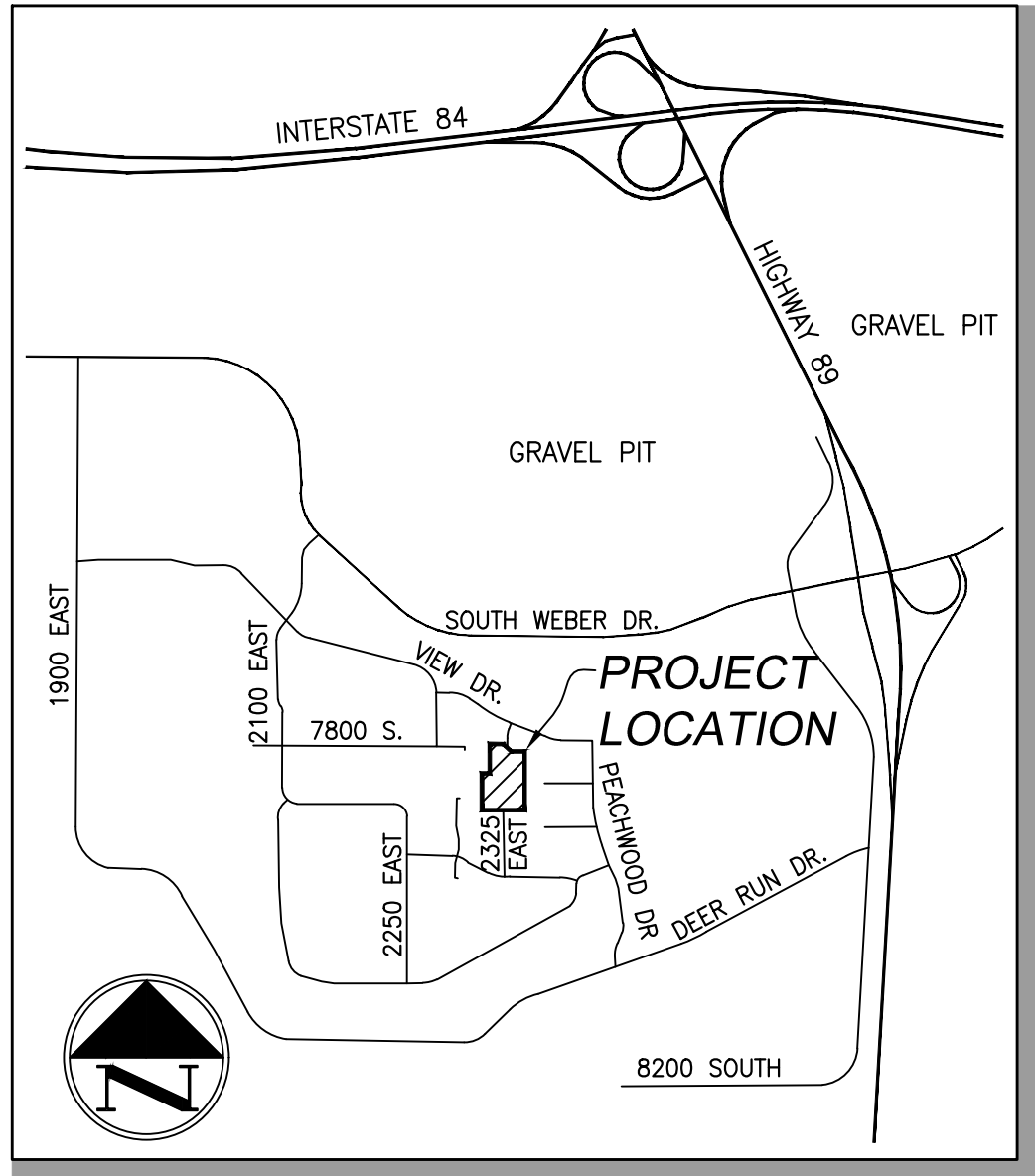
Property Description:

A parcel of land situated in the Southeast Quarter of Section 35, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

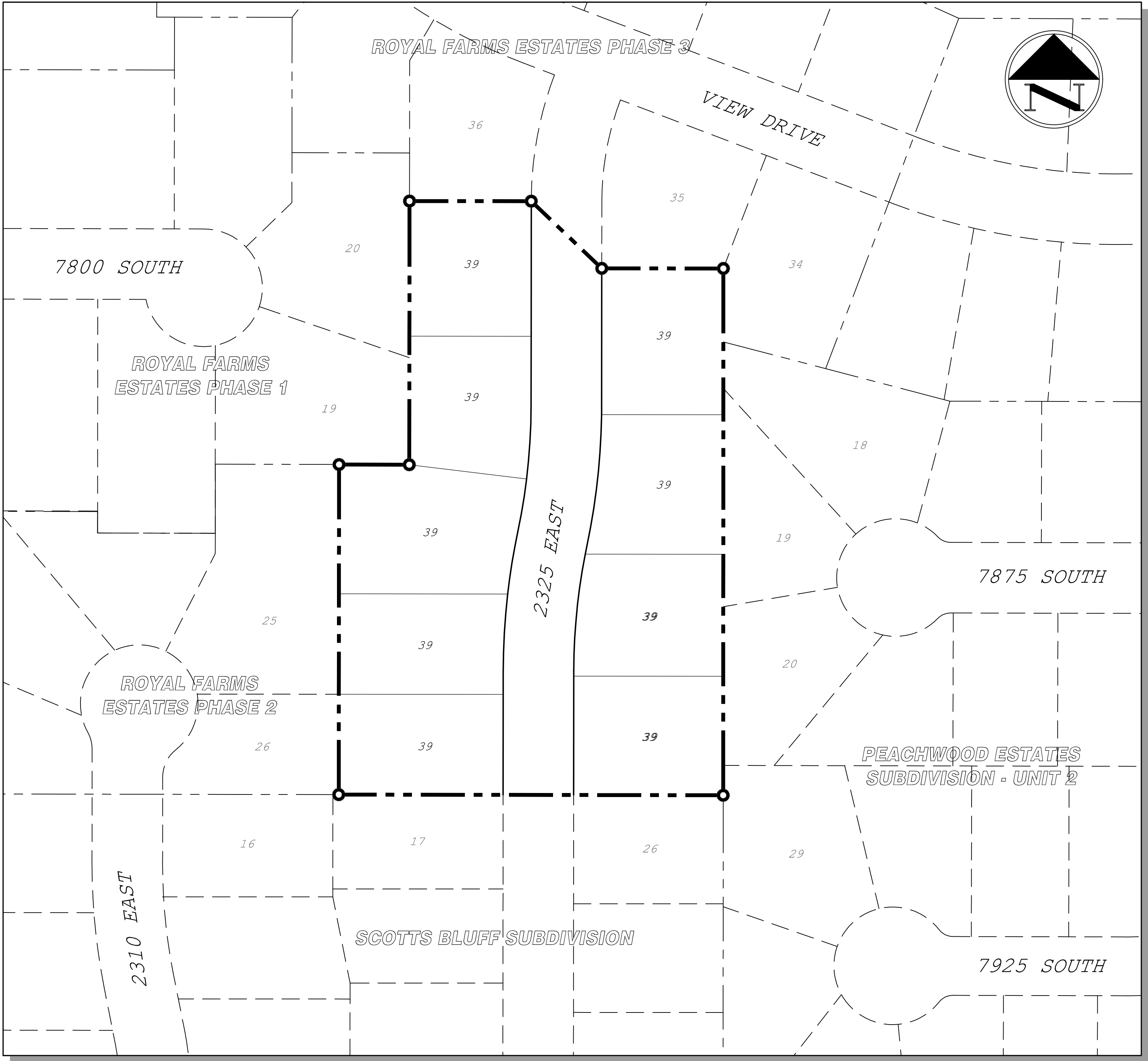
Commencing at the center Quarter corner of Section 35, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South $89^{\circ}53'29''$ East along the East West Center Quarter Line, a distance of 395.21 feet; thence South a distance of 155.92 feet to the Southwest corner of Lot 36 of Royal Farms Estates Phase 3, said point is also on the East line of Lot 20 of Royal Farms Estates Phase 1, and the point of beginning for this description; thence along the South line of said Royal Farms Estates Phase 3, the following four courses: (1) South $89^{\circ}58'01''$ East a distance of 103.51 feet; (2) South $46^{\circ}24'00''$ East a distance of 82.81 feet; (3) South $89^{\circ}58'01''$ East a distance of 103.40 feet; (4) South $00^{\circ}00'05''$ East a distance of 62.36 feet, to the Northwest corner of Lot 18 of Peachwood Estates Subdivision Unit 2; thence South $00^{\circ}00'05''$ East along the West line of said Peachwood Estates Subdivision Unit 2 a distance of 385.37 feet, to the Northeast corner of Lot 26 of Scotts Bluff Subdivision; thence North $89^{\circ}55'20''$ West along the North line of Scotts Bluff Subdivision, a distance of 326.89 feet to the Southeast corner of Lot 26, Royal Farms Estates Phase 2 Subdivision; thence North $00^{\circ}01'59''$ East along the East line of said Royal Farms Estates Phase 2 Subdivision a distance of 280.62 feet to a point on the South line of Royal Farms Estates Phase 1 Subdivision; thence along the South and East lines of said Royal Farms Estates Phase 1 Subdivision the following two courses: (1) South $89^{\circ}48'49''$ East a distance of 59.71 feet; (2) North $00^{\circ}01'59''$ East a distance of 224.09 feet to the point of beginning for this description. (Being the Proposed Royal Farms Estates, Phase 4)

ROYAL FARMS ESTATES PHASE 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



VICINITY MAP



INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	PL1	FINAL PLAT SHEET 1 OF 1
3	UT1	OVERALL UTILITY PLAN
4	GP1	GRADING & DRAINAGE PLAN
5	PP1	3250 SOUTH, STA. 9+00 TO 12+50
6	PP2	3250 SOUTH, STA. 12+50 TO 12+50
7	EC1	EROSION CONTROL PLAN
8	EC2	SWPPP NOTES & DETAILS
9	DT1	TYP. SECTION & GEN. NOTES
10	DT2	CITY STANDARD DETAILS

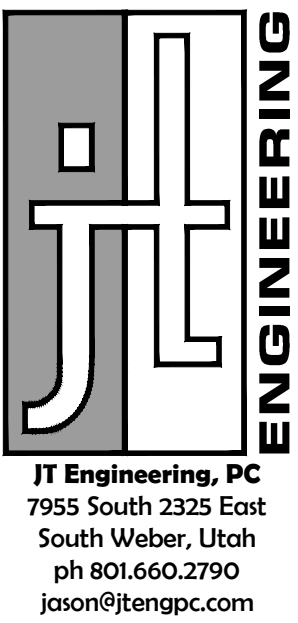
DEVELOPER

STEVE RICE
801-698-760

PROJECT BENCHMARKS

CENTER QUARTER SECTION 35
BRASS CAP IN ASPHALT
NORTHING = 205,927.38
EASTING = 105,075.61
ELEVATION = 4,576.30

SOUTHEAST CORNER SECTION 35
BRASS CAP IN ASPHALT
NORTHING = 203,285.05
EASTING = 107,727.64
ELEVATION = 4,681.09

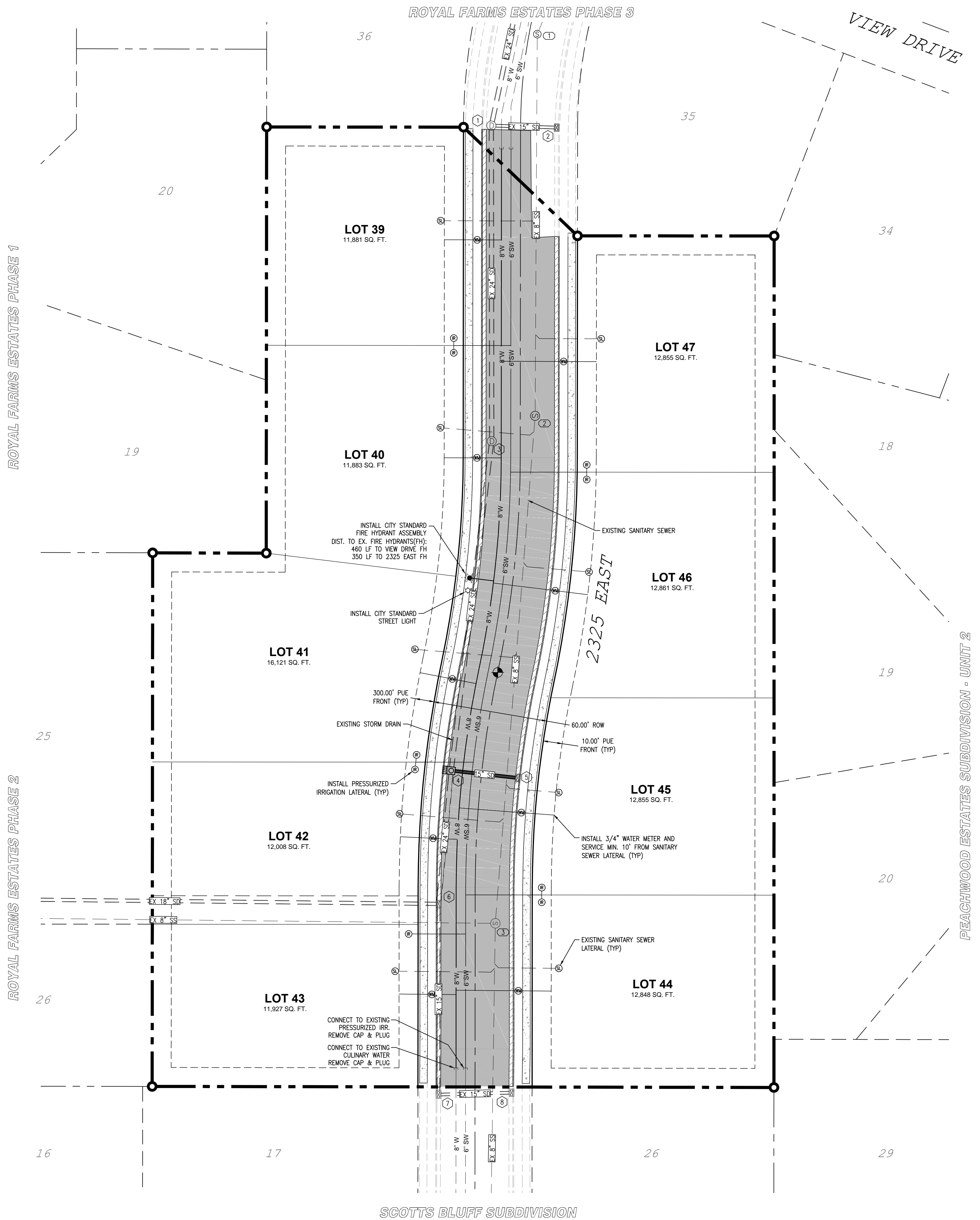


#	DATE	BY	DESCRIPTION

ROYAL FARMS ESTATES PHASE 4
COVERSHEET
SOUTH WEBER CITY, UTAH

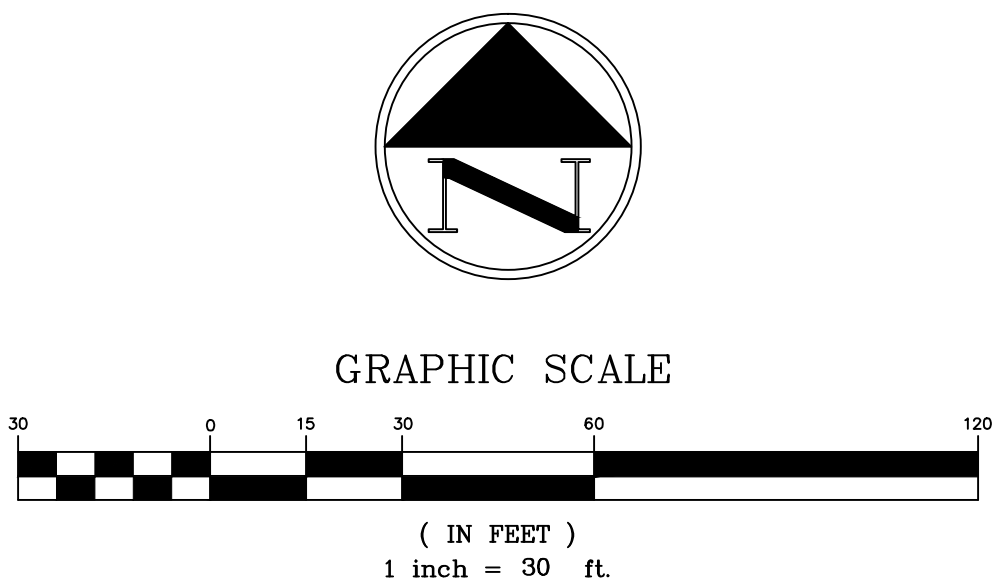
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H. SCALE: 1" = 60'
V. SCALE: N/A
DATE: APRIL 2, 2014
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SHEET NO.
CV1
1 of 10



LEGEND

---	BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	CENTERLINE
---	PUE&D
---	SIDEWALK
---	CURB AND GUTTER
---	ASPHALT ROADWAY
---	EX. SECONDARY WATER (SIZE AS NOTED)
---	EX. SANITARY SEWER (SIZE AS NOTED)
---	EX. CULINARY WATER (SIZE AS NOTED)
---	EX. STORM DRAIN (SIZE AS NOTED)
---	SECONDARY WATER - PVC C900 (SIZE AS NOTED)
---	STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
---	CULINARY WATER - PVC C900 (SIZE AS NOTED)
---	SANITARY SEWER - PVC SDR35 (SIZE AS NOTED)
---	SEWER MANHOLE (EX. & PROP.)
---	STREET LIGHT (EX. & PROP.)
---	WATER VALVE (EX. & PROP.)
---	PIPE FITTINGS
---	BLOW OFF
---	FIRE HYDRANT (EX. & PROP.)
---	STORM DRAIN INLET (EX. & PROP.)
---	SEWER SERVICE LATERAL
---	WATER METER AND SERVICE LATERAL
---	SECONDARY WATER SERVICE LATERAL



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Engineering

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7955 South 2325 East
South Weber, Utah
ph 801.660.2790
jason@itengpc.com

LICENSED PROFESSIONAL ENGINEER
No. 4840495-2202
JASON H. THOMPSON
04/02/14
STATE OF UTAH

REVISIONS	
#	DESCRIPTION

ROYAL FARMS ESTATES PHASE 4

OVERALL UTILITY PLAN

SOUTH WEBER CITY, UTAH

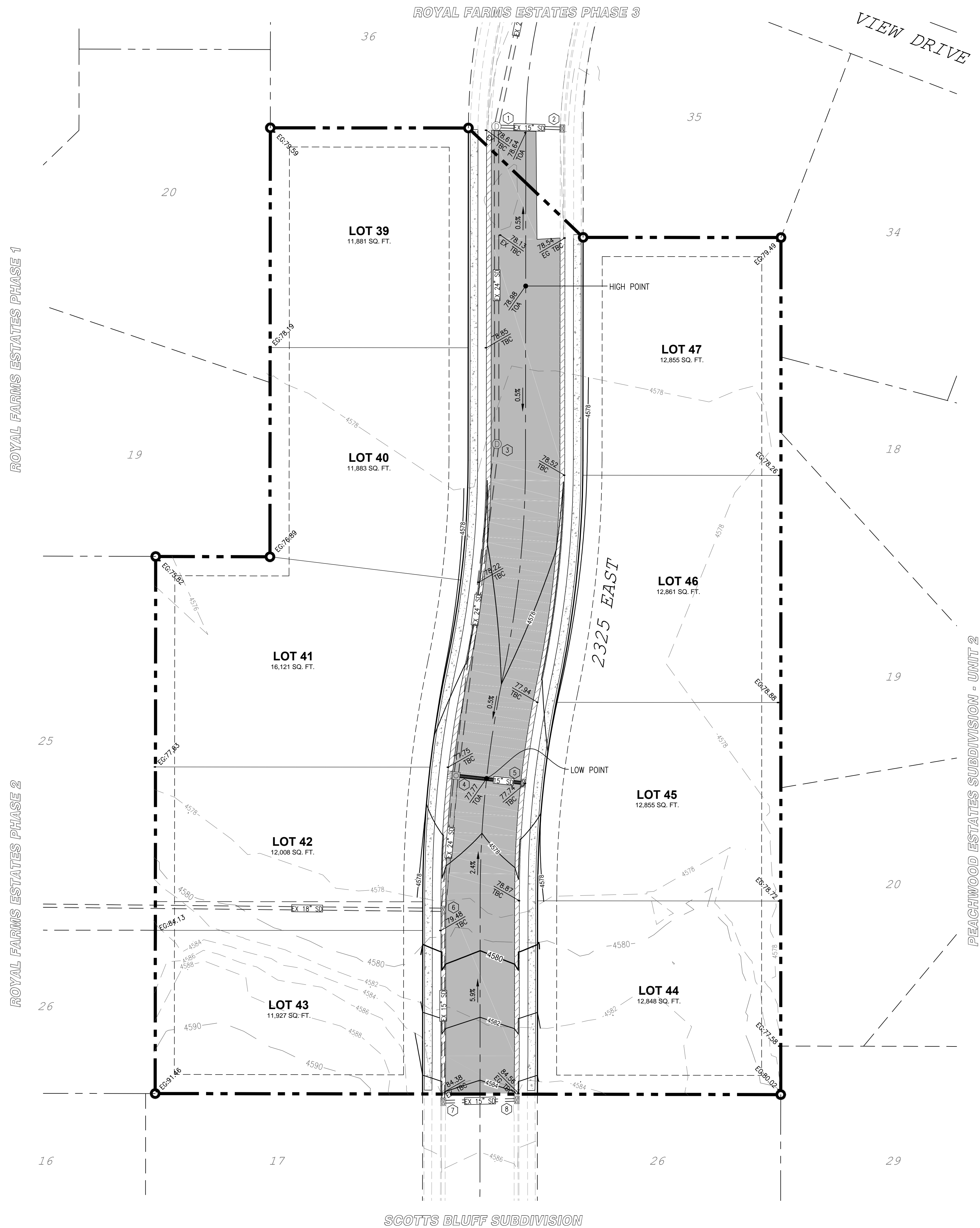
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V. SCALE: N/A
DATE: APRIL 2, 2014
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UT1

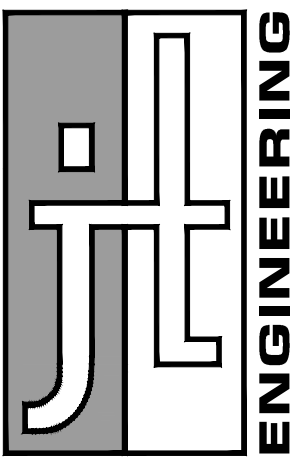
3 of 10

PATH: D:_GP1 - Grading Plan.dwg PLOTTED: April 2, 2014 8:11AM



LEGEND

- BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- PUE&D
- SIDEWALK
- CURB AND GUTTER
- ASPHALT ROADWAY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DAYLIGHT - FILL
- DAYLIGHT - CUT
- EX. STORM DRAIN (SIZE AS NOTED)
- STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
- STORM DRAIN INLET (EX. & PROP.)
- SLOPE OF PROP./EX. GRADE
- ARROW POINTS DOWN GRADIENT



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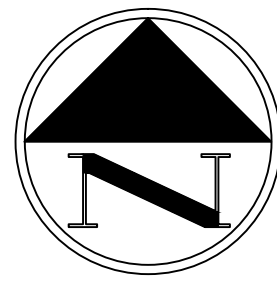


REVISIONS	
#	DESCRIPTION

ROYAL FARMS ESTATES PHASE 4

GRADING & DRAINAGE PLAN

SOUTH WEBER CITY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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H. SCALE: 1" = 30'

V. SCALE: N/A

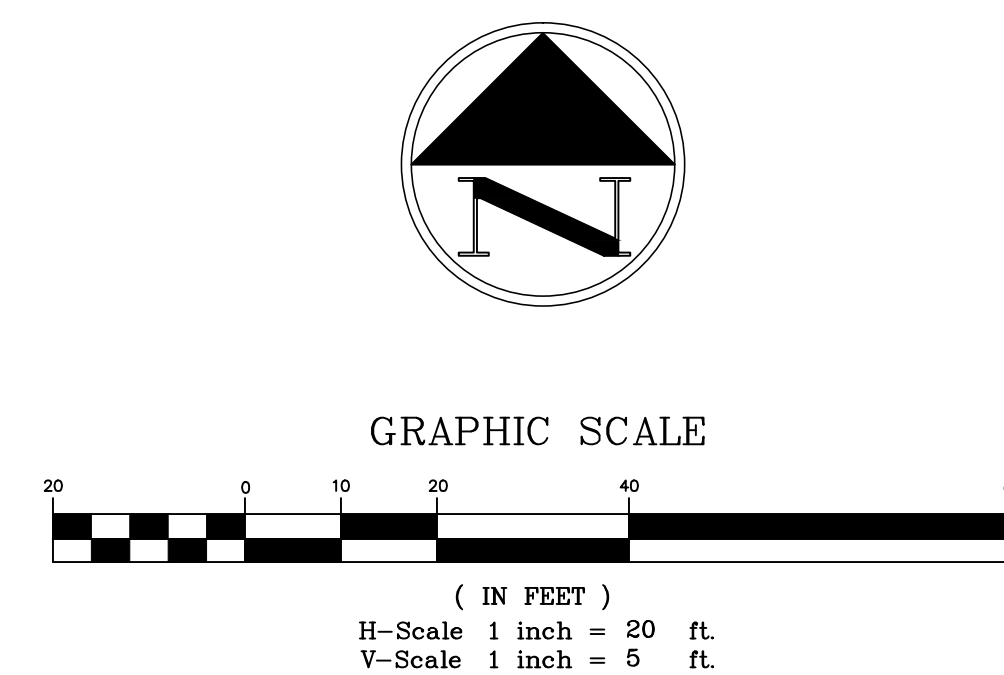
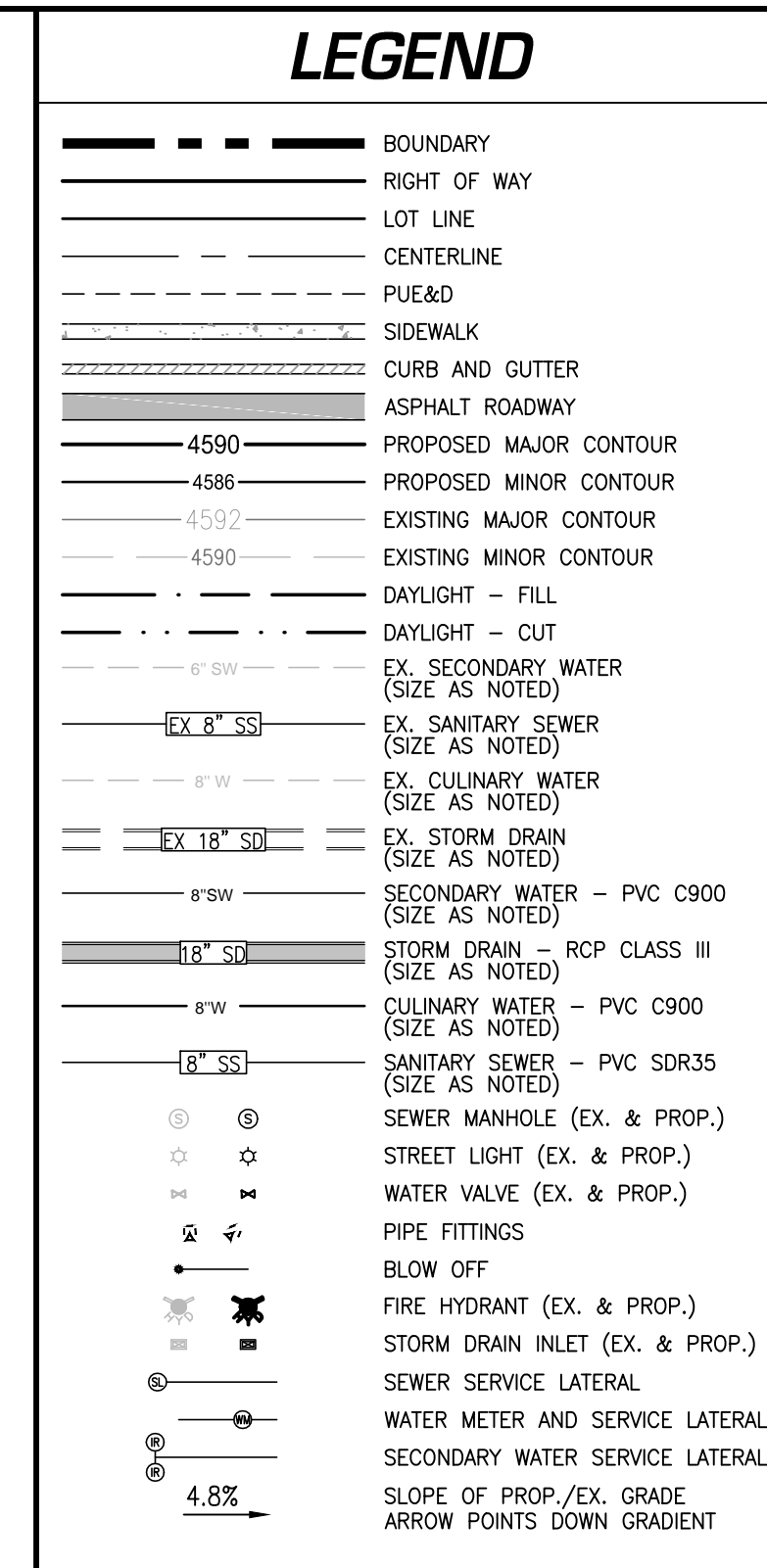
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SHEET NO.

GP1

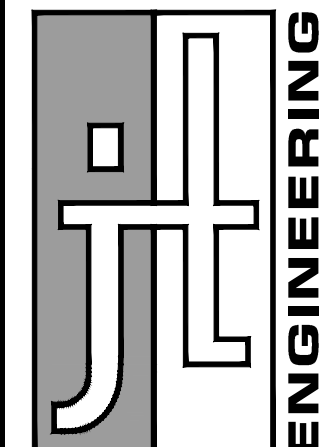
4 of 10



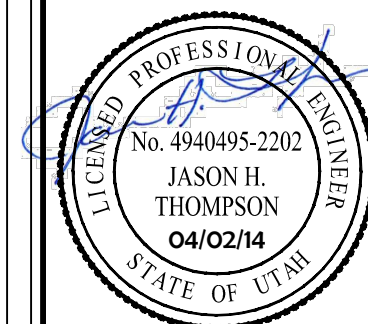
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jason@jtengpc.com

[illegible]

ROYAL FARMS ESTATES PHASE 4
2325 EAST
STA 9+00 TO 12+50
SOUTH WEBER CITY, UTAH

SHEET SIZE: ARCH D

H. SCALE: 1" = 20'

V. SCALE: 1" = 5'

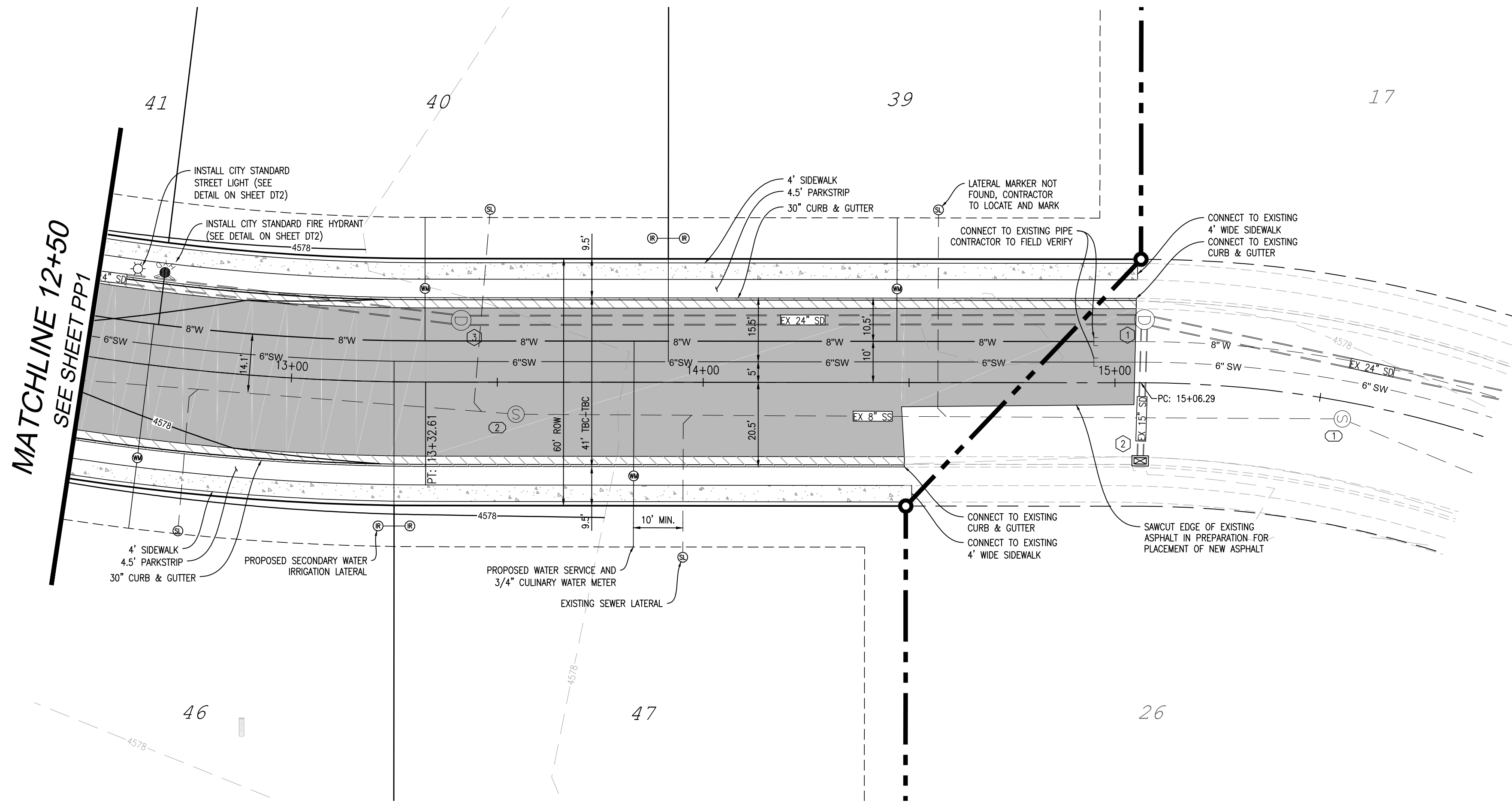
DATE: APRIL 2, 2014

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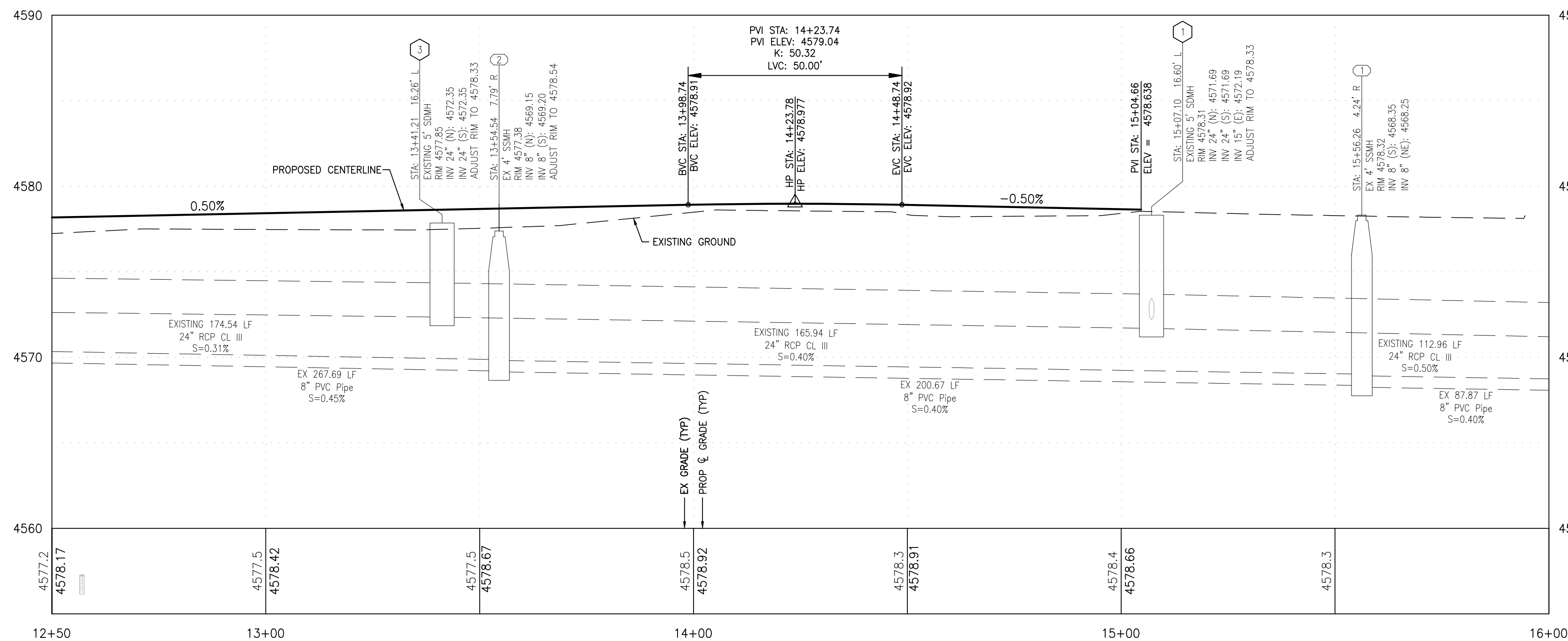
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PP1
5 of 10

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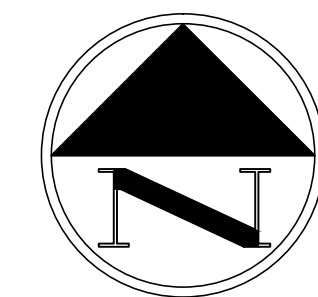


2325 EAST STA. 12+50.00 TO 16+00.00



LEGEND

---	BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	CENTERLINE
---	PUE&D
---	SIDEWALK
---	CURB AND GUTTER
---	ASPHALT ROADWAY
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	DAYLIGHT - FILL
---	DAYLIGHT - CUT
---	EX. SECONDARY WATER (SIZE AS NOTED)
---	EX. SANITARY SEWER (SIZE AS NOTED)
---	EX. CULINARY WATER (SIZE AS NOTED)
---	EX. STORM DRAIN (SIZE AS NOTED)
---	SECONDARY WATER - PVC C900 (SIZE AS NOTED)
---	STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
---	CULINARY WATER - PVC C900 (SIZE AS NOTED)
---	SANITARY SEWER - PVC SDR35 (SIZE AS NOTED)
---	SEWER MANHOLE (EX. & PROP.)
---	STREET LIGHT (EX. & PROP.)
---	WATER VALVE (EX. & PROP.)
---	PIPE FITTINGS
---	BLOW OFF
---	FIRE HYDRANT (EX. & PROP.)
---	STORM DRAIN INLET (EX. & PROP.)
---	SEWER SERVICE LATERAL
---	WATER METER AND SERVICE LATERAL
---	SECONDARY WATER SERVICE LATERAL
---	SLOPE OF PROP./EX. GRADE
---	ARROW POINTS DOWN GRADIENT

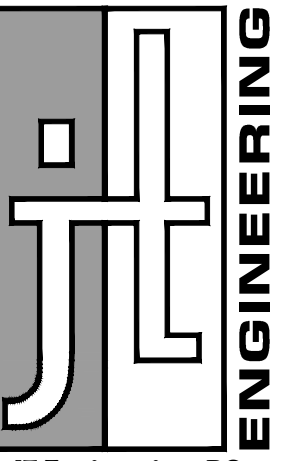


GRAPHIC SCALE

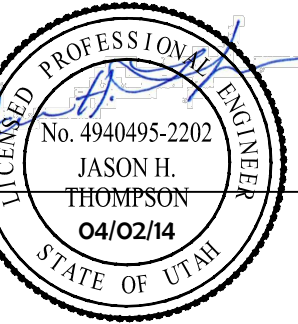


(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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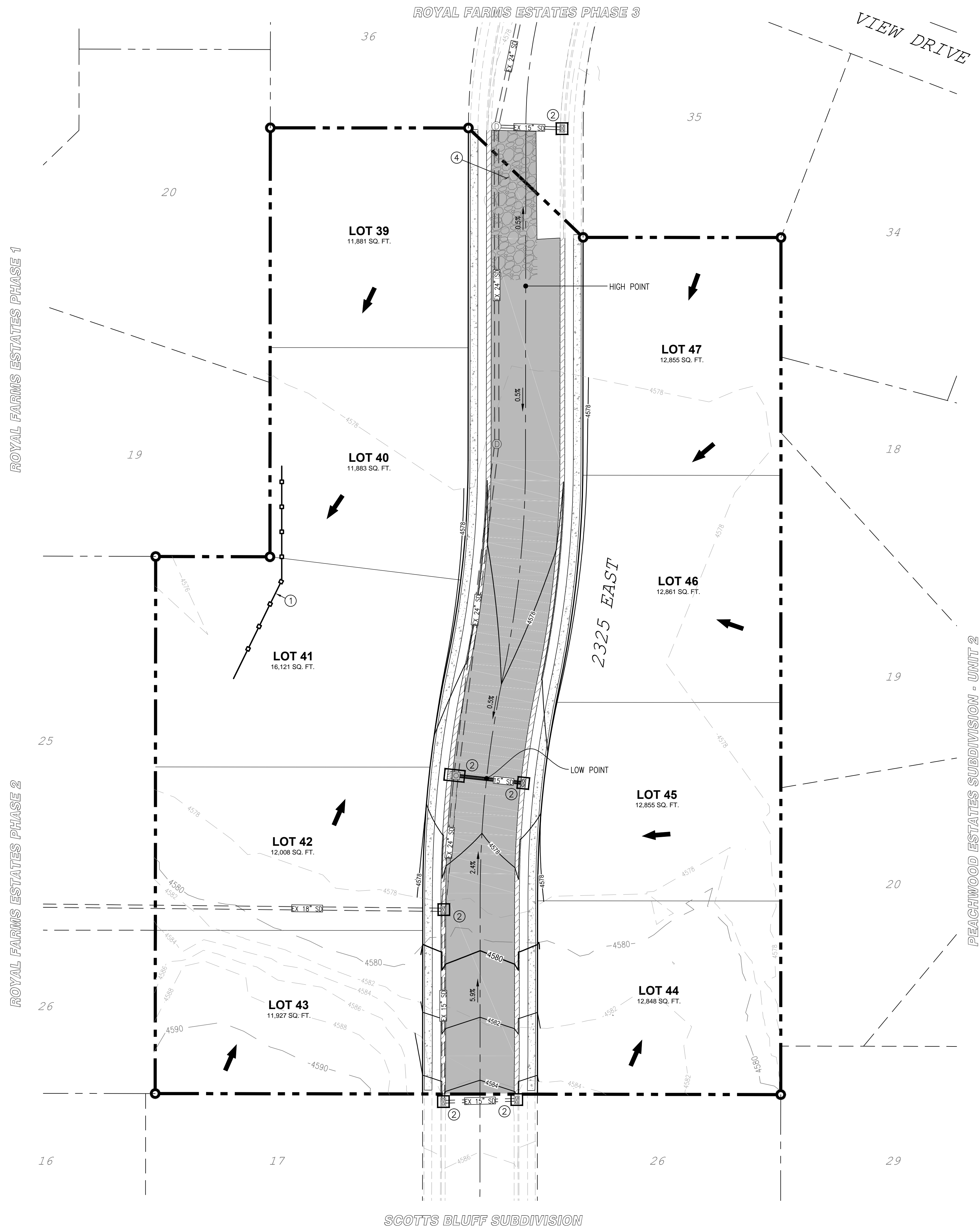
#	DATE	BY	DESCRIPTION

ROYAL FARMS ESTATES PHASE 4
2325 EAST
STA 12+50 TO 15+50
SOUTH WEBER CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: APRIL 2, 2014
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SHEET NO.
PP2
6 of 10

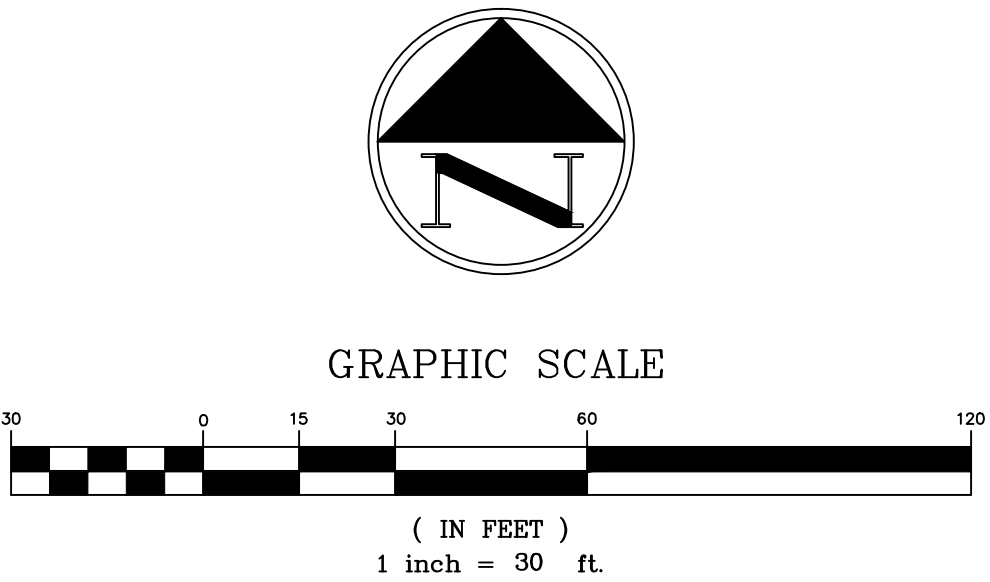
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LEGEND

- BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- PUE&D
- SIDEWALK
- CURB AND GUTTER
- ASPHALT ROADWAY
- 4590 PROPOSED MAJOR CONTOUR
- 4586 PROPOSED MINOR CONTOUR
- 4592 EXISTING MAJOR CONTOUR
- 4590 EXISTING MINOR CONTOUR
- DAYLIGHT - FILL
- DAYLIGHT - CUT
- EX 18" SD EX. STORM DRAIN (SIZE AS NOTED)
- 18" SD STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
- STORM DRAIN INLET (EX. & PROP.)
- 4.8% SLOPE OF PROP./EX. GRADE
- ARROW POINTS DOWN GRADIENT
- DIRECTION OF EXISTING GROUND OVERLAND FLOW
- SILT FENCE
- DIRECTION OF EXISTING GROUND OVERLAND FLOW

NOTE: SEE SHEET EC2 FOR EROSION CONTROL NOTES AND DETAILS.
① BUBBLE NOTES SHOWN HEREON CORRESPOND TO DETAILS ON SHEET EC2.



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jason@itengpc.com

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
04/02/14
STATE OF UTAH

REVISIONS	
#	DESCRIPTION

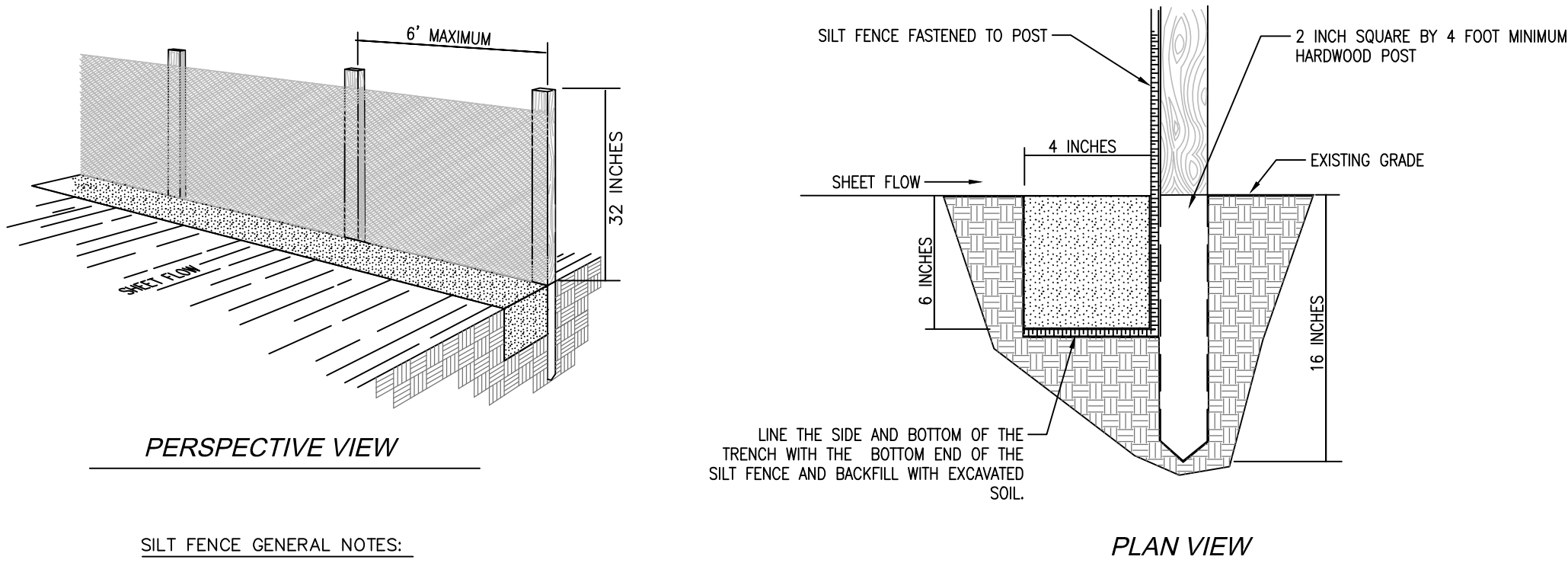
ROYAL FARMS ESTATES PHASE 4

EROSION CONTROL PLAN

SOUTH WEBER CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: APRIL 2, 2014
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SHEET NO.
EC1
7 of 10



PERSPECTIVE VIEW

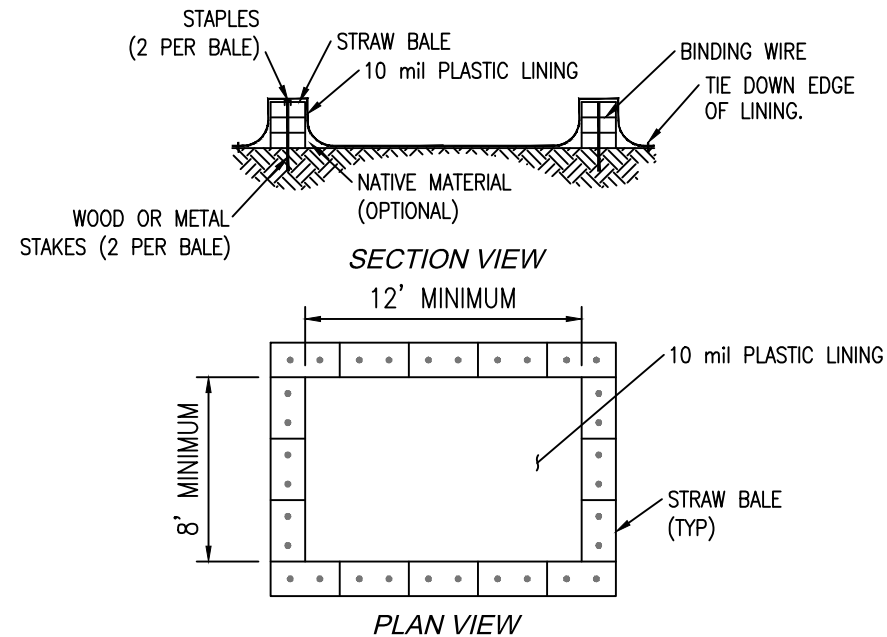
PLAN VIEW

SILT FENCE GENERAL NOTES:

- WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.
- ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
- WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
- AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPlice THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
- MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
- WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

1 SILT FENCE DETAIL

SCALE: NTS

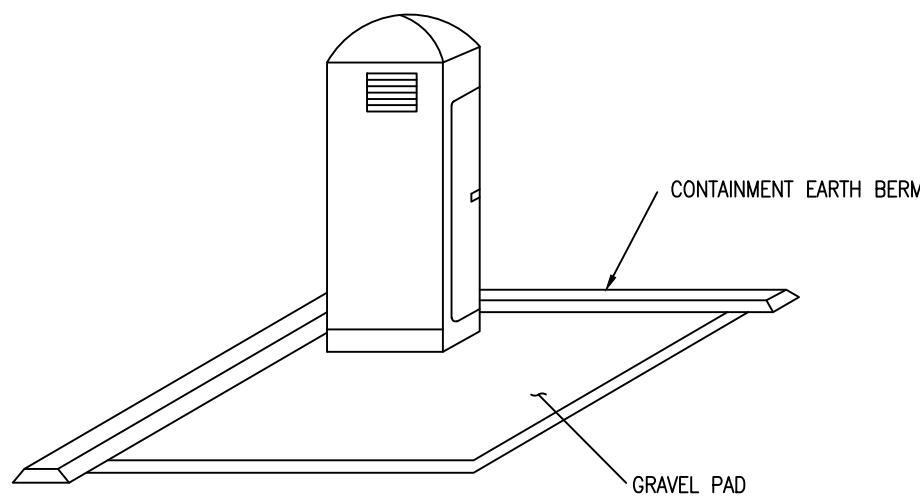


CONCRETE WASHOUT GENERAL NOTES:

- TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH OF 12 FEET AND WIDTH OF 8 FEET.
- THE WASHOUT WILL BE A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS.
- PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE EQUIPMENT OPERATORS USE THE PROPER FACILITY.
- THE WASHOUT AREA WILL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.
- THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. THEN THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, BE BROKEN UP, AND REMOVED.

3 CONCRETE WASHOUT AREA

SCALE: N.T.S.

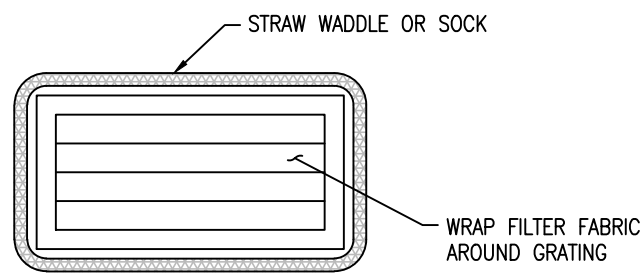


5 PORTABLE TOILET

SCALE: N.T.S.

PORTABLE TOILET GENERAL NOTES:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.

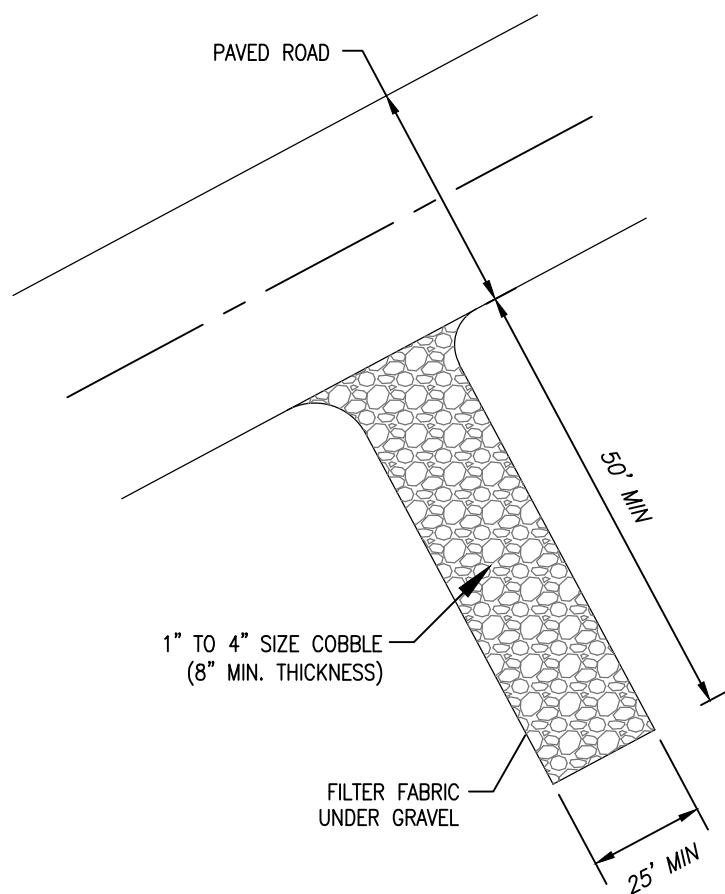


INLET PROTECTION GENERAL NOTES:

- PLACE WOOD BOARD OVER TOP OF BOX UNTIL READY TO PLACE TOP SECTION WITH INLET GRATE.
- SURROUND INLET BOX WITH STRAW WADDE OR SOCK UNTIL PLACEMENT OF CONCRETE COLLAR, WATERWAYS AND ASPHALT.
- PROVIDE MINIMUM 2 FOOT OVERLAP OF ENDS OF WADDE OR SOCK TO ENSURE NO GAP OCCURS. SECURE SECTIONS TO EACH OTHER AT BOTH ENDS OF THE OVERLAP.
- AFTER COMPLETION OF THE TOP OF BOX, WRAP INLET GRATE WITH FILTER FABRIC AND PLACE ON INLET.
- INSPECT WEEKLY AND AFTER STORM EVENTS. REMOVE ACCUMULATED SILTS ON THE FILTER FABRIC. REPLACE FILTER FABRIC IF RIPPED.
- CLEAN OUT INLET BOX AT END OF CONSTRUCTION.

2 INLET PROTECTION

SCALE: N.T.S.



4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

EROSION & SEDIMENTATION CONTROL NOTES

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10 TO 20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

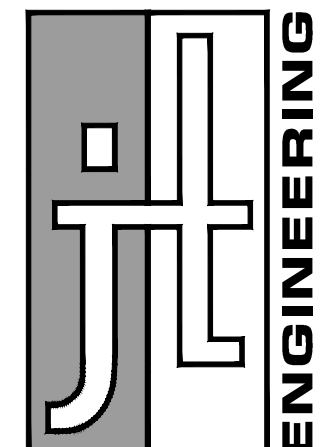
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF BLUFFDALE CITY MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION. PLEASE NOTE THAT BOTH EXISTING AND PROPOSED CONTOURS ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

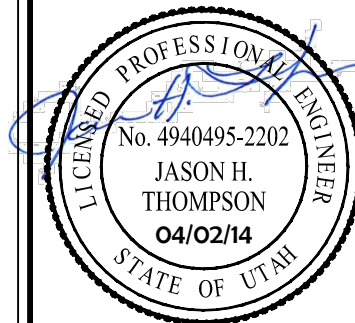
INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1. OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND

A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2. OF THE PERMIT.

- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
- THE PROJECT SITE IS IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES..
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVED ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



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South Weber, Utah
ph 801.660.2790
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REVISIONS		DESCRIPTION	
#	DATE	BY	

ROYAL FARMS ESTATES PHASE 4

SWPPP NOTES & DETAILS

SOUTH WEBER CITY, UTAH

SHEET SIZE: ARCH D

H. SCALE: N/A

V. SCALE: N/A

DATE: APRIL 2, 2014

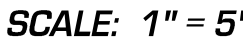
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SHEET NO.

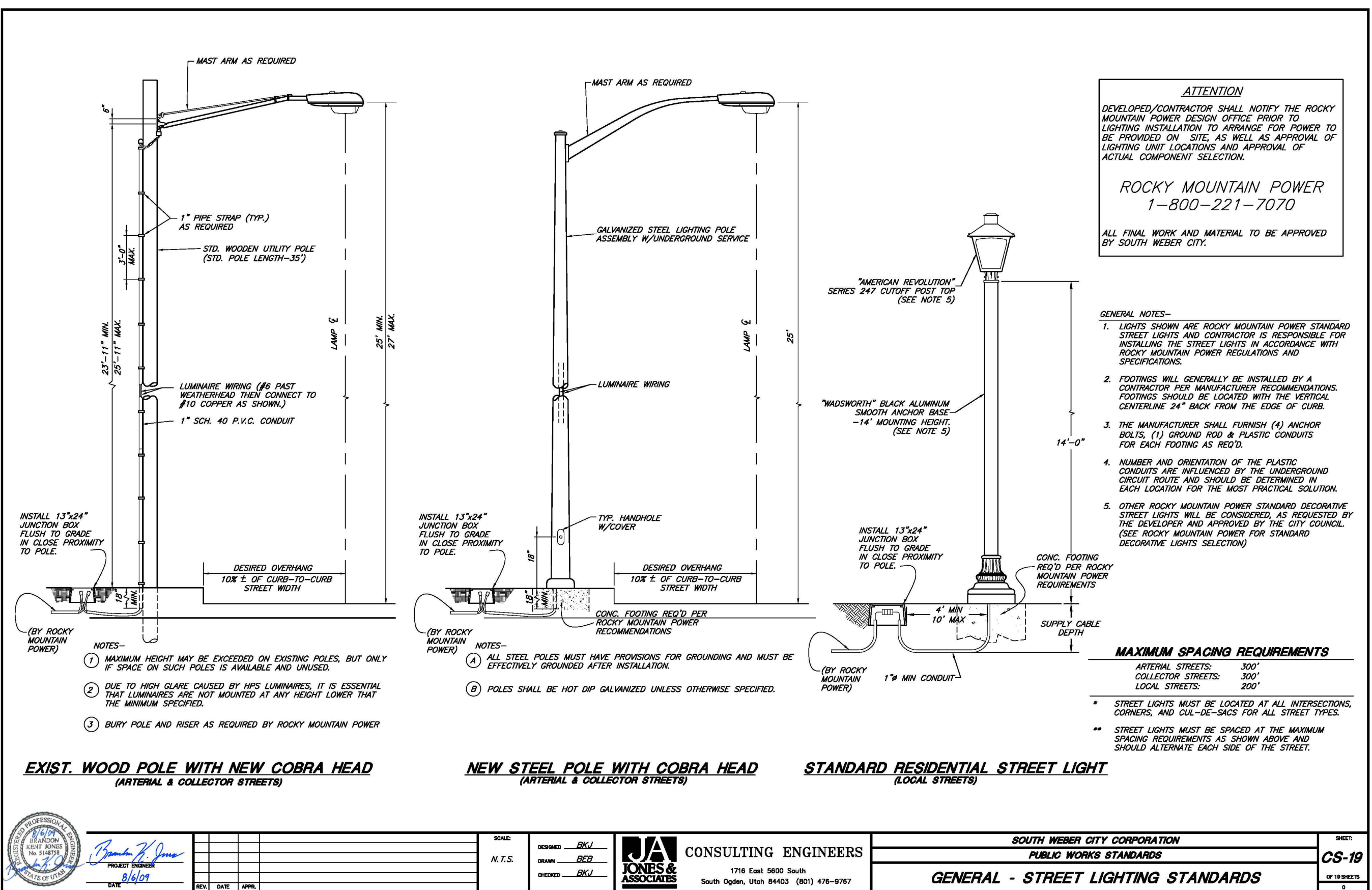
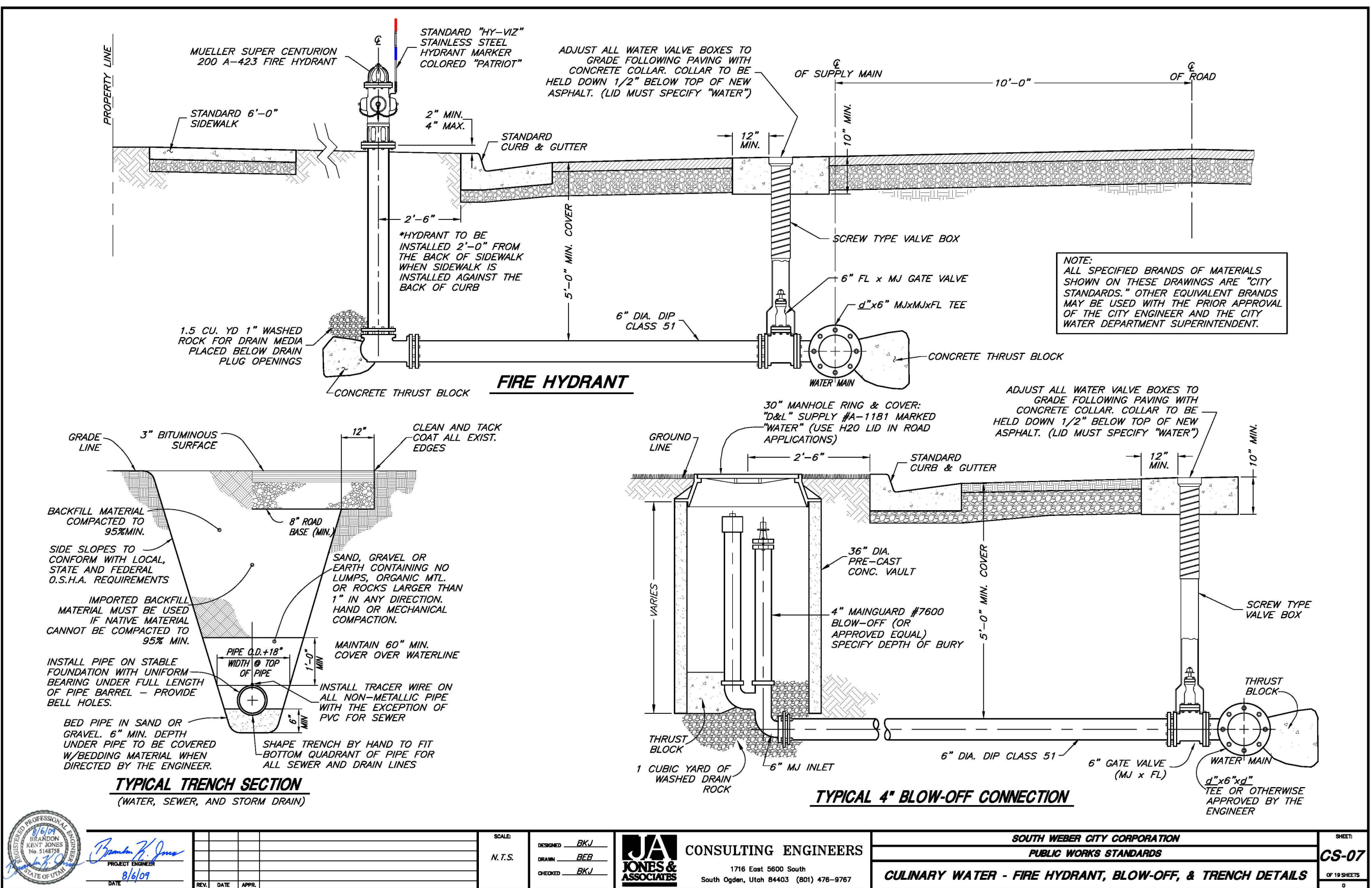
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8 of 10





9 of 10



**GEOTECHNICAL STUDY
ROYAL FARMS ESTATES, PHASES 3 AND 4
2325 EAST VIEW DRIVE
SOUTH WEBER, UTAH**

Prepared By:

Y² GEOTECHNICAL, P.C.
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Y² JOB NUMBER: 04G-28

Prepared for:

POLL FAMILY LIMITED PARTNERSHIP
C/O REEVE & ASSOCIATES, INC
4155 SOUTH HARRISON BLVD. #310
OGDEN, UTAH 84403

May 19, 2004

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Y² JOB NUMBER: 04G-28

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Y² JOB NUMBER: 04G-28

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FIGURES 3 THRU 6 : TEST PIT LOGS

LABORATORY RESULTS

GRAIN SIZE DISTRIBUTIONS

SUMMARY OF LABORATORY TESTING

1.0 INTRODUCTION

This report presents the results of a geotechnical investigation for the proposed subdivision to be located at approximately 2325 East View Drive in South Weber, Utah. The general location of the site, with respect to existing roadways, is shown on Figure No. 1, *Vicinity Map*, at the end of this report.

This investigation was done to assist in evaluating the subsurface conditions and engineering characteristics of the foundation soils and in developing our opinions and recommendations concerning appropriate foundation types, floor slabs, and pavements. This report presents the results of our geotechnical investigation including field exploration, laboratory testing, engineering analysis, and our opinions and recommendations. Data from the study is summarized on Figures 3 thru 6 and in the Laboratory Results.

2.0 PROPOSED CONSTRUCTION

We understand that the proposed development will consist of approximately 21 single family homes. We estimate that the maximum loads for the proposed structures will not exceed 3 kips per linear foot for bearing walls, 30 kips for columns, and 150 to 200 pounds per square foot for floor slabs. If structural loads are significantly greater than those discussed herein or if the project is substantially different than described above, our office should be notified so that we may review our recommendations, and if necessary, make modifications.

In addition to the structure described above it is anticipated that utilities will be constructed to service the buildings, that exterior concrete flatwork will be placed in the form of curb and gutter, and sidewalks, and that asphalt concrete paved roads will be constructed.

3.0 CONCLUSIONS

The following is a brief summary of our findings and conclusions:

1. The subject site is suitable for the proposed construction provided the recommendations presented in this report are followed.
2. Based upon the four test pits excavated for this investigation, this site is covered with 4 to 18 inches of gravelly sand topsoil. The native soils below the topsoil generally consist of medium dense poorly graded gravel with sand (GP), poorly graded sand with gravel (SP), and poorly graded sand with silt and gravel (SP-SM) which extended to the maximum depth investigated (10 ft). Water was not encountered in our test pits at the time of this investigation.
3. Conventional strip and spread footings are recommended for supporting the proposed structure. Footings should be placed on the native sand or gravel soils, or on properly placed and compacted structural fill directly on the undisturbed native soils, and may be designed using a maximum bearing capacity of 2,000 psf. More detailed information pertaining to the construction of foundations is provided in Section 10.0, Foundations of this report.
4. Residential pavements should consist of 3 inches of asphalt and 6 inches of untreated aggregate base placed on the native subgrade. Additional pavement recommendations are stated in Section 15.0 of this report.

4.0 SITE CONDITIONS

The site is an irregularly shaped parcel of land located at approximately 2325 East View Drive in South Weber, Utah. The site consists of a horse pasture and undeveloped areas. The northern boundary of the site slopes down steeply to the north at 20% to 30%, the rest of the site is slightly sloped downward to the northeast at 1% to 2%. The site is vegetated with grass, weeds and shrubs. There is a large pile of dirt fill located on the northwest edge of the site. No sources or standing water were noticed on the site at the time of this investigation.

5.0 FIELD INVESTIGATION

The field investigation consisted of excavating 4 test pits to depths of 10 feet below current site grades at the approximate locations shown on Figure 2, at the end of this report. The soils

encountered at the site were continuously logged by one of the undersigned professional engineers. Due to the granular nature of the soils on this site only disturbed samples were obtained and returned to our laboratory for testing.

6.0 LABORATORY TESTING

The samples obtained during the field investigation were sealed and returned to our laboratory where samples were selected for laboratory testing. Laboratory tests included natural moisture determinations and grain size distribution analyses. The results of these tests are shown at the end of this report.

Samples will be retained in our laboratory for 30 days following the date of this report at which time they will be disposed of unless a written request for additional holding time is received prior to the disposal date.

7.0 SUBSURFACE CONDITIONS

Based upon the four test pits excavated for this investigation, this site is covered with 4 to 18 inches of gravelly sand topsoil. The native soils below the topsoil generally consist of medium dense poorly graded gravel with sand (GP), poorly graded sand with gravel (SP), and poorly graded sand with silt and gravel (SP-SM) which extended to the maximum depth investigated (10 ft). Water was not encountered in our test pits at the time of this investigation.

Graphical representations of the soil conditions encountered are shown on the Test Pit Logs, Figures 3 thru 6. The stratification lines shown on the logs represent the approximate boundaries between soil units; the actual transition may be gradual

8.0 SITE GRADING

8.1 General Site Grading

Prior to construction unsuitable soils and vegetation should be removed from below areas which will ultimately support structural loads. This includes areas below foundations, floor slabs, exterior concrete flatwork, and asphaltic concrete paved roads. Unsuitable soils consist of topsoil, organic soils, undocumented fill, soft, loose or disturbed native soils, and any other deleterious materials. Topsoil was encountered to a maximum depth of 18 inches at the test pit locations. The topsoil and any other unsuitable soils should be completely removed.

8.2 Excavations

Due to the nature of the clean sand and gravel soils at this site, we recommend that temporary construction slopes for excavations into the native soils or structural fill, less than five feet in depth, not be made steeper than 0.5:1.0 (horizontal:vertical). Excavations extending 5 to 10 feet should be sloped at 1:0:1.0 or be shored prior to anyone entering the excavation. Excavations deeper than ten feet are not anticipated for the site. All excavations should meet applicable OSHA¹ Health and Safety Standards for type C soils.

8.3 Structural Fill

If fill is needed, all fill placed below the buildings, pavements, and concrete flatwork should be compacted structural fill. All other fills should be considered as backfill. Structural fill should consist of the native sand and gravel soils or imported structural material. Imported structural fill material should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of the fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials.

¹ Occupational Safety and Health Administration

8.4 Backfill

The native soils may be used as backfill in utility trenches and against outside foundation walls. Backfill, not under structural elements, should be placed in lift heights suitable to the compaction equipment used and compacted to at least 90 percent of the maximum dry density (ASTM D 1557).

8.5 Fill Placement and Compaction

The thickness of each lift should be appropriate for the compaction equipment that is used. We recommend a maximum lift thickness of 6 inches for hand operated equipment, 8 inches for most "trench compactors", and 12 inches for larger rollers, unless it can be demonstrated by in-place density tests that the required compaction can be obtained throughout a thicker lift. The full thickness of each lift of structural fill placed should be compacted to at least the following percentages of the maximum dry density, as determined by ASTM D-1557:

Below foundations, flatwork, and pavements:	95%
For fills thicker than 6 feet:	98%
In landscape areas not supporting structural loads:	90%

Generally, placing and compacting fill at a moisture content within 2% of the optimum moisture content, as determined by ASTM D-1557, will facilitate compaction. The further the moisture content is from the optimum, the more difficult it will generally be to achieve the required compaction.

We recommend that fill be tested frequently during placement. Early testing is recommended to demonstrate that placement and compaction methods are achieving the required compaction for the entire depth of fill. It is the contractor's responsibility to ensure that fill materials and compaction efforts are consistent so that tested areas are representative of the entire fill.

9.0 SEISMIC CONSIDERATIONS

9.1 Faulting

Based on published data, no active faults are known to traverse the site and no faulting was indicated during our field investigation. The nearest known active fault is the Wasatch Fault located about 1 mile east of the property².

9.2 Seismic Design Criteria

The residential structures should be designed in accordance with IRC building code. Based on section R301.2.2 of the IRC this site is classified as a Seismic Design Category E, however due to the dense granular nature of the soils encountered during our investigation the IRC allows a Seismic Design Category D₂ to be used.

9.3 Liquefaction

Liquefaction is a phenomenon where soils lose their intergranular strength due to an increase of pore pressures during a dynamic event such as an earthquake. The potential for liquefaction is based on several factors, including 1) the grain size distribution of the soil, 2) the plasticity of the fine fraction of the soil (material passing the No. 200 sieve), 3) relative density of the soil, 4) earthquake strength (magnitude) and duration, and 5) overburden pressures. In addition, the soils must be near saturation for liquefaction to occur. According to the Utah Geologic Survey liquefaction map, this site is in an area classified as having low potential for liquefaction².

² Utah Geologic Survey, Selected Critical Facilities and Geologic Hazards, Davis County, Utah

10.0 FOUNDATIONS

10.1 Footing Design

The native soils at this site are capable of supporting the proposed structures if the recommendations presented in this report are followed. The recommendations presented below should be utilized during design and construction of this project:

1. Spread footings founded on undisturbed native soils should be designed for a maximum allowable soil bearing capacity of 2,000 psf. A one-third increase is allowed for short term transient loads such as wind and seismic events. Footings should be uniformly loaded.
2. Continuous footings should have minimum widths of 18 inches.
3. Exterior footings should be placed below frost depth which is determined by local building codes. Generally 30 inches is adequate in this area. Interior footings, not subject to frost, should extend at least 18 inches below the lowest adjacent final grade.
4. Foundation walls on continuous footings should be well reinforced both top and bottom. We suggest a minimum amount of steel equivalent to that required for a simply supported span of 12 feet.
5. Footing excavations should be observed by the geotechnical engineer prior to placement of structural fill and construction of footings to evaluate whether suitable bearing soils have been exposed and verify that excavation bottoms are free of loose or disturbed soils.

10.2 Estimated Settlement

If footings are designed and constructed in accordance with the recommendations presented above, the risk of total settlement exceeding 1 inch and differential settlement exceeding 0.5 inch for a 25-foot span will be low. Additional settlement should be expected during a strong seismic event.

11.0 LATERAL EARTH PRESSURES

Resistance to lateral loads (including those due to wind or seismic loads) on foundations may be achieved by frictional resistance between the foundations and underlying soils, and by passive earth

pressures of backfill soils placed against the sides of foundations. Retaining walls and below grade walls acting as soil retaining structures and should be designed to resist pressures induced by the backfill soils.

The lateral pressures imposed on a retaining structure are dependant on the rigidity of the structure and its ability to resist rotation. Retaining walls which are free to rotate at least 0.2 percent of the wall height, develop an active lateral soil pressure condition. Structures that are not allowed to rotate or move laterally, develop an at-rest lateral earth pressure condition. Lateral pressures applied to structures may be computed by multiplying the vertical depth of backfill material by the appropriate equivalent fluid density. Any surcharge loads in excess of the soil weight applied to the backfill should be multiplied by the appropriate lateral pressure coefficient and added to the soil pressure. The lateral pressures presented in Table 1, *Lateral Earth Pressures* below, are based on drained, horizontally placed soils as backfill material. For computing lateral forces we recommend the following equivalent fluid densities:

TABLE 1: LATERAL EARTH PRESSURES

Condition	Static Lateral Pressure Coefficient	Static Equivalent Fluid Pressure (pcf)
Active	0.33	43.3
At-Rest	0.50	65
Passive	3.00	390

The friction acting along the base of foundations may be computed by using a coefficient of friction of 0.55 for contact with the native soils. These values may be increased by one-third for transient wind and seismic loads.

The values presented above are based on drained conditions and are ultimate, therefore, an appropriate factor of safety (minimum of 2.0) should be applied to these values for design purposes.

12.0 FLOOR SLABS

The native soils below floor slabs should be proof rolled and a minimum 4 inch thick layer of free-draining gravel or imported structural fill should be placed immediately below the floor slab to help distribute floor loads, break the rise of capillary water, and aid in the concrete curing process. For slab design, we recommend a modulus of subgrade reaction of 200 psi/in be used. To help control normal shrinkage and stress cracking, the floor slabs should have adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints and frequent crack control joints.

Special precautions should be taken during placement and curing of concrete slabs and flatwork. Excessive slump (high water-cement ratios) of the concrete and/or improper finishing and curing procedures used during hot or cold weather conditions may lead to excessive shrinkage, cracking, spalling, or curling of slabs. We recommend all concrete placement and curing operations be performed in accordance with American Concrete Institute (ACI) codes and practices.

13.0 SURFACE DRAINAGE

Wetting of the foundation soils may cause some degree of volume change within the soil and should be prevented both during and after construction. We recommend that the following precautions be taken at this site:

1. The ground surface should be graded to drain away from the structures in all directions. We recommend a minimum fall of 6 inches in the first 10 feet.
2. Roof runoff should be collected in rain gutters with down spouts designed to discharge well outside of the backfill limits.
3. Sprinkler heads, should be aimed away and kept at least 12 inches from foundation walls.
4. Provide adequate compaction of foundation backfill i.e. a minimum of 90% of ASTM D 1557. Water consolidation methods should not be used.

5. Other precautions which may become evident during design and construction should be taken.

14.0 PAVEMENT SECTION DESIGN

We understand that a flexible pavement is desired for the roads within this development. Unless a more stringent local code is required, we recommend new pavement sections consist of 3 inches of asphaltic concrete over 6 inches of untreated aggregate road base. The pavement design recommendations were developed using visual and laboratory classification of the on-site soils, an assumed California Bearing Ratio (CBR) of 10 for the supporting native soils, assumed traffic for the residential roadways of 500 vehicles per day with 1 percent being heavier vehicles such as delivery trucks (35,000 equivalent 18-kip loading), the site grading recommendations presented in this report, and the following assumptions:

1. The subgrade is proof rolled to a firm non-yielding condition and soft areas are removed and replaced with structural fill
2. Grading fills below the pavements and granular borrow meet imported structural fill material and placement requirements as defined in Sections 8.3 and 8.5 of this report, respectively;
3. Asphaltic concrete and aggregate base meet UDOT specification requirements;
4. Aggregate base is compacted to at least 95 percent of maximum dry density (ASTM D 1557);
5. Asphaltic concrete is compacted to at least 95 percent of the laboratory Marshal mix design density (ASTM D 1559);
6. Pavement design life of 20 years.

15.0 GENERAL CONDITIONS

The exploratory data presented in this report was collected to provide geotechnical design recommendations for this project. Test pits were widely spaced and may not be indicative of subsurface conditions between the test pits or outside the study area and thus have limited value in depicting subsurface conditions for contractor bidding. If it is necessary to define subsurface conditions in sufficient detail to allow accurate bidding we recommend an additional study be conducted which is designed for that purpose.

Variations from the conditions portrayed in the test pits often occur which are sometimes sufficient to require modifications in the design. If during construction, conditions are found to be different than those presented in this report, please advise us so that the appropriate modifications can be made. An experienced geotechnical engineer or technician should observe fill placement and conduct testing as required to confirm the use of proper structural fill materials and placement procedures.

The geotechnical investigation as presented in this report was conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts or reports.

Geotechnical Investigation
Royal Farms Estates Phase 3 and 4
South Weber, Utah
May 19, 2004

Page 12

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please call.

Respectfully;

Y² GEOTECHNICAL, P.C.

Lori
Lori S. Yahne, P.E.
Principal Geotechnical Engineer



5/19/04

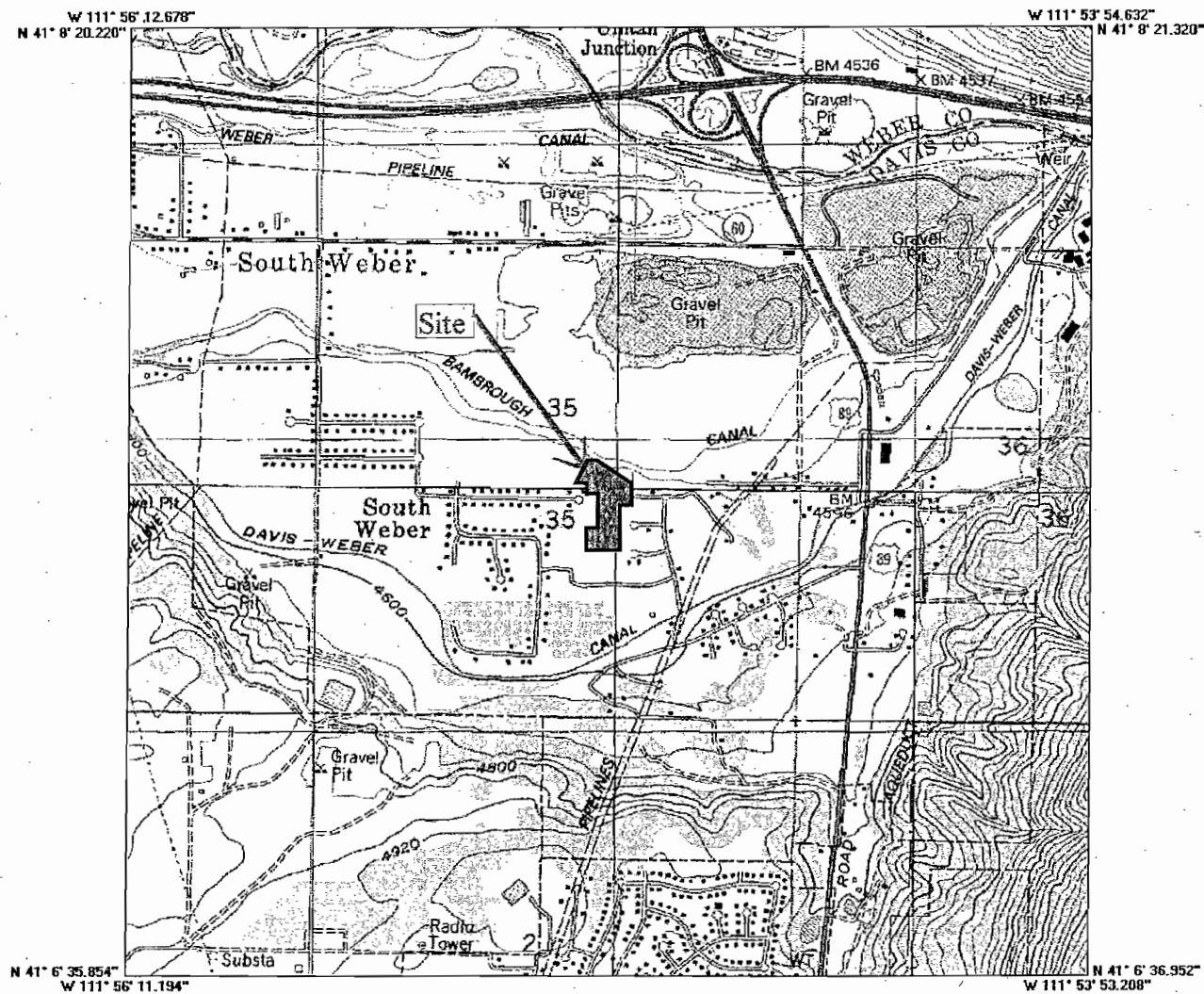
Reviewed by,

R. Jay
R. Jay Yahne, P.E.
Principal Geotechnical Engineer

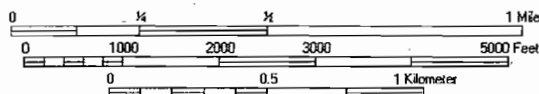
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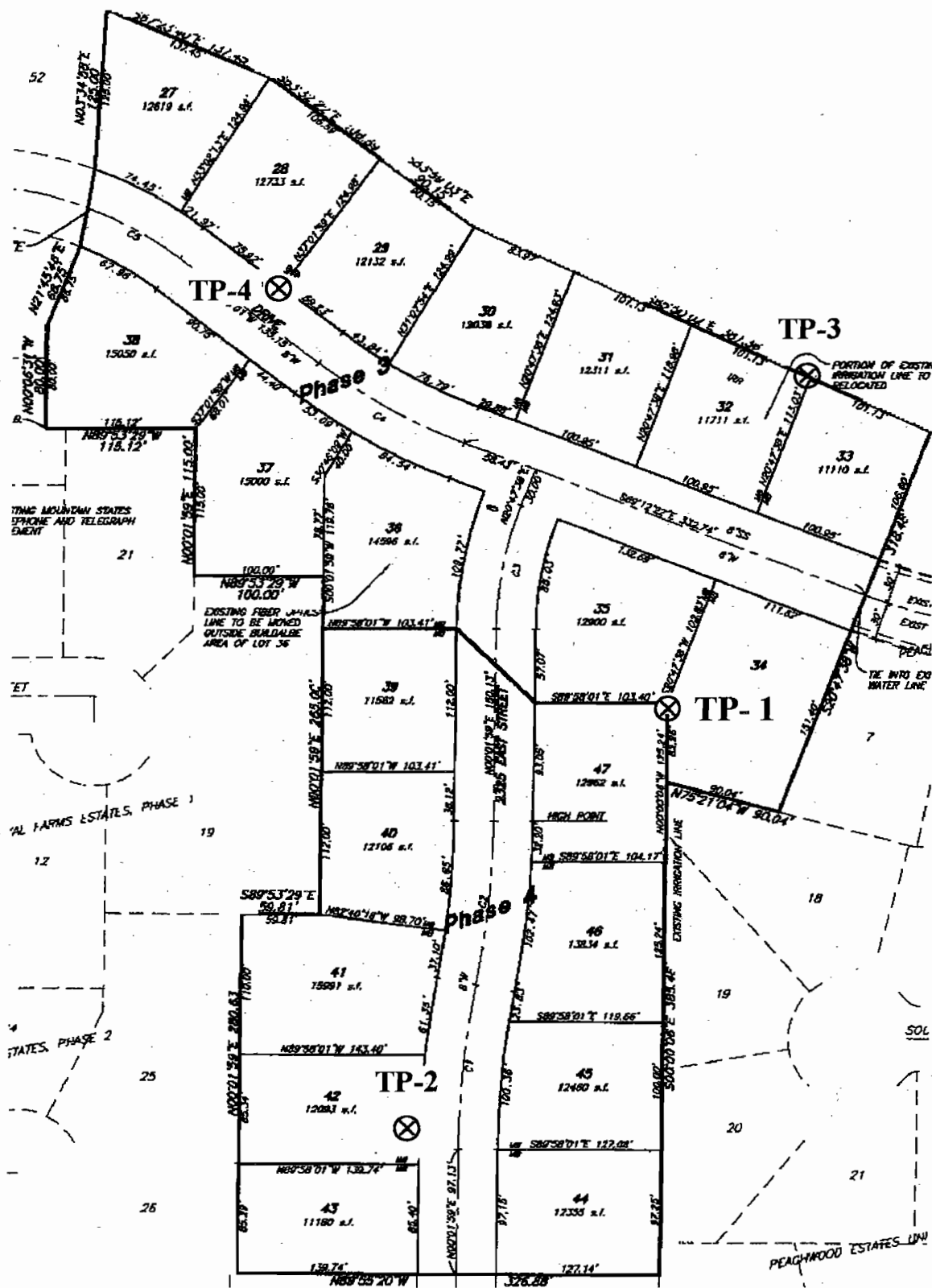
04G-28 Royal Farms







1927 North American Datum; 1,000-meter UTM grid zone 12
Generated by BigTopo (www.bigtopo.com)
Map compiled from USGS Quads: Ogden; UT Kaysville; UT



04G-28



SITE PLAN SHOWING TEST PIT LOCATIONS



Project No. 04G-28			LOG OF TEST PIT NO. TP-1		Figure 3					
PROJECT			CLIENT							
Royal Farms Estates			Poll Family Limited Partnership							
LOCATION			Surface Elev.:							
2325 East View Drive South Weber, UT										
Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION		Moisture Content, %	Liquid Limit, %	Plasticity Index, %	Gravel, %	Sand, %	Fines, %
		 Grab Sample								
1		 	4" Topsoil - gravelly sand, moist, dark brown		1.8	NP	NP	79.0	19.0	1.4
2			Poorly Graded Gravel with sand (GP) - medium dense, moist, brown							
3										
4										
5										
6										
7										
8										
9										
10			Bottom of test pit at 10'							
11										
12										
13										
14										



Y ² Geotechnical, P.C. Geotechnical & Environmental Services	WATER LEVELS	STARTED	5/11/04	FINISHED	5/11/04
	None	EXCAVATION CO.	Eagle Develop	EQUIP.	Backhoe
		EXCAVATION TYPE	Backhoe		
		LOGGED BY	R. Jay Yahne, P.E.		

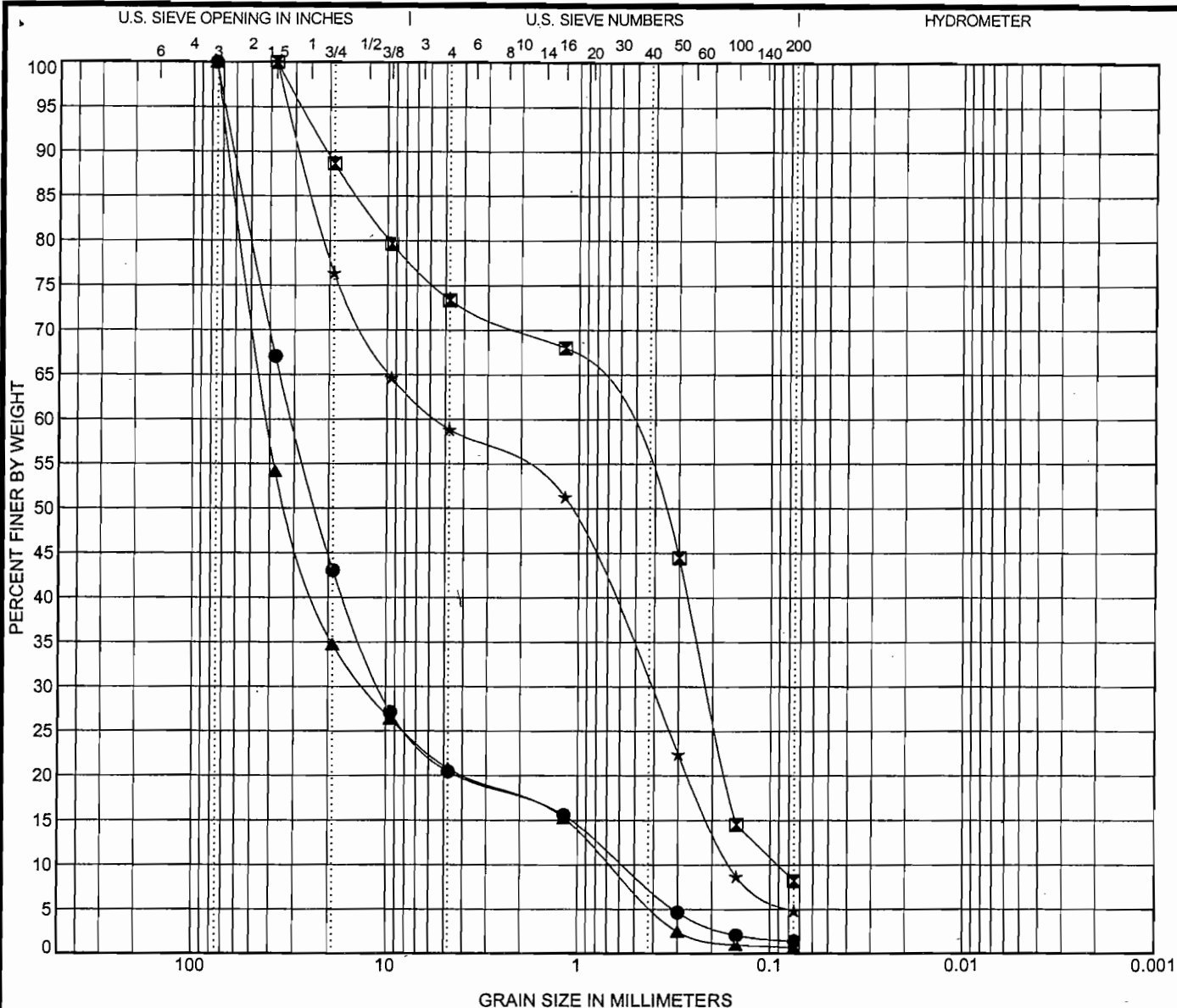
Project No. 04G-28		LOG OF TEST PIT NO. TP-2		Figure 4									
PROJECT		Royal Farms Estates		CLIENT									
LOCATION		2325 East View Drive South Weber, UT		Poll Family Limited Partnership									
		Surface Elev.:											
Depth in Feet	Graphic Log	Sample Type	Grab Sample	Moisture Content, %	Liquid Limit, %	Plasticity Index, %	Gravel, %	Sand, %	Fines, %				
SOIL DESCRIPTION													
1		18" Topsoil - gravelly sand, moist, dark brown											
2		Poorly Graded Sand with silt and gravel (SP-SM) - with cobbles, medium dense, moist, brown											
3													
4					4.7	NP	NP	26.7	65.1				
5													
6													
7													
8													
9													
10		Bottom of test pit at 9.5'											
11													
12													
13													
14													
Y ² Geotechnical, P.C. Geotechnical & Environmental Services				WATER LEVELS		STARTED		5/11/04		FINISHED		5/11/04	
				None		EXCAVATION CO.		Eagle Develop		EQUIP.		Backhoe	
						EXCAVATION TYPE		Backhoe					
						LOGGED BY		R. Jay Yahne, P.E.					

LOG OF BOREHOLE/TEST PIT 04G-28 ROYAL FARMS.GPJ V2 GEOTECH.GDT 5/19/04

LOG OF BOREHOLE/TEST PIT 04G-28 ROYAL FARMS.GPJ Y2 GEOTECH.GDT 5/19/04

Project No. 04G-28		LOG OF TEST PIT NO. TP-3		Figure 5						
PROJECT			CLIENT							
Royal Farms Estates			Poll Family Limited Partnership							
LOCATION			Surface Elev.:							
2325 East View Drive South Weber, UT										
Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION	Moisture Content, %	Liquid Limit, %	Plasticity Index, %	Gravel, %	Sand, %	Fines, %	
		 Grab Sample								
1			8" Topsoil - gravelly sand, moist, dark brown							
2			Poorly Graded Gravel with sand (GP) - medium dense, moist, brown							
3										
4										
5					1.9	NP	NP	78.3	20.1	0.7
6										
7										
8										
9			Bottom of test pit at 8.0' due to rapid hole collapse							
10										
11										
12										
13										
14										
Y ² Geotechnical, P.C. Geotechnical & Environmental Services			WATER LEVELS	STARTED	5/11/04	FINISHED	5/11/04			
			None	EXCAVATION CO. Eagle Develop		EQUIP.		Backhoe		
				EXCAVATION TYPE				Backhoe		
				LOGGED BY				R. Jay Yahne, P.E.		

Project No. 04G-28		LOG OF TEST PIT NO. TP-4		Figure 6						
PROJECT		Royal Farms Estates		CLIENT						
LOCATION		2325 East View Drive South Weber, UT		Poll Family Limited Partnership						
		Surface Elev.:								
Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION	Moisture Content, %	Liquid Limit, %	Plasticity Index, %	Gravel, %	Sand, %	Fines, %	
		 Grab Sample								
1			6" Topsoil - gravelly sand, moist, dark brown							
2			Poorly Graded Sand with gravel (SP) - with cobbles, medium dense, moist, brown							
3										
4										
5				5.7	NP	NP	41.2	53.9	4.9	
6			Poorly Graded Gravel with sand (GP), medium dense, moist, brown							
7										
8										
9			Bottom of test pit at 8.5' due to rapid hole collapse							
10										
11										
12										
13										
14										
Y² Geotechnical, P.C. Geotechnical & Environmental Services			WATER LEVELS	STARTED	5/11/04	FINISHED	5/11/04			
			None	EXCAVATION CO.	Eagle Develop	EQUIP.	Backhoe			
				EXCAVATION TYPE	Backhoe					
				LOGGED BY	R. Jay Yahne, P.E.					



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification		LL	PL	PI	Cc	Cu
●	TP-1	8.0	Poorly Graded Gravel with sand (GP)	NP	NP	NP	6.42	52.32
☒	TP-2	3.5	Poorly Graded Sand with silt and gravel (SP-SM)	NP	NP	NP	0.68	8.09
▲	TP-3	5.0	Poorly Graded Gravel with sand (GP)	NP	NP	NP	5.98	61.19
★	TP-4	4.5	Poorly Graded Sand with Gravel (SP)	NP	NP	NP	0.21	34.07

Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1	8.0	76	30.721	10.763	0.587	79.0	19.0	1.4
☒	TP-2	3.5	37.5	0.741	0.215	0.092	26.7	65.1	8.2
▲	TP-3	5.0	76	41.035	12.832	0.671	78.4	20.1	0.7
★	TP-4	4.5	37.5	5.463	0.43	0.16	41.2	54.0	4.9

Y² Geotechnical, P.C.
Geotechnical & Environmental Services

GRAIN SIZE DISTRIBUTION

Project: Royal Farms Estates

Location: 2325 East View Drive South Weber, UT

Number: 04G-28

Borehole	Depth	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Sieve	Classification	Water Content (%)	Dry Density (pcf)	Saturation (%)	Void Ratio
TP-1	8.0	NP	NP	NP	76	1	GP	1.8			
TP-2	3.5	NP	NP	NP	37.5	8	SP-SM	4.7			
TP-3	5.0	NP	NP	NP	76	1	GP	1.9			
TP-4	4.5	NP	NP	NP	37.5	5	SP	5.7			

Y² Geotechnical, P.C.
Geotechnical & Environmental Services

Summary of Laboratory Results

Project: Royal Farms Estates

Location: 2325 East View Drive South Weber, UT

Number: 04G-28

SOUTH WEBER CITY PLANNING COMMISSION
Staff Backup Report

Item No: **Rezone #2014-04A & #2014-04B**

Date of Planning Commission Meeting: **April 24, 2014**

Scheduled Time: **Public Hearing 7:05 pm**

ULI Holdings LLC has applied for a rezone on parcel #13-015-0015 (the Spaulding property). The request is to rezone the property from Residential Low Moderate (R-LM) to 10 acres Residential Moderate High (R-MH) and 13 acres Residential Moderate (RM).

Separate legal descriptions have been provided for these requests. Because the applicant is requesting two zones on the same parcel, the application has been split into "A" and "B" sections:

- 2014-04A: Request to rezone 10 acres to Residential Moderate High (R-MH)
- 2014-04B: Request to rezone 13 acres to Residential Moderate (RM)

This streamlines the approval. Separate motions for each should be made.

Staff Review & Recommendations

City Planner, Barry Burton:

See attached memo.

ATTACHMENTS

- City Planner Memo, April 15, 2014
- Application

SPAULDING PROPERTY REZONE R-LM TO R-M and R-MH

By Barry Burton 4.15.14

APPLICANT: ULI Holdings LLC

REQUEST: Rezone approximately 10 acres to R-MH and approximately 13 acres to R-M.

GENERAL INFORMATION: The rezone request does not meet the recommendations of the current General Plan. Even though we have talked about making recommendations for amending the General Plan, we have made no decision on it yet. Also, even if we had given a recommendation to the City Council to make these changes, there is no guarantee they will adopt them.

STAFF RECOMMENDATION: I recommend this item be tabled until the General Plan update has been completed. We are very close to making a recommendation to the City Council and I see no need, on our part, to rush this. Let's make sure there is an R-LM zone before we try to apply it.

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 # 2014-03 Fee \$ 480- Receipt # 13078210 Date Received 4.7.14

Owner of Property Betty J Spaulding

Applicant's Name ULI Holdings LLC

Mailing Address 1222 Preakness Drive City, State, Zip Kaysville, Utah 84037
Phone 801-923-8824 Fax 801-451-5869 Email jared@uintalandcompany.com

Agent's Name Jared B Bryson and/or Gardner S Crane

Mailing Address PO Box 1068 City, State, Zip Farmington, Utah 84025
Phone 801-923-8824 Fax 801-451-5869 Email jared@uintalandcompany.com

Request: 10 Acres/Sq. Feet be changed from A RLM zone to R-MH zone

13 +/- Acres/Sq. Feet be changed from A RLM zone to RM zone

Property Address: 545 E 6650 S, South Weber, Utah 84405

Parcel Number(s): 13-018-0015

Total Acres or Sq. Feet: 23.8 +/-

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?

The proposed use consists of two zones:

RM to provide for quiet, moderate density, residential neighborhoods.


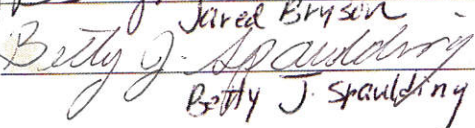
R-MH to provide for residential neighborhoods of moderately high density

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

This proposal recognizes the newly proposed land use map using the two proposed zones. It also supports the commercial property to the north with increased density, provides increased transportation routes, supports increased use of South Weber City recreational property, provides increased walk-ability with increased pedestrian trail-head access, and provides a zone transition from higher to lower density.

Applicant Certification

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

Applicant's Signature:  Date: March 27, 2014
Property Owner's Signature:  Date: April 7, 2014
Jared Bryson
Betty J. Spaulding

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:

Property Owner

Betty J Spaulding

Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I (we) ULI Holdings LLC (Gardner Crane &/or Jared Bryson), 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, 545 E 6650 S, South Weber, Utah
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 4 day of April, 2014.

Signed: Gardner Crane for ULI Holdings, LLC
Property Owner or Agent

Gardner Crane
Property Owner or Agent

Subscribed and Sworn before me this 4th day of April, 2014.

Notary Public:

Kris Krammer
STATE OF UTAH NOTARY PUBLIC
KRIS KRAMMER
COMMISSION # 656707
MY COMMISSION EXPIRES:
06-12-2016

AGENT AUTHORIZATION

State of Utah)
County of Davis)

I (we) Betty J Spaulding, the sole owner(s) of the real property located at
Property Owner(s)
545 E 6650 S, South Weber, Utah 84405, South Weber City, Utah do hereby appoint ULI Holdings, LLC
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: _____

SUBDIVISION: Riverbend Estates

PROPERTY PARCEL NUMBER(S): #13-018-0015

APPLICANT'S AFFIDAVIT

State of Utah)
County of _____) §

I/We Gardner Crane and/or Jared Bryson, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at 545 E 6050 S SOUTH WEBER, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Dated this _____ day of _____, _____.

Signed:

Property Owner or Agent Gardner Crane

Property Owner or Agent Jared Bryson

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

S
E
A
L

Notary Public

AGENT AUTHORIZATION

State of Utah)
County of _____) §

I/We Betty J. Spaulding, the sole owner(s) of the real property located at 545 E 6050 S, South Weber, Utah, hereby appoint Gardner Crane and/or Jared Bryson 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 7 day of April, 2014.

Signed:

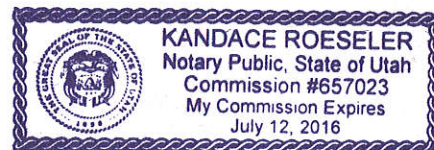
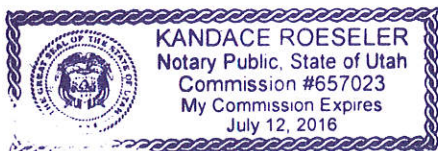
Betty J. Spaulding
Property Owner or Agent Betty J. Spaulding

Property Owner or Agent

Subscribed and sworn to before me on this 7 day of April, 2014.

S
E
A
L

Kandace Roessler
Notary Public





Legal description for Spaulding Property Tax ID# 13-018-0015

BOUNDARY DESCRIPTION

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

More formal legal descriptions for the two separate zones to be provided.

BOUNDARY DESCRIPTION (ZONE R-MH)

BEGINNING AT A POINT WHICH IS S0°36'39"W 363.23 FEET ALONG THE SECTION LINE AND S86°00'55"E 638.70 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE ALONG THE SOUTH LINE OF 6650 SOUTH STREET S86°00'00"E 505.77 FEET; THENCE S89°50'59"E 100.85 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED IN BOOK 751, PAGE 183; THENCE S1°20'50"W 284.35 FEET ALONG SAID PROPERTY; THENCE WEST 146.55 FEET; THENCE S87°07'47"W 70.00 FEET; THENCE S02°52'13"E 212.41 FEET; THENCE 26.15 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S47°04'39"W 22.96 FEET); THENCE N82°58'29"W 59.88 FEET; THENCE 113.54 FEET ALONG A 835.00 FOOT RADIUS CURVE THE THE LEFT (CHORD BEARS N86°52'12"W 113.45 FEET); THENCE S86°33'46"W 99.06 FEET; THENCE S85°34'52"W 85.00 FEET; THENCE N04°25'08"W 124.85 FEET; THENCE S88°33'33"W, 127.44 FEET; THENCE S23°50'39"E 139.41 FEET; THENCE S85°34'52"W 76.16 FEET; THENCE 156.42 FEET ALONG A 335.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S72°12'16"W 155.01 FEET); THENCE S58°49'39"W 57.64 FEET TO A PONT ON THE EAST BOUNDARY OF CANYON MEADOWS P.U.D.; THENCE ALONG SAID EAST BOUNDARY OF CANYON MEADOWS P.U.D. THE FOLLOWING THREE (3) COURSES: 1) N31°10'21"W 90.37 FEET; 2) N20°05'21"W 56.75 FEET; 3) N15°51'08"W 365.60 FEET; THENCE S88°54'00"E 488.38 FEET; THENCE N04°00'00"E 166.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10.06 ACRES ±

BOUNDARY DESCRIPTION (ZONE R-M)

BEGINNING AT A POINT ON THE EAST BOUNDARY OF CANYON MEADOWS P.U.D. SAID POINT WHICH IS S0°36'39"W 1043.84 FEET ALONG THE SECTION LINE AND S89°23'21"E 310.64 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE N58°49'39"E 57.64 FEET; THENCE 156.42 FEET ALONG A 335.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N72°12'16"E 155.01 FEET); THENCE N85°34'52"E 76.16 FEET; THENCE N23°50'39"W 139.41 FEET; THENCE N88°33'33"E 127.44 FEET; THENCE S04°25'08"E 124.85 FEET; THENCE N85°34'52"E 85.00 FEET; THENCE N86°33'46"E 99.06 FEET; THENCE 113.54 FEET ALONG A 835.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S86°52'12"E 113.45 FEET; THENCE S82°58'29"E 59.88 FEET; THENCE 26.15 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N47°04'39"E 22.96 FEET); THENCE N02°52'13"W 212.41 FEET; THENCE N87°07'47"E 70.00 FEET; THENCE EAST 146.55 FEET; THENCE TO THE WEST BOUNDARY OF THAT PROPERTY CONVEYED IN BOOK 751, PAGE 183; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) S1°20'50"W 140.04 FEET; 2) EAST 254.19 FEET TO THE WEST BOUNDARY OF STAN COOK SUBDIVISION PHASE 2; THENCE ALONG SAID BOUNDARY S01°22'05"W 468.44 FEET TO THE NORTHEAST CORNER OF SAID

CANYON MEADOWS P.U.D.; THENCE ALONG THE BOUNDARY OF SAID CANYON MEADOWS P.U.D. THE FOLLOWING FIVE (5) COURSES: 1) S85°34'52"W 1031.55 FEET; 2) N1°13'41"E 97.05 FEET; 3) N07°46'08"E 52.92 FEET; 4) N44°30'55"W 54.62 FEET; THENCE N33°48'40"W 109.43 FEET; THENCE N31°10'21"W 103.88 FEET TO THE POINT OF BEGINNING

CONTAINS: 12.34 ACRES ±

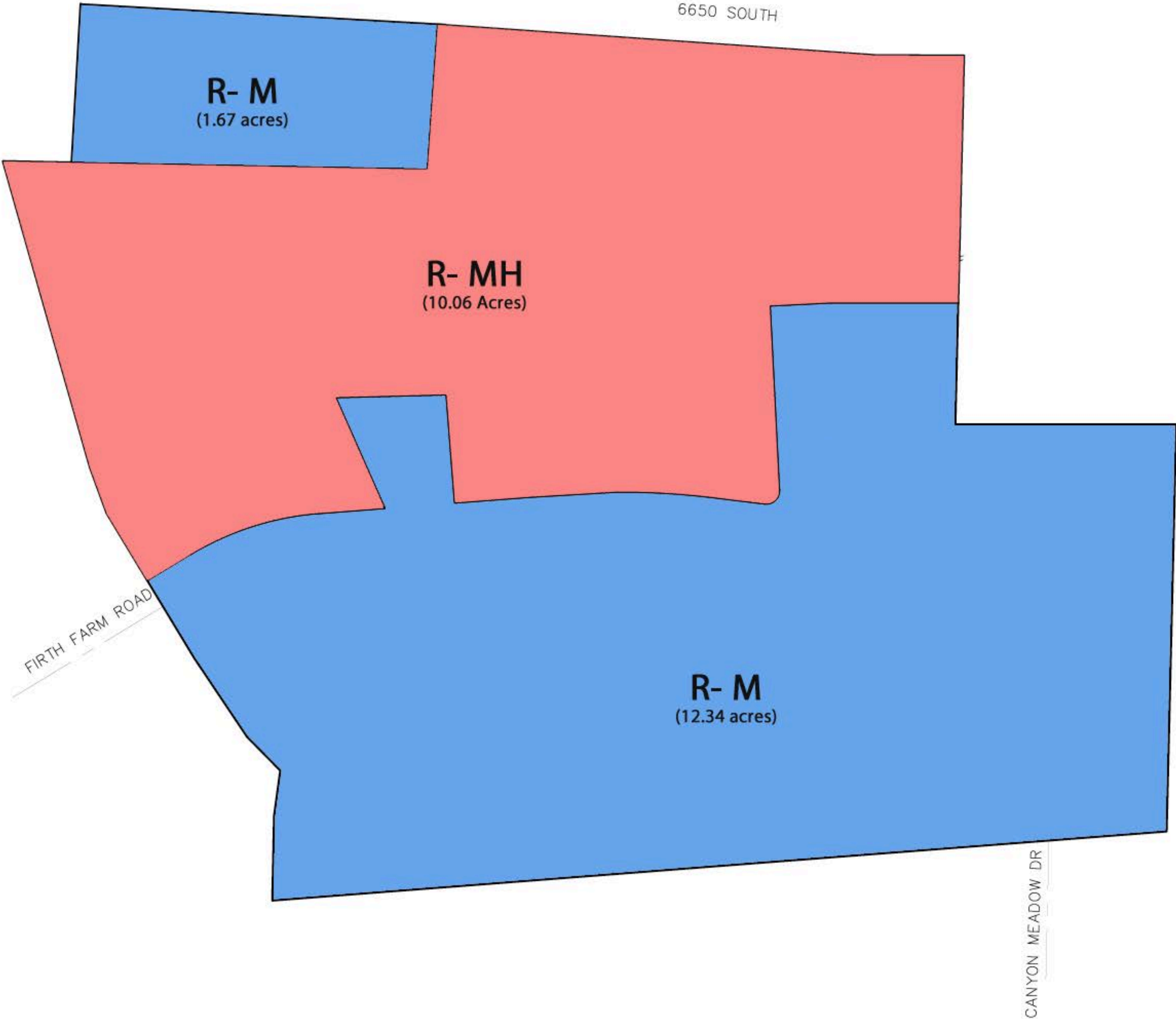
BOUNDARY DESCRIPTION (ZONE R-M FOR SPAULDING HOME AND 2 LOTS WEST)

BEGINNING AT A POINT WHICH IS S0°36'39"W 363.23 FEET ALONG THE SECTION LINE AND S86°00'55"E 228.48 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE ALONG THE SOUTH LINE OF 6650 SOUTH STREET S86°00'00"E 410.22 FEET; THENCE S4°00'00"W 166.86 FEET; THENCE N88°54'00"W 410.87 FEET; THENCE N4°02'09"E 187.64 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.67 ACRES ±



Riverbend Estates Rezone



GENERAL NOTE:
INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



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