

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **REGULAR** public meeting on **April 23, 2015**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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

THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:

- 6:30 P.M. Pledge of Allegiance
 Approval of Meeting Minutes
 - March 12, 2015 - Commissioner Johnson
- Approval of Agenda
- Declaration of Conflict of Interest

- 6:35 P.M. **Public Hearing and Action on Rezone Application:** Request from Maryann and Brady Ferrin for 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L).

- 6:45 P.M. **Public Hearing and Action on Ordinance:** Amendment to Section 10-9-5E (Class 5 Signs)

- 6:50 P.M. **Public Hearing and Action on Ordinance:** Amendment to Section 10-1-10 Definitions (Building, Height Of)

- 6:55 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

- 7:00 P.M. Planning Commissioner Comments (Westbroek, Johnson, Winsor, Pitts, Osborne)

- 7:05 P.M. Adjourn

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

CITY OFFICE BUILDING
Utah Public Notice website
www.utah.gov/pmn

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

THOSE LISTED ON THE AGENDA

DATE: April 20, 2015

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.

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: 12 March 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor (excused)

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEPUTY RECORDER:

Elyse Greiner

CITY MANAGER:

Duncan Murray (excused)

Transcriber: Minutes transcribed by Michelle Clark

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

PLEDGE OF ALLEGIANCE: Commissioner Osborne

VISITORS: Blair Gardner, Chet Thomas, Wyndell Pasch, Sam Stokes, and Mike Pitts.

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

APPROVAL OF MINUTES OF 26 FEBRUARY 2015:

Commissioner Westbroek moved to approve the minutes of 26 February 2015 as written. Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbroek voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: None

OATH OF OFFICE: Elyse Greiner, Deputy Recorder, read the oath of office to newly appointed Planning Commission member, Debi Pitts.

Action on Final Plat Application: Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres;

Developer: Future Homes LLC: Wyndell Pasch, representing Future Homes LLC, approached the Planning Commission and stated there are some engineering items that need to be taken care of. He is working with Weber Basin concerning the water. He said they will pull from 8150 S. or the Marvell's for water. He is willing to work with Duncan concerning the detention. He said they are working with their geotechnical engineer concerning foundation drains. He understands the need for the land drain system along the west end. Commissioner Osborne would like to see the berm go up quick so that it will catch any surface water. Commissioner Johnson is wondering if a silt fence would be required. Brandon said the silt fence will be temporary during construction and the berm will be permanent. Commissioner Osborne thought foundation drains and land drains were discussed a year or so ago. Blair Gardner said we did have conversations if the water is shallow, but wanted to wait until the geotechnical report was completed. Commissioner Westbrook said his biggest concern is retaining the water so that existing homes aren't flooded from construction. Barry Burton, City Planner, would recommend going through Brandon's letter point by point to determine what needs to be complied with. Commissioner Westbrook feels that all twelve points in Brandon's letter are applicable. Brandon said the plans he received today doesn't have a land drain on all of the lots and so he thinks more clarification is needed from the geotechnical engineer. Brandon said his biggest concern is that the original geotechnical report showed salt staining at 5 ft. so at some point in time there was groundwater that high. Blair Gardner asked about Brandon's definition of a "foundation drain." Brandon said in the original report there is a whole page on foundation drains (construction, etc.) but it should be connected into some type of gravity drain line (i.e. land drain, etc.). Brandon said that is where he got his original definition. He said if there is a bunch of gravel beneath the home, but the water table is coming up, he doesn't see the French drain system working. Blair feels it is unnecessary to have land drains on the eastern portion of the property. Barry said he would recommend all of the items to be completed from Brandon's letter, however; concerning item #3b, Brandon and the geotechnical engineer should work together and have Brandon present it to the City Council.

Brandon Jones Letter of 9 March 2015 is as follows:

Our office has completed a review of the Final Plat and Plans for the Sunrise Ridge Subdivision dated, March 3, 2015. We recommend that the following items be addressed prior to submitting for final approval from the City Council.

GENERAL

1. Weber Basin Water Conservancy District provided a letter, dated September 9, 2014, in regards to secondary water for this development (then entitle "Orange Grove Subdivision"). In this letter WBWCD indicated that the property was "within the District's service area" and that "the property has the right to use secondary water from the District." However, the District indicated that they would provide design requirements and comments after final stamped plans were submitted to them for their review and approval. We recommend that this approval letter be provided prior to final approval with the City Council. All improvements required by WBWCD (connections, piping, abandonment of old piping, services, drains, etc.) must be shown on the final approved improvement plans.
2. According to the Development Agreement, item 3i, a fee in lieu of detention needs to be calculated and agreed upon by both the City and the Developer. The developer's engineer provided the design for a hypothetical detention basin. The developer has requested that we provide our cost estimate and that the developer's engineer provide his cost estimate for comparison; both cost estimates would be based off of the same hypothetical detention basin. We have provided our Cost Analysis, but have not seen anything from the developer. We would recommend amending the Development Agreement to include this as an Exhibit once the final price has been negotiated and agreed upon. This fee should be paid prior to recording of the plat.

SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS

3. We have received and reviewed Addendum 1 to the Supplemental Geotechnical Recommendations. According to this addendum:

a. The existing soils can be used as backfill in utility trenches, but they may be time consuming to compact. We recommend that imported backfill material (meeting a Type A-1-a AASHTO Classification) be used anywhere there is concern observed during construction related to compaction and/or long-term settlement.

b. Foundation drains are only required if homes are “founded on Non-Group 1 soils” or “if the basement depth is deeper than the observed groundwater depth (20 feet)”. A land drain system is required if foundation drains are required, because the City does not allow sump pumps to pump groundwater into the curb/street or onto adjacent property. According to the improvement plans submitted, a land drain system serving all lots is being proposed.

PLAT

4. A couple address corrections/additions are needed: a. Add: Lot 4 – 8038 South b. Correct: Lot 10R – 8031 South

IMPROVEMENTS

5. We recommend that the storm drain pipe between 2575 East and Sunshine Court be 14” HDPE solid wall, fused SDR-17 pipe. This will be pulled through the existing 18” ADS pipe between 2575 East and the manhole at the back of Lot 9R. It will also be installed from the manhole at the back of Lot 9R to the double inlet box in the cul-de-sac.

6. The 5’ storm drain manhole at the back of Lot 9 should pour formed flow lines in the bottom following installation in order to help facilitate flow and minimize plugging.

7. The sewer line in the profile on Sheet 10 is labeled as PVC instead of fused HDPE.

8. On Sheets 5, 14, 15 and 16 respectively, the storm drain lines along the back of Lots 8 – 13 and Lots 1 – 4 should be labeled as a “Private storm drain line, owned and maintained by the Home Owners Association”.

9. The land drain laterals serving Lots 11 – 13 are connecting to the land drain line in Sunshine Court. As an observation, the laterals to these lots could serve a much lower elevation if connected to the 12” ADS private storm drain line in the backyards of these lots. Depending on the elevation of the footing for the homes on these lots, the developer may want to consider moving the land drain lateral to the back of the lot.

10. The meter and water services are shown as ¾”. All water meters and services need to be shown as 1” to meet City Standard.

11. The sewer and land drain laterals serving Lot 7 show a cleanout in the street. These services should be moved such the cleanout (bend location) is behind the sidewalk, but also does not cross the property line between Lot 7 and Lot 8.

12. Although a drawing with text was provided as a SWPPP, prior to construction a complete SWPPP (following the State’s template) will need to be provided.

Commissioner Westbrook moved to recommend approval to City Council for Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres; Developer: Future Homes LLC subject to the following conditions:

- 1. Complete all items on City Engineer’s letter of 9 March 2015.**
- 2. Concerning Item #3b of the City Engineer’s letter of 9 March 2015, the geotechnical engineer will meet with Brandon to determine type of foundation drains.**

Commissioner Johnson seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbrook voted yes. The motion carried.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson:

Old Fort Trail Update: Commissioner Johnson has been working with Duncan on this. He reported that there is a possible connection of the Old Fort Trail connecting to 6650 South. The cost is approximately \$78,000. It would be a major step in getting a major trail up and running in South Weber City.

Commissioner Westbrook:

Mike Bastian – 8 plex: Commissioner Westbrook received a call from Mike Bastian concerning the possibility of an 8 plex on his property along South Weber Drive. Barry said he met with Mr. Bastian and told him the general plan identifies that property for low-moderate density and his request would be for high density. Barry said the general plan is a document that sets guidelines for the City.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:00 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Johnson, Osborne, and Westbrook voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Robert Osborne

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Elyse Greiner

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 12 March 2015

TIME COMMENCED: 6:05 p.m.

PRESENT: COMMISSIONERS:

Debi Pitts
Rob Osborne
Wes Johnson
Rod Westbroek
Wayne Winsor (excused)

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

CITY MANAGER:

Duncan Murray (excused)

DEPUTY RECORDER:

Elyse Greiner

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Wyndell Pasch

Minutes of 26 February 2015: Commissioner Osborne asked if there were any amendments to the minutes of 26 February 2015. There were none.

Action on Final Plat Application: Sunrise Ridge Subdivision (18 lots, patio homes), located at approximately 2600 E. 8000 S. (Parcel #'s 13-041-0120 and 13-041-0119), 4.54 acres; Developer: Future Homes LLC: Barry Burton, City Planner, said most of the issues have been engineer issues. Planning and land use issues are small. The lots all meet the minimum size. Lot 7-12 will have individual geotechnical report at the time the home is built. He said that recommendation is on the plat. Barry said there have been initial concerns about runoff going on to Deer Run Drive, but he feels those issues have been addressed. There will be a drain line along the back of the lots with individual inlets that will collect the water. Barry has no concerns with the plat. He said Brandon does have some items. Brandon stated he received updated plans last week which he has been working through with the developers. He said the City still needs a letter from Weber Basin stating their approval. He said part of the development agreement includes the developer paying a fee in lieu of detention. The City would take that money and put it towards other drainage areas. Brandon said he put together a cost estimate for a hypothetical detention basin. He reported that if the inspector sees any material that doesn't look suitable to build on, it will require the developer to import. Wyndell Pasch said the geotechnical engineer will also look at it. Brandon said the plans showed a land drain system that would provide a lateral to every lot, but the initial geotechnical report talked about how they had found groundwater 20 ft. down, but did indicate salt staining as shallow as 5 ft., which may indicate groundwater being that high. He suggested the developer install a land drain system. He said his biggest concern is the 5 ft. salt stain. He said he received plans from the developer about one

hour ago, and didn't have time to really review them. He said the developer identifies only putting land drains on the lots to the west. Wyndell said his geotechnical engineer suggested putting in foundation drains but not a land drain. Brandon said they do have the advantage to tie their land drain to the storm drain system off of the cul-de-sac. Brandon said he is recommending that the storm drain pipe between 2575 East and Sunshine Court be 14" HDPE solid wall, fused SDR-17 pipe. This will be pulled through the existing 18" ADS pipe between 2575 East and the manhole at the back of Lot 9R. It will also be installed from the manhole at the back of Lot 9R to the double inlet box in the cul-de-sac. Brandon said there is a 12" ads pipe that will go in on the west side that a land drain lateral could connect into. He said this is a private line that will be owned and maintained by the Home Owner's Association. Brandon said his biggest concern is the groundwater. Commissioner Westbrook isn't sure there would be a groundwater problem. Barry said there really has to be a pipe to run the water. He said the land drain on the west property could be carried all the way to the south side. Brandon said they may not be deep enough. Barry said if it is deep enough, it wouldn't be needed in the road. Wyndell isn't sure how many homes will have basements. He said they got a bid to do the land drain and it was \$55,000. Brandon is guessing it may be more than that.

ADJOURNED: 6:30 p.m.

PUBLIC HEARINGS NOTICE
South Weber City, Utah

Notice is hereby given on Thursday, April 23, 2015, 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 hearings will be held before the Planning Commission: (1) a rezone request from Maryann and Brady Ferrin for 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) be changed from an Agricultural Zone (A) to a Residential Low Zone (R-L); (2) an amendment to Section 10-9-5E (Class 5 Signs) of the South Weber City Code; and (3) an amendment to Section 10-1-10 Definitions (Building, Height Of) of the South Weber City Code. A copy of the associated information for the hearings 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 hearings should notify Elyse Greiner at 801-479-3177 two days prior to the meeting date. By: Elyse Greiner, Deputy Recorder.

APPLICATION FOR CHANGE OF ZONING

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

OFFICE USE: Application # 2015-2 Fee \$ 300.⁰⁰ Receipt # 13.080591 Date Received 4/1/2015

Owner of Property Maryann + Brady Ferrin

Applicant's Name Maryann Ferrin
Mailing Address 739 East South Weber Dr, State, Zip South Weber UT 84405
Phone 801-645-0583 Fax _____ Email marybradyferrin@yahoo.com

Agent's Name Stanley R. Cook
Mailing Address 1916 S. 725 E. City, State, Zip So. Weber, UT 84405
Phone 801-479-3508 Fax _____ Email ~~stanleycook~~ marybradyferrin@yahoo.com

Request: 1.77 Acres/Sq. Feet be changed from A zone to RL zone
_____ Acres/Sq. Feet be changed from _____ zone to _____ zone

Property Address: 739 E. South Weber Drive So. Weber UT 84405

Parcel Number(s): 130200034 Total Acres or Sq. Feet: 1.77 Acres

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)
Part of the SW 1/4 of sec 28 - T5N - R1W, SLM; Beg
at a pt N 89° 25' 34" E 1473.78 ft

What is the proposed use?
Residential low

In what way does the proposal recognize the City's General Plan?
Across the road from property is residential low.

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

Signed: *Maryann Ferrin*
Property Owner

Brady Ferrin
Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I (we) Brady + Maryann Ferrin, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 739 E. South Weber Dr.
Property Address

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

Dated this 1 day of April, 2015.

Stanley R. Cook

Signed: *Maryann Ferrin*
Property Owner or Agent

Brady Ferrin
Property Owner or Agent

Subscribed and Sworn before me this 1st day of April, 2015.

Notary Public: *Amanda Marie Lessard*

AGENT AUTHORIZATION



State of Utah)
County of Davis)

I (we) Brady + Maryann Ferrin, the sole owner(s) of the real property located at
Property Owner(s)
739 E.S. Weber Dr, South Weber City, Utah do hereby appoint Stanley R Cook
Property Address

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

Dated this 1 day of April, 2015.

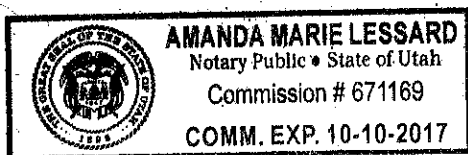
Stanley R Cook

Signed: *Maryann Ferrin*
Property Owner

Brady Ferrin
Property Owner

Subscribed and Sworn before me this 1st day of April, 2015.

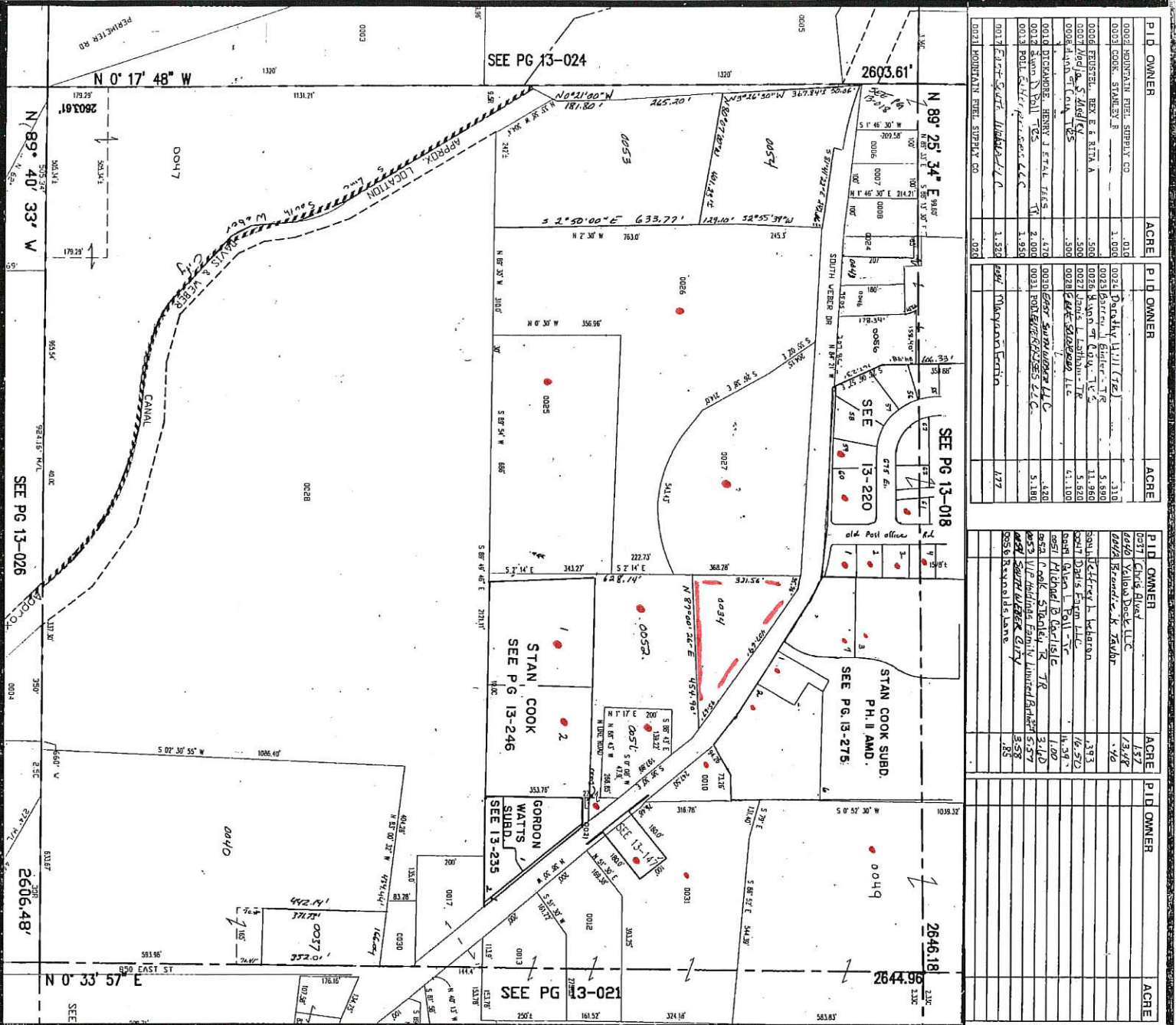
Notary Public *Amanda Marie Lessard*



parcel_id	OwnerName	MailAddressLine1	MailAddressLine2	MailCity	MailState	MailZipcoc
130200010	DICKAMORE, HENRY J & JANET C CO-TRUSTEES	768 EAST SOUTH WEBER DRIVE	7605 SOUTH 1375 EAST	SOUTH WEBER	UT	84405
130200031	POLL ENTERPRISES LLC	ATTN: BRENT POLL		SOUTH WEBER	UT	84405
130200026	COY, LYNN T & JUDY M - TRUSTEES	560 EAST SOUTH WEBER DRIVE		SOUTH WEBER	UT	84405
131470001	STANGER, CODY WARREN & DENETTE LYNNE	802 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
130200025	BIGLER, BARREY J --TRUSTEE	3802 RIVERDALE RD		SOUTH OGDEN	UT	84405
130200027	LATHAM, JANIS L - TRUSTEE	625 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
130200034	FERRIN, MARYANN & BRADY	739 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
STREET						
132200003	FONG, LEONARD K.M.	805 18TH AVE		SALT LAKE CITY	UT	84103
132200004	FONG, LEONARD K.M.	805 18TH AVE		SALT LAKE CITY	UT	84103
132200059	PERRY DEVELOPMENT LLC	17 EAST WINCHESTER ST SUITE 200		MURRAY	UT	84107
132200060	PERRY DEVELOPMENT LLC	17 EAST WINCHESTER ST SUITE 200		MURRAY	UT	84107
132200061	PERRY DEVELOPMENT LLC	17 EAST WINCHESTER ST SUITE 200		MURRAY	UT	84107
132200001	FONG, LEONARD K.M.	805 18TH AVE		SALT LAKE CITY	UT	84103
132200002	FONG, LEONARD K.M.	805 18TH AVE		SALT LAKE CITY	UT	84103
132200106	SOUTH WEBER CITY	1600 EAST SOUTH WEBER DRIVE		SOUTH WEBER	UT	84405
132460001	COOK, SCOTT S & SAVANNAH H	711 EAST 7150 SOUTH		SOUTH WEBER	UT	84405
132460002	COOK, RYAN J & STEPHANIE A	749 EAST 7150 SOUTH		SOUTH WEBER	UT	84405
130200051	CARLISLE, MICHAEL B & MICHELLE P	781 EAST SOUTH WEBER DRIVE		SOUTH WEBER	UT	84405
130200052	COOK, SCOTT S & SAVANNAH H - TRUSTEES	711 EAST 7150 SOUTH		SOUTH WEBER	UT	84405
130200049	POLL, GLEN L & LINDA K - TRUSTEES	766 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
132750001	DICKAMORE, JANET C & LORELEI	768 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
132750002	COOK, JAMES D	760 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
132750003	ROMNEY, PEGGY C & PHILIP S	7007 SOUTH 725 EAST		SOUTH WEBER	UT	84405
132750007	FLOYD, STEVEN MARK & CAMMY CAROL	698 EAST SOUTH WEBER DR		SOUTH WEBER	UT	84405
132750009	COOK, STANLEY R & BONNIE B	6966 SOUTH 725 EAST		SOUTH WEBER	UT	84405

13

020



PID	OWNER	ACRE
0002	MOUNTAIN PEEL SUPPLY CO	0.03
0003	COOK, STANLEY R	1.000
0004	FRUSTEL, BEV E & RITA A	5.00
0005	WATTS, GORDON	3.00
0006	WATTS, GORDON	3.00
0007	DISCHARGE, HENRY J ETAL TRS	4.0
0008	WATTS, GORDON	2.000
0009	COOK, STANLEY R	1.950
0010	FRUSTEL, BEV E & RITA A	1.950
0011	FRUSTEL, BEV E & RITA A	1.950
0012	FRUSTEL, BEV E & RITA A	1.950
0013	FRUSTEL, BEV E & RITA A	1.950
0014	FRUSTEL, BEV E & RITA A	1.950
0015	FRUSTEL, BEV E & RITA A	1.950
0016	FRUSTEL, BEV E & RITA A	1.950
0017	FRUSTEL, BEV E & RITA A	1.950
0018	FRUSTEL, BEV E & RITA A	1.950
0019	FRUSTEL, BEV E & RITA A	1.950
0020	FRUSTEL, BEV E & RITA A	1.950
0021	FRUSTEL, BEV E & RITA A	1.950
0022	FRUSTEL, BEV E & RITA A	1.950
0023	FRUSTEL, BEV E & RITA A	1.950
0024	FRUSTEL, BEV E & RITA A	1.950
0025	FRUSTEL, BEV E & RITA A	1.950
0026	FRUSTEL, BEV E & RITA A	1.950
0027	FRUSTEL, BEV E & RITA A	1.950
0028	FRUSTEL, BEV E & RITA A	1.950
0029	FRUSTEL, BEV E & RITA A	1.950
0030	FRUSTEL, BEV E & RITA A	1.950
0031	FRUSTEL, BEV E & RITA A	1.950
0032	FRUSTEL, BEV E & RITA A	1.950
0033	FRUSTEL, BEV E & RITA A	1.950
0034	FRUSTEL, BEV E & RITA A	1.950
0035	FRUSTEL, BEV E & RITA A	1.950
0036	FRUSTEL, BEV E & RITA A	1.950
0037	FRUSTEL, BEV E & RITA A	1.950
0038	FRUSTEL, BEV E & RITA A	1.950
0039	FRUSTEL, BEV E & RITA A	1.950
0040	FRUSTEL, BEV E & RITA A	1.950
0041	FRUSTEL, BEV E & RITA A	1.950
0042	FRUSTEL, BEV E & RITA A	1.950
0043	FRUSTEL, BEV E & RITA A	1.950
0044	FRUSTEL, BEV E & RITA A	1.950
0045	FRUSTEL, BEV E & RITA A	1.950
0046	FRUSTEL, BEV E & RITA A	1.950
0047	FRUSTEL, BEV E & RITA A	1.950
0048	FRUSTEL, BEV E & RITA A	1.950
0049	FRUSTEL, BEV E & RITA A	1.950
0050	FRUSTEL, BEV E & RITA A	1.950
0051	FRUSTEL, BEV E & RITA A	1.950
0052	FRUSTEL, BEV E & RITA A	1.950
0053	FRUSTEL, BEV E & RITA A	1.950
0054	FRUSTEL, BEV E & RITA A	1.950
0055	FRUSTEL, BEV E & RITA A	1.950
0056	FRUSTEL, BEV E & RITA A	1.950
0057	FRUSTEL, BEV E & RITA A	1.950
0058	FRUSTEL, BEV E & RITA A	1.950
0059	FRUSTEL, BEV E & RITA A	1.950
0060	FRUSTEL, BEV E & RITA A	1.950
0061	FRUSTEL, BEV E & RITA A	1.950
0062	FRUSTEL, BEV E & RITA A	1.950
0063	FRUSTEL, BEV E & RITA A	1.950
0064	FRUSTEL, BEV E & RITA A	1.950
0065	FRUSTEL, BEV E & RITA A	1.950
0066	FRUSTEL, BEV E & RITA A	1.950
0067	FRUSTEL, BEV E & RITA A	1.950
0068	FRUSTEL, BEV E & RITA A	1.950
0069	FRUSTEL, BEV E & RITA A	1.950
0070	FRUSTEL, BEV E & RITA A	1.950
0071	FRUSTEL, BEV E & RITA A	1.950
0072	FRUSTEL, BEV E & RITA A	1.950
0073	FRUSTEL, BEV E & RITA A	1.950
0074	FRUSTEL, BEV E & RITA A	1.950
0075	FRUSTEL, BEV E & RITA A	1.950
0076	FRUSTEL, BEV E & RITA A	1.950
0077	FRUSTEL, BEV E & RITA A	1.950
0078	FRUSTEL, BEV E & RITA A	1.950
0079	FRUSTEL, BEV E & RITA A	1.950
0080	FRUSTEL, BEV E & RITA A	1.950
0081	FRUSTEL, BEV E & RITA A	1.950
0082	FRUSTEL, BEV E & RITA A	1.950
0083	FRUSTEL, BEV E & RITA A	1.950
0084	FRUSTEL, BEV E & RITA A	1.950
0085	FRUSTEL, BEV E & RITA A	1.950
0086	FRUSTEL, BEV E & RITA A	1.950
0087	FRUSTEL, BEV E & RITA A	1.950
0088	FRUSTEL, BEV E & RITA A	1.950
0089	FRUSTEL, BEV E & RITA A	1.950
0090	FRUSTEL, BEV E & RITA A	1.950
0091	FRUSTEL, BEV E & RITA A	1.950
0092	FRUSTEL, BEV E & RITA A	1.950
0093	FRUSTEL, BEV E & RITA A	1.950
0094	FRUSTEL, BEV E & RITA A	1.950
0095	FRUSTEL, BEV E & RITA A	1.950
0096	FRUSTEL, BEV E & RITA A	1.950
0097	FRUSTEL, BEV E & RITA A	1.950
0098	FRUSTEL, BEV E & RITA A	1.950
0099	FRUSTEL, BEV E & RITA A	1.950
0100	FRUSTEL, BEV E & RITA A	1.950

SW SECTION 28 T 5N R 1W SALT LAKE MERIDIAN
 DAVIS COUNTY, UTAH - RECORDERS OFFICE

SCALE: 1" = 200'

PREFIX: 14
 13-020
 LAST #

PROPOSED SOUTH WEBER ZONING ORDINANCE AMENDMENT

February 20, 2015

It is proposed that Section 10-9-5E be amended as shown below. The crossed out text is the existing language and the red text is proposed.

- A. Class 5: Signs meeting the following specifications and conditions shall constitute class 5:
1. Sign Type: Business, identification, political, property, service and temporary subdivision.
 2. Structural Type: Flat, ground, pole, projecting, roof, temporary and window.
 3. Lighted Type: Direct and indirect lighted.
 4. Maximum Number And Size: The maximum number and total area allowed shall be according to the following regulations:
 - a. Flat Signs: There is no maximum on the number of such signs. The total area of all such signs on the primary or main walls or facades facing the street shall be limited to ten percent (10%) of the wall or facade to which the sign is attached. The total area of all such signs on secondary walls or facades shall be limited to five percent (5%) of the wall or facade area to which the sign is attached.
 - b. Ground And Pole Signs: One ground or pole sign per street frontage per business is allowed with a maximum area of ~~thirty (30)~~ sixty (60) square feet plus ~~two (2) square feet of sign area per ten (10)~~ **one (1) square foot per five (5)** linear feet of frontage on the street to which the sign is oriented. If the sign is on a corner lot and is placed so that it orients to both streets, then one sign is allowed with a maximum area of ~~sixty (60)~~ **one hundred twenty (120)** square feet plus ~~two (2) square feet per ten (10)~~ **linear feet one (1) square foot per five (5) lineal feet** of frontage on both streets. The absolute maximum area of any ground or pole sign for a single business is ~~two hundred (200) square~~ **three hundred (300) square feet** except as noted in subsection E4c of this section. Where two (2) or more businesses are located within the same structure or in very close proximity in a commercial center type arrangement, ground and pole signs are limited to one sign per commercial center. That sign shall be for the purpose of identifying all businesses within the commercial center and shall have a maximum area of ~~fifty (50)~~ **one hundred (100)** square feet plus ten (10) square feet per business identified on the sign with an absolute maximum area three hundred (300) square feet except as noted in subsection E4c of this section.
 - c. Pole Signs Within Four Hundred Feet Of Interstate 84 Or Highway 89: Pole signs that are located within ~~four hundred feet (400')~~ **six hundred (600')** of Interstate 84 and Highway 89 and are oriented toward either of those highways shall be allowed a fifty percent (50%) increase in the sign area specified in subsection E4b of this section.

- d. Projecting Signs: One projecting sign per business is allowed with a maximum area of four (4) square feet per business.
 - e. Temporary Signs: There shall be no maximum number, but the total area allowed shall be a maximum of five percent (5%) of the area of the primary wall or facade facing the street for each business.
 - a. Time Limit: Temporary signs may be displayed for a maximum period of sixty (60) days.
 - f. Window Signs: Window signs shall be limited to twenty five percent (25%) of the window area of the primary wall or facade of the building.
5. Location: Anywhere on the property, unless otherwise noted in this chapter.
6. Maximum Height: Twenty five feet (25'), unless it is a flat sign attached to or painted on the building, in which case the maximum height shall be the same as the maximum height of structures allowed in the zone; or unless the property on which the business is located is within ~~four hundred feet (400')~~ **six hundred feet (600')** of Interstate 84, in which case the permitted height is **one hundred feet (100')**, or within **six hundred feet (600')** of Highway 89 in which case the maximum height shall be ~~forty feet (40')~~ **seventy five feet (75')**.

PROPOSED SOUTH WEBER ZONING ORDINANCE AMENDMENT

April 6, 2015

It is proposed that Section 10-1-10 Definitions (Building, Height Of) be amended as shown below. The crossed out text is the existing language and the red text is proposed.

BUILDING, HEIGHT
OF:

The vertical distance from ~~any finished surface grade to the highest point of any roof or coping~~ **the average finished grade at the outside corners of the front façade of the building to the highest point of the roof.** Where, due to unusual building design, there is no corner, the average grade will be measured at point of tangency with a line perpendicular to the front property line.