

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 **October 22, 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 – Commissioner Johnson
 - September 24, 2015
- Approval of Agenda
- Declaration of Conflict of Interest

- 6:35 P.M. **Public Hearing and Action on Rezone Application:** Request from Douglas Brady for approx. 23.80 total acres (Parcel 13-018-0015) located at approx. 600 E. 6650 S. with 10 acres be changed from a Residential Low-Moderate Zone (R-LM) to a Residential Patio Zone (R-P) and 13.80 acres be changed from a Residential Low-Moderate Zone (R-LM) to a Residential Moderate Zone (R-M).

- 6:45 P.M. Public Comments – Please keep public comments to 3 minutes or less per person

- 6:50 P.M. Planning Commissioner Comments (Westbroek, Johnson, Winsor, Pitts, Osborne)

- 6:55 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: October 19, 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: 24 September 2015

TIME COMMENCED: 6:30 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

DEPUTY RECORDER:

Elyse Greiner (excused)

CITY MANAGER:

Duncan Murray

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 Pitts

VISITORS: Shawn Byram, Janessa Byram, Darrell Byram, Darrell Alvey, Ken Carson, F. Fischer, Cymbre Rowser, Robert D. Rowser, Dustie Sanders, Val Byram, Kaito Alvey, Gary Fisert, and Jo Sjoblom.

APPROVAL OF THE MEETING MINUTES – Commissioner Pitts

- 27 August 2015

Commissioner Pitts moved to approve the meeting minutes of 27 August 2015 as written. Commissioner Westbrook seconded the motion. Commissioners Osborne, Pitts, and Westbrook voted yes. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: None

Commissioner Westbrook moved to open the public hearing for Rezone Application: Request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low-Moderate Zone (R-LM). Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, and Westbrook voted yes. The motion carried.

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

Rezone Application: Request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low-Moderate Zone (R-LM): Mike Szymanski, of MS Financial LLC, said there is similar low to moderate zoning. He is interested in no more than 30 lots and would like to make that a stipulation.

Commissioner Osborne asked if there is any public comment.

Shawn Byram, 1521 E. Harper Way, representing Yellow Dog LLC, said this property is within the OU1. He said there is a restricted easement that prohibits residential development on the property due to OU1. He said the property was sold on July 28, 2015 under foreclosure. He said legal counsel has been retained to see what can be done to redeem that property. He is requesting nothing be changed on the property until the legal matters are addressed. Duncan and Barry asked about the Hill Air Force Base (HAFB) easement agreement. Shawn said he will obtain a copy of the agreement for the City.

Val Byram, 7590 S. 1375 E., said he manages the Kenneth Byram LLC, and stated there is no right-of-way wide enough with the City requirement of 70'. He feels there should be some research concerning the HAFB contamination on the property. He said there is approximately 9 years left on the agreement that he signed with HAFB. He said the agreement was for 25 years with stipulations. He said there are wells on this particular property.

Franz Fisher, 8351 South Weber Drive, questioned the south side of his property and said there is a 60' easement that might be involved. He would like to see a map. Barry identified the property for him and said a rezone wouldn't affect that.

Mr. Szymanski said he will honor the easement agreements. He said the issues that were raised are more dealing with a subdivision. He said if he has to go to half acre lots, he would be willing to do that as well.

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

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

Barry explained that the general plan identifies this area for Residential Low Zone (R-L). Commissioner Osborne said there is also an area identified by HAFB in the noise zone. Val Byram said that is in affect until seven years after the last plane leaves HAFB. Commissioner Westbrook discussed the planning that went into the general plan and discussions with property owners. He questioned if the Byrams received information concerning the HAFB well testing.

Shawn said there is tetra-chlorine and arsenic identified on the property. He said when it is wet on the property, you can smell the chemicals.

Commissioner Westbrook moved to deny the Rezone Application: Request from MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low-Moderate Zone (R-LM) because it isn't conducive to the general plan. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, and Westbrook voted yes. The motion carried.

Duncan reported that this item will go before the City Council on October 13, 2015.

PLANNING COMMISSION COMMENTS:

Commissioner Westbrook:

Five Sided Lots: He would suggest changing the setbacks on five sided lots in a subdivision. He said it is difficult to fit a house on this type of lot. Barry said you have got to designate a setback that is the most opposite of the front to be the rear. He said there are differences of angles. He said it is really a judgment call. Commissioner Westbrook said two of the sides have to be 25'. Barry said he needs to research this because there may be room for interpretation. Duncan said we can put this on the next agenda and have Barry report.

ADJOURNED: Commissioner Westbrook moved to adjourn the Planning Commission meeting at 6:55 p.m. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, and Westbrook 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: 24 September 2015

TIME COMMENCED: 6:05 p.m.

PRESENT: COMMISSIONERS:

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

CITY PLANNER:

Barry Burton

CITY MANAGER:

Duncan Murray

DEPUTY RECORDER:

Elyse Greiner (excused)

Transcriber: Minutes transcribed by Michelle Clark

VISITORS:

Approval of Planning Commission Meeting Minutes of 27 August 2015: Commissioner Osborne and the Planning Commission didn't have any concerns with the minutes.

Public Hearing and Action on Rezone Application: Request from Mike Syymanski of MS Financial LLC for 13.48 acres located at approx. 7350 S. 850 E. (Parcel 13-020-0040) be changed from an Agricultural Zone (A) to a Residential Low-Moderate Zone (R-LM):

Commissioner Osborne is concerned about 850 East being a private street and the only access to this property. Barry stated the general plan identifies this area as very low density with approximately one acre lots. Duncan said it is not consistent with the City's land use map. He said all the adjacent parcels are Agricultural Zone (A). Commissioner Osborne said the Cook's property is also in the Agricultural Zone (A) with Residential Low Zone (R-L) on the general plan. He doesn't see a way around it. Barry agreed. The Planning Commission discussed the very southwest corner of the property being in the open space noise zone restricted area for Hill Air Force Base.

Canyon Vista Subdivision Rezone: Duncan reported the Rezone Request from Perga Development, LLC for 1.036 acres located at 1716 E. 7250 S. (Parcel 13-304-0001) be changed from a Residential Moderate Zone (RM) to a Residential Low Zone (RL) was approved.

Valley Flats Subdivision: Duncan reported this subdivision was tabled until a geotechnical report is submitted.

Bowman Old Farm Estates Subdivision: Duncan reported this subdivision was approved subject to a list of items that need to be completed.

Duncan said there were several last minute items that weren't completed for the two subdivisions. He explained that in the future any major application information needs to be submitted three weeks in advance. This will allow the City staff to review and put together information. Commissioner Westbrook said when the Planning Commission approved Valley Flats Subdivision and Bowman Old Farm Estates, there were a list of conditions to be completed prior to going on the City Council agenda. Commissioner Osborne said the motion was clear in that those items needed to be reviewed by City staff prior to going on the agenda. Duncan suggested making it clear to a developer the specific due dates. Commissioner Osborne suggested Elyse Greiner give the specific dates to the developer.

Duncan reported that Brent Bateman, Attorney for the Utah Office of Property Rights Ombudsman, attended the City Council meeting on 22 September 2015 and conducted a question and answer session concerning Land Use Law.

ADJOURNED: 6:30 p.m.

DRAFT

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 # 2015-5 Fee \$ 300.00 Receipt # 13-081444 Date Received 10/2/15

Owner of Property MILLER BATES FUNDING / RYAN WILDE

Applicant's Name DOUGLAS BRADY
Mailing Address 335 NORTH 300 WEST #104 City, State, Zip KATYLLICE, UT 84037
Phone 801-792-5123 Fax _____ Email DOUGLASLBRADY86@YATTOO.COM

Agent's Name Reeve & Associates, Inc.
Mailing Address 920 Chambers Street, Ste. 14 City, State, Zip Ogden, Ut. 84403
Phone 801-621-3100 Fax 801-621-2666 Email ccave@reeve-assoc.com

Request: 10.00 Acres/Sq. Feet be changed from RL-M zone to R-P zone
13.80 Acres/Sq. Feet be changed from RL-M zone to R-M zone

Property Address: 600 EAST 6650 SOUTH

Parcel Number(s): 13-018-0015 Total Acres or Sq. Feet: 23.80

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)
ATTACHED

What is the proposed use?
THE PURPOSE OF THE REZONE IS TO ALLOW THE DEVELOPMENT OF A PATIO HOME AND TRADITIONAL RESIDENTIAL SUBDIVISION.

In what way does the proposal recognize the City's General Plan?
THE REZONE IS IN COMPLIANCE WITH THE CITY'S MASTER PLAN

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: [Signature] _____
Property Owner Property Owner

APPLICANT'S AFFIDAVIT

State of Utah)
County of Davis)

I (we) Ryan Wilde _____, 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, _____
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 _____ day of _____, _____.

Signed: [Signature] _____
Property Owner or Agent Property Owner or Agent

Subscribed and Sworn before me this 2 day of October, 2015.



Notary Public: [Signature]

AGENT AUTHORIZATION

State of Utah)
County of Davis)

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

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

Dated this _____ day of _____, _____.

Signed: [Signature] _____
Property Owner Property Owner

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

Notary Public: _____



REZONE DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCE WHICH IS S0°36'39"W 345.75 FT AND N89°29'21"W 23.90 FEET AND S04°02'09"W 16.00 FEET AND S86°00'55"E 253.38 FEET FROM NORTHEAST CORNER OF SECTION 29, T.5N., R.,1W., RUNNING THENCE S04°02'09"W 173.65 FEET; THENCE N86°00'55"W 103.34 FEET TO A FENCE CORNER; THENCE S16°27'47"E 365.50 FEET ALONG SAID FENCE; S20°42' E 56.75 FEET ALONG SAID FENCE; S31°47'00"E 194.25 FEET ALONG SAID FENCE; THENCE S34°25'19"E 109.43 FEET ALONG SAID FENCE; THENCE S45°07'34"E 54.62 FEET ALONG SAID FENCE SOUTHWESTERLY 171.00 FEET ALONG A FENCE; THENCE N85°30'E 1030.20 FEET ALONG A FENCE THENCE N0°08'30"E 520.00 FEET TO SOUTHEAST CORNER OF PROPERTY CONVEYED IN 751-183; THENCE WEST 254.43 FEET; THENCE NORTH 424.33 FEET TO A POINT ON THE RIGHT-OF-WAY FENCE LINE OF 6600 SOUTH STREET THENCE WESTERLY ALONG SD FENCE LINE TO POINT OF BEGINNING.

CONTAINING 23.80 ACRES

Solutions You Can Build On™

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



REZONE DESCRIPTION

RESIDENTIAL PATIO (R-P) PORTION

PART OF THE NORTHWEST QUARTER OF SECTION 8, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES S00°36'39"W 363.25 FEET, S88°00'55"E 228.48 AND S04°02'09"W 187.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 AND RUNNING THENCE S89°05'48"E 266.69 FEET; THENCE S85°35'14"E 145.41 FEET; THENCE S03°55'10"W 195.73 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 403.34 FEET, A RADIUS OF 235.00 FEET, A CHORD BEARING OF S45°14'59"E, AND A CHORD LENGTH OF 355.62 FEET; THENCE N85°34'52"E 59.01 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 115.57 FEET, A RADIUS OF 365.00 FEET, A CHORD BEARING OF S85°20'52"E, AND A CHORD LENGTH OF 115.09 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.26 FEET, A RADIUS OF 5.50 FEET, A CHORD BEARING OF S33°15'49"E, AND A CHORD LENGTH OF 7.50 FEET; THENCE S09°44'57"W 157.27 FEET; THENCE S29°40'53"E 91.58 FEET; THENCE S04°25'00"E 94.60 FEET; THENCE S85°34'52"W 623.97 FEET; THENCE N01°13'41"E 97.05 FEET; THENCE N07°46'08"E 52.92 FEET; THENCE N44°30'55"W 54.62 FEET; THENCE N33°48'40"W 109.43 FEET; THENCE N31°10'21"W 194.25 FEET; THENCE N20°05'21"W 56.75 FEET; THENCE N15°51'08"W 365.60 FEET; THENCE S88°54'00"E 77.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,714 SQUARE FEET OR 10.00 ACRES

RESIDENTIAL MODERATE DENSITY (R-M) PORTION

PART OF THE NORTHWEST QUARTER OF SECTION 8, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES S00°36'39"W 363.25 FEET AND S88°00'55"E 228.48 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 AND RUNNING THENCE S86°00'00"E 916.00 FEET; THENCE S89°30'59"E 100.85 FEET; THENCE S01°20'50"W 424.39 FEET; THENCE EAST 254.17 FEET; THENCE S01°22'05"W 467.85 FEET; THENCE S85°34'52"W 407.58 FEET; THENCE N04°25'00"W 94.60 FEET; THENCE N29°40'53"W 91.58 FEET; THENCE N09°44'57"E 157.27 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 8.26 FEET, A RADIUS OF 5.50 FEET, A CHORD BEARING OF N33°15'49"W, AND A CHORD LENGTH OF 7.50 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 110.74 FEET, A RADIUS OF 365.00 FEET, A CHORD BEARING OF

Solutions You Can Build On™

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



N84°58'05"W, AND A CHORD LENGTH OF 110.31 FEET; THENCE S85°36'36"W 63.85 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 403.28 FEET, A RADIUS OF 235.10 FEET, A CHORD BEARING OF N45°14'59"W, AND A CHORD LENGTH OF 355.62 FEET; THENCE N03°55'10"E 195.73 FEET; THENCE N85°35'14"W 145.41 FEET; THENCE N89°05'48"W 266.69 FEET; THENCE N04°02'09"E 187.64 FEET TO THE POINT OF BEGINNING.

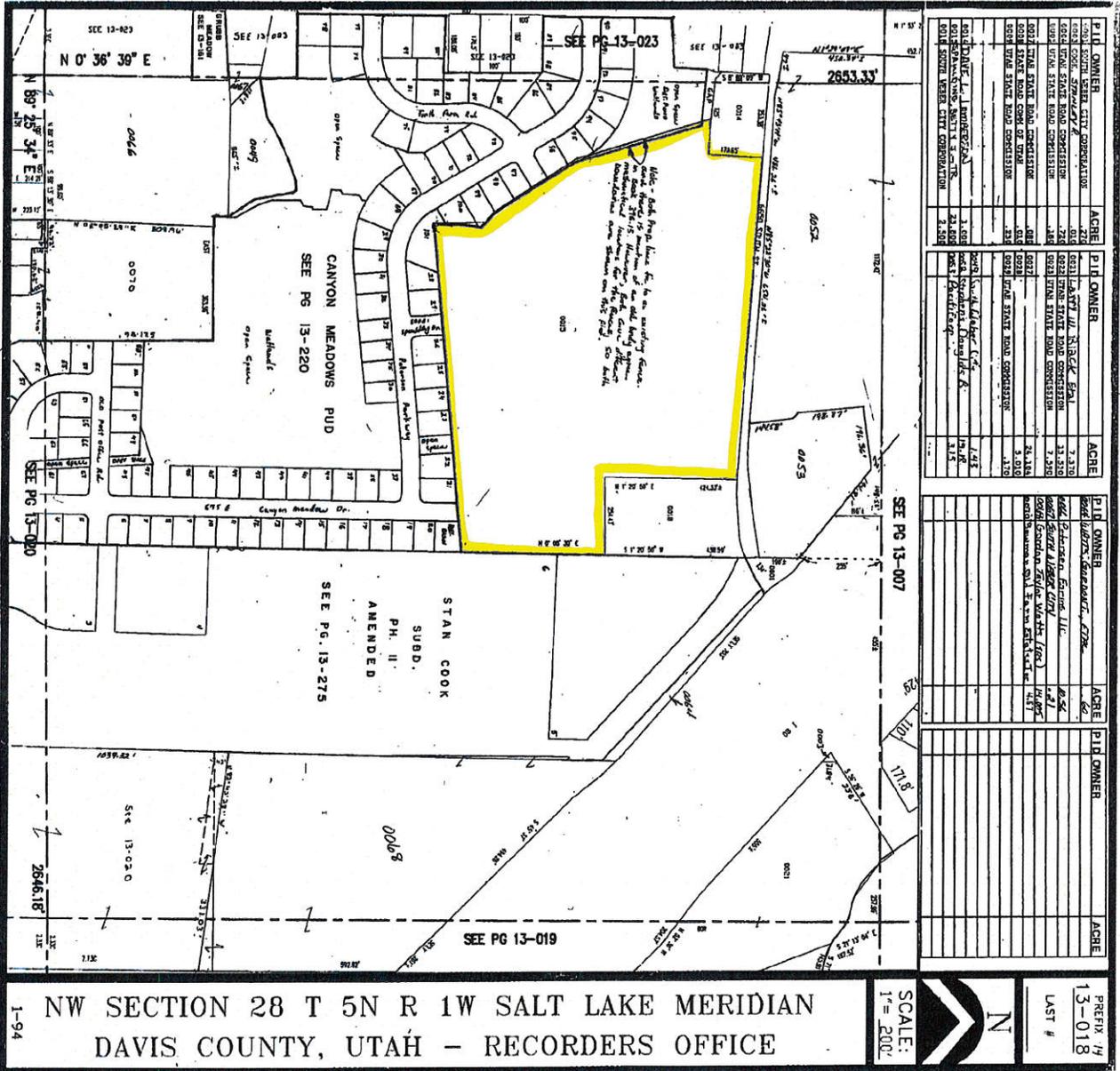
CONTAINING 612,638 SQUARE FEET OR 14.06 ACRES

Solutions You Can Build On™

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

13

018



PID OWNER	ACRE	PID OWNER	ACRE	PID OWNER	ACRE	PID OWNER	ACRE
0001 SOUTH UTAH CITY CORPORATION	2.22	0021 LARRY W. NICKEL SR.	7.310	0041 B. J. ZIMMERMAN & ASSOCIATES, LLC	6.24		
0002 SEAN COOK STRAWBERRY	0.04	0022 TINA STATE ROAD CORPORATION	33.330	0042 GORDON ADLER WALTERS (INC.)	14.87		
0003 TINA STATE ROAD CORPORATION	2.28	0023 TINA STATE ROAD CORPORATION	7.298	0043 GORDON ADLER WALTERS (INC.)	14.87		
0004 TINA STATE ROAD CORPORATION	2.28	0024 TINA STATE ROAD CORPORATION	24.134	0044 GORDON ADLER WALTERS (INC.)	14.87		
0005 TINA STATE ROAD CORPORATION	0.04	0025 TINA STATE ROAD CORPORATION	3.010				
0006 TINA STATE ROAD CORPORATION	0.04	0026 TINA STATE ROAD CORPORATION	3.010				
0007 TINA STATE ROAD CORPORATION	0.04	0027 TINA STATE ROAD CORPORATION	3.010				
0008 TINA STATE ROAD CORPORATION	0.04	0028 TINA STATE ROAD CORPORATION	3.010				
0009 TINA STATE ROAD CORPORATION	0.04	0029 TINA STATE ROAD CORPORATION	3.010				
0010 TINA STATE ROAD CORPORATION	0.04	0030 TINA STATE ROAD CORPORATION	3.010				
0011 TINA STATE ROAD CORPORATION	0.04	0031 TINA STATE ROAD CORPORATION	3.010				
0012 TINA STATE ROAD CORPORATION	0.04	0032 TINA STATE ROAD CORPORATION	3.010				
0013 TINA STATE ROAD CORPORATION	0.04	0033 TINA STATE ROAD CORPORATION	3.010				
0014 TINA STATE ROAD CORPORATION	0.04	0034 TINA STATE ROAD CORPORATION	3.010				
0015 TINA STATE ROAD CORPORATION	0.04	0035 TINA STATE ROAD CORPORATION	3.010				
0016 TINA STATE ROAD CORPORATION	0.04	0036 TINA STATE ROAD CORPORATION	3.010				
0017 TINA STATE ROAD CORPORATION	0.04	0037 TINA STATE ROAD CORPORATION	3.010				
0018 TINA STATE ROAD CORPORATION	0.04	0038 TINA STATE ROAD CORPORATION	3.010				
0019 TINA STATE ROAD CORPORATION	0.04	0039 TINA STATE ROAD CORPORATION	3.010				
0020 TINA STATE ROAD CORPORATION	0.04	0040 TINA STATE ROAD CORPORATION	3.010				

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

SCALE: 1" = 200'
 PREFIX 1/4
 13-018
 LAST #



Vicinity Map



SCALE:
1"=60'



STAN COOK SUBD. PH II AMENDED

STAN COOK SUBD. PH II AMENDED

Spaulding Property

South Weber City, Davis County, Utah

Developer:
Doug Brady
801-792-5123

Design Criteria

TOTAL AREA OF SUBD.....22.39 +/- ACRES
 R-M PORTION OF SUBD.....12.39 +/- ACRES
 R-P PORTION OF SUBD.....10.00 +/- ACRES
 R-M CRITERIA
 BASE DENSITY 12.39 X 2.8 = 34.69 LOTS
 R-P CRITERIA
 BASE DENSITY 10.00 X 6.00 = 60 LOTS
 TOTAL DENSITY
 R-P LOTS 44 LOTS
 R-M LOTS 32 LOTS

Reeve & Associates, Inc.
IRA
 800 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 792-5100 FAX: (801) 792-5106 www.reeve-assoc.com
 CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

Spaulding Property
 PART OF THE NW 1/4 OF SECTION 28, T5N., R.1W., S.1LB & M., U.S. SURVEY
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Rezone Exhibit

Revised: August 25, 2015

Project Info.

Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	AUGUST 11, 2015
Name:	SPAULDING PROPERTY
Number:	

Sheet	1
1	Sheets