

# **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 **January 14, 2016**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

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

6:30 P.M.      Pledge of Allegiance  
                  Approval of Meeting Minutes – Commissioner Johnson  
                            ▪ December 10, 2015  
                  Approval of Agenda  
                  Declaration of Conflict of Interest  
                  Oath of Office – Commissioner Walton  
                  2016 Position Appointments – Chair, Co-Chair, Sketch Plan Liaison, City Council Liaison Schedule

### **Administrative Actions (Application of Ordinances):**

6:35 P.M.      **Public Hearing and Action on Preliminary Subdivision:** application for Riverside Place (76 lots), located at approx. 600 E. 6650 S. (Parcels 13-018-0071 and 13-0180072), 24.07 acres; Developer: Douglas Brady.

### **Other:**

6:50 P.M.      Discussion on Wynn, Boyer, and Poff properties with the Fords/ Reeve & Associates  
7:00 P.M.      Public Comments – Please keep public comments to 3 minutes or less per person  
7:05 P.M.      Planning Commissioner Comments (Johnson, Winsor, Pitts, Walton, Osborne)  
7:10 P.M.      Adjourn

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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  
Utah Public Notice website  
www.utah.gov/pmn

www.southwebercity.com  
TO EACH MEMBER OF THE PLANNING  
COMMISSION

THOSE LISTED ON THE AGENDA

DATE: January 11, 2016

\_\_\_\_\_  
ELYSE GREINER, DEPUTY RECORDER

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

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

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 10 December 2015

**TIME COMMENCED:** 6:34 p.m.

**PRESENT: COMMISSIONERS:**

Debi Pitts  
Rob Osborne  
Wes Johnson  
Rod Westbroek  
Wayne Winsor

**CITY PLANNER:**

Barry Burton

**DEPUTY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Duncan Murray

**Transcriber:** Minutes transcribed by Michelle Clark

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*A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS*

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**PLEDGE OF ALLEGIANCE:** Chair Osborne

**VISITORS:** Doug Ahlstrom, Brent Poll, Darrell Dickson, Sarah Dickson, Heidi Little, John Volt, James Cook, Stan Cook, and Grady Brimley.

**APPROVAL OF THE MEETING MINUTES – Commissioner Winsor**

- 12 November 2015

Commissioner Johnson moved to approve the meeting minutes of 12 November 2015 as written. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Westbroek, and Winsor voted yes. Commissioner Pitts abstained. The motion carried.

**APPROVAL OF THE AGENDA:** Commissioner Westbroek moved to approve the agenda as written. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, Winsor, and Westbroek voted yes. The motion carried.

**DECLARATION OF CONFLICT OF INTEREST:** None

**Commissioner Winsor moved to open the public hearing. Commissioner Winsor seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.**

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

**Public Hearing and Action on Conditional Use Permit: request for The Firehouse Preschool LLC located at 1107 E. Canyon Drive (Parcel 13-300-0158), by applicant Sarah Dickson.** Sarah Dickson, approached the Planning Commission and stated the Firehouse Preschool has a current Conditional Use Permit and Business License located at 1976 East 7470 South. She said they are currently in the process of building a new home and it should be completed around 15 December 2015. Due to the move not having taken place yet, the fire department has not yet inspected the home. The applicant is hoping to resume business when school starts in January and is willing to get the required inspections completed after Christmas and before the new year.

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

**Commissioner Johnson moved to close the public hearing. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Pitts, Winsor, and Westbrook voted yes. The motion carried.**

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

Sarah said she is currently teaching on Tuesday and Thursday. She has seven students in the morning class and twelve in afternoon class. There are carpools dropping off their children. Sarah said her biggest class is twelve students. She does have parents help on occasion. She would like to eventually teach more days down the road. She is aware of the preschool down the street and their drop off time is different.

**Commissioner Johnson moved to approve the Conditional Use Permit: request for The Firehouse Preschool LLC located at 1107 E. Canyon Drive (Parcel 13-300-0158), by applicant Sarah Dickson subject to the fire department inspection and requirements are met. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.**

**PUBLIC COMMENTS:**

**Grady Brimley, 600 E. South Weber Drive,** said he is living in the Warren Reynolds house on .85 acres. He asked if there is any way they can split the property into two lots. He is aware of the proposed Bowman Old Farms Subdivision going in next to him. He asked about the possibility of combining his property with this subdivision. Barry explained that his request would go against the master plan for that area, but he can always make application and pay a \$300 filing fee for rezone.

**PLANNING COMMISSION COMMENTS:**

**Commissioner Johnson:**

**850 East Development Rights:** Commissioner Johnson suggested getting the restrictions identified on the master plan maps. Duncan said the City is currently in the process of doing that. He said Mayor Long is currently in the process of collecting information from Hill Air Force Base. Doug Ahlstrom cautioned the Planning Commission to be careful not to enforce private easements. He said it is between the developer's attorney and the government's attorney.

**Commissioner Winsor:**

**Extension of sidewalk on west side of 1900 East:** Commissioner Winsor said the City needs to follow up regarding extending the sidewalk on the west side of 1900 East. He said there is a school bus stop in that location.

**Irregular Lot Status:** Barry said the information will be coming in January.

**Traffic Pattern Issue on South Weber Drive by Maverik:** He brought up his concerns with the traffic pattern issues on South Weber Drive.

**Sketch Plan Meeting Spaulding Property:** He said discussion took place at the Sketch Plan Meeting regarding a masonry fence being installed. Commissioner Johnson said the fencing was discussed at the City Council meeting on 8 December 2015. Commissioner Winsor is concerned about how the City will maintain and manage this throughout the subdivision. Doug Ahlstrom said if it isn't in the City code for masonry fence, then you can't enforce it. He said you can discuss it with the developer and look at a development agreement.

He thanked Commissioner Westbrook for all he has done for the City.

**Commissioner Pitts:**

**2700 East and South Weber Drive Traffic Pattern:** She is also concerned about the safety concerns with the traffic in this area.

**Commissioner Osborne:**

He thanked Commissioner Westbrook for his expertise as he has served on the Planning Commission.

**Two Possible Planning Commission Meetings a Month:** Commissioner Osborne asked the Planning Commissions' opinion on having two meetings a month. Barry said it depends on the volume of applications. Commissioner Johnson suggested scheduling two meetings a month and canceling if needed. The Planning Commission was in agreement.

**Commissioner Westbrook:**

**7800 South No Parking Signs in front of Eddings home:** Commissioner Westbrook asked about the signs and who installed them. Duncan explained that he has met with the homeowner. He said some of the property is UDOT's. He said there is a school bus stop hut in front of this home. It is tough because there is no curb and gutter or sidewalk. The solution included two

additional signs on the asphalt closest to the corner that the City and UDOT owns. The signs will have arrows stating no parking in between certain areas. He said the hut will be moved and will increase the safety for the school children. Duncan understands the need for parents to be able to park and get their children on the bus. He said information will be distributed to homeowners in the area of the changes.

**City Planner, Barry Burton:** He thanked Commissioner Westbrook for his service on the Planning Commission and all he has done for the City. Commissioner Westbrook said he has enjoyed the opportunity to work for the City for ten years and wishes more people could have this opportunity.

**ADJOURNED:** Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:13 p.m. Commissioner Westbrook seconded the motion. Commissioners Johnson, Osborne, Pitts, Westbrook, and Winsor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date \_\_\_\_\_  
Chairperson: Rob Osborne

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

Attest: \_\_\_\_\_  
Deputy Recorder: Elyse Greiner

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING:** 10 December 2015

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

Debi Pitts  
Rob Osborne  
Wes Johnson  
Rod Westbroek  
Wayne Winsor

**CITY PLANNER:**

Barry Burton

**CITY MANAGER:**

Duncan Murray

**DEPUTY RECORDER:**

Elyse Greiner

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Doug Ahlstrom

**Approval of minutes of 12 November 2015:**

**Public Hearing and Action on Conditional Use Permit: request for The Firehouse Preschool LLC located at 1107 E. Canyon Drive (Parcel 13-300-0158), by applicant Sarah Dickson:** Commissioner Osborne said the Firehouse Preschool has a current Conditional Use Permit and Business License located at 1976 East 7470 South. The applicant is in the process of building a new home and it should be completed around the 15 December 2015. Due to the move not having taken place yet, the fire department has not yet inspected the home. The applicant is hoping to resume business when school starts in January and is willing to get the required inspections completed after Christmas and before the new year. Barry said realistically, the Fire Chief will need to make sure they have fire extinguishers. Commissioner Winsor pointed out there is another preschool up the street from this one. It was stated they are six houses apart. Barry doesn't feel it is an issue. Duncan said you can always review it again down the road. Barry said there will be no parking for more than three minutes. Commissioner Pitts questioned if there will be the same number of students.

**Property west of Heather Cove Subdivision:** Duncan discussed someone who may be interested in this property for private outdoor soccer fields. The building would be an indoor sports complex. He said there is a restrictive easement recorded against the property.

**Old Fort Road ROW:** Duncan said there is a lot of potential in the future for this area. He discussed the posse grounds and Cottonwood Cove sewer upgrade project in the spring. The City is also working on a trail. He said even though there is a public utility easement for the sewer line, there isn't a trails easement for that corridor. He said on 8 December 2015 the City Council approved the cross sections as well as allow the City staff to pursue negotiations with

property owners for the trail. He discussed the cross section being 70'. The trail would be 10' on the north side with a 6' park strip. Duncan explained that with the sewer project there needs to be some design work to make sure all utilities are installed in the right place. Duncan then discussed Section A that will have a 78' ROW with Mr. Stephens being the property owner on the north and a possible development on the Spaulding property (Riverside Place) on the south side. It is important for the City to react in the proper mediation role to make sure standards are in place.

**Maverik Update:** The grand opening will be 13 January 2015. He said after the Maverik has been established for a few months, the City can approach UDOT concerning a traffic study for that intersection and the possibility of a street light. Discussion took place regarding the safety hazard of the traffic pattern on the street and the concern with the right turn arrows.

**ADJOURNED: 6:30 p.m.**

**PUBLIC HEARING NOTICE**  
**South Weber City**

Notice is hereby given that on Thursday, January 14, 2016, at approx. 6:30 p.m., in the South Weber City Council Chambers, 1600 E. South Weber Dr., South Weber, Davis County, Utah, the following public hearing will be held before the Planning Commission: (1) a preliminary subdivision application for Riverside Place (77 lots), located at approx. 600 E. 6650 S. (Parcels 13-018-0071 and 13-0180072), 24.07 acres; Developer: Douglas Brady. A copy of the associated information for the hearing is on file for review at the South Weber City Office. The public is invited to attend and make comments. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the public hearing should notify Elyse Greiner at 801-479-3177 two days prior to the meeting date.



# *Planning Department*

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Davis County Administration Building, 61 South Main Street, P.O. Box 618,  
Farmington Utah 84025

Telephone: (801) 451-3279 - Fax: (801) 451-3281

## **PRELIMINARY PLAT REVIEW RIVERSIDE PLACE SUBDIVISION By Barry Burton**

January 7, 2016

### **Zoning:**

The rezones recommended by the Planning Commission in November have been approved by the City Council allowing this development to proceed. There have been some modifications to the plan since the rezone, but nothing that would require adjusting the zone boundaries.

### **Plat/Layout:**

The proposed layout of lots and streets is functional and meets the requirements of the zones for density and minimum lot size. There are two or three lots that will be a little bit of a challenge to site homes on due to the locations of power line easements, but it is possible to locate a reasonably sized home on each lot without encroaching on the easements.

### **Geotechnical:**

There are no big red flags in the geotechnical report. The issue with the most impact is the high ground water which varies from 7'-10' depth. The report recommends that any floor space be kept at least 3' above ground water level. This could be altered by the installation of a land drain system, but no such system is being proposed.

### **Old Fort Road (6650 S):**

One important issue is the upgrading of what we are now calling Old Fort Rd. This development borders on the south side of Old Fort which, as we all know, is in need of improvement to be able to handle the new traffic generated by this development. The plan is to increase the width in this area from about 32' to 78'. This development will provide the needed width on its side to eventually have a 78' right-of-way (ROW) when the north side develops. The problem is that they are only able to provide the additional ROW on the frontage of the subdivision, which does not extend to 475 East as is needed. It will be necessary for the City to join with developers and adjoining property owners to improve the road sufficiently to handle the traffic.


It will also be critical that the City receive assurances of the completion of improvements to Old Fort Rd. There are 4 phases in the development. Old Fort Rd. improvements are all part of Phase 4. It is imperative the City take measures not to be left holding the bag, so to speak, if the developer does not complete all phases.

### **Recommendation:**

The developers have appropriately responded to the staff's concerns thus far in the process. I recommend approval of the preliminary plat with the conditions that all of Brandon's engineering concerns be addressed and that prior to final approval of Phase 3, at the latest, all required improvements to Old Fort Rd. be guaranteed via escrow.

**MEMORANDUM**

TO: South Weber City Planning Commission

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

CC: Duncan Murray – South Weber City Manager  
Barry Burton – South Weber City Planner  
Mark Larsen – South Weber City Public Works Director

**RE: RIVERSIDE PLACE SUBDIVISION**  
**Preliminary Review**

Date: January 13, 2016

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Our office has completed a review of the preliminary plans dated December 22, 2015.

*We recommend preliminary approval be given with the following additional provisions:*

**APPROVAL w/ PROVISIONS**

1. The Development Agreement (discussed below in Item #19) must be approved by the City Council before Phase 2 will be given final approval.
2. Old Fort Road, from 475 East to the east end of the posse grounds must be built as a part of Phase 3, OR the Developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account.

*We recommend the following changes be made to the preliminary plans before considering them approved:*

**PRELIMINARY PLANS**

3. Sheet #1. Lot 77 is still zoned R-LM. This should be indicated as such.
4. Sheet #1. Spaulding Dr. should be labeled and indicated that it will be vacated by the City.
5. Sheet #2. Note #1 needs to be changed to read, "Old Fort Road, from 475 East to the east end of the posse grounds, must be built as a part of Phase 3, or the developer's portion of the cost (as identified in the Development Agreement) must be placed in a cash escrow account."
6. Sheet #2. The following note should be added, "A Development Agreement, addressing the developer's responsibility in the development and construction of Old Fort Road must be approved by the City Council prior to approval of Phase 2."
7. Sheet #2. The following note should be added, "The number and exact location of manholes, fire hydrants, inlet boxes, street lights, etc. may need to be adjusted with the final approval of each phase."

8. Sheet #2. A “partial” street section for Old Fort Road was provided. For correct reference, this needs to be replaced with the full cross section of Old Fort Road as adopted by the City Council. Our office can provide that cross section.
9. Sheet #2. In the typical cross section for the 70’ ROW, the thicknesses for the pavement and roadbase should be shown at 3” asphalt and 12” roadbase, but should also indicate “or as currently adopted in the City Standards.”
10. Sheet #2. The developer is responsible to remove the street improvements that constitute Spaulding Dr. and construct curb, gutter and sidewalk across the current street. This should be drawn and the current note revised accordingly.
11. Sheet #2. The existing sewer line in Old Fort Road should be labeled as 30”.

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*We recommend that the following items be completed before final approval of Phase 1:*

**GENERAL**

12. We received a “temporary” will-serve letter from JUB (the engineer representing the South Weber Irrigation Company) dated November 25, 2015, indicating that it is anticipated that they will serve the subdivision. However, the letter also indicates several items still needing to be addressed before a final approval letter will be given. This letter will be needed for final approval.

**PLAT**

13. Streets and Addresses will be needed at the final approval of each phase. The developer may choose the street names. The addresses will be provided by our office.
14. There should be a note referencing the geotechnical report conducted by GSH, dated December 3, 2015.

**IMPROVEMENT PLANS**

15. It appears that the sewer will be the only utility that will need to be extended beyond the boundaries of Phase 1. However, this will need to be provided with Phase 1.
16. We have received a will-serve letter from Central Weber Sewer District. An approval letter from the District will be required in order to make this connection.
17. The culinary and secondary water lines in Firth Farms Rd. will need to be extended.
18. The drainage for Phase 1 can be drained into the existing storm drain in Firth Farm Rd. However, this needs to be extended to the northeast in order to pick up drainage in the intersection.

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*The following items are mentioned for informational purposes:*

**GENERAL**

19. Development Agreement. The main provisions that should be covered by the Development Agreement are as follows:
  - a. The development and construction of Old Fort Road from 475 East (including the reconstruction of the intersection as shown in the City’s adopted General Plan) to the east end of the posse grounds.

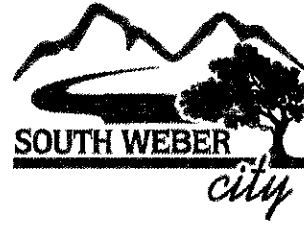
- i. This is desired to be a 3-party agreement between the City, the Developer and the Stephens (the majority property owner on the north side of the street).
    - ii. This should include a proportionate share analysis that would address the obtaining of the necessary property for the ROW as well as the cost share associated with construction of the road and all necessary improvements.
  - b. The vacation of Spaulding Drive.
  - c. The possibility of the detention basin being eliminated in the future once a regional detention basin is constructed downstream providing sufficient volume to cover its removal from the system.
20. Culinary Water. This subdivision is proposing 76 new residential lots / ERC's, which requires an additional 34.048 AF of culinary water supply. On July 28, 2015, the City Council approved the purchase of an additional 140 acre-feet (AF) of culinary water from Weber Basin. This amount covered a 99 AF deficit and provided an excess of 41 AF for future development. With the approval of this subdivision, that will leave the City with an excess of 6.952 AF (or approx. 15 ERC's).
21. Geotechnical Report. A report conducted by GSH (dated December 3, 2015), was provided. We recommend that all provisions and recommendations contained in this report be followed, with the following items emphasized:
- a. *"it is recommended that the top of the lowest habitable slab be kept a minimum of 3.0 feet above the existing groundwater level. If a land drain is constructed within the development, the top of slabs within the lowest habitable level are recommended to be 1.5 feet above the level controlled by subdrains tied into land drains within the development."*  
Basements are NOT being proposed in any part of the development. No further action is needed unless the developer changes his mind. In that event, the provisions of the Geotechnical Report would need to be followed.
  - b. Some of the on-site soils are not suitable for trench backfill. We recommend that imported granular backfill meeting AASHTO Type A-1a gradation be used as the trench backfill unless a qualified Geotechnical Engineer can verify that the native material meets this requirement.
  - c. 3" of asphalt of 12" of roadbase are recommended for the street pavement. This is greater than the minimum required by the current City Standard. We recommend that these thicknesses be required.

**For Office Use Only**

Fees received by: E6 Date of submittal: 11/24/15  
Amount Paid: 1500.<sup>00</sup> Receipt #: 13-081664

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

PC Meeting Date: Dec. 10, 2015



**Preliminary Plan Application**

Project/Subdivision Name: SPALDING PROPERTY  
Approx. Location: 600 E. 6650 S.  
Parcel Number(s): 130180071 & 130180072 Total Acres: 24.07  
Current Zone: RP & RM If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: RL, RLM, A  
Surrounding Land Uses: Residential & Agriculture  
Number of Lots: 76 # Lots per Acre: \_\_\_\_\_  
Phase: \_\_\_\_\_ of \_\_\_\_\_ PUD: Yes / No

**Contact Information**

**Developer or Agent**

Name: DOUGLAS BRADY  
Company Name: KINGS GATE  
Address: 11 GATEHOUSE LANE  
City/State/Zip: SANDY, UT 84092  
Phone: 801-792-5123 Fax: \_\_\_\_\_  
Email: DOUGLASLBRADY86@YAHOO.COM

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

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

**Developer's Engineer**

Name: RESERVE ASSOC  
Company: \_\_\_\_\_  
License #: 375328  
Address: 920 Chambers St. Ste. 14  
City/State/Zip: OGDEN, UT 84403  
Phone: 801-621-3100 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

### **Applicant Certification**

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

Applicant's Signature: \_\_\_\_\_

Date: 11/24/15

Property Owner's Signature: \_\_\_\_\_

Date: 11/24/15

SUBDIVISION: Spanlding Property

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

**APPLICANT'S AFFIDAVIT**

State of Utah )  
County of Davis ) §

I/We KING & GATE / Douglas Brady, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at \_\_\_\_\_, 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 24 day of November, \_\_\_\_\_.

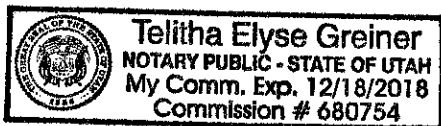
Signed: \_\_\_\_\_

Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 24 day of November, 2015.

S  
E  
A  
L



Telitha Elyse Greiner  
Notary Public

**AGENT AUTHORIZATION**

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

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

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

Signed: \_\_\_\_\_

Property Owner or Agent

Property Owner or Agent

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

S  
E  
A  
L

Notary Public

**Riverside Place**  
Sketch Plan Meeting  
12/9/2015 2:00 p.m.

**Attendees:** Developers; John Reeve, Chris Cave, Doug Brady, and Ryan Wilde; City Personnel; Wayne Winsor, Rob Osborne, Duncan Murray, Mark Larsen, Tom Smith, Brandon Jones, Barry Burton, and Elyse Greiner.

**Staff Comments:**

Doug asked whether the City wanted the knuckle; no. Chris said he can soften the line. Barry brought up the ROW on 6650 S. Chris added the dedication to the new plans. Chris spoke with Rocky Mountain Power yesterday and they want him to preserve the power poles, hence Chris reconfiguring the street in the subdivision.

Chris added an access road to Betty Spaulding's lot and will add a temporary turnaround at the end. Brandon had given Chris direction on the road leading into Betty's property so it didn't front on 6650 S. Brandon wants that street to have a cul de sac on the end in the future, not have it connect to 6650 S. Betty's property will be included in the subdivision as 1 lot. Chris said other property owners who will be affected in the dedicated ROW along 6650 S. will have to sign the plat. Brandon said the City Council changed the cross section on 6650 S. in the meeting last night. Brandon said the whole road needs to be built at once, hopefully through a development agreement. The City hasn't met with Mr. Stephens yet. Doug is willing to float the Stephen's portion now for payback later. Brandon proposed creating a cost estimate with a proportionate share analysis; everyone would pay for their portion of the bill. John brought up the storm drain line. Duncan asked about the size of the line; Brandon doesn't know. Barry brought up the intersection at 475 E. needing significant changes. Brandon will figure the whole road into the agreement. Mark said that Rocky Mountain Power owns property on the road and three owners are on the south side of street too. Brandon isn't sure what the budget allows for on the City side. John says the City can't hold Doug's development up until when the City is ready. Brandon said the City can't make any firm decisions until the Stephens stance is known. Doug asked if he could just do his half of the road if Stephens didn't participate; possibly but the road is insufficient now. Duncan said the City hasn't talked to the Stephens yet because the Council hadn't adopted the cross section and because they wanted a close preliminary plan to give him an idea of the project. Brandon wants to know and show exactions before the City talks to Mr. Stephens. Brandon wants the analysis done to take to Mr. Stephens. Brandon is still waiting on surveyors to get property lines back. When he gets that, he can do the analysis then talk to Stephens. Realistically it would take at least two weeks. Doug was under the impression he was only potentially fronting Stephens property that was parallel with his, not the whole length. Brandon said he is only responsible for his proportionate share, not anyone else's unless he works something out with other property owners.

Brandon went over his punch list that he sent to the developers via email date 12/4/2015. On item 2, Doug asked if including Betty's home as a lot would be a liability for him. Brandon said it shouldn't; it is in phase 4. Chris said whoever signs the plat would have their property dedicated to them. Brandon wants the development agreement and preliminary plat to run concurrently. The Council needs to approve the agreement prior to the preliminary getting approved, not the other way around. It was explained that the developer isn't vested until preliminary approval. John asked if they could keep working on the preliminary plat and final plat at the same time; yes.

Brandon doesn't think that topographically the detention basin could go in the middle of the subdivision as Chris asked. It also can't be in the back yards. The basin needs to be built as a permanent one.

Doug said he has a February deadline to start. Brandon asked Doug to give Reeve and Associates the flexibility they need with time.

Brandon said the developers will be bringing the storm drain back from the intersection at minimum grade. Brandon said the City will design the road.

Brandon said the rezone alignments don't match the new configuration; two slivers on 50 and 51 are off. Barry doesn't have a problem with it. Barry is good with the stub into the posse grounds but the developers should take the proposed lines for the road off of the property. Wayne wants to make sure the power line easement doesn't preclude utilities going underground. The developers will look into it.

Brandon said since Spaulding Dr. isn't being used, the asphalt needs to come out, the stub needs to be terminated and they need to run curb across Peterson Parkway. This will go in the development agreement.

Brandon said the walkway between lots 31 & 32 needs to be concrete and 10ft. wide with the side properties fenced off. Chris will adjust the easement and jog the walkway to the open space and will adjust the streetlight location to be near the walkway.

Brandon said the plans need to show how each phase's utilities will be built. Chris asked if he could do it through notes. Brandon would rather the phases show them. Chris said he would do that.

Wherever the detention basin goes, if on a lot, the lot lines can be dashed in to show they will be future lots but it should show that the basin is permanent. Brandon said it can be on one lot if it's deep enough. Doug will try and get Betty Spaulding to let them but the basin on her property in exchange for improvements in the front. Brandon needs a per phase utility drawing.

Brandon asked the developers what fencing they intend to put in along 6650 S. Brandon likes masonry. Rob said the wind is a serious issue that can't be ignored, so it needs to be sturdy material. Duncan said vinyl won't get approved by the City Council because they said they wouldn't in the meeting last night. Brandon said whatever the developers decide, it needs to be put on the plat. The material types on all boundary fencing needs to be shown.

Brandon said the storm drain needs to extend to the east property line.

Brandon mentioned he saw somewhere on the plat that is said 12" RCP, it needs to be 15". The storm drain inlet boxes need to be shown at all upstream radii.

Brandon will read the geotech. Doug isn't planning on basements. Mark says put "R" (restricted) on all of the lots that will not have basements. Brandon said put a land drain wherever you think you will have a basement.

Brandon asked if they had shot the sewer manholes because the sewer is outside of the ROW, it's in an easement on Stephen's property. Chris will double check it. The sewer line is a 30" gravity main. Brandon said the developers need Central Weber Sewer to approve.

There was discussion on future meeting dates. There will not be a public hearing in December but they will request a special meeting potentially on January 14<sup>th</sup> for preliminary and try to do the final on the 28<sup>th</sup>.

Adjourned 3:45 p.m. Minutes by Elyse Greiner.

**Items for Developer to Address:**

- Refer to Brandon's email dated 12/4/15
- Flatten the knuckle
- Talk to Rocky Mountain Power about utilities under easements
- Add "R" to restricted lots where basements will not be allowed; add land drains where they might be
- Talk to Betty Spaulding about potential detention basin on property
- Get Central Weber Sewer approval
- Determine fence material type and show on plat

**Items for City to Address:**

- Brandon will put together a cost estimate and proportionate cost analysis on 6650 S.
- Start putting together a development agreement
- Meet with the Stephens

**Brandon's email 12/4/2015:**

Doug and Chris,

The City Staff met yesterday to review the preliminary plans that were submitted to the City (attached for reference). I was given the assignment to send the comments to you, but they summarize comments from all the City Staff.

1. On closer inspection, it appears that the proposed plans are not dedicating any property to Old Fort Road. Currently, 6650 South (to become Old Fort Road) has a 30' ROW (approximately). The future ROW is projected to be 78' wide. The new Old Fort Road ROW needs to be centered on the existing 30' ROW. Additional property will need to be dedicated to the ROW (up to a max. of 24'). This will greatly impact the layout being proposed.
  - a. Note: As discussed in the Sketch Plan meeting, Jones & Associates was to provide Reeve & Associates with a layout for Old Fort Road. This has not been done yet. Given the critical nature of this road, the City Manager has now given J&A the direction to put together a detailed layout of the future Old Fort Road in the correct location so that correct direction can be given to potential developers along this road. As the alignment of the road will likely not parallel the current ROW exactly, this layout is needed to provide the overall alignment of the road. J&A will do our best to provide this information as quickly as possible.
2. When the property shown as Lot 77 is developed in the future, it will not be allowed to have lots fronting onto Old Fort Road. In order to not land lock this property, the layout needs to be adjusted to show how it will be incorporated.
3. The Phasing on Sheet 1 does not match the Phasing on Sheet 2.
4. The zoning is shown in the legend, but does not show up on the drawing. It would be helped to see what is zoned RP, which is RM and which is R-LM.
5. The north cul-de-sac should be stubbed to the posse ground property with a temporary turnaround.
6. The width of the asphalt has been measured on Spaulding Drive, and there is not enough for a parking lot. The curb, gutter, sidewalk and asphalt should be removed to the end of the radii and new curb, gutter and sidewalk be install along Peterson Parkway. The stubbed utilities also need to be terminated.
7. The pedestrian access needs to be moved back to between Lot 31 and 32.
8. A note should be added to the drawing indicating that Phase 4 cannot be built until Old Fort Road gets built.
9. The Phasing plan for the improvements needs to show how they are going to be built with each phase – each phase must stand alone. Additional sheets may be needed in order to show this.
10. The detention basin needs to show as a parcel, not lots. It will be built as a permanent detention basin, with the option of being eliminated in the future when the downstream regional basin is constructed. The developer will own the property and the city will have an

easement. Once the subdivision is formally accepted, the City will maintain it. A note indicating these provisions should be added.

11. The following are the main provisions anticipated to be included in the Development Agreement:

- a. Construction of Old Fort Road – 3 party agreement (City, Stephens and Developer)
- b. City will vacate Spaulding Drive
- c. Detention Basin – Built permanent, may be eliminated when the regional detention basin goes in downstream

12. The Development Agreement will need to be approved by the City Council prior to the approval of the preliminary plan.

13. The material type of fencing is not shown along Old Fort Road.

14. The storm drain in Old Fort Road needs to be extended to the east end of the subdivision.

15. Street lights need to be added between

- a. Lots 55 and 56
- b. Lots 23 and 24
- c. Lots 5 and 6

16. The minimum storm drain size is 15" RCP.

17. Storm drain inlet boxes need to be shown at all upstream radii.

18. We are still waiting on the geotechnical report. Depending on what this says, there may be other notes needed on the plan indicating special provisions required.

19. No land drain is shown. Basements will not be allowed if no land drain is provided, unless other mitigating measures are approved.

20. The existing sewer in Old Fort Road does not appear to be shown in the correct location. We think it is on the Stephens property. This should be located and shown correctly.

In order to accommodate moving things forward as quickly as possible, the City Staff has coordinated their schedules and is proposing that we meet for another Sketch Plan meeting next **Wednesday, December 9th at 2:00pm** at the City Office. Please let us know if you can make that date and time.

Thanks,

Brandon



BRANDON K. JONES, P.E.

P: (801) 476-9767

C: (801) 391-9621

F: (801) 476-9768

E: brandonj@jonescivil.com



**WESTCOR**  
Land Title Insurance Company

**ALTA Commitment Form (6-17-06)**

**COMMITMENT FOR TITLE INSURANCE**

**ISSUED BY**

**WESTCOR LAND TITLE INSURANCE COMPANY**

Westcor Land Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

UT1050 \* 15-0091

American Preferred Title Insurance Agency, LLC

2150 South 1300 East, Ste 500

Salt Lake City, UT 84106

**WESTCOR LAND TITLE INSURANCE COMPANY**



By:

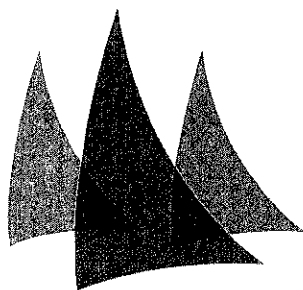
*Mary O'Donnell*  
\_\_\_\_\_  
President

Attest:

*Patricia H. Power*  
\_\_\_\_\_  
Secretary

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*



**WESTCOR**  
**Land Title Insurance Company**

**AMERICAN LAND TITLE  
ASSOCIATION  
COMMITMENT 6-17-06**

**WESTCOR  
LAND TITLE  
INSURANCE COMPANY**

**COMMITMENT  
FOR  
TITLE INSURANCE**

**HOME OFFICE**  
875 Concourse Parkway South, Suite 200  
Maitland, FL 32751  
Telephone: (407) 629-5842

# COMMITMENT

## Schedule A

State: UT  
County: **Davis**

Agent #:  
JOHN LISH

Order #:  
15-0091

Effective Date & Time:  
August 3, 2015 at 8:00 AM

Reinsurance #:

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

(a) <b>Alta Owners Policy</b>	\$ 1,400,000.00	\$4,195.00
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**Proposed Insured:**

Miller Bates, LLC

(b) <b>2006 Alta Loan Policy</b>	\$ TBD	\$TBD
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**Proposed Insured:**

TBD

(c) <b>Endorsements:</b> TBD		\$TBD
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TOTAL \$

2. The estate or interest in the land described or referred to in the Commitment and covered herein is:

**FEE SIMPLE**

and is at the effective date hereof vested in:

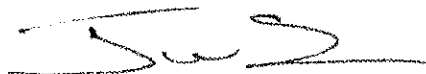
**Betty J. Spaulding, Trustee of the Mack A. Spaulding and Betty J. Spaulding  
Joint and Mutual Trust dated April 26, 1991**

3. The land is described as follows:

**See Legal Description Attached as Exhibit "A"**

**Property Address: 545 East 6650 South, South Weber UT 84405**

Issued By: American Preferred Title Insurance Agency



Countersigned Authorized Signatory

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

# COMMITMENT

File No. 15-0091

Exhibit A

BEG AT A PT ON A FENCE WH IS S 0°36'39"W 345.75 FT & N 89°29'21"W 23.9 FT & S 4°02'09"W 16 FT & S 86°00'55"E 253.38 FT FR NE CORNER OF SEC 29; T5N-R1W; SLM: RUN TH S 4°02'09"W 173.65 FT; TH N 86°00'55"W 103.34 FT TO A FENCE COR; TH S 16°27'47"E 365.50 FT ALG SD FENCE; S 20°42'E 66.75 FT ALG SD FENCE; S 31°47'E 194.25 FT ALG SD FENCE; TH S 34°25'19"E 109.43 FT ALG SD FENCE TH S 45°07'34"E 54.62 FT ALONG SD FENCE SW'LY 171 FT M/L ALONG A FENCE TH N 85°30' E 1030.2 FT ALONG A FENCE TH N 0°08'30" E 520 FT M/L TO SE CORNER OF PPTY CONV IN 751-183 TH W 254.43 FT TH N 424.33 FT M/L TO A PT ON R/W FENCE LINE OF 6600 SO STR TH W'LY ALG SD FENCE LINE TO POB. CONT. 23.80 ACRES

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

# COMMITMENT

## Schedule B - Section 1 Requirements

Order #:  
15-0091

1. Pay the full consideration to, or for the account of, the grantors or mortgagors.
2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien for labor or material.
4. Pay all premiums, fees and charges for this report, and any Policy issued hereunder.
5. Provide the Company, in writing, with instructions as to the full nature of the transaction, including but not limited to: Names of any party not referred to in this commitment who will receive an interest in the land, or who will be named as a proposed insured (Owner and/or Lender) and amounts (Owners and/or Lenders) of policies to be issued. Additional requirements or exceptions may then be made.

NOTICE TO APPLICANT: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this report or insured under a Title Insurance Policy issued hereunder.

6. Documentation sufficient to vest title in the proposed Insured Owner.
7. Trust Deed or other approved security instrument, executed by the appropriate parties.
8. Payment of fees due to South Weber, as shown in Schedule B-Section II herein.
9. Payoff existing trust deeds or obtain reconveyances.
10. Obtain Greenbelt taxes.

# COMMITMENT

## Schedule B - Section 2 Exceptions

Order #:  
15-0091

1. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any Service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or Mortgage thereon covered by this Commitment.

Exception Numbers 1 through 8 will not appear in any Extended Coverage Mortgage Policy to be issued hereunder

# COMMITMENT

File No. 15-0091

## SCHEDULE B-Section 2

### Exceptions

(Continued)

9. Taxes for the year 2014 were assessed in the amount of \$1,841.11 with an adjustment in the amount of \$1,550.60 for a total amount paid in the amount of \$290.51. Serial No. 13-018-0015
10. Taxes for the year 2015 are not yet due and payable. Serial No. 13-018-0015
11. Said property is within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, County Library, Central Weber Sewer District (801-546-1235), South Weber Water Improvement District, and is subject to any charges and assessments levied there under.
12. Easements for public utilities and drainage as shown on plat.
13. All Notes as described on official plat.
14. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
15. Any Rights of Way, Ditches, Canals, Encroachment, Encumbrance, Violation, Variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land.
16. Any portion lying within the bounds of any public roadway.
17. A POLE LINE EASEMENT including its terms, covenants and provisions as disclosed by instrument;  
To: Utah Power & Light Company  
Purpose: for the purpose of construction, maintenance, repair ... of transmission, distribution and telephone lines.  
Recorded: 1/20/1948 as Entry No. 100718 of Official Records
18. A POLE LINE EASEMENT including its terms, covenants and provisions as disclosed by instrument;  
To: Utah Power & Light Company  
Purpose: for the purpose of construction, maintenance, repair ... of transmission, distribution and telephone lines.  
Recorded: 1/20/1948 as Entry No. 100719 of Official Records
19. The terms and provisions of that certain BOUNDARY LINE AGREEMENT by and between Verlo L. Petersen, Iris G. Petersen and Mack A. Spaulding, Betty Jean Spaulding recorded on 8/5/1968 as Entry No. 322763 of Official Records.
20. DEED OF TRUST:  
  
Trustor: Mack A. Spaulding and Betty Jean Spaulding  
Trustee: State Savings and Loan Association  
Beneficiary: State Savings and Loan Association  
Amount: \$28,000.00  
Dated: 11/21/1977  
Recorded: 12/1/1977  
Entry No. 479799

\*said trust deed is likely paid off but no reconveyance has been filed of record.

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

# COMMITMENT

File No. 15-0091

## SCHEDULE B-Section 2 Exceptions (Continued)

Assignment of beneficial interest to said deed of trust by way of Assignment, to Federal National Mortgage Association, recorded on 2/8/1993 as Entry No. 1016864.

21. A POLE LINE EASEMENT including its terms, covenants and provisions as disclosed by instrument;  
To: Utah Power & Light Company  
Purpose: for the purpose of construction, maintenance, repair ... of transmission, distribution and telephone lines.  
Recorded: 11/19/1982 as Entry No. 627039 of Official Records
22. A POLE LINE EASEMENT including its terms, covenants and provisions as disclosed by instrument;  
To: Utah Power & Light Company  
Purpose: for the purpose of construction, maintenance, repair ... of transmission, distribution and telephone lines.  
Recorded: 6/21/1983 as Entry No. 631314 of Official Records
23. The terms and provisions of that certain BOUNDARY LINE AGREEMENT by and between Mack A. Spaulding, Betty Jean Spaulding and C. Leroy Bowman, Leroy H. Poll, recorded on 11/12/1985 as Entry No. 718494 of Official Records.
24. A POLE LINE EASEMENT including its terms, covenants and provisions as disclosed by instrument;  
To: Utah Power & Light Company  
Purpose: for the purpose of construction, maintenance, repair ... of transmission, distribution and telephone lines.  
Recorded: 3/14/1986 as Entry No. 729835 of Official Records.
25. A Resolution No. 34-92, CENTRAL WEBER SEWER DISTRICT ANNEXATION, and the terms, conditions and provisions therein, recorded on 12/18/1992 as Entry No. 1008530 of Official Records.
26. A Right Of Way and Easement Grant in favor of PacificCorp, an Oregon corporation, 50 feet in width, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, recorded on 4/19/1999 as Entry No. 1505745 of Official Records.
27. A Right Of Way and Easement Grant in favor of PacificCorp, an Oregon corporation, 50 feet in width, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, recorded on 4/3/2003 as Entry No. 1849378 of Official Records.
28. ACCESS AGREEMENT by and between Teresa C. & Gary L. Eisert and the South Weber Irrigation Company, and all terms, provisions, and conditions contained therein. Recorded on 11/5/2010 as Entry No. 2565021 of Official Records.  
  
\*This agreement appears not to hit the subject property but is abstracted to the property.
29. The effect of the 1969 Farmland Assessment Act, wherein there is a five year roll-back provision with regard to Assessment and taxation which becomes due upon a change in the use of all or part of eligible land, by reason of the certain Annual Application for Assessment and Taxation of Agricultural Land recorded 1/26/2012 as Entry No. 2640098 of Official Records.

# COMMITMENT

File No. 15-0091

SCHEDULE B-Section 2  
Exceptions  
(Continued)

30. DEED OF TRUST:

Trustor:	Betty Jean Spaulding
Trustee:	ULI Holdings, LLC
Beneficiary:	ULI Holdings, LLC
Amount:	\$75,000.00
Dated:	7/31/2015
Recorded:	7/31/2015
Entry No.	2884251

\*\*\*\*\*

# COMMITMENT

File No. 15-0091

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. Upon request, the company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: Judgments were checked as to Miller Bates, LLC and Betty J. Spaulding, Trustee of the Mack A. Spaulding and Betty J. Spaulding Joint and Mutual Trust dated April 26, 1991. No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: Title is to vest in persons not yet revealed, and when so vested will then be subject to matters disclosed by a search of the record against their names.

NOTE: For informational purposes only, a 24 month chain of title is provided: A review of the records contained in the County Recorder's Office was conducted to the effective date of this commitment as shown in Schedule "A" herein and the following Deeds of Conveyance and/or Real Estate Purchase Contracts were found:

## Chain of Title

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

<u>Document Name</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Recording Date</u>	<u>Entry No.</u>	<u>Book</u>	<u>Page</u>
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NOTE: The policy(ies) to be issued as a result of this Commitment contain an Arbitration Clause set forth in the Conditions/Conditions and Stipulations Section. The following is included for the information of the proposed insured(s):

**Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Association or other recognized arbitrator, a copy of which is available on request from the company. Any decision reached by arbitration shall be binding upon both you and the company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction..**

**In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.**

Please make any inquiries for Title questions to (801) 214-8116.

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

# COMMITMENT

## Privacy Policy Notice

### PURPOSE OF THIS NOTICE

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NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.



**REPORT  
GEOTECHNICAL STUDY  
PROPOSED SPAULDING PROPERTY  
DEVELOPMENT  
NORTHWEST OF THE INTERSECTION OF  
PETERSON PARKWAY AND  
CANYON MEADOW DRIVE  
SOUTH WEBER, UTAH**

Submitted To:

Kings Gate Development  
Attention: Mr. Douglas Brady  
335 North 300 West, Suite 104  
Kaysville, Utah

Submitted By:

GSH Geotechnical, Inc.  
1596 West 2650 South  
Ogden, Utah 84401

December 3, 2015

Job No. 2022-01N-15

December 3, 2015  
Job No. 2022-01N-15

Kings Gate Development  
335 North 300 West, Suite 104  
Kaysville, Utah 84037

**Attention: Mr. Douglas Brady**

Re: Report  
Geotechnical Study  
Proposed Spaulding Property Development  
Northwest of the Intersection of Peterson Parkway and Canyon Meadows Drive  
South Weber, Utah  
(41.1445 N, -111.9656 W)

## **1. INTRODUCTION**

### **1.1 GENERAL**

This report presents the results of our geotechnical study performed at the site of the proposed Spaulding Property development located northwest of the intersection of Peterson Parkway and Canyon Meadows Drive in South Weber, Utah. The general location of the site, as of 2014, is presented on Figure 1, Vicinity Map. An aerial view of the site property with surrounding roadways and proposed development is presented on Figure 2, Site Plan. The locations of the test pits excavated in conjunction with this study are also presented on Figure 2.

### **1.2 OBJECTIVES AND SCOPE**

The objectives and scope of our study were planned in discussions between Mr. Douglas Brady of Kings Gate Development and Mr. Andrew Harris of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.
2. Provide appropriate foundation, earthwork, and pavement recommendations and geoseismic information to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 8 test pits.
2. A laboratory testing program.
3. An office program consisting of the correlation of available data, engineering analyses, and the preparation of this summary report.

### **1.3 AUTHORIZATION**

Authorization was provided by returning a signed copy of our Proposal No. 15-0863N dated August 31, 2015 and received November 18, 2015.

### **1.4 PROFESSIONAL STATEMENTS**

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

## **2. PROPOSED CONSTRUCTION**

The proposed project consists of subdividing and constructing a residential subdivision on the approximately 20-acre parcel located northwest of the intersection of Peterson Parkway and Canyon Meadows Drive in South Weber, Utah. The development will include single-family residences, installation of utilities to service the proposed residences, and associated roadways and pavements.

Construction will likely consist of 1 to 3 wood-framed levels above grade founded on spread footings with possible basements. Projected maximum column and wall loads are on the order of 10 to 50 kips and 2 to 4 kips per lineal foot, respectively.

New residential roadways will be part of the development. It is anticipated that the residential streets will be constructed of asphalt pavement with relatively light projected traffic that includes primarily passenger vehicles, daily delivery trucks, daily school buses, and an occasional semi-tractor/trailer combination.

Site development will require a moderate amount of earthwork in the form of site grading. We estimate in general that maximum cuts and fills to achieve design grades will be on the order of 2 to 5 feet. Larger fills and cuts may be required at isolated areas.

### **3. SITE INVESTIGATIONS**

#### **3.1 FIELD PROGRAM**

In order to define and evaluate the subsurface soil and groundwater conditions at the site, 8 test pits were excavated to depths of about 8.0 to 12.0 feet below existing grade. The test pits were excavated using a track-mounted excavator. Test pit locations are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavating operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. Representative soil samples were placed in sealed plastic bags and containers prior to transport to the laboratory. A 2.42-inch inside diameter thin-wall drive sampler was also utilized in the subsurface sampling at the site. The soils were classified in the field based upon visual and textural examination. These classifications have been supplemented by subsequent inspection and testing in our laboratory. Detailed graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3H, Test Pit Log. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

Following completion of excavation operations, one and one-quarter-inch diameter slotted PVC pipe was installed in test pits TP-1, TP-3, TP-5, TP-6, and TP-7 in order to provide a means of monitoring the groundwater fluctuations.

Further, following completion of excavating and logging, each test pit was backfilled. Although an effort was made to compact the backfill with the excavator bucket, backfill was not placed in uniform lifts and compacted to a specific density and therefore must be considered as non-engineered backfill. Settlement of the backfill with time is likely to occur.

#### **3.2 LABORATORY TESTING**

##### **3.2.1 General**

In order to provide data necessary for our engineering analyses, a laboratory testing program was performed. The program included performing moisture, density, partial gradations, consolidation, and chemical tests on representative subsurface soil samples. The following paragraphs describe the tests and summarize the test data.

### 3.2.2 Moisture and Density

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3H.

### 3.2.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Percent Moisture Content	Soil Classification
TP-3	2.0	6.9	2.8	SP-SM
TP-4	3.0	3.0	1.2	GP
TP-6	5.0	5.2	10.4	GP-GM
TP-8	4.0	10.0	6.1	SP-SM

### 3.2.4 Consolidation Tests

To provide data necessary for our settlement analysis, a consolidation test was performed on each of 3 representative samples of the fine grained natural silty clay soils encountered. The results of the tests indicate that the samples tested were moderately over-consolidated and will exhibit slightly moderate to moderate strength and moderate to moderately high compressibility characteristics under the anticipated loading range. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

### 3.2.5 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface silty clay soil encountered at the site. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water Soluble Sulfate (mg/kg-dry)
TP-4	2.0	CL	8.3	5.45

## **4. SITE CONDITIONS**

### **4.1 SURFACE**

The subject property consists of an irregular shaped, undeveloped parcel, approximately 20-acre in size located at the northwest of the intersection of Peterson Parkway and Canyon Meadows Drive in South Weber, Utah. Vegetation at the site consists primarily of native grasses and weeds up to knee height. Numerous trees line the edges of the fields. The subject property is relatively flat with a slight slope to the southeast with a change in elevation of about 5 feet across the site. The subject property is bordered by 6650 South and undeveloped property to the north, undeveloped property followed by Interstate 84 on the east, and residential development to the south and west.

### **4.2 SUBSURFACE SOIL**

The subsurface soil conditions encountered within the test pits across the site were relatively similar. The observed subsurface soils were predominately natural silty to fine sandy clays overlying natural sands and gravels with varying fines content and occasional to numerous cobbles. In general, the upper 3 inches of soil contained major roots and topsoil. Due to past agricultural activities and weathering, the upper 12 to 18 inches of soil was loose and disturbed.

The surficial fine-grained clay/silt soils encountered were generally medium stiff to stiff, dry to slightly moist, light brown to brown in color, and will exhibit slightly moderate to moderate strength and moderate to moderately high compressibility characteristics under the anticipated loading range.

The underlying granular soils encountered are very loose to loose, dry to saturated, light brown to brown in color, and will exhibit moderately high strength and low compressibility characteristics under the anticipated loading range.

### **4.3 GROUNDWATER**

At the time of the test pit excavations and sampling operations, groundwater was encountered in all of the test pits at depths ranging between about 6.0 to 8.0 feet below the existing ground surface. Static groundwater was measured on Tuesday December 1, 2015. The measured water level is tabulated on the following page.

<b>Test Pit No.</b>	<b>Static Groundwater Level Below Existing Grade (feet)</b>
	<b>December 1, 2015</b>
TP-1	8.5
TP-3	7.3
TP-5	7.8
TP-6	8.5
TP-7	10.2

Seasonal and longer-term groundwater fluctuations of 1 to 2 feet should be anticipated. The highest seasonal levels will generally occur during the late spring and summer months. The contractor should be prepared to dewater excavations as needed.

## **5. DISCUSSIONS AND RECOMMENDATIONS**

### **5.1 SUMMARY OF FINDINGS**

The results of our analyses indicate that the proposed structures may be supported upon conventional spread and/or continuous wall foundations established upon suitable natural soils or granular structural fill extending to suitable natural soils.

The most significant geotechnical aspects of the site are the moderately high groundwater level, the loose surficial soils within the upper approximate 12 to 18 inches, and the slightly moderate strength of surficial clay soil layers encountered within the test pits.

Static groundwater was measured across the site between 7.3 feet and 10.2 feet below the existing surface. The moderately shallow groundwater encountered at the site may affect the installation of utilities and basements. Additionally, it is recommended that the top of the lowest habitable slab be kept a minimum of 3.0 feet above the existing groundwater level. If a land drain is constructed within the development, the top of slabs within the lowest habitable level are recommended to be 1.5 feet above the level controlled by subdrains tied into land drains within the development.

The on-site granular soils may be re-utilized as structural site grading fill if they meet the requirements for such, as stated herein. On-site fine grained soils (clays and silts) are not recommended as structural fill but may be placed in landscaping areas.

A qualified geotechnical engineer from GSH will need to verify that all topsoil, disturbed soils, non-engineered fills, and other unsuitable soils have been completely removed prior to the placement of structural site grading fills, floor slabs, footings, foundations, or rigid pavements. In the following sections, detailed discussions pertaining to earthwork, foundations, at-grade concrete slabs, pavements, and the geoseismic setting of the site are provided.

## **5.2 DESIGN GROUNDWATER**

Moderately shallow groundwater was encountered during excavation of the test pits explored for this project. As a result, further measures may be required to control groundwater levels within the development, such as the construction of a land drain system throughout the development if full basements are planned for the residences. If a land drain is not constructed within the development, then habitable basement floor slabs embedment should kept a minimum of 3 feet above measured static groundwater levels indicated above in Section 4.3, Groundwater.

## **5.3 EARTHWORK**

### **5.3.1 Site Preparation**

Initial site preparation will consist of the removal of surface vegetation, topsoil, and other deleterious materials from beneath an area extending out at least 3 feet from the perimeter of the proposed buildings, pavements, and exterior flatwork areas.

Additional site preparation will consist of the removal of loose/disturbed surface soils and any non-engineered fills, if encountered, from an area extending out at least 3 feet from the perimeter of residential structures.

Subsequent to stripping and prior to the placement of structural site grading fill, rigid pavements, floor slabs, or footings, the exposed natural subgrade should be proofrolled by running moderate-weight rubber tire-mounted construction equipment uniformly over the surface at least three times. An exception to this would be foundations within 2 feet of groundwater.

If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be totally removed and/or stabilized. If removal depth required is more than 2 feet or at groundwater level, GSH must be notified to provide additional recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Surface vegetation and other deleterious materials should generally be removed from the site. Topsoil, although unsuitable for utilization as structural fill, may be stockpiled for subsequent landscaping purposes.

On site granular soils may be reutilized as structural site grading fills if they meet with the requirements stated in this report. The fine grained clay/silt soils are not recommended for re-utilization as structural fill.

### 5.3.2 Temporary Excavations

Temporary construction excavations in cohesive soil, not exceeding 4 feet in depth and above or below the groundwater table, may be constructed with near-vertical sideslopes. Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing and dewatering.

To reduce disturbance of the natural soils during excavation, it is recommended that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

### 5.3.3 Structural Fill

Structural fill will be required as site grading fill, as backfill over foundations and utilities, and possibly as replacement fill beneath some footings. All structural fill must be free of sod, rubbish, construction debris, frozen soil, and other deleterious materials.

Structural site grading fill is defined as fill placed over fairly large open areas to raise the overall site grade. The maximum particle size within structural site grading fill should generally not exceed 4 inches; although, occasional particles up to 6 to 8 inches may be incorporated provided that they do not result in “honeycombing” or preclude the obtainment of the desired degree of compaction. In confined areas, the maximum particle size should generally be restricted to 2.5 inches.

On-site granular soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Some screening of larger particles (cobbles) may be required with respect to the re-utilization of the natural soils. Fine-grained soils are not recommended for use structural fill but may be utilized in landscaping areas.

Only granular soils are recommended in confined areas such as utility trenches, below footings, etc. Generally, we recommend that all imported granular structural fill consist of a well-graded mixture of sands and gravels with no more than 20 percent fines (material passing the No. 200 sieve) and no more than 30 percent retained on the three-quarter-inch sieve.

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 1.0 foot above the water table at the time of construction, a mixture of coarse gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the native ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

Non-structural site grading fill is defined as all fill material not designated as structural fill and may consist of any cohesive or granular soils not containing excessive amounts of degradable material.

### 5.3.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the ASTM<sup>1</sup> D-1557(AASHTO<sup>2</sup> T-180) compaction criteria in accordance with the table below:

<b>Location</b>	<b>Total Fill Thickness (feet)</b>	<b>Minimum Percentage of Maximum Dry Density</b>
Beneath an area extending at least 3 feet beyond the perimeter of the structure	0 to 8	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 8	95
Utility trenches within structural areas	--	96
Road base	-	96

Structural fills greater than 8 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.3.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse gravel and cobble mixtures (stabilizing fill), if utilized, shall be end-dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction

<sup>1</sup> American Society for Testing and Materials

<sup>2</sup> American Association of State Highway and Transportation Officials

equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

### **5.3.5 Utility Trenches**

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction.

Fine-grained clay and silt soils are not recommended as utility trench backfill and, more particularly, in structural areas.

## **5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS**

### **5.4.1 Design Data**

The results of our analyses indicate that the proposed structures may be supported upon conventional spread and/or continuous wall foundations established upon suitable natural soils or granular structural fill extending to suitable natural soils. For design, with respect to the proposed construction and anticipated loading given in Section 2.0, Proposed Construction, the following parameters are recommended:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous	

Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Pressure for Real Load Conditions	- 1,500 pounds per square foot
Recommended Net Bearing Pressure for Real Load Conditions and footings established on a minimum 2 feet of natural granular soils or granular structural replacement fill extending to suitable natural soils	- 2,000 pounds per square foot
Bearing Pressure Increase for Seismic Loading	- 50 percent

The term “net bearing pressure” refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

#### **5.4.2 Installation**

Under no circumstances shall the footings be established upon non-engineered fills, loose or disturbed soils, topsoil, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with compacted structural fill.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness. For instance if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

#### **5.4.3 Settlements**

Maximum settlements of foundations designed and installed in accordance with recommendations presented herein and supporting maximum anticipated loads as discussed in Section 2, Proposed Construction, are anticipated to be 1 inch or less.

Approximately 40 percent of the quoted settlement should occur during construction.

## 5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. For estimated frictional resistance, a coefficient of friction of 0.35 should be utilized. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

## 5.6 LATERAL PRESSURES

The lateral pressure parameters, as presented within this section, are for backfills which will consist of drained granular soil placed and compacted in accordance with the recommendations presented herein. The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), granular backfill may be considered equivalent to a fluid with a density of 35 pounds per cubic foot in computing lateral pressures. For more rigid walls (moderately yielding), generally not exceeding 8 feet in height, granular backfill may be considered equivalent to a fluid with a density of 45 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is no steeper than 4 horizontal to 1 vertical and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading, a uniform pressure should be added. The uniform pressures based on different wall heights are provided in the following table:

Wall Height (feet)	Seismic Loading Active Case (psf)	Seismic Loading Moderately Yielding (psf)
4	17	42
6	46	92
8	60	123

## 5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural soils and/or upon structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious

materials, frozen soils, or within ponded water. In order to facilitate construction and curing of the concrete, it is recommended that floor slabs be directly underlain by 4 inches of “free-draining” fill, such as “pea” gravel or three-quarters- to one-inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs (average uniform pressure of 150 pounds per square foot or less) is anticipated to be less than 1/4 inch.

The tops of all floor slabs in habitable areas must be established at least 3 feet above the measured static water level or a minimum 18 inches above levels controlled by subdrains.

## **5.8 SUBDRAINS**

### **5.8.1 General**

Groundwater at this site is relatively shallow. If habitable floor slabs are to be placed less than 3 feet above measured groundwater then a foundation drain tied to a suitable down gradient land drain or other disposal system must be installed.

### **5.8.2 Foundation Subdrains**

Foundation subdrains shall at a minimum consist of a 4-inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel surrounding the home foundation. The invert of a subdrain should be at least 18 inches feet below the top of the lowest adjacent floor slab. The gravel portion of the drain should extend 2 inches laterally and below the perforated pipe and at least 1 foot above the top of the lowest adjacent floor slab. The gravel zone must be installed immediately adjacent to the perimeter footings and the foundation walls. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent. Above the subdrain, a minimum 4-inch-wide zone of “free-draining” sand/gravel should be placed adjacent to the foundation walls and extend to within 2 feet of final grade. The upper 2 feet of soils should consist of a compacted clayey cap to reduce surface water infiltration into the drain. As an alternative to the zone of permeable sand/gravel, a prefabricated “drainage board,” such as Miradrain or equivalent, may be placed adjacent to the exterior below-grade walls. Prior to the installation of the footing subdrain, the below-grade walls should be dampproofed. The slope of the subdrain should be at least 0.3 percent. The gravel placed around the drain pipe should be clean 0.75-inch to 1.0-inch minus gap-graded gravel and/or “pea” gravel. The foundation subdrains can be discharged into the area subdrains, storm drains, or other suitable down-gradient location. Further it is recommended that a minimum 8 inches of gravel be placed below the floor slab which is tied to the perimeter foundation drain.

Proper grading shall be completed with a minimum 5 percent drop within the first 10 feet away from the home.

## 5.9 PAVEMENTS

### 5.9.1 Design Criteria

It is projected that proposed roadways will consist of primarily asphalt concrete. The existing natural fine-grained silt/clay soils encountered at the site surface will control and exhibit poor pavement support characteristics when saturated or near saturated.

All pavement areas must be prepared as previously discussed (see Section 5.3.1, Site Preparation). With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the pavement sections on the following pages are recommended.

Minor Streets/Cul-de-Sac Traffic  
 (Light to Moderate Volume of Automobiles and Light Trucks,  
 Light Volume of Medium-Weight Trucks,  
 and occasional Heavy-Weight Trucks)  
 [6 equivalent 18-kip axle loads per day]

Flexible Pavement:

3.0 inches	Asphalt concrete
12.0 inches	Aggregate base
Over	Suitable natural soils, and/or structural site grading fill extending to properly prepared/suitable natural soils.

Or

3.0 inches	Asphalt concrete
6.0 inches	Aggregate base
8.0 inches	Sub base
Over	Suitable natural soils, and/or structural site grading fill extending to properly prepared/suitable natural soils.

### Rigid Pavements (Non-reinforced Concrete):

Minor Streets/Cul-de-Sac Traffic and Driveways  
 (Light to Moderate Volume of Automobiles and Light Trucks,  
 Light Volume of Medium-Weight Trucks,  
 and occasional Heavy-Weight Trucks)  
 6equivalent 18-kip axle loads per day]

*5.0 inches	Portland cement concrete (non-reinforced)
4.0 inches	Aggregate base course
Over	Properly prepared natural subgrade soils, and/or structural site grading fill extending suitable natural subgrade soils

\* Under no circumstance shall rigid pavements/driveways be established over non-engineered fills/disturbed.

Asphalt concrete and base course components should meet the requirements and be placed in accordance with the Utah Department of Transportation specifications.

The above rigid pavement sections are for non-reinforced Portland cement concrete. Construction of the rigid pavement should be in sections 10 to 12 feet in width with construction or expansion joints or 0.25 depth saw-cuts on no more than 12-foot centers. Saw-cuts must be completed within 24 hours of the “initial set” of the concrete and should be performed under the direction of the concrete paving contractor. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent  $\pm 1$  percent air-entrainment.

## **5.10 CEMENT TYPES**

The laboratory tests indicate that the natural soils tested contain a negligible amount of water soluble sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

## **5.11 GEOSEISMIC SETTING**

### **5.11.1 General**

Utah municipalities adopted the International Building Code (IBC) 2012 and International Residential Code (IRC) for One- to Two-Family Dwellings 2012 on July 1, 2013. The IBC and IRC 2012 codes determine the seismic hazard for a site based upon 2008 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The

USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

The structures must be designed in accordance with the procedure presented in Section 1613, Earthquake Loads, of the IBC 2012 edition.

### 5.11.2 Site Class

For dynamic structural analysis, the Site Class D - Stiff Soil Profile as defined in Chapter 20 of ASCE 7 (per Section 1613.3.2, Site Class Definitions, of IBC 2012) can be utilized.

### 5.11.3 Faulting

Based upon our review of available literature, no active faults are known to pass through or immediately adjacent to the site. The nearest active fault is the Weber section of the Wasatch Fault, approximately 2.6 miles east of the site.

### 5.11.4 Ground Motions

The IBC 2012 code is based on 2008 USGS mapping, which provides values of short and long period accelerations for the Site Class B boundary for the Maximum Considered Earthquake (MCE). This Site Class B boundary represents a hypothetical bedrock surface and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for a MCE event and incorporates a soil amplification factor for a Site Class D soil profile in the second column. Based on the site latitude and longitude (41.1445 degrees north and -111.9656 degrees west, respectively), the values for this site are tabulated below.

<b>Spectral Acceleration Value, T</b>	<b>Site Class B Boundary</b>	<b>Site Coefficient</b>	<b>Site Class D</b>	<b>Design Values</b>
	<b>[mapped values] (% g)</b>		<b>[adjusted for site class effects] (% g)</b>	
Peak Ground Acceleration	55.7	$F_a = 1.000$	55.7	37.1
0.2 Seconds (Short Period Acceleration)	$S_s = 139.3$	$F_a = 1.000$	$S_{MS} = 139.3$	$S_{DS} = 92.9$
1.0 Second (Long Period Acceleration)	$S_1 = 49.6$	$F_v = 1.504$	$S_{M1} = 74.6$	$S_{D1} = 49.7$

### 5.11.5 Liquefaction

The site is located in an area that has been identified by the Utah Earthquake Preparedness Information Center Utah Division of Comprehensive Emergency Management for Weber County as having “low” liquefaction potential. Liquefaction is defined as the condition when saturated,

loose, granular soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will not liquefy during a major seismic event.

A complete liquefaction study for this site has not been conducted and would require multiple borings extending a minimum of 30 feet below the surface which is not part of this scope of services.

## 5.12 SITE VISITS

As stated previously, prior to placement of foundations, floor slabs, pavements, and site grading fills, a geotechnical engineer from GSH must verify that all non-engineered fills, topsoil, and disturbed/loose soils have been removed and suitable subgrade conditions encountered. Additionally, GSH must observe fill placement and verify in-place moisture content and density of structural fill materials placed at the site.

## 5.13 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 393-2012.

Respectfully submitted,

**GSH Geotechnical, Inc.**



Andrew M. Harris, P.E.  
State of Utah No. 7420456  
Senior Geotechnical Engineer



Reviewed by:



Bryan N. Roberts, P.E.  
State of Utah No. 276476  
Senior Geotechnical Engineer

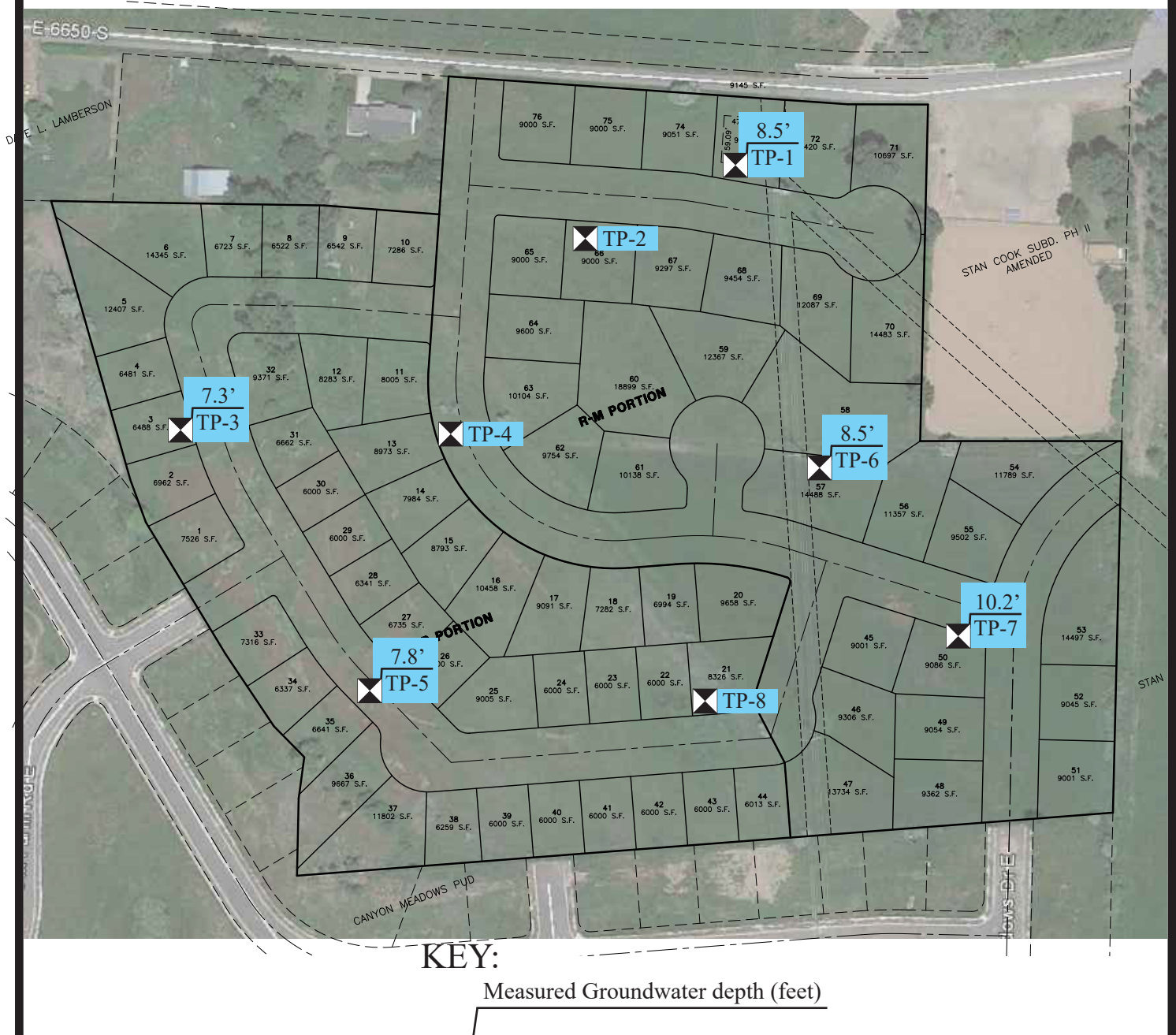
AMH/BNR:mmh

Encl. Figure 1, Vicinity Map  
Figure 2, Site Plan  
Figures 3A through 3H, Test Pit Logs  
Figure 4, Key to Test Pit Log (USCS)

Addressee (email)



REFERENCE:  
DELORME STREET ATLAS



REFERENCE:  
ADAPTED FROM DRAWING ENTITLED SKETCH PLAN  
BY REEVE & ASSOCIATES, INC., DATED AUGUST 11, 2015





# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-1

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15


LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 7.5' (11/24/15), 8.5' (12/1/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	FINE SANDY CLAY								dry
		with silt; major roots (topsoil) to 3"; brown			4	89				medium stiff
		root holes; occasional layers of fine sand up to 1/8" thick								stiff
		light brown			11	91				
	GP	FINE AND COARSE GRAVEL								slightly moist
		with some fine to coarse sand; trace silt; cobbles; tan								loose
			5							
			10							
			15							
		End of Exploration at 12.0'								
		No significant sidewall caving								
		Installed 1.25" diameter slotted PVC pipe to 12.0'								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-2

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15







LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 6.0' (11/24/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	SILTY CLAY with fine sand; major roots (topsoil) to 3'; brown								dry medium stiff
		grades sandy with rootholes			11	84				stiff
		layers of silty sand up to 1" thick								medium stiff
	SP	FINE TO MEDIUM SAND with trace silt; trace gravel; cobbles; light brown to brown								slightly moist loose
			5							
										saturated
	GP	FINE AND COARSE GRAVEL with some fine to coarse sand; cobbles; brown								saturated loose
		End of Exploration at 10.0' Sidewall caving at 5.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-3

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15

LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 6.0' (11/24/15), 7.3' (12/1/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	SILTY CLAY with trace fine sand; trace gravel; major roots (topsoil) to 3"; brown								dry medium stiff
	SP	FINE TO MEDIUM SAND with trace silt; trace gravel; light brown			3		7			slightly moist loose
	GP	COARSE GRAVEL with some fine to coarse sand; cobbles; light brown								moist very loose
			5							saturated
		End of Exploration at 10.0' Sidewall caving at 3.0' Installed 1.25" diameter slotted PVC pipe to 10.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-4

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15





LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 6.0' (11/24/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	SILTY CLAY with fine sand; major roots (topsoil) to 3"; brown								dry medium stiff
										stiff
	GP	FINE AND COARSE GRAVEL with trace to some fine to coarse sand; light brown			1		3			slightly moist loose
			5							
										saturated
		End of Exploration at 8.0' Sidewall caving at 5.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-5

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15





LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 6.0' (11/24/15), 7.8' (12/1/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL	FINE SANDY CLAY with silt; major roots (topsoil) to 3"; brown			7	86				dry dense
					5	96				
		trace rootholes								
	GP	FINE AND COARSE GRAVEL with trace to some fine to coarse sand; light brown								dry loose
			5							
		End of Exploration at 10.0' Sidewall caving at 5.0' Installed 1.25" diameter slotted PVC pipe to 10.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-6

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15

LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 8.0' (11/24/15), 8.5' (12/1/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	FINE SANDY CLAY with trace silt; major roots (topsoil) to 3"; brown								dry dense
		trace rootholes								
	GP	COARSE GRAVEL								
	GM	with some fine to coarse sand; silt; cobbles; light brown								slightly moist
	SP	FINE TO MEDIUM SAND with trace silt; gravel; light brown	5		10		5			loose moist loose
	GP	COARSE GRAVEL with trace fine to coarse sand; brown								saturated loose
		End of Exploration at 10.0' Sidewall caving at 7.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-7

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15

DATE FINISHED: 11/24/15

LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 8.0' (11/24/15), 10.2' (12/1/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		<b>Ground Surface</b>	0							
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 3"; brown			8	99				dry stiff
		trace rootholes								
	GP	FINE AND COARSE GRAVEL with trace fine to coarse sand; light brown								dry loose
			5							
		End of Exploration at 10.0' Sidewall caving at 7.0' Installed 1.25" diameter slotted PVC pipe to 10.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3G



# GSH

## TEST PIT LOG

Page: 1 of 1

### TEST PIT: TP-8

CLIENT: Kings Gate Development

PROJECT NUMBER: 2022-01N-15

PROJECT: Spaulding Property

DATE STARTED: 11/24/15 DATE FINISHED: 11/24/15

LOCATION: Northwest corner of Peterson Parkway and Canyon Meadows Drive, South Weber, Utah

GSH FIELD REP.: AA

EXCAVATING METHOD/EQUIPMENT: JCB 214S - Backhoe

GROUNDWATER DEPTH: 6.0' (11/24/15)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL	FINE SANDY CLAY with silt; major roots (topsoil) to 3"; brown  trace rootholes								dry stiff
	CL	SILTY CLAY with some fine sand; light brown								dry stiff
	SP	FINE TO COARSE SAND with silt; trace gravel; tan			6		10			slightly moist
			5		12	86				loose
	GP	COARSE GRAVEL with some fine to coarse sand; tan								saturated loose
		End of Exploration at 10.0' Sidewall caving at 7.0'	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

CLIENT: Kings Gate Development  
PROJECT: Spaulding Property  
PROJECT NUMBER: 2022-01N-15

## KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

### COLUMN DESCRIPTIONS

- ① **Water Level:** Depth to measured groundwater table. See symbol below.
- ② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.
- ③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency.
- ④ **Depth (ft.):** Depth in feet below the ground surface.
- ⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.
- ⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of
- ⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.
- ⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.
- ⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.
- ⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.
- ⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

#### CEMENTATION:

**Weakly:** Crumbles or breaks with handling or slight finger pressure.

**Moderately:** Crumbles or breaks with considerable finger pressure.

**Strongly:** Will not crumble or break with finger pressure.

#### MODIFIERS:

**Trace**  
<5%

**Some**  
5-12%

**With**  
> 12%

#### MOISTURE CONTENT (FIELD TEST):

**Dry:** Absence of moisture, dusty, dry to the touch.

**Moist:** Damp but no visible water.

**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

### UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
<b>COARSE-GRAINED SOILS</b> More than 50% of material is larger than No. 200 sieve size.	<b>GRAVELS</b> More than 50% of coarse fraction retained on No. 4 sieve.	<b>CLEAN GRAVELS</b> (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		<b>GRAVELS WITH FINES</b> (appreciable amount of fines)	GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	<b>SANDS</b> More than 50% of coarse fraction passing through No. 4 sieve.	<b>CLEAN SANDS</b> (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
		<b>SANDS WITH FINES</b> (appreciable amount of fines)	SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
			SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
<b>FINE-GRAINED SOILS</b> More than 50% of material is smaller than No. 200 sieve size.	<b>SILTS AND CLAYS</b> Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays of Low Plasticity
	<b>SILTS AND CLAYS</b> Liquid Limit greater than 50%		MH	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
<b>HIGHLY ORGANIC SOILS</b>			PT	Peat, Humus, Swamp Soils with High Organic Contents

#### STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"
<b>Occasional:</b> One or less per 6" of thickness	
<b>Numerous;</b> More than one per 6" of thickness	

#### TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

#### WATER SYMBOL

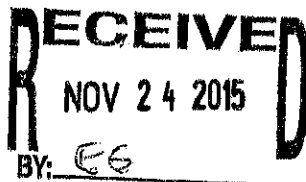
- Water Level

Note: Dual Symbols are used to indicate borderline soil classifications.

FIGURE 4



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



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

## Utility Notification Form

### Project/Subdivision

### Developer or Agent

Name: SPAVENS PROPERTY

☒ Residential ☐ Commercial

Approx. Location: 6650 SOUTH SOUTHWEST

Parcel Number(s): 6626-01

Number of Lots: 76

Phase:      of      PUD: Yes / No

Name: DOUGLAS BRADY

Company Name: KIMMS GATE

Address: 11 GATEHASS LANE

City/State/Zip: SANDY UT 84092

Phone: 801-792-5123

Fax:     

Email: DOUGLAS.BRADY@KIMMSGATE.COM

### QUESTAR GAS

Name: MIKE DAVIS Title: PRE CONST.

(please print)

Signature: Mike Davis

Phone: 801-790-9623

Date: 11/19/2015

### COMCAST CABLE TV

Name: BRANDY Title: CSP

(please print)

Signature: [Signature]

Phone: 801-444-4824

Date: 11-19-15

### ~~QUEST~~ CENTURY LINK

Name: Matt Ivester Title: ENGINEER II

(please print)

Signature: [Signature]

Phone: 801-626-5401

Date: 11-19-15

### ROCKY MOUNTAIN POWER

Name: Greg Deter Title: Jr Estimator

(please print)

Signature: [Signature]

Phone: 801-543-3016

Date: 11-19-2015



## Central Weber Sewer Improvement District

December 1, 2015

Kings Gate Development  
Douglas Brady  
335 North 300 West, Suite 104  
Kaysville, UT 84037

Reference: Spaulding Property Development  
6650 South – South Weber City

Dear Mr. Brady:

In reference to the proposed 76 lot Spaulding Property Development in South Weber City, the Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

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

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

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Lance L. Wood, P. E.  
General Manager

cc: Chris Cave, Reeve & Associates

## MEMORANDUM

---

**DATE:** November 25, 2015  
**TO:** Louise Cooper  
**CC:** Brandon Jones, P.E. (South Weber City Engineer)  
**FROM:** Rick Smith, P.E.  
**SUBJECT:** Spaulding Property Plan Review (J-U-B#55-13-082:002)

---

### **Review of plans submitted November 25, 2015.**

The preliminary plans as submitted are satisfactory at this stage of the development and it's planned that the South Weber Irrigation Company will serve the new subdivision. Following are some comments (secondary water):

- We do not have information on the Canyon Meadows subdivision. What are the existing pipe sizes? Based on the secondary system improvement drawings when the mains were installed, Canyon Meadows connects twice on 475 E. and twice off Lateral B. There is an existing turnout from Lateral B (10" PVC) that should be replaced or connected to at the end of the proposed secondary line of the new extension of Canyon Meadows Rd.
- One of the existing feeds off Lateral B is at the north end of Canyon Meadows Drive. One question is on how does South Weber Irrigation want to handle the existing connection from Lateral B? Do you want to keep it and require an easement along the side yard of the proposed Lot 38 or remove it at the time of the development? If an easement, then that would need to be shown on the plat. We recommend you decide on how you'd like to proceed on the easement or not. We'd recommend making a connection at the north end of the extension of Canyon Meadows Drive and have them remove the existing feed.
- We noted that one of the stub streets off Peterson Parkway is not shown being connected. Will that be the case?
- Based on the secondary system improvement drawings when the mains were installed, an existing 15" PVC pipe is in 6650 South. And then as stated above, a 10" PVC pipe for Lateral B (north end of Canyon Meadows Rd.).
- The South Weber Irrigation standards and details should be made available to the developer/contractor.
- On improvement drawings, the secondary water notes should read that it should be installed per the South Weber Irrigation standards and specifications.
- The Company Standards and details show pipelines will have a minimum of 36" of cover. Those lines should be shown in the profile on improvement drawings, graded to drain.

The Developer will proceed on preliminary approvals showing the main secondary water pipe also connecting at the north end of Canyon Meadows Drive. The Developer will then submit improvement drawings for their planned phase. It's advisable to have them make the secondary water connection off of 6650 South, which will provide better flow and pressure.

We trust this information will meet your needs for now.




## Curve Table


## Legend



## South Weber City, Davis County, Utah



 = R-P SECTION, SETBACKS: FRONT 20', REAR 10',

 = R-M SECTION, SETBACKS: FRONT 20' REAR 25',  
SIDE 10' (20' ON CORNER LOTS)

**Developer:**  
Doug Brady  
801-792-5123

[illegible]

**Riverside Place Subdivision**  
PART OF THE NW 1/4 OF SECTION 28, T.5N., R.1W., S.1B & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

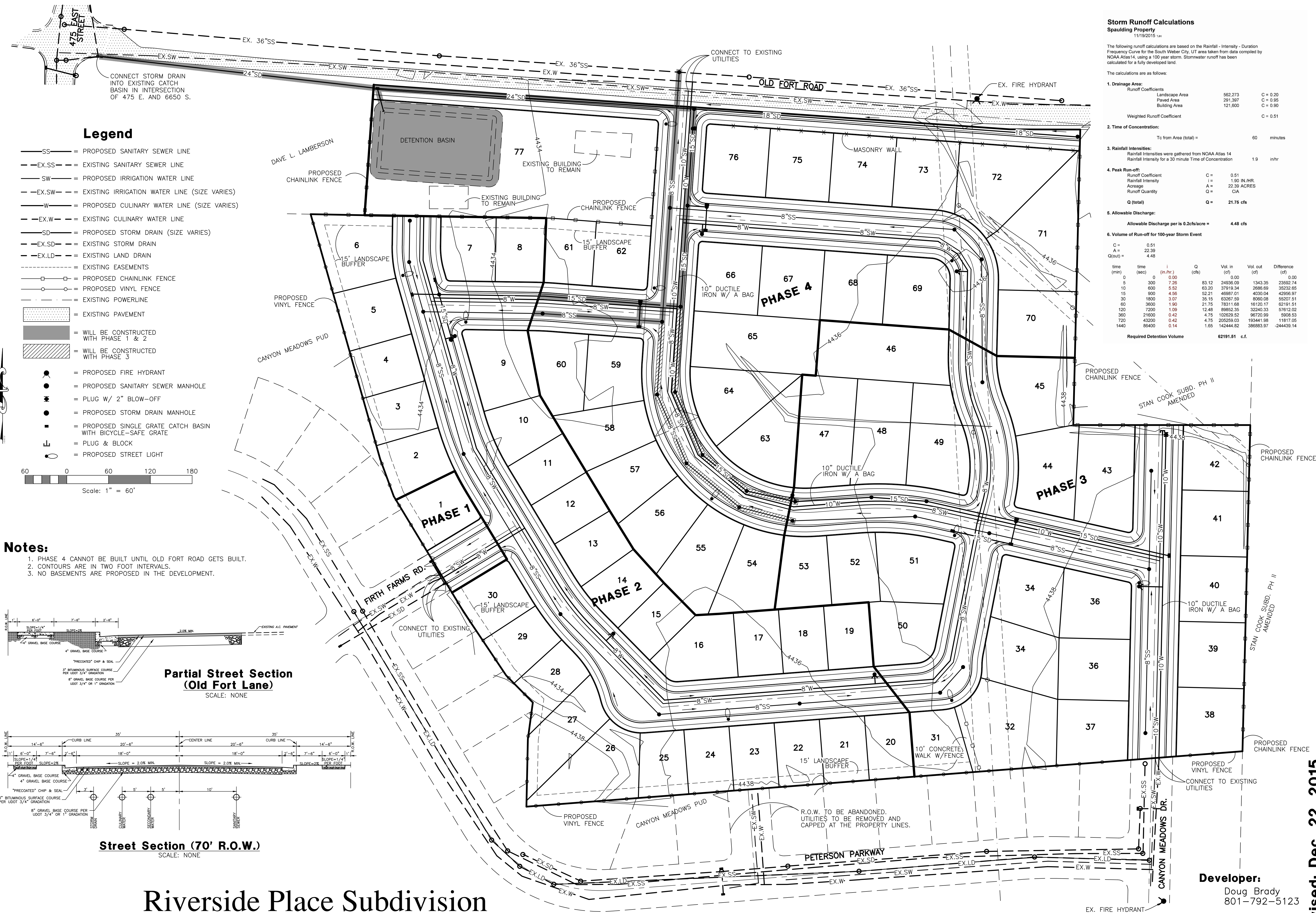
---

**Preliminary Plan**  
**"Not to be Recorded"**

**Project Info.**  
 Engineer: N. Reeve  
 Designer: C. Cave  
 Begin Date: NOVEMBER 11, 2015  
 Name: RIVERSIDE PLACE  
SUBDIVISION  
 Number: 6626-01

Sheet	<b>2</b>
<b>1</b>	Sheets

Revised: Dec. 22, 2015



**Reeve & Associates, Inc.**  
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2668 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**IRA**

REVISIONS	DESCRIPTION
DATE	

**Riverside Place Subdivision**  
PART OF THE NW 1/4 OF SECTION 28, T.5N., R.1W., S.1B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Utilities**  
"Not to be Recorded"

Project Info.
Engineer: N. Reeve
Designer: C. Gave
Begin Date: NOVEMBER 11, 2015
Name: RIVERSIDE PLACE SUBDIVISION
Number: 6626-01

Sheet	2
2	Sheets

Revised: Dec. 22, 2015

**Developer:**  
Doug Brady  
801-792-5123

# Riverside Place Subdivision

South Weber City, Davis County, Utah

# ORDINANCE 13-18A

## AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING

Parcels #13-023-0022, 13-023-0109, 13-006-0031,

13-006-0025, & 13-006-0002

### 8 Acres from Agricultural (A) Zone to Residential High (RH) Zone

**WHEREAS**, Uinta Land Company, agent for the property owners of said parcels, has made application for change of zoning of said parcels from current Agricultural (A) Zone to Residential High (RH); and

**WHEREAS**, on 14 November 2013, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning; and

**WHEREAS**, on 10 December 2013, the City Council held a public hearing to consider the application for change of zoning; and

**WHEREAS**, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is consistent with the City's General Plan, and the City Council determined that it is in the best interest of the City to approve this change of zoning.

**BE IT THEREFORE ORDAINED** by the South Weber City Council that the Zoning Map referred to in section 10-1-5 is amended as follows:

**Section I.** The following portion of real property is hereby rezoned from the present **Agricultural (A) Zone to Residential High (RH) Zone**

**Total Number of Acres:** 8 +/- acres

**Legal Description:**

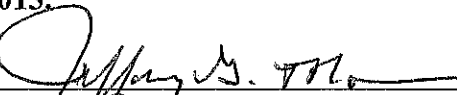
A portion of the SE1/4 of Section 20, and the NE1/4 of Section 29, Township 5 North, Range 1 West, Salt Lake Base & Meridian, located in South Weber, Utah, more particularly described as follows:

Beginning at a point located N89°28'27"W along the Section line 230.00 feet and North 78.57 feet from the Southeast Corner of Section 20, T5N, R1W, S.L.B. & M.; thence N89°14'00"W 76.84 feet; thence along the arc of a 215.00 foot radius curve to the right 124.18 feet through a central angle of 33°05'36" (chord: N72°41'12"W 122.46 feet); thence N56°08'24"W 177.00 feet; thence along the arc of a 285.00 foot radius curve to the left 164.92 feet through a central angle of 33°09'15" (chord: N72°43'02"W 162.62 feet); thence N89°17'39"W 149.31 feet; thence along the arc of a 20.00 foot radius curve to the right 31.29 feet through a central angle of 89°38'40" (chord: N44°28'19"W 28.20 feet); thence N0°21'01"E 504.47 feet; thence along the arc of a 280.00 foot radius curve to the left 160.63 feet through a central angle of 32°52'12" (chord: N16°05'05"W 158.44 feet); thence N13°58'07"E 191.60 feet to the southerly right-of-way line of Interstate 84; thence S51°03'13"E along said right-of-way 622.14 feet; thence S2°00'00"W 141.00 feet; thence S0°21'00"W 100.00 feet; thence S1°44'00"W 317.00 feet; thence N85°42'00"E 39.31 feet; thence South 77.97 feet; thence East 151.69 feet; thence South 25.14 feet to the point of beginning.

**Section II.** New zoning maps will be prepared to reflect the change of zoning.

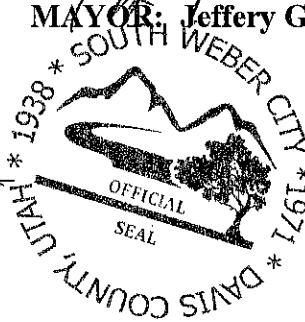
**Section III.** This ordinance shall take effect upon posting.

**PASSED AND ADOPTED** by the City Council of South Weber City, South Weber, Davis County, Utah, this **10<sup>th</sup> day of December, 2013.**

  
MAYOR: Jeffery G. Monroe

ATTEST:

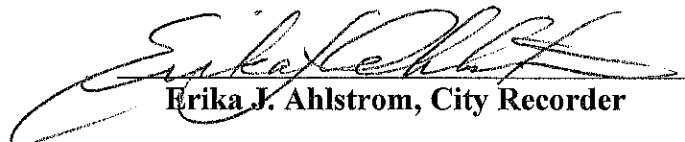
  
Erika J. Ahlstrom, City Recorder



**CERTIFICATE OF POSTING**

I, the duly appointed recorder for the City of South Weber, hereby certify that ***Ordinance 13-18A: Amendment to City's Zoning Map – Change of Zoning*** was passed and adopted the 10 day of December, 2013, and certify that copies of the foregoing Ordinance 13-18A were posted in the following locations within the municipality this 13 day of December, 2013.

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](http://www.southwebercity.com)
5. Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov)

  
Erika J. Ahlstrom, City Recorder

# ORDINANCE 13-18B/14-06

## AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING

**Parcels #13-023-0022, 13-006-0031 & 13-006-0025**

**Approximately 30 Acres from Agricultural (A) Zone  
To Residential Moderate (RM) Zone**

**WHEREAS**, Uinta Land Company, agent for the property owners of said parcels, has made application for change of zoning of said parcels from current Agricultural (A) Zone to Residential Moderate (RM); and

**WHEREAS**, on 14 November, 2013, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning; and

**WHEREAS**, on 10 December, 2013, the City Council held a public hearing to consider the application for change of zoning; and has had subsequent public meetings, including on October 28, 2014 and November 11, 2014, to discuss the potential change in zoning; and

**WHEREAS**, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is consistent with the City's General Plan and is consistent with surrounding properties, and the City Council determined that it is in the best interest of the City to approve this change of zoning.

**BE IT THEREFORE ORDAINED** by the South Weber City Council that the Zoning Map referred to in Section 10-1-5 of the South Weber City Code is amended as follows:

**Section I.** The following portion of real property is hereby rezoned from the present  
**Agricultural (A) Zone to Residential Moderate (RM) Zone**

**Total Number of Acres:** 30 +/- acres

**Legal Description:**

A portion of the SE1/4 of Section 20, and the NE1/4 of Section 29, Township 5 North, Range 1 West, Salt Lake Base & Meridian, located in South Weber, Utah, more particularly described as follows:

Beginning at a point located N89°28'27"W along the Section line 230.00 feet from the Southeast Corner of Section 20, T5N, R1W, S.L.B. & M.; thence South 37.11 feet; thence N87°54'00"W 192.52 feet; thence S2°21'30"W 87.50 feet; thence S0°41'00"W 156.60 feet; thence N89°21'00"W 100.18 feet; thence North 1.14 feet; thence N89°21'00"W 64.80 feet; thence N0°30'30"E 301.00 feet; thence N88°52'00"W 142.70 feet; thence N0°21'00"W 157.00 feet; thence S57°29'00"W 26.30 feet; thence S54°03'00"W 219.17 feet; thence N84°29'00"W 477.45 feet; thence S1°48'18"W 173.06 feet; thence N89°44'30"W 104.72 feet; thence S0°15'30"W 18.00 feet; thence N84°18'00"W 101.70 feet; thence S33°37'00"W 14.30 feet; thence S0°15'30"W 159.81 feet; thence N89°44'30"W 88.72 feet; thence N0°17'00"E 211.00 feet; thence N1°07'00"E 252.00 feet; thence N0°47'00"W 125.00 feet; thence N1°04'00"E 320.00 feet; thence N0°34'40"E 793.05 feet; thence N0°29'00"E 176.25 feet to the southerly right-of-way line of Interstate 84; thence Southeasterly along the arc of a 11,349.16 foot radius non-tangent curve (radius bears: S20°54'17"W) 394.94 feet through a central angle of 1°59'38" (chord: S68°05'54"E 394.92 feet); thence departing said right-of-way line the following 2 (two) courses and distances: S0°24'20"E 130.26 feet; thence S89°36'58"E 178.59 feet to the southerly right-of-way line of Interstate 84; thence S51°03'13"E along said right-of-way line 335.84 feet; thence S0°42'21"W 863.31 feet; thence S89°17'39"E 175.26 feet; thence along the arc of a 285.00 foot radius curve to the right 164.92 feet through a central angle of 33°09'15" (chord: S72°43'02"E 162.62 feet); thence S56°08'24"E 177.00 feet; thence along the arc of a 215.00 foot radius curve to the left 124.18 feet through a central angle of 33°05'36" (chord: S72°41'12"E 122.46 feet); thence S89°14'00"E 76.84 feet; thence South 78.57 feet to the point of beginning.

**Section II.** New zoning maps will be prepared to reflect the change of zoning.

**Section III.** As conditions of approval of this Ordinance: (1) the Owner of the property shall build, at its expense, the portions of the Old Fort Trail identified in the General Plan that are within the boundaries of the legal description of this Ordinance and of Ordinance 13-18A; and (2) the Final Subdivision Plat for the area described in the legal description of this Ordinance shall not be substantially or materially different from the Preliminary Plat approved by the Planning Commission.

**Section IV.** The Owner of the property shall, in good faith, reasonably pursue completion of the development with reasonable diligence. The project must meet the requirements of this Ordinance and the City's other ordinances and regulations. However, in no case shall this Ordinance extend beyond four (4) years from the date hereof without completion of the public improvements of the development; otherwise, the zoning shall automatically revert to Agricultural (A) zoning.

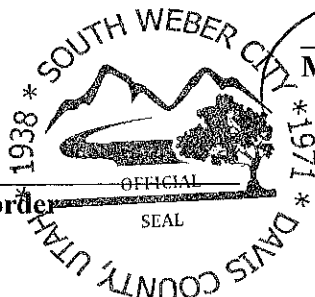
**Section V.** This ordinance shall take effect upon posting.

**PASSED AND ADOPTED** by the City Council of South Weber City, South Weber, Davis County, Utah, this 11<sup>th</sup> day of November, 2014.

ATTEST:



Tom Smith, City Recorder

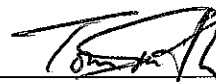


  
MAYOR: Tamara P. Long

**CERTIFICATE OF POSTING**

I, the duly appointed recorder for the City of South Weber, hereby certify that **Ordinance 13-18B/14-06: Amendment to City's Zoning Map – Change of Zoning** was passed and adopted the 11 day of November, 2014, and certify that copies of the foregoing Ordinance 13-18B/14-06 were posted in the following locations within the municipality this 17 day of November, 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](http://www.southwebercity.com)
5. Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov)



Tom Smith, City Recorder



December 28, 2015

Duncan Murray, City Manager  
Elyse Greiner, Deputy Recorder  
South Weber City

RE: Wynn, Boyer and Poff Properties

Dear Mr. Murray,

My client and I have been notified that the Wynn, Boyer and Poff properties are included on the January 14, 2016 Planning Commission. The reason for this review at the Planning Commission is due to a lack of action by the former developers, Uintah Land Group. My client is representing the property owners and we have submitted and reviewed our sketch plan twice with city staff during DRC meetings. It is our intent to develop the property to conform to the boundaries and intent of the current zoning and follow the approved plan as closely as possible. The plan will be designed to follow current city standards as well as the existing zoning ordinances for the subject properties. We will also construct the 10' paved pathway along the northerly boundary of the development as previously agreed. We are also willing to enter into a development agreement with the city for the completion of the subdivision design and approval.

We are respectfully requesting that this project gain the continual support of the staff and City and begin the platting process immediately. We would like to be included on the agenda as a discussion item, so that we can explain our position and development plan to the Commission. We are prepared to submit our plans for approvals and move forward with the design and approval of the development.

If you have any questions, or if I can be of further assistance, please let me know.

Sincerely,  
Reeve & Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Nate Reeve', is written over a light blue horizontal line.

Nate Reeve, P.E.  
Principle Engineer  
Reeve & Associates, Inc.  
[nreeve@reeve-assoc.com](mailto:nreeve@reeve-assoc.com)

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