SOUTH WEBER PLANNING COMMISSION AGENDA

Watch Live or at your convenience: https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in an electronic meeting on Thursday, September 10, 2020 streamed live on YouTube, commencing at 6:00 p.m.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Commission.)

1. Pledge of Allegiance: Commissioner Boatright
2. Read Electronic Meeting Declaration: Commissioner Osborne
3. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following https://forms.gle/PMJFhYFJsD3KCi899 before 5 pm on the meeting date. Comments will also be accepted at publiccomment@southwebercity.com
    a. Individuals may speak once for 3 minutes or less
    b. State your name and address
    c. Direct comments to the entire Commission
    d. Note Planning Commission will not respond during the public comment period
4. Approval of Consent Agenda
    a. 2020-08-13 Minutes
5. Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility by Kelly Parke
6. Discussion: Stephens Property Concept Discussion
7. Riverside Place Phase 5 Final Recommendation located at approx. 6750 S 675 E (Parcel 13-018-0081) 2.84 acres. (11 Lots)
8. 2020 General Plan Review and Recommendation
9. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)
10. Adjourn

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: August 28, 2020 **DEVELOPMENT COORDINATOR: Kimberli Guill**

ORDER ON PUBLIC MEETINGS OF THE SOUTH WEBER CITY PLANNING COMMISSION

I, Robert Osborne, as the Chair of the South Weber City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and

2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and

3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the South Weber City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 26 day of AUGUST, 2020.

By: _____
Robert Osborne, Chair

ATTEST:

_____
Lisa Smith
City Recorder

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **13 August 2020** **TIME COMMENCED:** **6:00 p.m.**

LOCATION: **Electronic Meeting through Zoom**

PRESENT: **COMMISSIONERS:** **Tim Grubb**
Gary Boatright (arrived at 7:15)
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER: **Barry Burton**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Chris Tremea, Tracy Hart, Mark Staples, and Amy Roskelley.

Commissioner Osborne excused Commissioner Boatright

1. **PLEDGE OF ALLEGIANCE:** Commissioner Grubb

2. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following **https://forms.gle/PMJFhYFJsD3KCi899** before 5 pm on the meeting date. Comments will also be accepted at **publiccomment@southwebercity.com**

a. Individuals may speak once for 3 minutes or less
b. State your name and address
c. Direct comments to the entire planning commission
d. Note planning commission will not respond during the public comment period

Tracy Hart lives three houses away from the Snowbasin Destination short term rental. She voiced she is concerned about all the things she has been reading about short term rentals on the South Weber Citizens United Facebook page. She is concerned about parties, safety, etc. She has lived in her home for over 30 years and it has always been a peaceful neighborhood. She is not sure the neighborhood is conducive to overnight stays. She asked if the property owner obtained a business license prior to operation and is it related to the short-term rental. She questioned why the neighbors are just hearing about this. She did not know there was a short-term rental until she saw the sandwich sign notification at 2345 E 8100 S.

Commissioner Osborne stated the city saw a need to have an ordinance in place so that short term rentals can be regulated.

ACTION ITEMS:

3. Approval of Consent Agenda

a. 2020-06-03 Minutes (amended to include public comments)
b. 2020-06-11 Minutes (amended to include public comments)
c. 2020-07-09 Minutes
d. 2020-07-14 Minutes

Commissioner Johnson thanked Amy Mitchell for her public comments submitted on 6-11-2020.

Commissioner Johnson moved to approve the consent agenda. Commissioner Taylor seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

4. Harvest Park Phase 3 Final Recommendation located at approx. 700 E 6750 S (Parcel 13-275-0020) 8.66 acres: City planner Barry Burton, explained originally this was a two-phase development, but was amended to a three-phase subdivision.

Mark Staples, of Nilson Homes, reported his engineer submitted the plat revision for Harvest Park Phase 3 at 5:00 p.m. today. City planner Barry Burton remarked everything on his review of 6 August 2020 has been completed by the developer. Commissioner Grubb addressed the two street names that need to be decided. Barry commented the developer has decided on the street names and has added them to the plat. Commissioner Grubb pointed out Pebble Creek Drive needs to be the stub road continuing east that is currently labeled as River Way. The longer north south road, currently labeled as Pebble Creek Drive, needs to be a different name, perhaps River Way. Mark Staples, of Nilson Homes, explained the stub road is now Pebble Creek Drive and the north south road is now River Way.

Commissioner Walton questioned why there are only two easements located on the plat (specifically, Comcast). Mark stated the Comcast easement is the public right of way. Commissioner Walton asked once the easement is in the public right of way, it won't appear on the plat. Mark stated that is correct. He explained there is a 10' public utility easement on all the front yards, which include power, and Comcast. The gas is in the park strip and everything else is in the asphalt. He pointed out the sewer easement connects to the knuckle in phase 3. There is an existing power line and power pole in the park strip of Pebble Creek Drive extension. Mark pointed out the power pole is in the right of way of lot 326.

Commissioner Walton asked if the basement chart describing maximum basement depths on each lot has been completed. Barry acknowledged that has been taken care of. Commissioner Walton asked about the water table. Mark explained the water table has changed quite a bit since the report and has gone both up and down. He remarked a land drain was added in phase 1 & 2 and if phase 3 needs one, they will come back and install one. Barry discussed this phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number and size of lots in that given area. Originally, there were only two phases. The change in phasing issue was covered and approved with Phase 2. Barry reviewed the geotechnical report and stated there was a total of nine test pits for the ground

water. They encountered ground water in only three of the nine test pits ranging from 8.3 ft. to to 11 ft.

Commissioner Walton asked about the utility notification form, which mentions Century Link is not applicable. Amy Roskelley, of Nilson Homes, stated Century Link said they could not provide the service in that area. Commissioner Osborne asked about the status of the dog park. Mark has a meeting on Monday to discuss the trail alignment and then they will put together an irrigation plan. Commissioner Osborne discussed the council would like to see as many trees remain as possible. Mark explained the retention basin is larger than planned. Commissioner Grubb asked about the streetlights. Barry reported they are on the construction drawings. Commissioner Grubb wants to make sure there are streetlights on the intersection. Mark will make sure they are there.

City Engineer, Brandon Jones, review of 6 August 2020 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Harvest Park Subdivision Phase 3, dated August 6, 2020. We recommend approval subject to the following items being addressed prior to being considered by the City Council. Some items are mentioned for information purposes only.

GENERAL

E1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.

PLAT

E2. Pebble Creek Drive needs to be the stub road continuing East (currently labeled as River Way). The longer North-South road (currently labeled as Pebble Creek Drive needs to be a different name, perhaps River Way).

E3. In order to avoid confusion, we would recommend adding an address table that lists the lot, lot address, and street name for each frontage of each lot (as where the street changes names may not be obvious).

IMPROVEMENT PLANS

E4. We have a few minor revisions that we will provide on a redline set of drawings to the developer's engineer.

City Planner, Barry Burton's, review of 6 August 2020 is as follows:

Zoning Compliance:

PL1– All lots are in compliance with the requirements of the R-P zone for those lots within that zone and are in compliance with the R-M zone with the PUD overlay for those lots in that zone.

PL2 – This phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number and size of lots in that given area. (Originally there were only two phases. The change in phasing issue was covered and approved with Phase 2.)

PL3 – The typical setback detail on the subdivision plat complies with requirements of the R-P zone and PUD overlay.

Final Plat:
PL4 – Formatting of the plat looks good. There are two street names that need to be decided and added. (If looking for address grid coordinates for street names, the City Engineer can provide.)
PL5 – The basement chart describing maximum basement depths on each lot will need to be completed prior to final approval by the City Council.

Recommendation: I advise the Planning Commission to recommend Harvest Park Subdivision Phase 3 final Plat to the City Council for approval.

Commissioner Grubb moved to recommend approval to the city council for Harvest Park Phase 3 Final Recommendation located at approximately 700 E 6750 S (Parcel 13-275-0020) 8.66 acres subject to the following:

1. **City engineer Brandon Jones review of 6 August 2020.**
2. **City planner Barry Burton review of 6 August 2020.**
3. **Verify streetlights located at intersection of Pebble Creek Drive and River Way. As well as Cobblestone Drive and Short Street.**

Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Grubb moved to open the public hearing for short term rental conditional use for Snowbasin Destination operated by Lori Drake located at 2345 E 8100 S. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Osborne reported there were two emails submitted concerning the Snowbasin Destination short term rental. **(See attached email from Lonnie & Lynette Winterton and Tina & Gary Sandzone).**

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

5. Public Hearing and Action on Short Term Rental Conditional Use for Snowbasin Destination operated by Lori Drake located at 2345 E 8100 S.:
This request is for a short-term rental conditional use permit for Snowbasin Destination located at 2435 E. 8100 S. The total acreage of this property is .33 acres. Hours of operation include 24 hours a day, 7 days a week. There are three bedrooms and four parking stalls. Total square footage of the business is 1500. The square footage of the residence is 3,600. A fire inspection has been completed.

Commissioner Osborne understands Lori Drake has submitted application for a conditional use permit for a short-term rental. Code enforcer Chris Tremea has submitted a report from his on-site visit. He has reviewed the ordinance with Lori Drake. She will stay in communication with Chris with any concerns. It was stated there are currently five short term rentals who have approached the city. Commissioner Osborne asked if there have been rentals longer than 30 days.

Aaron Drake, representing his mother, Lori Drake, reported this summer there were two interns who came from out of state who stayed at this short-term rental longer than 30 days. He pointed out there are individuals in the neighborhood who rent their basements. Commissioner Osborne explained to rent a basement, it must be to a family relation.

Discussion took place regarding no more than six occupants. Aaron reported there are four parking stalls. He explained his mom can commit to having the occupants park only on the driveway so that neighbors are more comfortable. Commissioner Johnson pointed out Mrs. Hart made the comment she did not even know the short-term rental was there until she received the notice from the city.

Commissioner Walton asked about the email comment concerning individuals walking on another person's property. He asked if there really is enough parking available. Chris explained there are four parking stalls. Aaron pointed out there is a three-car garage, which she allows tenants to park in the garage. Chris explained he has reviewed video footage of individuals walking on the neighbor's property. He suggested the possibility of installing landscape to help prevent that. He also suggested Lori include no trespassing on the neighbor's property in the short-term rental binder which she has her tenant's review. Aaron discussed Lori being willing to work with the neighbor concerning the possibility of installing a fence.

Aaron expressed one aspect of short-term rentals is a social aspect. He hopes that neighborhoods would not be so restrictive that people cannot come together. Commissioner Johnson commented this short-term rental is owner occupied. Commissioner Grubb suggested a boundary for trespassing or landscaping that would prevent trespassers. Aaron acknowledged lessons have been learned concerning guests who have less than three reviews. In the future, Lori will not be renting to such applicants. Aaron explained the property line on the east is a cement driveway and there would not be a place for landscaping.

Commissioner Walton asked when this short-term rental began. Aaron reported it started in September or October of 2019. He described how it took the city quite a while to get the application process ready after the short-term rental ordinance was approved.

Further discussion took place regarding ways in which to discourage trespassing on the neighbor's property. Aaron suggested the planning commission be more specific as to what the city wants. Chris expressed he is concerned about how to enforce this. Commissioner Osborne isn't sure installation of a fence should be a condition. Aaron stated Lori is willing to discuss options with the neighbor. Commissioner Osborne suggested Lori work with Chris Tremea concerning the trespassing on the property boundary.

Commissioner Boatright arrived at 7:15 p.m.

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

Commissioner Grubb moved to close the public hearing for Short Term Rental Conditional Use for Snowbasin Destination operated by Lori Drake located at 2345 E 8100 S. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Commissioner Grubb moved to approve Short Term Rental Conditional Use for Snowbasin Destination operated by Lori Drake located at 2345 E 8100 S subject to the following:

1. **South Weber City Short Term Rental Ordinance**
2. **No more than 6 occupants**
3. **Owner Occupied**
4. **Owner will discuss with neighbor concerning boundary delineation and work with South Weber City Code Enforcer Chris Tremea.**
5. **Requirement of four parking stalls for off street parking.**

Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

DISCUSSION ITEMS:

6. Discussion: 2020 General Plan

Planning Commission met on July 14, 2020 in a work session to discuss the General Plan second draft public comments and prepare the General Plan maps and narrative for final recommendation to the City Council. Amendments were decided and city staff has since updated the General Plan maps and narrative and called it the third draft General Plan based on those decisions. Tonight's discussion item is a chance to review the third draft General Plan and finalize it for Planning Commission's recommendation to the City Council.

Commissioner Osborne commented it was his understanding the general plan text needs to eliminate the connection from View Drive to 7800 South. Commissioner Grubb understood that it should not be a collector. It was stated it needs to be removed from the map as well.

Commissioner Osborne proposed concerning 1900 East, the text state…*Currently, South Weber City has one access road to Layton. The road is currently used as an access to the city water tank. The road off 1900 East is owned by the city, it is 60-foot-wide, has some utilities (Fire Hydrant and Storm Drain) already installed and has a road base for its surface*. Barry pointed out from the last meeting the decision was made to take that out. Commissioner Osborne does not feel it should be taken out. Discussion took place concerning labeling this section (Access road to city water tank) and not 1900 East. Commissioner Boatright is not opposed to this and questioned whether this should be included in the Transportation Section of the general plan. Commissioner Walton feels it needs to be included in the general plan to point out this is what the state of the road is today. Commissioner Grubb suggested stating the current condition of the road and no changes have been made or recommended. The Planning Commission agreed.

Commissioner Johnson asked why the potential mixed use and multi-family is still in the general plan. Commissioner Walton explained there is still the concept of mixed use. Barry stated we are proposing a change to the zoning ordinance that allows for a negotiated agreement on what happens on the Poll property and Stephen's property, which may or may not contain mixed use.

Commissioner Johnson asked about the noise contour study from Hill Air Force Base and why the city is using a decibel rate of 75. Barry explained the planning for years and years has been 75, and if it is changed now, it will include a lot of residents. Commissioner Johnson suggested

changing it from 65-74. Barry is not sure how that can be changed and include the F-35. Commissioner Johnson pointed out numerous military studies that have been completed on other aircraft and they state the 65-74 as an area of moderate impact. Commissioner Boatright doesn't feel nothing is going to change as it is going to be loud for residents. Commissioner Walton suggested referencing to the compatible use zones. Commissioner Boatright is ready to wrap this up and send the general plan to the city council for review. Commissioner Walton stated this can always be an amendment to the general plan because there is more information coming.

Commissioner Walton discussed Canyon Drive and 2050 East. He suggested extending the red line further to the east. Commissioner Boatright is not sure that should be included with this general plan at this point. Barry suggested including it. Commissioner Boatright is okay with that. The Planning Commission agreed. It was decided that Barry will make the amendments and the general plan will be brought back to the Planning Commission for an action item.

REPORTS:

7. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton

Commissioner Osborne: He reported the special meeting for Deer Run Flats Preliminary Plat approval will be held on 27 August 2020.

Commissioner Walton: He reported the Ordinance Committee is currently reviewing Title 10, Chapter 2. They will also review Chapter 5, and short-term rental. There will be a bi-monthly meeting.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 8:08 p.m. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ **Date**
Chairperson: Rob Osborne

_____
Transcriber: Michelle Clark

_____
Attest: Development Coordinator, Kimberli Guill

From: LONNY WINTERTON
To: Public Comment
Subject: RE Snowbasin Destination operated by Lori Drake
Date: Thursday, August 13, 2020 10:35:51 AM

Thank you for including us in the public hearing notice.

Our residence has not had any personal negative impact from the past 12-18 months of the operation of Snowbasin Destination Airbnb operating in our neighborhood, although we were surprised to find the license had not already been obtained prior to opening the Airbnb. We have witnessed and been made aware of several negative incidences that have impacted some of the more immediate neighbors to the residence.

We are also aware that it takes some experience to smoothly operate a venture such as this. As with any business, the first year or so can have some serious problems. There have been some privacy and security issues regarding neighboring homes in addition to some city ordinances and laws being violated by Airbnb renters.We would anticipate and hope that rules and restrictions would be more closely monitored in the future should the license be approved.

We are grateful that she lives in the residence allowing it be more closely monitored. In a single family dwelling neighborhood, having the Airbnb does have some conflicts with that designation as it is more transient in nature.

There are also several basement rentals in the neighborhood with property owners on site and many in the neighborhood have also had family members living in their homes for extended and lengthy periods of time. These also require management and compliance of property owners.

We have known Lori Drake for over 25 years and know her to be a hands on problem solver.

Lonny and Lynette Winterton
2357 East 8100 South

August 10, 2020

South Weber City Planning Commission
1600 E South Weber Drive
South Weber, UT 84405

Subject: Public Hearing for Conditional Use Permit application for Snowbasin Destination LLC, owner Lori Drake

Dear Planning Commission:

We are submitting the following as comment to the Public Hearing in regards to the Conditional Use Permit application for a Short-Term Rental submitted by Lori Drake ("**Responsible Party**") of Snowbasin Destination located at 2345 E 8100 S., South Weber UT("**Short-Term Rental**"). According to the Airbnb website persons renting or residing ("**Occupants**") in the short-term rental are offered a downstairs living space with three bedrooms. We believe based on public reviews on the Airbnb website for this short-term rental, and by witnessing occupants, this short-term rental began operations September 2019. A search on the Utah Business website (https://secure.utah.gov/bes/) shows a Utah Certificate of Organization, file number 11638573 was issued to Snowbasin Destination LLC January 30, 2020.

The purpose of this letter are to:

1. present the planning commission with a summary of previous complaints made to the South Weber Code enforcer;
2. present the planning commission with historical issues related to parking at the short-term Rental;
3. present the planning commission with details of events/parties at this location;
4. present the planning commission with concerns we have related to trespassing by occupant and non-occupant visitors;
5. ask the planning commission when reviewing the application for this short-term rental to clarify the difference between a two-family dwelling and short term rental conditional use permit;
6. ask the planning commission when reviewing the application to clarify and define the accountability of the Responsible Party, and South Weber City in regards to code violations.

Complaints:

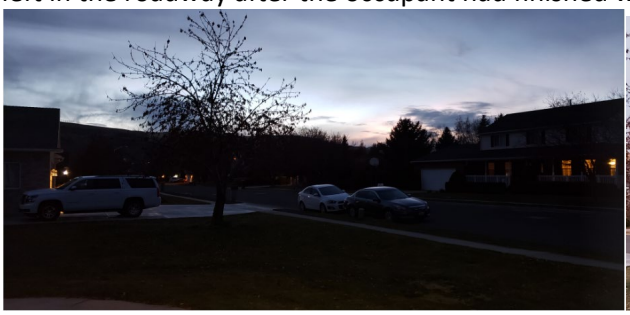
On two separate occasions, we have provided the South Weber Code Enforcer with written formal complaints. The first complaint dated January 16, 2020 outlined issues related to no receipt of public notification from the city in regards to the conditional use permit, parking issues in violation of South Weber winter ordinance, violation of the noise ordinance due to late hour parties at the short-term rental among an occupant and visitors. The second complaint dated July 16, 2020 described issues related to no public notification from the city in regards to the conditional use permit, parking issues, and trespassing.

Provided as an attachment to this letter will be a copy of two police reports D20-00395 related to winter parking, and D20-00424 related to winter parking, parties and a warrant arrest at the short-term rental.

Parking:

The short-term rental historically has not enforced off street parking. On several occasion the short-term rental has had 3+ vehicles parked on the street overnight. Street parking is nearly always directly in front of our property. During winter months, we witnessed, and documented many occupants not following the South Weber winter parking ordnance.

The first picture below taken November 15, 2019 shows what we witness as typical overnight winter parking. The second picture taken the morning of November 19, 2019, shows a work truck, which had been parked overnight broken down in the street in front of our property. A large oil spill was left in the roadway after the occupant had finished working on the vehicle.




The occupant the week of January 12, 2020 had a constant stream of vehicles throughout the evening and early morning. Due to nightly parties held at the short-term rental, vehicles parked on the roadway and in the short-term rental driveway. The below pictures were taken the evening of January 15, 2020, not pictured are the additional vehicles parked to the east of our driveway.




The below picture taken the morning of January 17, 2020 shows one of the several cars that had been left parked on the street overnight.



After filing police complaints dated January 16 and 17, 2020, we discussed issues related to the short-term rental with the responsible party. We very clearly voiced our concerns in regards to parking. The responsible party said she understood our concerns in regards to cars parking all the way to the gate when checking in late at night, which causes extra noise due to slamming doors, and car alarms. In addition, we discussed street parking in front of our residence, and felt we had come to a mutual understanding in regards to parking.

The picture below shows how vehicles are currently parking at the short-term rental. The below pictures were taken on July 11, 2020 and July 19, 2020.





We understand there is no ordinance or law preventing parking in front of our home. However, we strongly feel we should not have to extend a courtesy, or tolerate excessive parking that benefits a business in our neighborhood. The occupant parking in front of our property is not the view we purchased when we moved to South Weber.

- Does the city require the property owner to provide adequate and safe parking at a short-term rental?
- Does the city require the property owner to provide parking that does not interfere, cause damage, or encourage trespassing of neighboring properties?
- Can occupant vehicles park over 48 hours on the street without moving?

Parties/Events:

The short-term rental has already had parties/events. The evening of January 15, 2020, was at least the second evening of a string of parties held by an occupant involving very young adults, alcohol, smoking and loud music. At approximately 11:30 pm, a young female visitor of the occupant

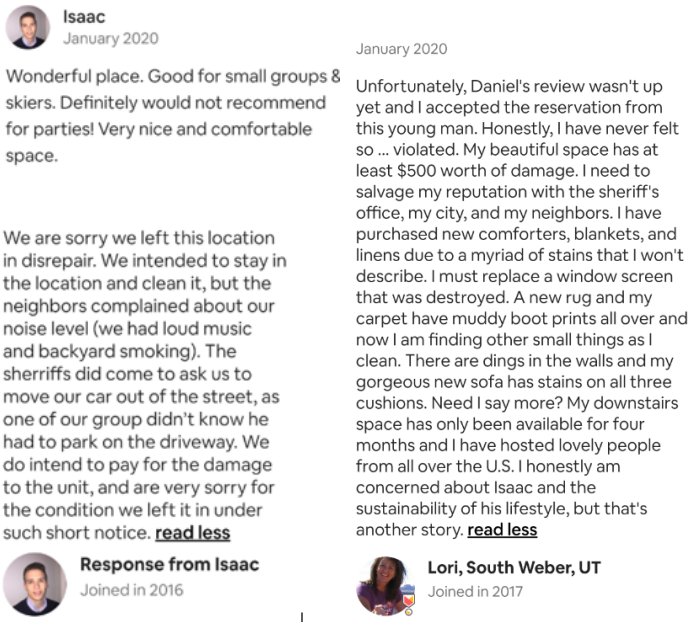
knocked on our door asking to use our wifi. She explained a boy named Isaac had sent an uber for her, but she was unable to locate the Airbnb. After giving her directions to the short-term rental, we witness an additional vehicle arrive. This vehicle contained an additional three young male adults with beer who were being very loud. By this point in the evening, there were six vehicles and many young adults in the driveway, and back yard drinking, smoking and causing a lot of noise.

The picture below taken on January 16, 2020 is of two of the five men that were outside drinking, smoking, and play loud music from at least 10:30 pm until well after midnight.



The incident as described in a section of police report (D20-00424) dated January 17, 2020; "On January 17, 2020, I was informed of a parking problem at the address of 2345 E 8100 S in South Weber. I contacted the complainant, Gary Sanzone, who lives next door. Mr. Sanzone informed me that he has witnessed multiple vehicles parking on the road in violation of South Weber City Code. He stated the vehicles are parked there by guests at the Airbnb in the basement of the residence next door. In addition, he informed me that the guests at the Airbnb have been throwing parties, which have involved excessive noise late into the night, smoking in the Airbnb's backyard near his property and his bedroom window, and the consumption of alcohol by those he presumes to be minors. Mr. Sanzone made a similar complaint yesterday, on January 16, 2020 (See D20-00395)."

The following is from an additional section of report D20-00424; "Upon returning to the residence I verified all provided information, while running Mr. Provenzano's provided information through NCIC I got a return on a fully extraditable warrant. I verified the NCIC hit through Davis County Dispatch and confirmed the information found."



Isaac
January 2020

Wonderful place. Good for small groups & skiers. Definitely would not recommend for parties! Very nice and comfortable space.

We are sorry we left this location in disrepair. We intended to stay in the location and clean it, but the neighbors complained about our noise level (we had loud music and backyard smoking). The sherriffs did come to ask us to move our car out of the street, as one of our group didn't know he had to park on the driveway. We do intend to pay for the damage to the unit, and are very sorry for the condition we left it in under such short notice. **read less**

Response from Isaac
Joined in 2016

January 2020

Unfortunately, Daniel's review wasn't up yet and I accepted the reservation from this young man. Honestly, I have never felt so ... violated. My beautiful space has at least $500 worth of damage. I need to salvage my reputation with the sheriff's office, my city, and my neighbors. I have purchased new comforters, blankets, and linens due to a myriad of stains that I won't describe. I must replace a window screen that was destroyed. A new rug and my carpet have muddy boot prints all over and now I am finding other small things as I clean. There are dings in the walls and my gorgeous new sofa has stains on all three cushions. Need I say more? My downstairs space has only been available for four months and I have hosted lovely people from all over the U.S. I honestly am concerned about Isaac and the sustainability of his lifestyle, but that's another story. **read less**

Lori, South Weber, UT
Joined in 2017

As stated in the parking section of this letter, after involving the police and code enforcer, we had a discussion with the responsible party about what had been happening at the short-term rental. We were very surprised to learn that during the week of parties the responsible party was in the residence. We also learned from her that the young woman who came to our door had also come to her door. The responsible party expressed to us that she felt taken advantage of and that she needed to be more careful. She felt Isaac had not represented himself or the purpose of travel correctly, and that he was a wondering troubled young man. We feel this incident clearly demonstrates the responsible party did not manage the owner occupied short-term rental in a way that ensures neighborhood safety.

We received the following text message from the code enforcer on January 17, 2020 "I am pretty sure that we have resolved the problem and Lori did rent the property as a short term rental to an individual that took advantage of the situation and has since been evicted from the property. I have advised her that she will be required to obtain a business license from the city so that I can go over the specific regulations with her that are outlined in the ordinance."

As a follow up question we asked the code enforcer if the responsible party was allowed to continue to rent the short-term rental, and received the following response; "Nope, she has to immediately obtain a permit." The responsible party had a new occupant at the short-term rental the beginning of following week. The below picture of the new occupant was taken January 23, 2020.



According to the Airbnb listing for this short-term rental the responsible party advertises house rules which includes the phrase “no parties or events”. We witnessed recent occupants having a gathering with visitors. The additional visitors creates noise, and excessive numbers of vehicles in the street. Holding events/parties at the short-term rental brings up the following questions:

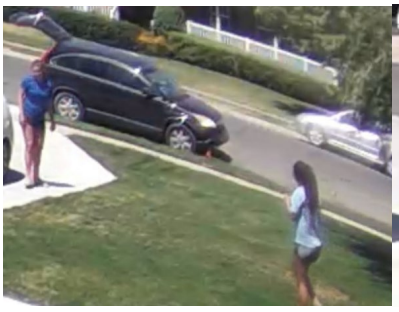
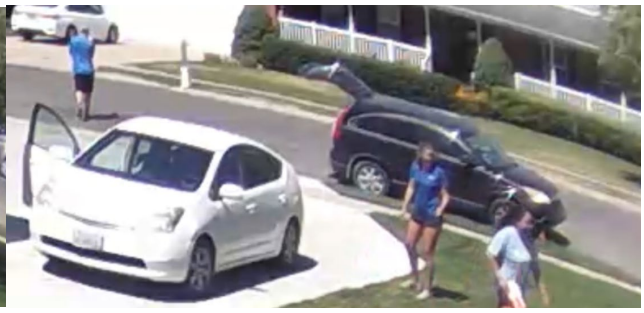
- Does the Conditional Use Permit allow a short-term rental to be a venue, defined as a place where an event or meeting happens?
- Is the rental for occupants, or occupants and their visitors?
- What are the maximum number to occupants, visitors, and vehicles allowed at a short-term rental?

Trespassing:

Our property has become a walking path, a park, and a shortcut from the street to the gate by many occupants. The following pictures taken August 2, 2020 provides an example of what we witness as typical foot traffic to the gated area of the short-term rental.




The below pictures taken August 9, 2020 show occupants as they are having a nerf gun war on our front yard.

We have also had visitors of occupants mistake our property for the Airbnb. On July 15, 2020, a small red suv pulled into our driveway at approximately 9:45 pm playing loud music. The driver pulled in and out backing up to our gate on the east side of our property. Quickly confronted before he could exit his vehicle to enter the gated area, he stated his purpose for being in our driveway was to pick up an occupant of the Airbnb. Having an uninvited person enter our

property at night, with the possibility of trying to gain access to our home has the potential of becoming a dangerous situation for all parties involved. Begrudgingly we now have to display tacky no trespassing, and beware of dog signs from our front porch and gate. As you can see from the pictures above, the signs are not working.

Two-Family Dwelling/Short-Term Rental:

Utah HB 253 passed during the 2017 general session enacted Utah Codes 10-8-85.4 and 17-50-338.

10.8.85.4(1)(b) and 17-50-338(1)(b) "Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

10-8.85.4(2)(a) and 17-50-338(2)(a) a legislative body may not: enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term renal website; or
10-8-85.4(2)(b) and 17-50-338(2)(b) use an ordiance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual soley for the act of listing or offering a short-term rental on a short-term rental website.

South Weber Ordinacne 10-18-2 (A) Short-Term or Vacation Rental means a transient lodging facitly in a single family dwelling unit, in public lodging facilities as part of a planned unit development (PUD), or in an accessory dwelling unit (ADU), occupied by a single group on a temporary basis for less than 30 consecutive days as an alternative to a hotel or motel.

The logistics section of the Airbnb listing of the responsible party states the property is available for long terms stays, 28 days or more. Four recent occupants of the short-term rental stayed for the summer, well over 30 days.



Emma
July 2020

Lori's place was exquisite, I spent the entire summer here for an internship. She made our stay and experience in Utah all the more special! A wonderful host and person! We love you Lori!

July 2020

What a choice experience it has been to host Emma and her peeps. They were gracious, considerate, and deeply appreciative of every detail. Not only in their private space but also in discovering Utah. The experience of getting to know these four young women from every corner of the United States was a thrill for me. I wish them the best of luck and hope to see them again. They will always be welcome. **read less**



Lori, South Weber, UT
Joined in 2017

From what we have witnessed and according to recent reviews left on the Airbnb website for the short-term rental, it appears the short-term rental is not always operating at fewer than 30 consecutive days. Based on the definitions of the Utah and South Weber Code we have the following questions:

- Is the responsible party using the property as a short-term rental, or a two family dwelling? Is this student housing? Corporate housing?
- What is the difference in a conditional use permit for a short-term rental and a two family dwelling?
- When code violations or issues arise, does offering the rental for 30+ days prevent the city from enforcing short-term rental ordinances?

Responsibility:

As of the date of this letter, we feel neither the city nor the responsible party appear to have taken responsibility to ensure compliance or enforcement of South Weber City Codes/Ordinances. In our opinion the responsible party did not act with integrity by starting a business without first obtaining a business license, or permit from the city. Bypassing the short-term rental process as outlined by South Weber City potentially took tax dollars from our community, and did not allow long-term neighbors their right to public comment before the short-term rental became operational.

Airbnb's website offers a help document under responsible hosting in regards to business licensing stating the following. "You are responsible for checking whether your activity may be considered to be a business activity, and if so, for ensuring that you comply with local rules that regulate businesses (which may include business registration and/or licensing requirements) before starting to provide your experience."

South Weber City has allowed the short-term rental to run without a license, and has not done enough to ensure the rights of other property owners. The Utah State Codes enacted for short-term rentals should not render our leaders paralyzed, unable to protect all property owners. South Weber residence deserve better.

- Who is responsible and accountable for occupants of a short-term rental? Is it the Neighbors, the Police, the Planning Commission, the City Council, or the Responsible Party?

In regards to the responsible party and the short-term rental, we have tried to be patient and respectful of the right to operate a business. In January, we were willing to listen and discuss compromise to ensure continued success of the short-term rental, while still maintaining our rights and safety. Since that discussion, we feel the responsible party has not been concerned at all about our rights, our property, or our safety. In January, the responsible party expressed to us that she had been the victim of an occupant. We do not feel the responsible party was violated, instead we feel she did not control a bad situation that was taking place at the short-term rental, and as a result suffered the consequence. The lack of action taken by the responsible party caused interruption to the police department, the code enforcer, and us. Since then we feel the responsible party continues to allow occupants to park anywhere, hold what appears to be events, and does not appear to consider the disruption the short-term rental is causing to the surroundings.

We are strongly opposed to the planning commission granting a conditional use permit for this short-term rental. We feel the responsible party lacks the skill, and security training to operate a short-term rental in a manner that protects the integrity, characteristics, and safety of our neighborhood. The responsible party has not managed the short-term rental in a manner that we the neighbors are un-aware of the existence.

Best Regards,
Gary and Tina Sanzone
Property Owners
2353 E 8100 S

Enclosure: Davis County Sheriff police report D20-00395 and D20-00424.

DAVIS COUNTY SHERIFF'S OFFICE

Deputy Report for Incident D20-00395

Nature: Parking Problem
Location: 150

Address: 2353 E 8100 S
SOUTH WEBER UT 84405

Offense Codes: PARK
Received By: T Dyer **How Received:** T **Agency:** DCSO
Responding Officers: M Castro
Responsible Officer: M Castro **Disposition:** CLO 01/16/20
When Reported: 06:18:37 01/16/20 **Occurred Between:** 06:18:37 01/16/20 and 06:18:37 01/16/20

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:
Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported: **Observed:** PARK Parking Problem
Additional Offense: PARK Parking Problem

Circumstances

BM88 No Bias
DCVN Dash Cam Video: No
LT13 Highway, Road, Alley

Responding Officers: **Unit :**
M Castro D100

Responsible Officer: M Castro **Agency:** DCSO
Received By: T Dyer **Last Radio Log:** **:**:** **/**/**
How Received: T Telephone **Clearance:** CRO Cleared by Responding Officer
When Reported: 06:18:37 01/16/20 **Disposition:** CLO **Date:** 01/16/20
Judicial Status: **Occurred between:** 06:18:37 01/16/20
Misc Entry: DJ **and:** 06:18:37 01/16/20

Modus Operandi: **Description :** **Method :**

Involvements

Date	Type	Description	Relationship
01/16/20	Name	SANZONE, GARY WALTER	Complainant
01/16/20	Cad Call	06:18:37 01/16/20 Parking Problem	Initiating Call

Narrative

Subject: Parking Problem
D20-00395
M. Castro
01/16/2020

On 01/16/2020, I was dispatched to a parking problem in South Weber. I spoke with the complainant, Gary Sanzone, who told me the house next door located at 2345 E 8100 S is an Airbnb. The people staying at the Airbnb will often park their cars on the street in front of Gary's house which causes the snowplows to skip his house.

Gary also told me that last night there was a party at the airbnb and sometime between 2300 and 2330 hours a group of people showed up knocking at his door. They were looking for the party, and thought that Gary's home was the airbnb.

Gary informed me he would be filing a complaint with South Weber City in regards to the Airbnb. I told him I would pass on the information so Deputies would be aware and could enforce the winter parking. I sent out a message to the Patrol Division regarding this case.

Nothing further.

_____

Responsible LEO:

_____

Approved by:

_____

Date

Name Involvements:

Complainant : 240974

Last:	SANZONE	**First:**	GARY	**Mid:**	WALTER
DOB:		**Dr Lic:**	**Phone:**	**Address:**	2353 E 8100 S
Race:	**Sex:** M			**City:**	SOUTH WEBER, UT 84405

DAVIS COUNTY SHERIFF'S OFFICE

Deputy Report for Incident D20-00424

Nature: Parking Problem
Location: 150

Address: 2353 E 8100 S;10-21
SOUTH WEBER UT 84405

Offense Codes: WARA
Received By: L Jacobs **How Received:** T **Agency:** DCSO
Responding Officers: C Bodily, C Hawkins, J Jefferies, L Payne
Responsible Officer: J Jefferies **Disposition:** CAA 01/23/20
When Reported: 07:36:26 01/17/20 **Occurred Between:** 07:36:26 01/17/20 and 07:36:26 01/17/20

Assigned To: **Detail:** **Date Assigned:** **/**/**
Status: **Status Date:** **/**/** **Due Date:** **/**/**

Complainant:
Last: **First:** **Mid:**
DOB: **/**/** **Dr Lic:** **Address:**
Race: **Sex:** **Phone:** **City:** ,

Offense Codes

Reported: **Observed:** WARA Warrant Arrest
Additional Offense: WARA Warrant Arrest

Circumstances

BM88 No Bias
DCVY Dash Cam Video: Yes
LT20 Residence or Home
DAY Day (6 a.m. - 6 p m.)

Responding Officers:	Unit :
C Bodily	D48
C Hawkins	D18
J Jefferies	D103
L Payne	D38

Responsible Officer: J Jefferies
Received By: L Jacobs
How Received: T Telephone
When Reported: 07:36:26 01/17/20

Agency: DCSO
Last Radio Log: **:**:** **/**/**
Clearance: CRO Cleared by Responding Officer
Disposition: CAA **Date:** 01/23/20

Judicial Status:
Misc Entry:

Occurred between: 07:36:26 01/17/20
and: 07:36:26 01/17/20

Modus Operandi: **Description :** **Method :**

Involvements

Date	Type	Description	Relationship
01/23/20	Name	PR0VENZANA, PETER JOSEPH	OFFENDER
01/17/20	Name	SANZONE, GARY WALTER	Complainant
01/17/20	Name	PROVENZANO, PETER JOSEPH	SUBJECT
01/17/20	Name	BARTOLOMEI, ISAAC EPHRAIM	Offender
01/17/20	Cad Call	07:36:26 01/17/20 Parking Problem	Initiating Call

Narrative

Subject: Parking Problem/ Warrant Arrest
Case Number: D20-00424
Date: 01/17/2020
Reporting Officer: Deputy J Jefferies
Body Camera Footage Available: Yes

On January 17, 2020, I was informed of a parking problem at the address of 2345 E 8100 S in South Weber. I contacted the complainant, Gary Sanzone, who lives next door. Mr. Sanzone informed me that he has witnessed multiple vehicles parking on the road in violation of South Weber City Code. He stated the vehicles are parked there by guests at the Airbnb in the basement of the residence next door. In addition he informed me that the guests at the Air BnB have been throwing parties which have involved excessive noise late into the night, smoking in the Airbnb's backyard near his property and his bedroom window, and the consumption of alcohol by those he presumes to be minors. Mr. Sanzone made a similar complaint yesterday, on January 16, 2020 (See D20-00395).

I informed Mr. Sanzone that we would go to the home to insure all vehicles were moved off the road and speak with the guests about continuing noise complaints and parking violations.

Upon my arrival I found one vehicle still on the road, I ran the vehicle which returned valid with no warrants attached.

I knocked on the door of the Airbnb portion of the residence and made contact with a male later identifed as Peter Provenzano, who invited me into the home. I informed Mr. Provenzano of the complaints that had been made and asked what his relation was to the residence and Airbnb. He informed me that he had not been there last night and did not know who's vehicle was on the street.

Upon asking for identification Mr. Provenzano initally refused, identifying himself only as Peter. Mr. Provenzano eventually agreed to providing a Florida Identification Card and I copied down his information.

While speaking with Mr. Provenzano, another male came into the room and identified himself as Isaac Bartolomei. Mr. Martolomei stated that he was the renter of the Airbnb and said he would contact the driver of the vehicle still on the road to have it moved. He also said he was aware of the noise complaints and would not have any more parties or guests while staying at the residence..

Due to a separate incident that occurred while speaking the occupants of the Airbnb, I left the scene and returned upon the completion of the separate incident (See D20-00421).

Upon returning to the residence I verified all provided information, While running Mr. Provenzano's provided information through NCIC I got a return on a fully extraditable warrant. I verified the NCIC hit through Davis County Dispatch and confirmed the information found.

I made contact again with Mr, Bartolomei to obtain the infomation of the Airbnb renter so that they could be advised of the complaints that had been made. Mr. Bartolomei provided me with the contact information for a Lori Drake. While speaking with Mr. Martolomei I saw Mr. Provenzano in the kitchen of the Airbnb . I made contact with Mr. Provenzano and asked him to stand and place his hands on his head Mr. Provenzano was compliant and was placed in handcuffs, which were checked for fit and double locked. Mr. Provenzano had multiple knifes on his

person which were removed. The knifes and other property belonging to him were left with the other guests of the Airbnb with Mr. Provenzano's permission.

Mr. Provenzano was placed in my patrol vehicle where was placed in a locked seatbelt. Transport to Davis County Jail occurred without incident Upon arrival to the jail custody was transferred to Jail staff and his warrant information was verified,

End of Report
J Jefferies 17453

Responsible LEO:

Approved by:

Date

Supplement

Subject: Supplemental Report- Follow Up Warrant Arrest
Case Number: D20-00424
Date: 01/17/2020
Reporting Officer: Deputy J Jefferies
Body Camera Footage Available: Yes

On January 17, 2020, I spoke with Lori Drake, who is the owner of the residence at 2345 E 8100 S South Weber. Lori contacted Davis County Dispatch inquiring about the arrest that had occurred at her residence. I informed Ms. Drake that we had arrested someone who was staying at her Airbnb after identifying him and discovering his warrant.

Ms. Drake asked if it would be possible to remove the other Airbnb guests from her home. I advised Ms. Drake to contact Airbnb if she wanted to terminate the contract with her guests but until then it would remain a civil matter.

I informed Ms. Drake that if she had any other questions about criminal problems, or if at anytime felt that she required a civil standby, that she could contact the Sheriff's Office again.

End of Supplemental Report
J Jefferies 17453

Name Involvements:

Complainant : 240974
Last: SANZONE **First:** GARY **Mid:** WALTER
DOB: **Dr Lic:** **Address:** 2353 E 8100 S
Race: **Sex:** M **Phone:** **City:** SOUTH WEBER, UT 84405

Offender : 395208
Last: BARTOLOMEI **First:** ISAAC **Mid:** EPHRAIM
DOB: [redacted]
[redacted] **Sex:** M **Phone:** [redacted] **City:** [redacted]

SUBJECT : 395205
Last: PROVENZANO **First:** PETER **Mid:** JOSEPH
DOB: [redacted]
[redacted] **Sex:** M **Phone:** [redacted] **City:** ,

OFFENDER : 395206
Last: PR0VENZANA **First:** PETER **Mid:** JOSEPH
DOB: [redacted]
[redacted] **Sex:** M **Phone:** [redacted] **City:** ,

Planning Commission Meeting Date: August 13, 2020

Name: David Larson

Agenda Item: Soccer Facility Conditional Use Permit 16-05 Review

Background: Conditional Use Permit 16-05 was approved by the Planning Commission on September 8, 2016 and approved by the City Council on September 13, 2016. A review meeting on April 10, 2018 brought clarifications and conditions to the permit (see CUP 16-05) which was approved by the Planning Commission on May 10, 2018. An official CUP form was then created that finalized and documented the conditions. Planning Commission met on July 9, 2020 to begin a review of the CUP and discuss potential adjustments/improvements.

In the meantime, on August 1, 2020, a large 3v3 tournament took place on the property which led to violations of the CUP. City Attorney Jayme Blakesley is providing some additional direction and considerations for the Planning Commission as they review the CUP. A recommendation of the Planning Commission will move to the City Council for final review and decision.

Summary: Planning Commission review of CUP 16-05

Attachments: City Attorney Memo
CUP 16-05
City Council Meeting Minutes from September 13, 2016
Code Enforcement Incident Report from activities of August 1, 2020

HAYES GODFREY BELL
LAWYERS

Hayes Godfrey Bell, P.C.
(Mazuran and Hayes 1992-2014)

2118 East 3900 South, Ste. 300
Holladay UT 84124
(801) 272-8998

MEMORANDUM

To: Members of the South Weber City Planning Commission

From: Jayme Blakesley, City Attorney

Re: Conditional Use Permit #16-05 – Recreational and Sporting Activities

Date: September 4, 2020

On July 9, 2020, the South Weber City Planning Commission began a review of Conditional Use Permit #16-05 ("CUP 16-05"), which allows recreational and sporting activities to occur at 128 East South Weber Drive, commonly referred to as "La Roca Park." The Planning Commission is scheduled to continue its review on September 10, 2020. The purpose of this memorandum is to outline the legal framework for actions the Planning Commission may wish to consider as it discusses CUP 16-05.

I. Background

In September 2016, the City Council approved the original conditional use permit for La Roca Park. It was approved by motion with the following conditions:

1. Developer required to follow recommendation on geo tech report;
2. Amendment to use Buffer Yard C;
3. Approval by adjacent landowner Trevor Schenck as to types of foliage (subject to code);
4. Intended use statement to be submitted by the developer [with] intention for the total acreage of property; and
5. Hours of normal operation from 6:00 a.m. to 10:00 p.m. Monday through Saturday.

The Planning Commission reviewed and amended the original conditional use permit in April 2018. Based on this review, on May 10, 2018, the Planning Commission approved CUP 16-05.

CUP 16-05 carried forward the original five conditions, listed four other conditions that were agreed-upon at the time the original conditional use permit was approved, and added six additional conditions. The four conditions agreed upon at the time of approval are:

1. Meet the requirements of Buffer Yard C (City Code 10.5M.6B);

2. Meet conditions from City Engineer's review dated August 31, 2016;

3. Meet conditions from City Planner's review dated September 1, 2016; and

4. Obtain City Council approval of buffer yard amendment.

The six additional conditions imposed by CUP 16-05 are:

1. Installation of a 6' vinyl fence from the northeast corner to the north end of the fire access road;

2. Comply with all UDOT access permit requirements;

3. Due to safety concerns as a result of poor pedestrian access, no parking will be allowed on South Weber Drive or adjacent residential streets. If parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer;

4. No lighting will be permitted for the outdoor fields;

5. Must comply with any land use easements on the property; and

6. Must comply with all City Code, including, but not limited to, noise restrictions and signage.

Due to concerns about noise, traffic/parking, and the hours of activity at La Roca Park, the Planning Commission initiated a review of the conditional use permit on July 9, 2020. Since initiating the review, a violation of CUP 16-05 occurred on August 1, 2020, when the La Roca Futbol Club hosted a 3v3 Live soccer tournament at La Roca Park. A large number of people attended. On-site parking was insufficient to accommodate the crowd. As a result, dozens of participants parked their vehicles in fire lanes and on nearby residential streets.

II. Legal Framework

The purpose for conditional use permits is to provide flexibility for uses that may be compatible with the surrounding neighborhood or adjacent land uses only if certain conditions are required that mitigate or eliminate the detrimental impacts.[1]

To apply such conditions, a City must establish standards for reviewing applications for conditional use permits. The established standards are the only criteria a City may apply when evaluating an application for a conditional use permit.

These are the standards applicable to conditional use permit applications in South Weber:

1. The proposed use shall not generate enough traffic to be detrimental to the immediate neighborhood;

2. The proposed development shall not overload the carrying capacity for which local streets were designed;

3. Internal traffic circulation shall not adversely affect adjacent residential properties;

4. Parking facilities location shall not adversely affect adjacent residential properties;

5. Parking facilities shall be effectively screened from adjacent residential properties;

6. The relationship of structures and parking shall be complementary to the aesthetics of the general area;

7. The proposed sign(s) shall not adversely effect [sic] the development itself or the overall aesthetics of the general area;

8. The proposed landscaping shall be sufficient to enhance the aesthetic acceptability of the development; and

9. The project shall be landscaped and maintained with a sprinkler system.[2]

If a City receives evidence that a conditional use may not satisfy one or more of the above-listed standards, State law requires the City to consider whether "reasonable conditions" can be imposed "to mitigate the reasonably anticipated detrimental effects of the proposed use."[3] Such conditions must be reasonable, must address the identified effects, and must refer to the applicable standards listed above.

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[1] U.C.A. § 10-9a-103(8)
[2] South Weber Ordinance 10-7-3(D)
[3] U.C.A. 10-9a-507(2)(a)(i)

A City may deny an application for a conditional use permit, or revoke an existing conditional use permit, only if the reasonably anticipated detrimental effects cannot be "substantially mitigated by . . . reasonable conditions to achieve compliance with applicable standards."[4] State law prohibits a City from demanding complete *elimination* of the detrimental effects.[5]

When identifying detrimental effects or proposing reasonable conditions to comply with the applicable standards, a City must base its decisions on "substantial evidence."[6] In Utah, "the consent of neighboring landowners [or 'public clamor']" is not substantial evidence and "may not be made a criterion for the issuance or denial [of] a conditional use permit."[7]

III. Roles and Responsibilities

The Planning Commission has the authority to "hear and decide conditional use permits" for property zoned residential.[8]

In the absence of specific procedures for amending conditional use permits, for past amendments the City has followed the process outlined for approvals and allowed the Planning Commission to hear and decide amendments.

The authority to revoke a conditional use permit is reserved to the City Council (1) "upon failure [by the property owner] to comply with the conditions imposed with the original approval of the permit," and (2) "after a review and recommendation by the Planning Commission.[9]

IV. Discussion

The following is a list of options for the Planning Commission to consider as it reviews CUP 16-05:

A. Enforce CUP 16-05 as written.

Condition three of CUP 16-05 states that, "if parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer." The events of August 1, 2020 are evidence of insufficient on-site parking to meet the demand. Based on this evidence, the City could require the applicant to provide

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[4] U.C.A. § 10-9a-507(c)
[5] U.C.A. 10-9a-507(2)(a)(ii)
[6] *Uintah Mountain RTC. L.L.C. v. Duchesne County*, 127 P.3d 1270, ¶ 19 (2005); U.C.A. (quoting *Ralph L. Wadsworth Constr., Inc. v. West Jordan City*, 2000 UT App 49, ¶ 9, 999 P.2d 1240)
[7] *Id.* at ¶ 30 (2005) (quoting *Davis County v. Clearfield City*, 756 P.2d 704 at 712 (Utah Ct.App. 1988)
[8] South Weber City Code § 10-3-5(B)(7)
[9] South Weber City Code § 10-7-2(B)

additional on-site parking along with the associated drainage changes in accordance with City Standards and as approved by the City Engineer.

Condition five of CUP 16-05 requires compliance with all City Code, including but not limited to, noise restrictions and signage. The City Council may enforce code violations with civil penalties of up to $1,000 per violation.[10] The Planning Commission could recommend this matter to the City Council for enforcement as a civil violation of City Code.

B. Amend/Clarify CUP 16-05.

With the consent of the property owner, the Planning Commission could consider an application to amend and clarify CUP 16-05. The Planning Commission would consider or propose amended conditions to address traffic, parking, or landscaping as those standards are stated at § 10-7-3(D) of City Code.

C. Recommend that the City Council Revoke CUP 16-05.

Based on the events of the 3v3 Live tournament on August 1, 2020, there is evidence that the property owner violated City Code and conditions three and six of CUP 16-05. The details of these violations are documented in a report from City Code Enforcement Officer Chris Tremea. They relate to landscaping, fire code, and parking on South Weber Drive and nearby residential streets.

If the Planning Commission finds evidence that the violations cannot be cured through the existing conditions or by voluntary amendment, then it may recommend to the City Council that CUP 16-05 be revoked.

When considering whether to recommend revocation, the Planning Commission should note that, according to State law, a City may revoke an existing conditional use permit *only if* the reasonably anticipated detrimental effects cannot be "substantially mitigated by . . . reasonable conditions to achieve compliance with applicable standards."[11] State law prohibits a City from demanding complete *elimination* of the detrimental effects.[12]

City Code prohibits an application for a conditional use permit for two years following the revocation of a conditional use permit at the same location, by the same applicant, or for the same purpose.

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[10] City Code § 1-9-1
[11] U.C.A. § 10-9a-507(c)
[12] U.C.A. 10-9a-507(2)(a)(ii)

V. Recommendation

In this circumstance, the property owner appears to recognize that the conditions of CUP 16-05 could be stated more precisely, has acknowledged the detrimental impacts caused by past use of the property for soccer activities, and appears willing to implement additional reasonable conditions on such use.

Based on the foregoing, I recommend the Planning Commission amend, clarify, and restate CUP 16-05 with more specific conditions to address traffic, parking, and landscaping. These conditions must be based on evidence and should be as specific as possible. They might include limitations on the number of vehicles and hours/days of operation, and the requirement that certain portions of the property be landscaped to buffer neighboring residential properties.

SOUTH WEBER city
1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

Conditional Use Permit #16-05

Applicant: Kelly Parke

Proposed Use: Recreational and sporting activities (over 1.0 acre)

Address: 128 E South Weber Drive

The conditional use for the above applicant at the property listed and the use proposed was approved by the Planning Commission on 09-08-2016. The following indicates the conditions required at the time of approval, and the current status of each.

Completed	Not Completed	N/A	
	X		1. Meet the requirements of Buffer Yard C (City Code 10.5M.6B).
X			2. Meet conditions from City Engineer's review dated 31 August 2016.
X			a. Comply with UDOT stipulations, Geotechnical recommendations and South Weber Irrigation Co. instructions.
		X	b. Easement for sewer lateral.
X			c. Improvement plans need to show sewer lateral from building to proposed site.
X			3. Meet conditions from City Planner's review dated 1 September 2016.
X			a. Buffer yard plan submitted and approved
X			4. City Council must approve buffer yard amendment before approval is granted. (Passed 09-13-16).

Following a review meeting on April 10, 2018 the following clarifications and conditions are also proposed:

1. Installation of a 6' vinyl fence from the northeast property corner to the north end of the fire access road.
2. Comply with all UDOT access permit requirements.
3. Due to safety concerns as a result of poor pedestrian access, no parking will be allowed on South Weber Drive or adjacent residential streets. If parking is or becomes insufficient to handle the demand, the applicant will be required to provide additional on-site parking to meet the demand, along with any associated drainage changes; must meet City Standards and be approved by the City Engineer.
4. No lighting will be permitted for the outdoor fields.
5. Must comply with any land use easements on the property.

6. Must comply with all City Code, including, but not limited to, noise restrictions and signage.

Approved by the Planning Commission on May 10 **, 2018. Any requests for change must be made in writing and approved by the Planning Commission in a public meeting.**

APPLICANT
Elite Training Centers

By _____
Kelly Parke

Title Manager

SOUTH WEBER CITY

By _____ 10 MAY 2018
Planning Commission Chair – Rob Osborne

ATTEST

By _____
South Weber City Deputy Recorder – Lisa Smith

SOUTH WEBER CITY
CITY COUNCIL MEETING

DATE OF MEETING: 13 September 2016 **TIME COMMENCED:** 6:00 p.m.

PRESENT:

MAYOR:	**Tammy Long**
COUNCILMEMBERS:	**Scott Casas** **Kent Hyer** **Marlene Poore (excused)** **Merv Taylor** **Jo Sjoblom**
CITY RECORDER:	**Elyse Greiner**
CITY MANAGER:	**Tom Smith**
CITY ATTORNEY:	**Doug Ahlstrom**

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Thom Wight, Quinn Tucker, Wayne Winsor, John McCall, Brent Poll, Farrell Poll, Raelene Miller, Roger Miller, Tim Grubb, Kelly Parke, Delene Hyde, Judy Barton, Grandon Brimley, DeAnn Hoggan, David Hoggan, Cheryl Bambrough, Brian Poll, Brent Petersen, Charles Poll, Trevor Schenck, Elizabeth Rice, and Chris Tremea.

Mayor Long called the meeting to order and welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Council Member Hyer

PRAYER: Council Member Casas

AGENDA: Council Member Hyer moved to approve the agenda as written. Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Taylor and Sjoblom voted yes. The motion carried.

CONFLICT OF INTEREST: None

CONSENT AGENDA:

- **Approval of August 23, 2016 Meeting Minutes**
- **Approval of August 23, 2016 Work Meeting Minutes**
- **Approval of July 2016 Budget to Actual**
- **Approval of August 2016 Check Register**

Council Member Sjoblom moved to approve the consent agenda. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

ACTION ITEMS:

Council Member Sjoblom moved to open the public hearing for Ordinance 16-17. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-17: Rezone request for property located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 24.08 acres, be rezoned from an Agricultural Zone (A) to Commercial Recreation Zone (C-R), by applicant Kelly Parke: Tom said the Planning Commission has given a recommendation for approval of this rezone. While the General Plan doesn't specifically project the Commercial Recreation zone to be there, it does call for open lands. Since HAFB has a no-build zone on the southern portion of the property for permanent residences due to the high noise level, a soccer field would be a great use for the property.

Mayor Long asked if there was any public comment. She reminded individuals, who wish to speak, to approached the pulpit, state their name and address, and they have three minutes to speak. Council Member Hyer said he will be timing individuals for three minutes.

Brent Poll, 7605 S. 1375 E., said he is in attendance to discuss pollution. He said every time the City Council approves development in west end, the City is putting people at risk. He hopes the Council read about cross polluted transfer. He said this is a super fund site. He said this has been going on since Mayor Bouchard. He has been studying this for 24 years with an advisor and we know that Hill Air Force Base is not going to clean up the pollution.

Delene Hyde, 349 E. 6650 S., said this developer is putting out a big investment. She said this is 25 acres that has the potential for more soccer fields. She said this property has a potential of 13 fields with this acreage. She discussed how many vehicles will be generated by soccer fields. She is concerned about increasing traffic on 6650 South, which is not a collector road. She said there have been other developments that have been denied because of access. She feels this development needs to find another out from this property and suggested the developer wait until the Kendell property is developed. She feels it is appalling that individuals have only three minutes to speak.

Trevor Schenck, 6455 Raymond Drive, would like to donate to his three minutes to Delene Hyde. He was told he could not do that.

Council Member Taylor moved to close the public hearing for Ordinance 16-17. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Casas moved to approve Ordinance 16-17: Rezone request for property located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 24.08 acres, be rezoned from an Agricultural Zone (A) to Commercial Recreation Zone (C-R), by applicant Kelly Parke. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

RESOLUTION 16-31 Smith & Edwards Final Subdivision: Tom said this is a final plat for Smith & Edwards soccer development. All the requirements have been met by the applicant. The Planning Commission has recommended approval to the City Council.

Barry Burton, City Planner, said the access is coming off of South Weber Drive. Council Member Sjoblom asked about deterring traffic. Barry said the City has looked at alternatives in the past and suggested making 6650 South a one-way street or dead end street. He said it would make it a little less convenient for residents on 6650 South. Mayor Long asked if no parking can be posted on 6650 South. Barry said, "yes". He said this property is located in the noise zone and has an easement that does have some restrictions. Barry said there is sufficient parking with 78 stalls as well as overflow parking. He said the developer has said the soccer fields are not for recreational soccer.

Council Member Casas moved to approve RESOLUTION 16-31 Smith & Edwards Final Subdivision. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Taylor moved to open the public hearing for Ordinance 16-20. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-20: Amendment to Code Section 10.05M.6 (B) Buffer Yard Landscaping: Tom said the Planning Commission has made a favorable recommendation to the Council to approve of this ordinance amendment. Previously the Commercial Recreation Zone required a buffer yard (certain distance and amount of foliage; can be found in Code 10.15.070) between surrounding agricultural and residential zones. The Planning Commission felt that the developers putting in the soccer field would be met with undue hardship having to put a certain amount of vegetation around the 24 acres of property. They concluded that it also doesn't make sense to buffer agricultural property from recreation property. To lessen the burden for all developers, the buffer yard would only be required on sides adjacent to buildable residential zones.

It is recommended that Subsection 10.05M.6B of the South Weber City Code pertaining to buffer yard landscaping be amended as follows:

10.05M.6B Buffer Yard Landscaping

B. Buffer Yard Landscaping: Buffer Yard D landscaping shall be required between the CR zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Tom said after discussing the amendment in the work session. The City Council is recommending amending it to Buffer Yard B. He explained that there is a section of approximately 50 ft. that would need to be buffered from the C-R Zone from the residential zone. Tom said the buffer yard does define the types of trees.

Mayor Long asked if there was any public comment.

Trevor Schenck, 6455 Raymond Drive, asked which buffer is the requirement.

Barry Burton said in each of the buffer yard classifications there are several options that can be chosen. He said the number of trees, shrubs, etc. varies with specific buffer yard. Tom said the buffer yard requirement is only required in a 50 ft. area of space where this would be required. Barry said it only applies to those properties that back up to residential property. He explained the need for the amendment is because the Planning Commission didn't see a need to buffer agricultural property. Doug Ahlstrom said from going from D to C reduces the number of evergreens, but B doesn't require the evergreens. Council Member Hyer said this will affect Trevor Schenck's property and he would recommend the developer meet with you to discuss options of trees. Barry said this is not just for a soccer complex but any other use in a C-R Zone throughout the City.

Mr. Schenck said previously the buffer was 30 ft. (with buffer yard D) and with buffer yard B it will go to a minimum of 10 ft.

Tim Grubb, 6926 S. 475 E., said if this is a recreation zone it will attract parks and openness. He said in this case, you would want the bigger set back.

Thom Wight, 1925 N. Rolling Oaks Layton, Utah, said he is willing to collaborate with Mr. Schenck, within reason, concerning the buffer yard. He said they have not designed anything yet.

Kelly Parke, 3393 W. 1700 N. Ogden, Utah, said they will try to be a good neighbor. He said the 50 ft. is in the area where there will be an open soccer field. He said the intent is two outdoor fields and one indoor facility.

Council Member Taylor moved to close the public hearing for Ordinance 16-20. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Sjoblom is concerned about buffer yard B having a 10 ft minimum. She feels the code needs to be amended. Tom agrees the landscaping code needs to be visited. Doug Ahlstrom suggested changing the buffer yard from the proposed B to C.

Council Member Casas moved to approve Ordinance 16-20: Amendment to Code Section 10.05M.6 (B) Buffer Yard Landscaping: B. Buffer Yard Landscaping: Buffer Yard C landscaping shall be required between the CR zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Sjoblom moved to open the public hearing for Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke: The Conditional Use Permit is for a private-use indoor soccer facility and two outdoor soccer fields. The Planning Commission recommended approval subject to the items addressed in the City's Engineer's memo (dated 8/31/16) in addition that it meet the buffer yard ordinance (prior agenda item).

Brandon Jones memo of 31 August 2016 is as follows:

Our office has completed a review of the Plat and Improvement Plans for the Smith & Edwards Subdivision and associated South Weber Soccer Facility received on August 19th and 30th, 2016. We recommend approval, subject to the following comments and recommendations being addressed prior to final approval from the City Council.

1. **General.** The developer will need to comply with the UDOT Access Approval stipulations, the recommendations of the Geotechnical Report by GSH and the requirements of the South Weber Irrigation Company as previously discussed and recommended.

2. **Sewer Easement.** This set of plans does not show any sewer lateral from the building. We are assuming that the sewer lateral is still being proposed to be installed across the "T+R Ranches" property to the east. A separate easement document will be needed to allow the crossing of this property. However, this being a sewer lateral, it will be owned by the owner of the Soccer Facility. Therefore, the easement should be conveyed from "T+R Ranches" to the owner of the Soccer Facility, not the City. This easement will be needed prior to constructing the lateral or recording the plat, whichever one comes first. This item has been addressed.

3. **Plat.** No comments.

4. **Improvement Plans**. The following are items related to the improvements. a. Sheet #C3. The plans need to show the sewer lateral from the building to wherever it is being proposed (assumed to be in Raymond Drive).

Tom said all the requirements have been met.

Mayor Long asked if there was any public comment.

Delene Hyde, 349 E. 6650 S., feels a development agreement needs to be put in place limiting the access to this facility. She said a lot of the indoor fields play until 1:00 a.m. She would like to see a time limit. She said you have no idea what is going to happen today.

Trevor Schenck, 6455 Raymond Drive, said he is confused concerning what the setback requirement is.

Tim Grubb, 6926 S. 475 E., said with buffer yard C states they can be as close to 20' to the residential property.

Barry said the building is approximately 300' from the Schenck's property line and 50' from the soccer field. It was stated the amendment is as follows:

10.05M.6B Buffer Yard Landscaping

B. Buffer Yard Landscaping: Buffer Yard (C) landscaping shall be required between the CR zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

Mr. Schenk requested this requirement be put in the motion. Tom said when the City Council makes their motion they need to include what is being discussed.

Council Member Sjoblom moved to close the public hearing for Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Taylor apologized for being abrupt but they want to keep control of this meeting. He said the Council is sensitive to residents along 6650 South.

Council Member Hyer moved to approve the Conditional Use Permit: application for South Weber Soccer Facility located at approx. 128 E. South Weber Dr. (Parcel 13-005-0033), approx. 12.21 acres, by developer Kelly Parke subject to the following conditions:

1. **Developer required to follow recommendation on geo technical report.**
2. **Amendment to use buffer yard C.**
3. **Approval by adjacent landowner Trevor Schenk as to types of foliage (subject to Code).**

4. **Intended use statement to be submitted by the developer and intention for the total acreage of property.**
5. **Include hours of operation from 6:00 a.m. to 10:00 p.m. Monday thru Saturday.**

Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Hyer moved to open the public hearing for Ordinance 16-18. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-18: Rezone request for property located at approx. 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.313 acres, be rezoned from an Agricultural Zone (A) to Highway-Commercial Zone (C-H), by applicant John McCall: Tom said the Planning Commission has given a favorable recommendation for approval of this rezone because it is in accordance with the General Plan.

Mayor Long asked if there was any public comment.

John McCall, 2735 W. 4375 S. Roy, Utah, said he is the co-owner of the property. He said this request will help to market the property as commercial.

Council Member Sjoblom moved to close the public hearing for Ordinance 16-18. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Hyer moved to approve Ordinance 16-18: Rezone request for property located at approx. 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.313 acres, be rezoned from an Agricultural Zone (A) to Highway-Commercial Zone (C-H), by applicant John McCall. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Taylor moved to open the public hearing for Ordinance 16-19. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-19: Rezone request for property located at approx. 600 E. South Weber Dr. (Parcel 13-020-0056), approximately .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley: Tom explained that this proposal is to rezone .85 acres of land in the R-LM zone to the R-M zone. The property contains an existing residence and a detached garage. Mr. Brimley

would like to split the lot into two parcels, but existing zoning doesn't allow it. The property sits adjacent to two other subdivisions, the Bowman Old Farm Subdivision to the north and the Canyon Meadows Subdivision to the east. The lots in Canyon Meadows and Bowman Old Farm are approximately the same size as would these be, if subdivided.

This request does not conform to the recommendations of the General Plan, which calls for low moderate density residential in this location. The applicant has pointed out that the lot is not large enough to pasture farm animals and would not be out of character with adjacent lots.

Tom said the Planning Commission and City staff recommended approval of the rezone because the property is unique and the rezone would meet the surrounding land use though it doesn't conform to the general plan projected land use map.

Mayor Long asked if there was any public comment.

Grandon Brimley, 600 E. South Weber Drive, said this property is not large enough for farm animals. He feels this lot can be a much better use of the land. He said there are two accesses onto South Weber Drive.

Tim Grubb, 6926 S. 475 E., said he lives in the area. He said what he is proposing fits the area. He said the road and sidewalk are already in. He said the curb is already cut for the existing home and the east property.

Council Member Hyer moved to close the public hearing for Ordinance 16-19. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Hyer moved to approve Ordinance 16-19: Rezone request for property located at approx. 600 E. South Weber Dr. (Parcel 13-020-0056), approximately .85 acres, be rezoned from the Residential Low Zone (RL) to Residential Moderate Zone (RM), by applicant Grandon Brimley. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Sjoblom moved to open the public hearing for Ordinance 16-21. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-21: Amendment to Code Sections 10.5A.2, 10.5B.2, 10.5C.3, 10.5D.2, 10.5E.2, 10.5F.2, 10.5G.4, 10.5H.4, 10.5I.4, 10.5K.4, 10.55L.4, 10.5M.4, 10.5N.4, 10.5O.4, and 10.5P.2 Permitted Uses, to allow for mobile businesses: Tom said in the last meeting, the Council approved an ordinance to regulate mobile businesses. This current

ordinance amendment allows mobile businesses to do business in the City as a permitted use so they can actually start doing business.

Mayor Long asked if there was any public comment. There was none.

Council Member Sjoblom moved to close the public hearing for Ordinance 16-21. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Casas moved to approve Ordinance 16-21: Amendment to Code Sections 10.5A.2, 10.5B.2, 10.5C.3, 10.5D.2, 10.5E.2, 10.5F.2, 10.5G.4, 10.5H.4, 10.5I.4, 10.5K.4, 10.55L.4, 10.5M.4, 10.5N.4, 10.5O.4, and 10.5P.2 Permitted Uses, to allow for mobile businesses. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Council Member Hyer moved to open the public hearing for Ordinance 16-22. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Public Hearing on ORDINANCE 16-22: Amendment to Code Sections 10.01.100 Definitions and 10.05C.4 Conditional Uses, to allow for assisted living facilities
Tom said at the last Council meeting, Tim Grubb approached the Council with an idea to develop a piece of property off of 475 E. to an assisted living facility. Currently, City Code doesn't have provisions to allow them. These ordinance changes would allow for that type of business in the R-H. The Planning Commission recommended approval of this ordinance.

It is recommended that Subsections 10.01.100 Definitions and 10.05C.4 Conditional Uses of the South Weber City Code pertaining to assisted living facilities be amended as follows:

10.01.100 Definitions ASSISTED LIVING FACILITY:

An assisted living facility is a housing facility for people with disabilities or for adults who cannot or chose not to live independently, but rather live in a group living environment under the care of state licensed professionals. An assisted living facility does not house individuals under care for drug or alcohol rehabilitation, nor can one serve as transitional housing for individuals reentering society from the penal system.

0.5C.4 Conditional Uses

14. Assisted living facilities

Mayor Long asked if there was any public comment.

Tim Grubb, 6926 S. 475 E., said he appreciates the work Barry Burton has done is creating this for the City. He said this will be subject to a conditional use and will be controlling factors.

Council Member Sjoblom moved to close the public hearing for Ordinance 16-22. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

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

Council Member Hyer moved to approve Ordinance 16-22: Amendment to Code Sections 10.01.100 Definitions and 10.05C.4 Conditional Uses, to allow for assisted living facilities. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

RESOLUTION 16-30 Amendment to Fee Schedule (mobile businesses):
Tom said the amendment to the fee schedule will be to add a mobile business license fee and permit fees.

Council Member Sjoblom moved to approve Resolution 16-30 Amendment to Fee Schedule (mobile businesses). Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

RESOLUTION 16-32 Selection of Professional Financial Auditor Services:
Mark McRae said at the Councils request, they went through the process of selecting a financial auditor for the City. He reported that they had 9 CPA firms respond to the RFP. The firm that they are recommending to the Council as the new auditor is Keddington & Christensen.

Council Member Casas commended the financial department for their effort in this. Council Member Hyer is in agreement with the selection of this company.

Council Member Sjoblom moved to approve Resolution 16-32 Selection of Professional Financial Auditor Services. Council Member Casas seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

DISCUSSION ITEMS (possible action):

Review of Snow Removal Policy: Mayor Long said in the work session it was suggested to table this item until next week.

Council Member Taylor moved to table this item until next week. Council Member Hyer seconded the motion. Elyse called for a roll call vote. Council Members Casas, Hyer, Taylor, and Sjoblom voted yes. The motion carried.

Review of Maintenance II job description including Building Inspector:

Council Member Hyer moved to have a discussion on this item. Council Member Sjoblom seconded the motion. Elyse called for a roll call vote. Council Members Hyer and Sjoblom voted yes. Council Member Taylor, Casas and Mayor Long voted no. The motion was denied.

Council Member Hyer moved to table this item until next week. Council Member Taylor seconded the motion. Elyse called for a roll call vote. Council Members Hyer, Casas, Taylor, and Sjoblom voted yes. The motion carried.

CITY COUNCIL ITEMS:

Council Member Casas:

Drinking Fountain at Canyon Meadows Park: The drinking fountain needs to be repaired.

Central Park: There is an exposed electrical box by the scoreboard.

Salt Facility: He requested the Council discuss this item at the next work meeting.

Council Member Hyer:

Davis/Weber Canal Company: He reported that the Davis/Weber Canal Company has been removing some trees along the canal. He said concerned residents have contacted him. He would like the City to contact the canal company to find out what is going on.

Chris Tremea, City Code Enforcer, said he did receive complaints and he will be meeting with the canal company. He has visited the location and said they are not large trees. He will pass any information he receives along to Tom. Tom said he is aware of this and was told they are conducting maintenance. He said the City was not aware of this until a resident contacted the City. Mayor Long asked if the boundary line is in unincorporated area.

Council Member Sjoblom:

Status of Digital Sign: Scout Master over Digital Sign for Scouts has moved to St. George. They will be moving forward with the project.

PUBLIC COMMENTS:

Deann Hoggan, 7701 S. 1650 E., thanked Council Member Hyer and City employees. She said residents did not receive any warning from Davis/Weber Canal Company that trees will be cut down. She said their property lines extend upon the fence lines. She said the canal company did conduct a survey. She said they have received conflicting reasons for the trees being cut down. She has contacted Jeff Oiler and he will contact the canal company. She said it would be nice to have communication, which would help to alleviate concerns.

Delene Hyde, 349 E. 6650 S., said she recognizes some of the Council who campaigned in her neighborhood. She is concerned about limiting citizens to three minutes for public comment. She said sometimes we don't get to say everything that is on our minds.

Dave Hogan, 7701 S 1650 E., said he owns one of the three homes that were damaged in the mudslide. He said when they built their home they were required to install an engineered retaining wall. He said they want to make sure the canal company has the same rules and regulations that they abide by. He suggested marking the trees that they feel need to be taken out.

Tim Grubb, 6926 S. 475 E., said the three minute public comment is not an ordinance, but policy. He understands in the situation if there are several people present. Also, concerning the soccer field, he feels there wasn't enough time for the City Council to look at it. He said there are a number of things that are kind of scary. He said an issue with 6650 South has been created with approval of this soccer complex. He would request the City staff look at options for 6650 South. He said Old Maple Farms will be going in, which could create options to dead end 6650 South.

Liz Rice, 7875 S. 2310 E., asked about the building inspector maintenance job. She said her husband is a contractor in the City and, as a citizen feels, a building inspector is important.

Council Member Hyer moved to take a five minute break before going into the closed session. Council Member Taylor seconded. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

Council Member Hyer at 7:58 p.m. moved to go into a closed session as per UCA § Section 52-4-205(1)(c): Discussion of pending or reasonably imminent litigation. Council Member Taylor seconded the motion. Elyse called for the vote. Council Members Casas, Hyer, Sjoblom, and Taylor voted yes. The motion carried.

The public meeting resumed at 9:32 p.m.

ADJOURNED: Council Member Taylor moved to adjourn the meeting at 9:33 p.m. Council Member Sjoblom seconded the motion. Council Members Taylor, Sjoblom, and Casas voted yes. The motion carried.

APPROVED: Tammy Long **Date** Oct. 11, 2016
Mayor: Tammy Long

Michelle Clark
Transcriber: Michelle Clark

Elyse Greiner
Attest: City Recorder: Elyse Greiner

SOUTH WEBER city
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www.southwebercity.com
801-479-3177
FAX 801-479-0066

Affidavit of Closed Session

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

Mayor Tamara Long, upon oath, deposes and says:

1. S/He is the Mayor of South Weber City, a municipal corporation of the State of Utah.

2. As Mayor, Affiant, when available, presides at all meetings of the governing body of said City.

3. On 9/13/16 commencing at 8:00 pm, Affiant presided over a closed meeting of said City's governing body. The closed meeting was held pursuant to the provisions of UCA § Section 52-4-205(1) for the sole purpose of:

   - € (a) discussion of the character, professional competence, or physical or mental health of an individual;
   - € (b) to discuss collective bargaining;
   - € (c) to discuss pending or reasonably imminent litigation;
   - € (d) to discuss the purchase, exchange or lease of real property, including any form of a water right or water shares;
   - € (e) to discuss the sale of real property, including any form of a water right or water shares;
   - € (f) discussion regarding deployment of security personnel, devices, or systems;
   - € (g) investigative proceedings regarding allegations of criminal misconduct

4. The closed meeting was held as scheduled and the only subject matter discussed in the meeting was, in fact, the aforementioned items.

5. Affiant states that any record of the meeting above referred to is protected under Title 63, Chapter 2, of the Government Records Access and Management Act and therefore is not subject to access by the public or media.

6. Further Affiant sayeth not.

DATED this 13 day of September, 2016

Tamara P. Long
Signature of Mayor, Affiant

SUBSCRIBED, sworn to and acknowledged before me this 13 day of September, 2016.

Elyse Greiner
Elyse Greiner, City Recorder

Code Enforcement Report
Incident #1000 – Soccer Facility August 1, 2020

On Saturday, August 1 at 9:53 AM I received a notification from several councilmembers that we could possibly have a problem at the soccer complex. I told them that I was in the area and that I would be there soon. At 10:17 AM I arrived on scene and found vehicles parked up and down S. Weber Dr., vehicles parked completely around the building including the fire lane and other non-parking areas, and vehicles parked along Raymond Drive as well as Kingston Drive.

I called law-enforcement and ask for them to meet me on scene. Immediately on my arrival I met with Angie Nydegger, who was directing traffic to try to fix the problem that she had just barely realized because she was coordinating the soccer fields. She told me that Kelly had talked to her about the parking restrictions, but there were a lot more people than what were supposed to show up because it was just allowed for each player to have two people come with them. I immediately brought up the recommendation to have people go up to the Park and Ride and they could start a shuttle system.

When I met with DCSO deputy we both started to work on fixing the safety issues first, he started on south weber drive and I started on getting cars removed from the fire lane. I made multiple notifications to Chief Tolman and Cole Fessler as well as David Larson. I was hoping to get more assistance from other on duty city staff as well as use cones to block off the fire lane to keep it from continuing to be a problem.

I contacted via cell phone the property owner Kelly Parke who gave me written authorization stating “I trust that you can make decisions that are best for my property for today, that being blocking the fire lane or other necessary measures to fix our parking issue that is going on”.

I took videos of the vehicles around the fire lane for evidence purposes as well as give courtesy notice prior to possible citation or tow to the persons violating the well-marked fire lane. I did advice Angie that I could not give permission to park in an area that was not disclosed as parking in the CUP and that we needed to get people off of the residential streets, and fire lane. She started to tell people to park in the rear of the property.

I was assisting as much as possible because I could tell that they were very understaffed as I learned later that several staff members got placed on quarantine. More DCSO officers arrived and said that they had other things going on dealing with local residential parking problems and said that I would be responsible for the private property parking problems as a city representative.

Working with event staff, I stopped games on multiple occasions to make notifications to remove illegally parked cars. I informed the city manager and working with attorneys and staff together it was decided that we would give till 1:15 pm to have all vehicles to be within compliance or the event would be terminated by South Weber City for code violations.

At 1:15 I began to investigate the possible closure of the event and obtain information required. There were no more vehicles parked on South Weber Drive, there were 8 cars remaining on Raymond Drive, there were 3 cars remaining on Kingston Drive, there were over 100 cars parked on the furthest north lot of the property. Mayor Sjoblom met me along Kingston and we had a discussion with some elected officials and staff members.

I advised them that I would like to walk back along the same path to complete my investigation and visit the homes along the way to ensure that it was not their vehicles that we were using as evidence to shut

the event down. The evidence was obtained, and my report was given to the city administrator, David Larson who ordered me to shut the event down.

I immediately went to the operation tent and met with Angie Nydegger (larocaslc), Travis Tew (3v3 tourney director). At 2:37 pm I ordered the event to be shut down and working with staff the process was started immediately. It was my decision due to safety concerns of the public to only shut one field down every 10-15 minutes. I estimated that there were 50 to 75 people per field. I was updating Dave as the fields were cleared.

At 3:02 pm all of the residential streets were cleared of the vehicles related to the event and at 4:20 pm the entire event was completely shut down playing games. I had the food truck shut down at 3:25 pm. I counted 70 vehicles still on the property at the closure of the event and they were disassembling nets and removing equipment.

Refer to incident #1000 for all case information including violations for CUP violations, fire violations, weed violation. The case will be on going and active.

Chris Tremea
Code Enforcement
South Weber City

Planning Commission Meeting Date: September 10, 2020

Name: Kimberli Guill

Agenda Item: (6) Stephens Property Concept Discussion

Background: The Developers have come before Planning Commission on several previous occasions regarding this parcel of land and how they wish to develop it. They have made a few different modifications over the past year and would like to bring to the Planning Commission their next concept and are asking for some guidance.

Summary: Stephens Property Concept Discussion for Mixed Use

Attachments: General Terms of Concept Request for Endorsement
Stephens Property Revised Concept

Blue Ox Development, LLC

Stephens Property – Request for Endorsement

We are proposing a plan to develop the current Stephens property that includes the following:

1- Providing a mechanism to ensure the development of the commercial space: 30% of the commercial needs a signed commitment with an end user before the residential portion can break ground.

2- Commercial / Retail (Zoned C-H) on approximately 10 acres of the parcel. Allow businesses of the following types to operate on this site:
   a. Gas Station
   b. Limited Retail
   c. Self Storage
   d. Professional Office Space
   e. Hotel
   f. Restaurant / Food Services
   g. Grocery concepts
   h. Professional Services

3- Residential with a density criterion like the R-7 zone on 7 acres of the parcel with the following restrictions:
   a. Consistent country-style design that matches the common area components of the commercial / retail.
   b. Create an HOA that preserves and maintains the exterior look and amenities of both the homes and the common area space around them.

4- Dedicate a portion of the parcel counting toward green space to create a historic memorial park honoring the history of the site and including possible elements of this park such as:
   a. Amphitheater
   b. Covered seating
   c. Playground
   d. Trail systems
   e. and/or other desirable features.

5- Create an Architectural Review Committee consisting of a member of a City Council member, a member of the community, and a member of the development team chosen by the development team to determine the architectural elements that the development will be bound to which **could include the following suggestions**:
    a. A common country-style theme to the retail building components including elements similar to what is found in the West Jordan Gardner Village
    b. Paver walkways
    c. Porch-style storefronts
    d. Exposed timbers incorporated in the fascia design of the buildings
    e. 25% landscaping requirement
    f. All business signage needs to match the country-style elements of the buildings
    g. All commercial storefront windows need to have gridded panes
    h. A partially covered open-air commons area
    i. Parking only on the perimeter of the shop area

The intention of establishing these self-imposed restrictions is to ensure that the final product is something that is unique to South Weber and creates a strong, community-focused retail center as a gathering place for the community to take part in for all seasons of the year.

BLUE OX DEVELOPMENT



1 SITE PLAN
SCALE: 1" =100'

CONCEPT DESIGN FOR:
Stephens South Weber

6650 SOUTH 475 EAST SOUTH WEBER, UT 84405

DATE: 7/16/20

MOUNTAIN WEST ARCHITECTURE

Planning Commission Meeting Date: September 10, 2020

Name: Kimberli Guill

Agenda Item: (7) Riverside Phase 5 Final Recommendation

Background: Planning Commission approved preliminary for Riverside Subdivision on January 14, 2016. They have already received final approval for Phases 1-3 and are now coming before Planning Commission for final approval for Phase 5. Phase 4 will come later.

Summary: Planning Commission Final Recommendation for Riverside Place Phase 5

Attachments: Brandon Jones Memo Dated 9/4/2020
Barry Burton Memo Dated 9/4/2020
PC01-14-16 Meeting Minutes (Preliminary Approval)
Riverside Phase 5 Final Application
Riverside Phase 5 Final Plat
Riverside Phase 5 Improvement Plans

JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber City Planning Commission

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

CC: Barry Burton – South Weber City Planner

RE: RIVERSIDE PLACE SUBDIVISION PHASE 5, Plat & Improvement Plans Engineering Review (Final)

Date: September 4, 2020

Our office has completed a review of the Final Plat and Improvement Plans for the Riverside Place Phase 5 dated, May 21, 2020. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

BACKGROUND

This Phase connects Riverside Place Phase 3 and Harvest Park Phase 1. The majority of this phase has already been constructed as a part of the Canyon Meadows Drive Road Dedication Plat and access required for Harvest Park Phase 1. The services for the anticipated lots were constructed with the road, but the lots were not platted at the time. The Road Dedication Plat has not yet been recorded, but will no longer be needed, as this plat will take care of dedicating the road and platting the lots.

GENERAL

E1. Final plans need to be submitted to the South Weber Irrigation Company and an approval letter provided indicating that the improvement plans meet their requirements.

PLAT

E2. Our office will provide the addresses for the lots.
E3. An easement approval signature block for RMP is needed. This will provide RMP the opportunity to sign off on the accuracy of the easement shown.
E4. Minor comments will be submitted to the developer's engineer.

IMPROVEMENT PLANS

E5. Only the new construction information is included. The plan set should include drawing sheets for all infrastructure associated with the subdivision (existing and proposed).
E6. A new 6' chain link fence is required along the north boundary line adjacent to the Posse Grounds.
E7. Minor comments will be submitted to the developer's engineer.

RIVERSIDE PLACE PHASE 5 FINAL REVIEW
By Barry Burton 9.4.20
For the Planning Commission

Zoning Compliance:

PL1 – All lots are in compliance with the requirements of the R-M zone.

PL2 – This phase, though not that same as shown on the approved preliminary plat, is in conformance with the preliminary as far as the number of lots in that given area. There are two reasons this is not exactly as originally approved. The approved preliminary had Canyon Meadows Drive dead-ending at the Posse Grounds in anticipation the City may be moving this facility to a new location and that land would be available for future development. The City has since made the determination not to move the Posse Grounds. Secondly, developers of the adjacent Harvest Park Subdivision initially had no access from a public street and proposed that they obtain access to Canyon Meadows Drive through what is now Riverside Place 5. The Planning Commission and City Council, in effect, approved the change to the Riverside Place Preliminary Plat by approving Harvest Park Phase 1.

Final Plat:

PL3 – I see no problems with the final plat.

Recommendation:

PL4 – I advise the Planning Commission to recommend Riverside Place Phase 5 Final Plat to the City Council for approval.

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: 14 January 2016 **TIME COMMENCED:** 6:33 p.m.

PRESENT: COMMISSIONERS: Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton
Wayne Winsor

CITY PLANNER: Barry Burton

CITY ENGINEER: Brandon Jones

CITY ATTORNEY: Doug Ahlstrom

DEPUTY RECORDER: Elyse Greiner

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 Johnson

VISITORS: John Boyer, Kurt Boyer, Mike Ford, Diane Ford, Karen Cordon, John P. Reeve, Nate Reeve, Michael Poff, Mike Bastian, Brent Poll, Ryan Wilde, Stephanie Harper, Emily Coombs, John Volt, Heidi Little, Stan Cook, and Jo Sjoblom.

APPROVAL OF THE MEETING MINUTES – Commissioner Johnson

- **10 December 2015**

Commissioner Winsor reviewed some minor amendments to the minutes.

Commissioner Osborne moved to approve the meeting minutes of 10 December 2015 as amended. Commissioner Johnson seconded the motion. Commissioners Johnson, Osborne, Pitts, and Winsor voted yes. Commissioner Walton abstained. The motion carried.

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

DECLARATION OF CONFLICT OF INTEREST: None

OATH OF OFFICE – Commissioner Walton

2016 APPOINTMENTS:

- **Planning Commission Chairperson:**

Commissioner Johnson moved to appoint Rob Osborne as the Planning Commission Chairperson. Commissioner Winsor seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **Planning Commission Co-Chairperson:**

Commissioner Johnson moved to appoint Wayne Winsor as the Planning Commission Co-Chairperson. Commissioner Osborne seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **Sketch Plan Liaison: M: Osborne S: Winsor – Johnson as sketch plan liaison**

Commissioner Osborne moved to appoint Wes Johnson as the Planning Commission Sketch Plan Liaison. Commissioner Winsor seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

- **City Council Liaison:**

Commissioner Johnson moved to approve the schedule as amended. Commissioner Pitts seconded the motion. Commissioners Osborne, Pitts, Johnson, Walton, and Winsor voted yes. The motion carried.

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

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

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 13-018-0072), 24.07 acres; Developer: Douglas Brady:
Commissioner Osborne asked for public comment.

Brent Poll, 7605 S. 1275 E., said the City has no plume maps to state the property at 600 E. 6650 S. is safe. He reported that the property was polluted in the mid 1980's by pollution

migrating from Hill Air Force Base (HAFB). He said nothing has been done since to remove all possible remnants of contamination. He thinks the City should pressure someone to buy up the development rights. He said because of this high groundwater, this subdivision is at risk, because pollution travels through water. He said when the Planning Commission approves a subdivision, they better be able to say the property is safe, and this property is not safe. He said this is a real problem. He has an obligation, from his attorney, to come and do this. Barry asked if Mr. Poll if he has evidence that pollution is on this property. Brent said there is proof of that. He explained how the pollution moves. He said there is nothing to stop the pollution to go all the way to the river. He said there is an open pathway that has not been shut off. He said it is going to be this way until the 2040's. He discussed exposure causing neurological problems. He would suggest having a meeting with the new council members. Barry said the City hasn't been told that there is actual pollution on this property right now. He said no one is telling us that. Brent said I am telling you that. Barry said Mr. Poll is not an expert. Commissioner Johnson asked about the status of the maps. The maps are of the development rights purchased by either the State or HAFB on lands in South Weber. Duncan explained that the Mayor is actively working on this project with HAFB and the County. Commissioner Johnson referenced the HAFB impact map. He asked if there is anything in the geotechnical report that has addressed studies for pollution. He suggested the City look into getting a detailed study. He said there are quite a few resources in the State.

Heidi Little, 6670 S. 475 E., thanked Mr. Poll for his comments about the pollution. She lives on the corner of this proposed subdivision. She is concerned about safety for the children with all of the traffic that will come from adding this amount of homes.

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

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

Commissioner Johnson asked about the groundwater and said the geotechnical mentioned a land drain system. He feels a land drain system needs to be required. Commissioner Osborne said it is a safety issue to require a land drain system.

Ryan Wilde, 1691 East Harvey Road, Fruit Heights, said they are not planning to install basements; therefore, they don't see the need for the land drain system. He said the expense is harmful to whether or not he can make it happen. He said when he purchased the property; he relied on the experts concerning the pollution.

Nate Reeve, of Reeves & Associates, said they have projects in West Weber and West Warren with a high water table. Because of the style of home, if the groundwater comes up, it doesn't affect the structure. John Reeve, of Reeves & Associates, said they have done a lot of work in South Weber. He said the gravel will help leach out the water. He doesn't feel it is practical to install a land drain system.

Stan Cook, 6966 S. 725 E., said a few years ago his house was contaminated from HAFB. He has had a system installed in his house. He suggested if there is a question, install the pipes, and

then a system can be installed to help clean it up. He has property next to this proposed subdivision. He said there is surface water after a storm.

Commissioner Johnson addressed the power lines. He said there is a 50' easement. He talked to Rocky Mountain Power and they recommended with new power poles there should be a 60' easement. John Reeve said if they want to buy a larger easement, they can do that, but they need to buy the property, if they are going to impact it.

Commissioner Walton referenced the easement on Lot 32 and said there is a slight overlap. He recommends preserving the pedestrian access.

Barry said regarding the pollution issue, the City does not have any evidence there is pollution on that property. Commissioner Osborne is more concerned about Old Fort Road. Brandon said the developer was not asked to contact Mr. Stephens. He said the City needs to meet with the Stephens and other property owners. He said this development is the catalyst, but Old Fort Road is a City wide issue. Brandon said what the City is trying to do with that intersection is a sweeping "T" concept. He said the City needs the road built from 475 East to the east end of the posse grounds. He said his memo addresses the need for a development agreement. Barry said the proposal will address Ms. Little's concerns. Commissioner Johnson feels the property owners need to see the development agreement. Commissioner Osborne suggested tabling because he is getting confused as to what phase is even being approved. Commissioner Johnson isn't comfortable approving this without a development agreement. Duncan explained the first step is preliminary approval, second is development agreement. He said we can't go to the development agreement until the preliminary is approved. He said the City ordinance doesn't give the Planning Commission the authorization to approve a development agreement. Commissioner Pitts is concerned about the timeline. Brandon said it depends on feedback from property owners. He said the first step was to approve the 78' right of way, which has been done. He said the City is seeking for a meeting with the Stephens. Commissioner Johnson asked how this development will affect the posse grounds. Barry said it will not affect its usefulness, and will allow for better access.

Ms. Little suggested tabling until the property owners are contacted.

Brandon Jones, City Engineer's, memo of 13 January 2016 is as follows:

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 road base should be shown at 3" asphalt and 12" road base, 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".

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.

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 sub drains 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 road base 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.

Commissioner Winsor moved to approve the 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 subject to Brandon Jones memo of 13 January 2016 and Barry Burton's memo of 7 January 2016. Commissioner Walton

seconded the motion. Commissioners Osborne, Pitts, Walton, and Winsor voted yes. Commissioner Johnson voted no. The motion carried 4 to 1.

Brandon said it has been the intention of the City staff to contact the property owners all along in relation to the proposed Old Fort Road development. He said the City just hasn't spoken to everybody yet.

Discussion on Wynn, Boyer, and Poff properties with the Fords/ Reeve & Associates:
Duncan said the history of the property is that there was a prior developer in which the property was rezoned approximately two years ago for multi-family housing and the remainder was rezoned for single family residential. No action has been taken for a little over a year, and now there is a new developer, who would like to develop. He said this property is west of 6650 South. Duncan discussed dedicating land for a trail and complete trail improvements. He said the developer would like to keep the same zoning. The subdivision plat would remain similar to the previously presented plat. He said essential to the development is access through a landowner's property as a major access. He said the developer would like to move forward with the same process that the last developer started. He said this would go before Sketch Plan etc. to finish the process of the prior developer. Commissioner Winsor asked about any agreements made for access from 475 East. Duncan said the zone change was approved and recorded against the property.

Nate Reeve, of Reeves & Associates, said this project was started almost 12 years ago. He said it is a great location. The geotech study has been completed. He said Mike and Diane Ford are in attendance tonight. He said they will follow and adhere to Ordinance 13-18A and Ordinance 13-18B. He said there will be eight acres of high density and constructed as one phase. Mr. Reeve said the trail will follow as close as it can to the master plan and will be asphalted. Barry asked about ownership of property. Nate said all three properties are under contract with the Fords. Diane Ford said there will be architectural standards. She has been working with an architect on the apartments. She really wants a country feel to them. She said the high density units are only two apartments high. She said there will be green space.

Michael Poff, 6591 S. 475 E., said there is an importance to development agreements. He said Full Circle Homes has a vision and feels they will do a great job. He said in the future, development agreements will help with developer's promises. He also thanked Commissioner Osborne for what he has done with Highmark Charter School and what the city staff has done in getting a Maverik. He said Old Fort Road will eliminate driveway access.

PUBLIC COMMENTS:

Mike Bastian, 7721 S. 1750 E., asked if the Planning Commission has discussed the need for a sidewalk on 1900 East by the school bus stop. He said property would need to be purchased from the Checketts in order to install sidewalk. Commissioner Osborne said it has been discussed.

PLANNING COMMISSION COMMENTS:

Commissioner Johnson:

Trails Committee: He is working on getting individuals to serve on the trails committee. The City staff will be installing the sewer line along Old Fort Road this summer. Duncan said the City staff will be contacting property owners. Discussion took place regarding a possible trail going under Highway 84. Michael Poff said there is funding available through emergency management and suggested the City look into that.

Commissioner Winsor:

Irregular Lots: He asked about the status of irregular lots. Barry is working on it.

Traffic Study by Maverik: It was suggested requesting a traffic study from UDOT for a street light at the intersection of South Weber Drive and the frontage road.

Water Concerns: Commissioner Winsor is concerned about getting something in place to require a developer to get water in place before construction.

Commissioner Pitts:

Maverik Traffic Concerns: Commissioner Pitts questioned the right turn arrows going east. Duncan explained the issue with individuals being confused as to who is turning right on which street. He said there is a lack of clarity. Brandon said it was UDOT's requirement for the right turn arrows. She drives this area daily and has seen several near misses. Barry suggested making a request to UDOT. Brandon suggested requiring a signal study.

Commissioner Osborne:

Highmark Charter School: He has been contacted by Highmark Charter School concerning the City's retention pond to the west of the school. The charter school is willing to grass and maintain it. Duncan said there is a pipe that comes in on the south end that puts water in it. There is also a ditch in the middle of it. Commissioner Osborne said it is a way of making the retention pond look nicer. Brandon said it will fill with water.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 8:20 p.m. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, Walton, and Winsor voted yes. The motion carried.

APPROVED: _____ **Date** 3/10/2016
Chairperson: Rob Osborne

_____
Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Elyse Greiner

Approved by PC _____
Approved by CC _____

1600 E. South Weber Drive
South Weber, UT 84405
www.southwebercity.com
801-479-3177
FAX 801-479-0066

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	$ 200.00	$ 400.00				
Sketch	$ 400.00	$ 700.00				
2nd Sketch	$ 300.00	$ 350.00				
Prelim	$ 600.00	$ 900.00				
Final	$ 700.00	$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: RIVERSIDE PLACE SUBDIVISION PHASE 5

Approx. Location: 6750 SOUTH 675 EAST

Parcel Number(s): 13-018-0081 Total Acres: 2.84 ACRES

Current Zone: R-M If Rezoning, to what zone: N/A Bordering Zones: R-M & A

Surrounding Land Uses: RESIDENTIAL SUBDIVISIONS - POSE GROUNDS

Number of Lots: 11 # of Lots Per Acre: 0.26 PUD: Yes No

Developer or Agent

Name: SCOTT HEAGY
Company: MB-RIVERSIDE PLACE 456 LLC
Address: 1245 E. BRICKYARD RD, STE 100
City/State/Zip: SLC, UT 84106
Phone: 385-220-4742
Email: scott.heagy@millerbates.com

Developer's Engineer

Name: J. NATE REEVE, P.E.
Company: REEVE & ASSOCIATES, INC
Address: 5160 S 1500 W
City/State/Zip: RIVERDALE, UT 84405
Phone: 801-621-3100
Email: nreeve@reeve-assoc.com
State License # 375328

Property Owner, if not Developer

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

Surveyor, if not Engineer

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

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I 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 and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted 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 (SWMC 11) 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: _____

State of Utah, County of Davis
Subscribed and sworn to before me on this _____day of _____, 201__
By _____.

Notary _____

Seal

Property Owner's Signature:_____Date: _____

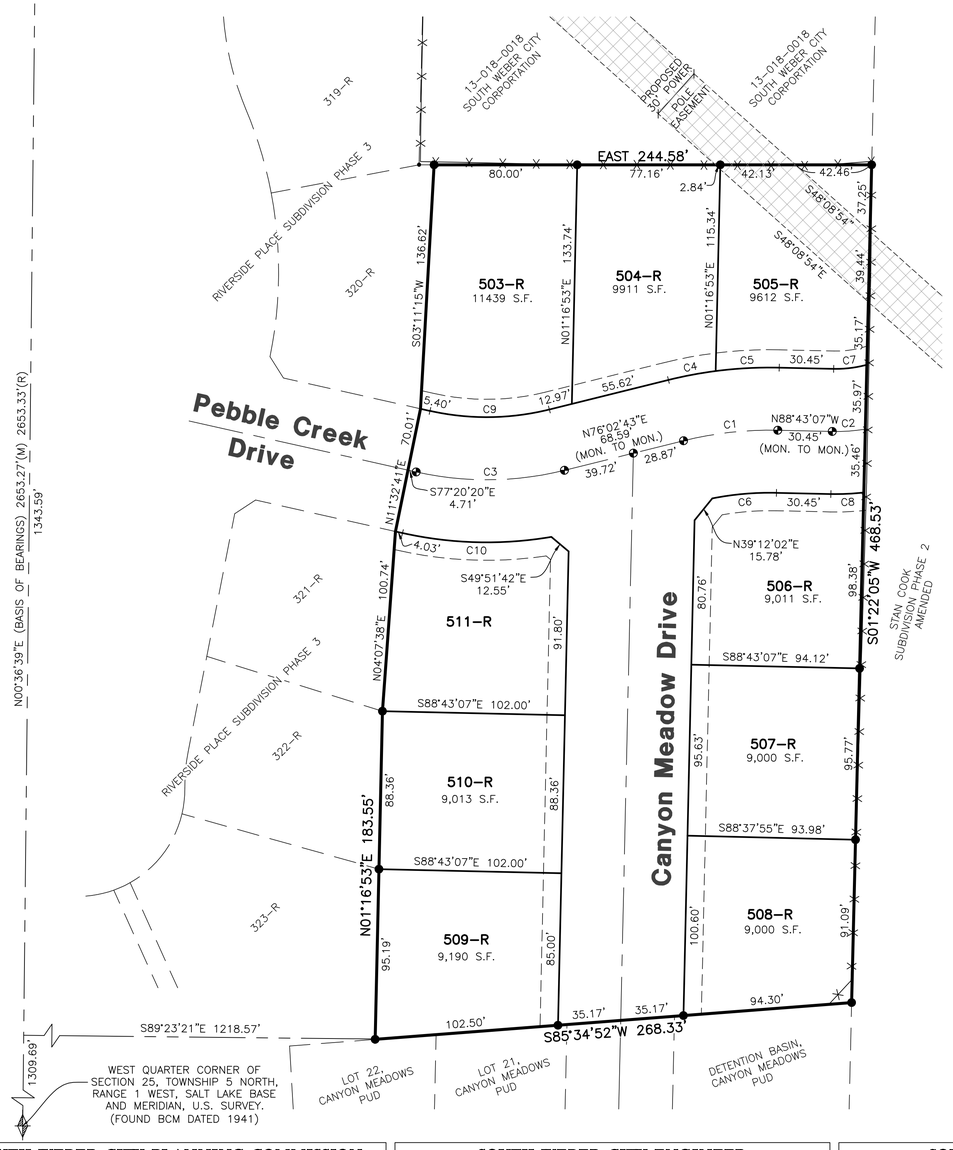
State of Utah, County of Davis
Subscribed and sworn to before me on this _____day of _____, 201__
By _____.

Notary _____

Seal

Riverside Place Subdivision Phase 5

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
MAY, 2018



Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 323-R, RIVERSIDE PLACE SUBDIVISION PHASE 3, SAID POINT BEING N00°36'39"E ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST QUARTER CORNER OF SAID SECTION 28, 1309.69 FEET AND S89°23'21"E 1218.57 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; AND RUNNING ALONG THE EASTERLY BOUNDARY LINES OF RIVERSIDE PLACE SUBDIVISION PHASE 3, THE FOLLOWING FOUR (4) COURSES; (1) N01°16'53"E 183.55 FEET; (2) N04°07'38"E 100.74 FEET; (3) N11°32'41"E 70.01 FEET; AND (4) N03°11'15"E 136.62 FEET; THENCE EAST 244.58 FEET TO A POINT ON THE WEST LINE OF STAN COOK SUBDIVISION PHASE 2, AMENDED; THENCE S01°22'05"W ALONG SAID WEST LINE 468.53 FEET TO THE NORTHEAST CORNER OF CANYON MEADOWS PUD; THENCE S85°34'52"W ALONG SAID NORTH LINE, 268.33 FEET TO THE SOUTHEAST CORNER OF RIVERSIDE PLACE SUBDIVISION PHASE 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 123,733 SQUARE FEET OR 2.84 ACRES MORE OR LESS

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	200.00'	53.18'	53.03'	26.75'	N83°39'48"E	15°14'10"
C2	100.00'	18.56'	18.53'	9.31'	N85°57'51"E	10°38'05"
C3	180.00'	83.62'	82.87'	42.58'	S89°21'11"W	26°36'57"
C4	235.00'	26.92'	26.90'	13.47'	N79°19'35"E	6°33'44"
C5	235.00'	35.58'	35.54'	17.82'	N86°56'40"E	8°40'26"
C6	165.00'	36.01'	35.94'	18.08'	S85°01'45"W	12°30'15"
C7	65.00'	18.77'	18.70'	9.45'	S83°00'34"W	16°32'39"
C8	135.00'	18.46'	18.44'	9.24'	N87°21'52"E	7°50'02"
C9	145.00'	67.36'	66.75'	34.30'	N89°21'11"E	26°36'57"
C10	215.00'	83.80'	83.27'	42.44'	S88°30'20"E	22°19'59"

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS 'N00°36'39"E'.

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED BY PHASE LINES AND THE SURROUNDING SUBDIVISIONS. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING CANYON MEADOWS PUD. THE WEST BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING RIVERSIDE PLACE SUBDIVISION PHASE 3 AND PHASE 4. THE NORTH BOUNDARY LINE WAS ESTABLISHED BY THE PHASE LINES FOR THE OVERALL LAYOUT OF RIVERSIDE PLACE SUBDIVISION. THE EAST BOUNDARY LINE WAS ESTABLISHED BY RETRACING AND MATCHING STAN COOK SUBDIVISION PHASE 2 AMENDED. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Legend

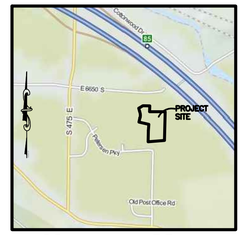
- = FOUND MONUMENT
- = SET STREET MONUMENT
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = EXISTING FENCE
- = ADJOINING PROPERTY
- = EASEMENT
- = MONUMENT TIE LINE
- = POWER EASEMENTS

50 25 0 50 100 150

Scale: 1" = 50'

Vicinity Map

(NOT TO SCALE)



Notes

1. ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN WIDTH UNLESS OTHERWISE SPECIFIED.
2. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GSH, DATED DECEMBER 3, 2015.
3. R = BASEMENTS ARE NOT ALLOWED, DUE TO THE PRESENCE OF HIGH GROUNDWATER AND NO LAND DRAIN SYSTEM AVAILABLE.
4. 50' POWER EASEMENT OVER LAP ON THE WEST LINE OF SUBJECT PROPERTY, OVERLAP DIMENSIONED IN DETAIL A, SHOWN HEREON
5. ALL STREETS ARE PUBLIC RIGHT-OF-WAYS

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERSIDE PLACE SUBDIVISION PHASE 5 IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ___ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RIVERSIDE PLACE SUBDIVISION PHASE 5, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

SOUTH WEBER CITY PLANNING COMMISSION

APPROVED THIS ___ DAY OF _____ , 20 ___ BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ___ DAY OF _____ , 20 ___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ___ DAY OF _____, 20___.

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: RIVERSIDE PLACE PHASE 3
Designer: D. CAVE	Number: 6626-01
	Scale: 1"=50'
Begin Date: RIVERSIDE PLACE PHASE 5	Revision:
	Checked:

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER

_____ DEPUTY.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

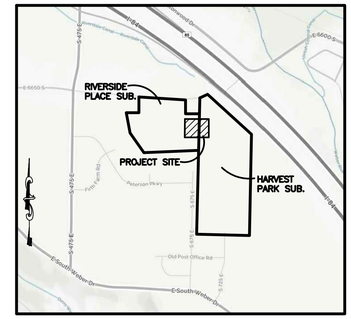
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Project Narrative/Notes/Revisions

1. 05/19/20 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Riverside Place Subdivision
Phase 5
Improvement Plans

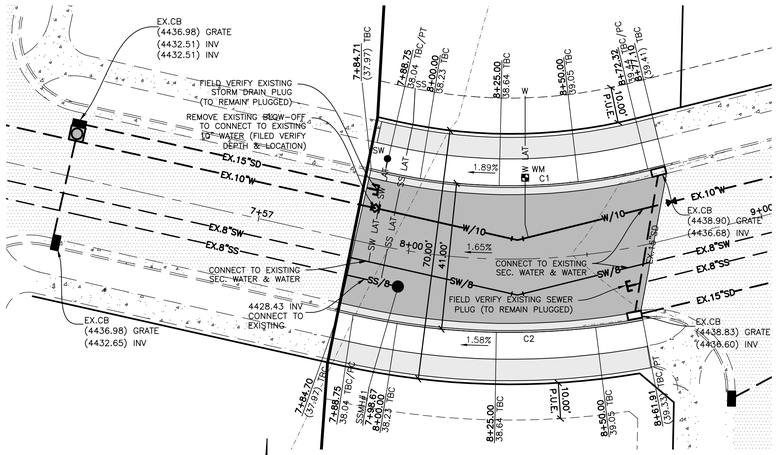
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
MAY,2020



Vicinity Map
NOT TO SCALE

Legend

- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED GATE VALVE
- = EXISTING GATE VALVE
- = PROPOSED WATER METER
- = EXISTING WATER METER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- CB = CATCH BASIN
- P.U.E. = PUBLIC UTILITY EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- RIM = RIM OF MANHOLE
- R.O.W. = RIGHT-OF-WAY
- SD = STORM DRAIN
- SS = SANITARY SEWER
- TBC = TOP BACK OF CURB
- W = CULINARY WATER
- WM = WATER METER
- INV = INVERT
- L.F. = LINEAR FEET
- = EXISTING CONCRETE PAVEMENT
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE



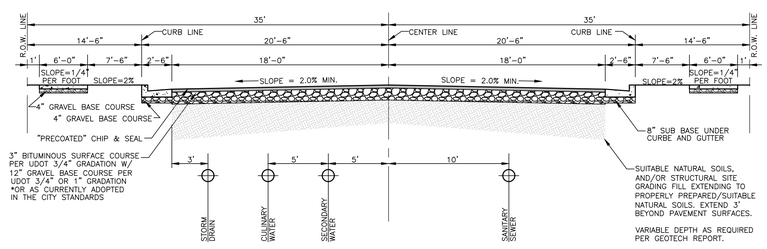
Pebble Creek Drive

20 0 20 40 60

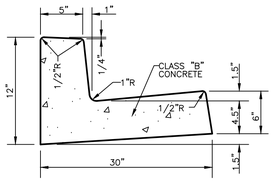
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

TBC Curve Data

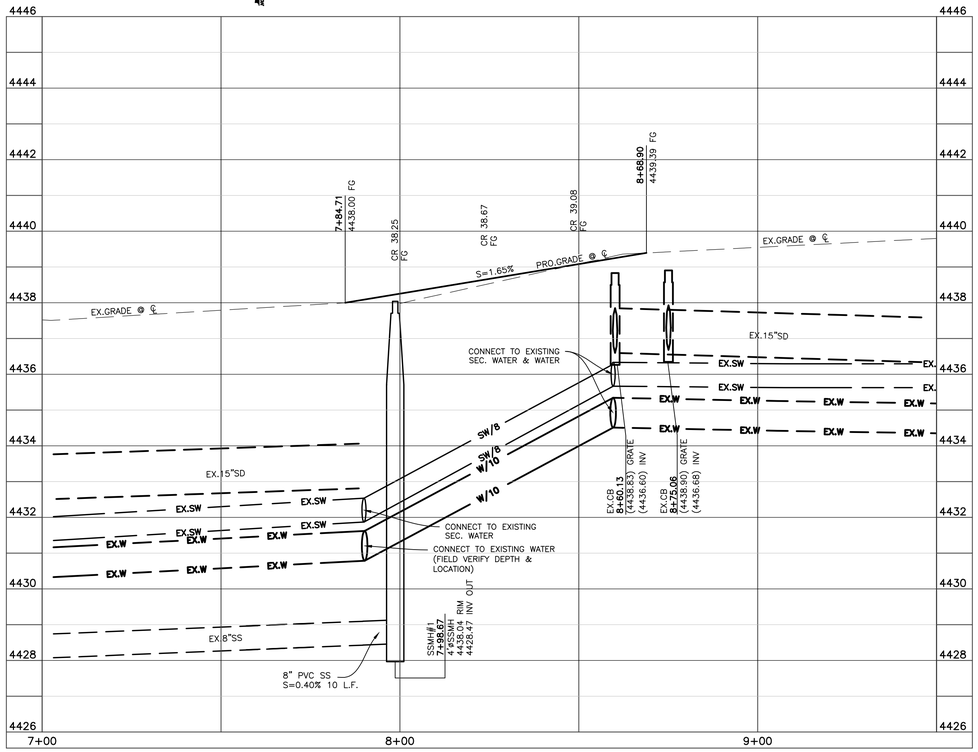
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	26°36'57"	159.50'	74.09'	37.73'	N89°21'11"E	73.43'
C2	23°17'51"	200.50'	81.53'	41.33'	N88°59'16"W	80.97'



Street Section (70' R.O.W.)
SCALE: NONE



On-Site 'L' Type Curb & Gutter
SCALE: NONE



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.

CULINARY WATER

NOTE: 5' MIN. COVER REQUIRED OVER CW LINES
W/10 – 10" DIP W/POLY WRAP WATER LINE
W – 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS – 4" PVC SDR 35 SERVICE LATERAL
SS/8 – 8" PVC SDR-35 SEWER LINE

SECONDARY WATER

SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW – SECONDARY SERVICE LATERAL PER CITY STANDARDS

811 Know what's below. Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Doug Brady
King's Gate Development
11 Gatehouse Lane
Sandy, Utah, 84092
PH: (801) 792-5123

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Riverside Place Subdivision
Phase 5
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
05/21/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: MAY, 2020
Name: RIVERSIDE PLACE SUBDIVISION PHASE 5
Number: 6626-01

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
Reeve & Associates, Inc. - Solutions You Can Build On

Planning Commission Meeting Date: September 10, 2020

Name: David Larson

Agenda Item: General Plan Discussion

Background: Planning Commission met on August 13, 2020 to discuss the third draft General Plan. A few additional amendments were made to the Projected Land Use Map and General Plan narrative that are before the Planning Commission for final review and recommendation to the City Council tonight.

Staff has also done a thorough grammar editing review of the General Plan narrative for clarity, consistency, and conciseness.

Summary: Finalize the third draft General Plan for Planning Commission recommendation

Attachments: General Plan Third DRAFT PC Recommendation
General Plan Third DRAFT Maps
General Plan DRAFT PC Recommendation – Third DRAFT Track Changes

South Weber City General Plan Update 2020

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INTRODUCTION

South Weber City has experienced rapid growth and continues to transform from primarily an agricultural community to a residential community. Included in this growth is the first significant commercial development in decades. Along with this, the development community continues to press for higher density housing in residential areas. This growth, both residential and commercial, along with the loss of agricultural areas, continues to change the character of the City.

South Weber City recognizes the need to regularly reevaluate its planning documents, and to respond to current issues and trends. The City updated the General Plan in 1996, 2001, 2006, 2007, 2010, and in 2014. In 2019, the City Council tasked the Planning Commission to once again review and recommend updates of the General Plan. During this most recent update, city leaders and staff strived to obtain citizen input and to incorporate feedback into this update of the General Plan as possible.

As with previous updates, this version of the General Plan builds upon and enhances previous plans by incorporating contemporary data and current thinking. By nature, the General Plan is a living document, subject to revision and change with the intention to guide planning efforts now and into the future.

MASTER GOAL

Appropriately managing growth is a key focus of this plan. Between 1980 and 1990 South Weber's population increased by 82 percent, growing from 1,575 residents to 2,863. The next decade, the 1990s, saw a 49 percent increase, bringing the total population in 2000 to 4,260. The 2000s saw the population grow to 6,145 by 2010. The 2017 estimates place the population of the City at 7,310 residents. This growth has resulted in major changes to the character of the City. A primary goal of the City is to maintain a portion of its historic rural character, while acknowledging that agriculture plays a minimal role in the current and future economic base of the community.

Even though the character of the community is changing, South Weber's geographic location buffers the community from surrounding urban areas. Nestled in the Weber River drainage basin, the community is separated from neighboring cities by I-84 and the Weber River to the north, high bluffs to the south, the Wasatch Mountains to the east and a narrow band of land between the freeway and the bluff to the west. This geography gives the community a distinct advantage in maintaining a clear identity as it continues to grow. Though the City still has area that can sustain growth, the City will likely remain a small, distinct community.

As the City continues to grow, South Weber should vigorously pursue the retention of the small-town charm that is its hallmark. City officials, staff, and residents should work to maintain a safe and neighborly environment and promote a network of trails and bike paths for the good of its residents. Located at the mouth of Weber Canyon, South Weber is positioned to be a gateway to Northern Utah recreation. This provides the City opportunities to capitalize on local recreational activities. The City should seek ways to promote itself as the **Gateway to Northern Utah Recreation.**

The City should frequently consult the principles contained in the Wasatch Choices 2050 plan as adopted by the Wasatch Front Regional Council. This can be found at www.envisionutah.org.

SECTION 1: CITIZEN INVOLVEMENT

Participation and input from residents are important to ensure a General Plan that reflects the attitudes and desires of city residents. For this document to be an effective planning tool, the public needs an opportunity to provide feedback on the proposed contents prior to adoption. To facilitate this, the City made the first draft available online where residents could view the draft and leave feedback. The City held two open houses to allow residents and property owners the opportunity to see detailed maps, ask questions of City Staff, and submit written comments. The City also solicited feedback through an online survey made available to residents. Additionally, residents were invited to several public joint work meetings of the Planning Commission and City Council where the General Plan was the only agenda item. The City collected, organized and incorporated much of the feedback into a revised draft which was also published online and open for comment. Prior to its adoption, the General Plan was the topic for an official public hearing held before the City Council on dd/mmm/yyyy?.

SECTION 2: EXISTING ENVIRONMENT

It is important to analyze the existing characteristics of the community — land use, population, development limitations, and opportunities — when undertaking any planning effort. By obtaining a full understanding of the current South Weber community, we can better understand and prepare for its future.

LAND USE:

Historically an agricultural area, South Weber has transformed into a predominantly residential community. Agricultural land that once provided the rural small-town character is being developed, primarily into housing. The community is shifting away from preserving agricultural land to ensuring there is enough open space for adequate recreational opportunities. Additionally, there is a focus to promote South Weber as a gateway to many outdoor recreational opportunities, with specific attention given to Weber Canyon and the Weber River.

South Weber has seen its first commercial development in many years. These commercial enterprises provide much-needed services to residents. There are a few industrial type land uses, primarily the sand and gravel mining operations in the northeastern area of the City. A few construction companies, self-storage complexes, and one significant manufacturing business add to the South Weber economy. The gravel pits are a source of constant frustration to adjacent residents due to fugitive dust. However, the City has worked with the Staker-Parsons gravel pit operators to significantly lessen nuisances caused by its operations. It is believed these measures are reducing negative impacts to neighboring properties. There is indication that one gravel pit may be nearing the end of its production as a mining operation.

The City is also home to several institutional uses including four churches, a recreation center, an elementary school (comprised of two main buildings and multiple modular classrooms), a charter school, a fire station, and a city administration building. One institutional use that impacts the City is the Weber Basin Job Corp whose campus neighbors the City to the east just outside the City boundary. Five developed neighborhood style parks, an outdoor equestrian arena (known locally as the Posse Grounds), and a 4 ½ mile section of the Weber River Trail comprise the major developed recreational uses.

POPULATION:

One of the major factors contributing to changes in the community is increased population. As population rises so does the amount of land devoted to residential use. The demand for municipal services, i.e., police, fire, water, sewer, etc. increases, thus creating a strain on city resources. It is impossible to predict changes in the population,

but we can get an idea of the final buildout population through making some reasonable projections by analyzing past growth.

As of January 7, 2020, new population projections were generated for South Weber City based on population estimates by the U.S. Census Bureau and the University of Utah Gardner Policy Institute for 2017. At the end of 2017, South Weber had **1,878 lots or dwelling units**. Add to that the number of residential lots/units approved since 2017, plus the **382 lots or dwellings** that applied for approval or that presented concept plans as of January 7, 2020, and the current **total existing, approved, or proposed dwelling units is 2,260.**

If we assume that most vacant land remaining in the City will be developed, with limitations on some land, it is possible to estimate the potential population growth of South Weber. An analysis of vacant/developable lands determined the total area in each residential density category and the number of dwelling units (D.U.) each could generate. For each density category the total number of acres of vacant land was decreased by 10 percent to allow for inefficiencies in platting of lots and odd-shaped parcels which may result in fewer lots than the zone allows. The analysis follows:

1. 7.04 ac. in Very Low Density – 10% = 6.34 x .90 D.U./ac. = 5 D.U.
2. 45.46 ac. in Low Density – 10% = 40.91 x 1.45 D.U./ac. = 59 D.U.
3. 207.46 ac. in Low-Moderate Density – 10% = 186.71 x 1.85 D.U./ac. = 345 D.U.
4. 193.68 ac. in Moderate Density – 10% = 174.31 x 2.8 D.U./ac. = 488 D.U.
5. 16.88 ac. in Residential Patio – 10% = 15.19 x 4 D.U./ac. = 60 D.U.
6. 4.34 ac. in Multi-Family – 10% = 3.91 x 7 D.U./ac. = 27 D.U.
7. 2.91 ac. in potential Mixed-Use x 25 D.U./ac. = 72 D.U.

Total Dwelling Units on Vacant Land = 1,056 D.U.

Add 2,260 existing and approved dwellings with 1,056 potential dwelling units on vacant land and arrive at a potential build-out dwelling unit count of 3,316. The most recent persons per household number for South Weber is 3.89 based on Gardner Policy Institute and 2017 U.S. Census estimates. Multiply that by the build-out dwelling unit count and you arrive at a **build-out population of 12,900**. At an average growth rate of 3 percent per year, build out will take approximately 20 years.

ENVIRONMENTAL CONDITIONS:

There are several known natural and human caused environmental hazards in South Weber. Natural hazards include earthquakes, fire, high wind, flooding, and landslides. Human caused hazards are associated with the two gravel pits, the Davis and Weber Counties Canal that runs the entire length of the City from the east end to the west end with potential for flooding. Aircraft noise, accident potential, and toxic waste disposal sites all originate from Hill Air Force Base, which borders the City on its south side to the west. Proximity to US-89 and I-84 provide an increased risk as personal and commercial traffic increases.

It is critical that any environmental hazards are mitigated on properties where they exist prior to development. It is recommended that any proposed development within the areas identified on the Sensitive Lands Map #5 be required to mitigate potential environmental hazards in accordance with the Sensitive Lands Ordinance (Ord. 10-14). If this is not possible or feasible, some types of development may not be permitted.

EARTHQUAKES: The Wasatch Fault runs through the east end of the City in an area envisioned for future annexation. The fault is not a single fissure in the earth's surface, but a series of several faults running in a north/south direction. So far as these fault lines have been identified, they are mostly located in fields and affect very few existing structures directly. The Weber Basin Job Corp is the only development known to have fault lines running through it.

As development pressure increases for the area between US-89 and the mountains to the east, it will be imperative to locate any future structures away from these fault lines. If/when an earthquake occurs, liquefaction is also a potential hazard in areas where high groundwater is present.

FLOODING: The Federal Emergency Management Agency (FEMA) has identified the Weber River, the northern border of South Weber, as a potential flood source to low-lying lands adjacent to the river. Notwithstanding several dams along its course the river can still flood due to melting of a high snowpack that may exceed the capacity of the reservoirs. Localized heavy rain or landslides which could dam the river may also cause flooding. Additionally, upstream dam failure has the potential to cause sequential dam failures that could result in a significant flooding event for the City. FEMA has produced Flood Insurance Rate Maps (FIRM) which identify potential flood areas. FEMA does not identify any other potential flood source.

As development occurs, additional hard surfacing creates the potential for localized flooding resulting from heavy rain and excessive snow melt. It is recommended the City continue to maintain its Capital Facilities Plan related to storm water flood control facilities (both existing and future) and review and update the plan regularly.

LAND SLIDES: South Weber City is in a river valley formed in ancient times as the Weber River cut through an alluvial fan deposited by the receding Lake Bonneville which once covered the entire region. Steep banks formed on both sides of the river as it cut through the alluvial fan. The bluff on the south side runs the entire length of the City. Geologists have identified this area as a very high risk for potential landslides.[12] Ample evidence exist of both ancient and more recent slope failure along this bluff. It is important to analyze the feasibility of any development proposed on or near this bluff.

WETLANDS: There are several areas of wetlands and suspected wetlands within South Weber, most of which lies along the Weber River. These wetlands include sandbars, meadows, swamps, ditches, marshes, and low spots that are periodically wet. They usually have wet soil, water, and marshy vegetation for a period or year-round. Open space is also characteristic of wetlands.

All wetlands are considered sensitive lands. Therefore, any development occurring on suspected or verified wetlands are required to comply with the permitting process of the Army Corps of Engineers.

HIGH WIND: High winds blow consistently out of the Weber Canyon contributing to fugitive debris from the gravel pits. The design standards in high wind areas of the City must account for the velocity of wind from the canyon.

FIRE: The City is nearly surrounded by wildland, creating large areas of wildland/urban interface. This creates a high fire hazard requiring building codes to employ wildland-urban interface standards. The City should encourage developers and residents to follow Utah state guidelines for hazard mitigation in the wildland-urban interface.

STEEP SLOPES: Steep slopes are found along the south bench of the City, the foothill area of the Wasatch Mountains on the east side of the City, and at other locations throughout the City. These slopes should be considered fragile from a development standpoint and developers must comply with the Sensitive Lands Ordinance (Ord 10-14). Building roads and subdivisions within these areas can cause environmental damage, destabilize hillsides, and create a hillside scar/eyesore resulting from needed cuts and/or fills to make the property developable. Stripping the land of vegetation may significantly increase erosion and potential flooding if mitigation efforts are not applied. These areas are important habitat for wildlife, including high-value deer winter range. These areas also represent a significant fire hazard to structures which might be tucked within the heavy vegetation located on or along steep slopes. These steep foothills provide an important view shed for residents and those traveling through the local area. The mountains are a prominent feature of the landscape and any excessive

[1] Landslide Hazard Map by Mike Lowe, Davis County Geologist, 1989 Geologic Hazard Map by Bruce N. Kaliser, U.G.M.S., 1976

[2] Geologic Hazards Reconnaissance, South Weber Reservoir #4, Mr. jay Yahne, P.E., Western GeoLogic, LLC.

development or other adverse impacts will likely reduce the community's overall quality of life.

GRAVEL PITS: Two large gravel mining operations are located on the east end of South Weber. The Staker Parson pit adjacent to and west of US-89 and north of South Weber Drive, and the Geneva pit adjacent to and east of US-89 between the Weber River and Cornia Drive. These gravel mining operations create potential hazards due to the dust and sand that blows out of them due to the strong winds from Weber Canyon. The dust can be hazardous to breathe and creates a nuisance as it is deposited downwind in the residential neighborhoods west of the pits. The City should continue their collaboration with the operators to minimize the fugitive dust.

These mining operations have a limited lifespan due to depletion of the resource, although recycling of concrete and asphalt may extend those operations. Rehabilitating the gravel pits' steep slopes and disturbed soils, and mitigating any remaining hazardous conditions, are critical issues that must be addressed before their operations terminate.

There has been a considerable speculation that the pits might become recreational lakes when mining operations cease. Though an attractive idea, it is not feasible.[3]

I-84/US-89 HIGHWAYS: Two major highways traverse the City. Due to their proximity to homes and businesses, the transportation of various of goods and materials create the potential for accidents, spills, and hazardous material incidents. Both highways contribute to potential economic development in South Weber.

DAVIS AND WEBER COUNTIES CANAL: The canal traverses the length of the City from east to west through residential neighborhoods, open lands, and hillsides. The open nature of sections of the canal present a potential danger if the water were to flood into the City or contribute to slope instability and slides. Deterioration of the canal may pose a hazard and lead to a canal break, like that which occurred in Riverdale in 1999 along the same canal.

NOISE HAZARDS: Hill Air Force Base (HAFB) is located directly southwest of the City at the top of the bluff previously discussed. At times, aircraft flying over South Weber cause significantly increased levels of noise. In its Air Installation Compatible Use Zone (AICUZ) report, the Air Force designates specific zones where noise may cause a negative impact to the quality of life. These noise zones are produced by a computer model which takes many variables into account, including the types of aircraft, flight paths, frequency, and time of flights. These noise zones are 65-70 Ldn, 70-75 Ldn, 75-80 Ldn, 80-85 Ldn and 85+ Ldn. Ldn is a unit of noise measurement roughly equivalent

[3] "Feasibility Study for the Parsons Pit ASR and Recreation Facility", September 2014, prepared for Weber Basin Water Conservancy District by Bowen Collins & Associates, Inc.

to decibels, but with other weighted factors considered. The most recent official AICUZ report was published in 1993. A Department of Defense (DOD) contract updated the noise contours in 2006. With the recent arrival and operations of F-35 aircraft (78 planes by 2019), a new AICUZ study is under development. Preliminary noise modeling indicates a dramatic reduction in the noise impact to South Weber. This is not a result of a reduction in actual aircraft noise, but due to the use of a new computer model. The F-35s are noisier than the F-16 previously stationed at the base. Despite the initial results, feedback from residents indicate an increase in aircraft noise since the arrival of the F-35.

This creates a dilemma for the City. The noise zone has significantly affected land use planning for the past 40 years. Previous studies indicate a major portion of the City lay within the 75 Ldn noise contour, the threshold noise zone for restricting land uses. If the preliminary noise modeling is adopted as part of the Official AICUZ report, it will show essentially no area in the City is negatively impacted by noise from HAFB aircraft. Yet, during the mid-1990s, the State of Utah purchased easements on most of the properties within the 75 Ldn noise zone which significantly limits development on those properties. These easements will remain in place even if the preliminary noise modeling becomes official and the modeled noise impact to South Weber is largely eliminated. These easements will continue to affect land use planning, much more so than the modeled noise zones.

As technology advances, it is anticipated that the types of aircraft stationed at HAFB will change as the current aircraft are phased out. The recommended course of action is to continue to utilize the noise zones that are currently adopted and upon which our historical land use planning has relied. This will protect the residents of South Weber from undue noise impacts and will help support the mission of HAFB, a very important part of the local economy. It is recommended that no residential development be allowed within the 75+ Ldn noise zone as currently adopted even should the noise zones officially change in the future.

ACCIDENT POTENTIAL: The same AICUZ study discussed above designates "Crash Zones" and "Accident Potential Zones" within the City limits. The Crash Zone is the area immediately off the north end of the runway. The Accident Potential Zones (APZ) extend northward along the flight path. The APZ 1, adjacent to the Crash Zone on the north end of Hill's runway, overlays the very west end of South Weber.

Careful consideration should be given to any development proposals in this area. Residential development in this area should be prohibited. Agriculture and open space are encouraged in these zones as much as possible.

HILL AIR FORCE BASE ENVIRONMENTAL IMPACT: Isolated areas of shallow groundwater and surface water in the southwest portion of South Weber are contaminated with low levels of various chemicals from former activities at HAFB. The

areas affected are known as Operable Units (OUs) 1, 2, and 4, and are shown on plume maps provided from HAFB.

Since the early 1990s, the area has been closely monitored as part of the federal Superfund (or CERCLA) program. HAFB continuously monitors OUs 1, 2, and 4 for hazardous chemical concentrations, and applies remediation technologies where appropriate or possible.

Since many contaminants evaporate easily [Volatile Organic Compounds (VOCs)], the chemicals can migrate into basements and other overlying structures in the affected areas. Drinking water is not contaminated.

Areas of known contamination are identified using plume maps (See Sensitive Lands Map #5). When using these maps, it is important to note that plume boundaries are inexact and are based on available data. The plume images illustrate the maximum extent of groundwater contamination that is above the clean-up level imposed by the regulatory Superfund process for the most widespread contaminant.

Planners, developers, property owners, and residents can obtain additional information from the following:

- HAFB Restoration Advisory Board, www.hillrab.org
- HAFB Environmental Restoration Branch, (801) 777-6919
- State of Utah, Department of Environmental Quality, (801) 536-4100

Development in contaminated areas should be conducted in a manner that minimizes chemical exposure. Building requirements could include prohibiting basements, requiring field drains, adding vapor removal systems, etc. Builders should be aware of alternate building standards to mitigate potential hazards from vapor or ground water contaminates. Those living or planning to live within, or near, the areas of contamination need to familiarize themselves with this information, be aware of possible issues and associated health problems, and be accountable for their own health and safety after studying all the available records.

SECTION 3: LAND USE GOALS AND PROJECTIONS

This section discusses the various recognized major land use categories and other important factors that may affect the future of South Weber. Citizen recommendations and sound planning principles are integrated with physical and cultural constraints to project the most beneficial uses for the community. In most cases, these recommendations are general in nature and will be subject to refinement by the City as proposed changes in land use or zoning are made.

Projected Land Use Map #1 shows specific locations and information concerning projected land uses. Please note, there is no date at which time these projections could be realized. Many variables make it difficult to predict future use.

(See Projected Land Use Map #1 for more detail on the recommendations of this Section.)

AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:

Agriculture is still important to the community, but perhaps in a different way than it was historically. Agriculture will always be a welcome part of the community. If agricultural use significantly declines, other means must be used to preserve open space to continue providing the rural feel of the community. The City should take measures to protect existing agricultural practices by not enacting restrictions on its use due to encroaching residential uses.

A goal of the City and community is to keep the rural feel of South Weber. One challenge with this is the remaining agricultural lands are privately owned. A landowner's prerogative may differ with the community's goal. In South Weber and surrounding areas, high land values deter agricultural uses. Children and grandchildren of agriculture-based families are primarily seeking careers outside of agriculture. As a result, aging farm owners have no one to take over farm operations upon retirement. It is difficult to preserve farmland except by extraordinary means, such as government purchase of the agricultural lands for preservation purposes. This is not a realistic option to preserve farmland in South Weber. The City should examine creating incentives for landowners/developers to preserve key pieces of open space to preserve the desired rural feel of the community.

Natural open space is also an important asset to the community. For the purposes of this plan, open space is defined as undeveloped land with few or no structures and allows residents to move about or view large outdoor areas, to experience nature, to recreate in a safe and peaceful outdoor setting, or which can be used for organized recreational activities. (See Recreation Section for more on this subject). Some of the valued open spaces within South Weber are the Weber River corridor, wooded and open areas along I-84, the steep hillsides above and below the Davis and Weber

Counties Canal, and the steep and wooded hillsides on the east side of the City adjacent to forest lands.

Since it is beyond the City's resources to purchase property to maintain a rural character or preserve open space, other methods should be used. The City should make every effort not to interfere with, or allow adjacent land uses to inhibit, ongoing agricultural pursuits and should consider annexing hillside property adjacent to current city boundaries and consider incentives to develop properties with large amounts of open space, specifically available for public use.

RESIDENTIAL:

The existing residential development trend in South Weber is largely single-family units. In recent years, the City has seen a few multi-family developments built. This trend of mostly single-family residential development on moderate size lots is an acceptable and desirable trend to maintain, provided that some areas of open space are preserved. It is advantageous to encourage variety in lot size and housing types to allow the City to accommodate residents of all ages, lifestyles, and income levels.

Multi-family residential areas should be spread out as much as practical to minimize any associated impacts in any given area. Multi-family residential areas should be located where they have direct access to collector or arterial roads. These multi-family residential areas could be acceptable if adequate protections or buffers to nearby lower density housing are included in the development.

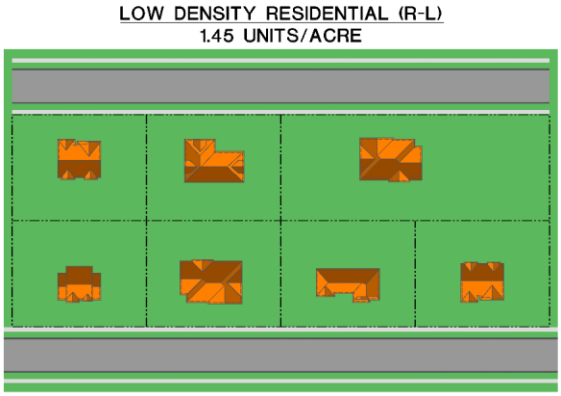
It is important to reserve adequate space for moderate income housing which in the current market will take the form of multi-family residential areas (See most recently adopted Moderate Income Housing Plan on City website).

The following are graphical representations of the current densities allowed in residential zones. *For comparison purposes, the block of land represented in each of the following graphics is 5 acres.*

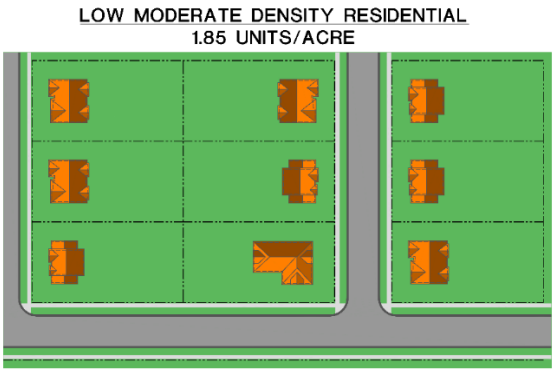
1. Very Low Density allows 0.90 dwelling units per gross acre[4] or less.



2. Low Density allows 0.91 to 1.45 dwelling units per gross acre.



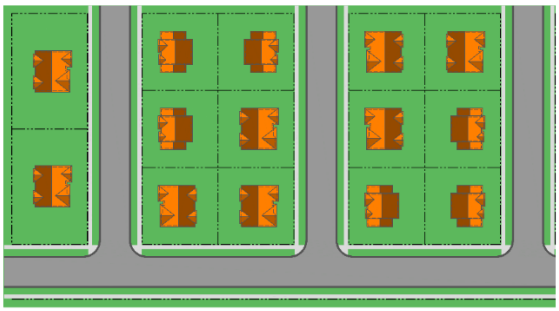
3. Low-Moderate Density allows 1.46 to 1.85 dwelling units per gross acre.



[4] Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

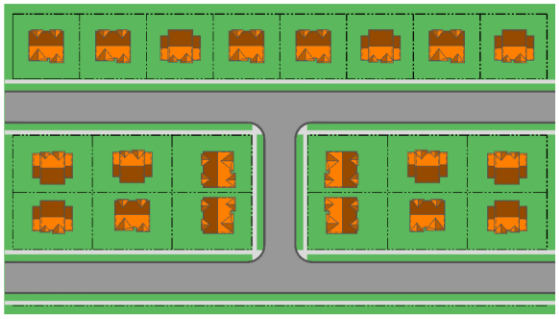
4. Moderate Density allows 1.86 to 2.8 dwelling units per gross acre.

MODERATE DENSITY RESIDENTIAL
2.8 UNITS/ACRE



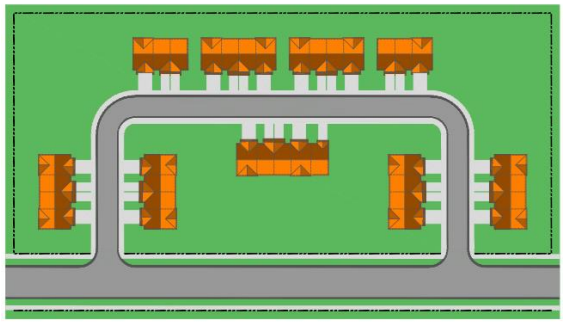
5. Residential Patio allows 2.81 to 4.0 dwelling units per gross acre.

RESIDENTIAL PATIO
4 UNITS/ACRE



6. Multi-Family allows 4.1 to 7.0 dwelling units per gross acre.

MULTI-FAMILY RESIDENTIAL (7 UNITS/ACRE)
35 TOWNHOMES WITH SMALLER PRIVATE STREETS



These dwelling densities have been incorporated into the color-coded Projected Land Use Map (Map #2). These recommended densities are intended as a guide for the given colored area. Zoning requests or development approval requests for lower densities than that recommended are always acceptable in terms of their density. Densities greater than those contained on the Projected Land Use Map may be granted in

exchange for such amenities as trails, buffers, etc., as deemed in the best interest of the City. The Zoning Ordinance has been structured so that a specific residential zone corresponds with each of the density categories and the maximum density allowed within that zone falls within the range described above.

MODERATE INCOME HOUSING:

See the most recently adopted South Weber Moderate Income Housing Plan on the City website at www.southwebercity.com.

INDUSTRIAL:

Current industrial uses are limited to gravel pits, a few areas near the gravel pits, and a few businesses scattered throughout the community. As previously noted, the mining operations have some negative impacts to the community. We also acknowledge that the pits also provide a substantial monetary benefit to the community and that resources extracted by the gravel pits are important to the health and growth of the areas in and around South Weber.

It is recommended the industrial area currently located on Cornia Drive be designated as such and expanded to both sides of the road.

COMMERCIAL:

Existing commercial developments are limited to a few businesses near the South Weber Drive/US-89 interchange. Previous businesses in the center of town are out of business.

For the convenience to residents and the financial health of the City, it is recommended that appropriate commercial development is encouraged. The area in the vicinity of the US-89/South Weber Drive interchange is the primary area designated for commercial development, thus limiting commercial impacts to residents of the area. The City should protect the land near the interchange for future commercial developments. The City has designated all the land shown on the Projected Land Use Map in the vicinity of the US-89/South Weber Drive interchange as Commercial Highway zone to encourage commercial development there. All retail type and uses that provide locally needed goods and services should be encouraged.

Other commercial development(s) should also be supported in the vicinity of the I-84/Old Fort Road interchange. Development of this area should be done in a manner that does not negatively impact surrounding neighborhoods.

Care should be given to any commercial development adjacent to a residential or planned residential area. A buffer between the two land uses that reduces the negative impacts of the commercial development is strongly encouraged.

Design standards for commercial development exist to ensure compatibility and a sense of community among various potential commercial enterprises.

RECREATION:

South Weber City currently maintains recreational facilities at the following areas: Byram Estates Holding Pond, Canyon Meadows, Cedar Cove, Central Park, Cherry Farms, Nathan Tyler Loock Memorial, and the Posse Grounds. The City also has several grassed detention basins that function as park space.

Additional development of recreational spaces should be included in budgets and parks improvement plans, before new parks are developed. The City should continue to use grassed detention basins as park space as they are created with additional development.

The presence of the Weber River on the north boundary of the City presents an opportunity for a river recreation corridor reaching into Weber County. The Wasatch National Forest to the east of town presents abundant recreation possibilities that are important to residents of South Weber and many others.

The Trails Foundation of Northern Utah, a private non-profit organization, has been very active in securing access rights and in constructing the Weber River Parkway Trail. South Weber should work closely with them and others in securing additional access, extending the trail, and improving and maintaining existing facilities. The river corridor should be protected as an important recreational resource in South Weber and as valuable wildlife habitat.

As development along the east bench area occurs, the City should ensure public access to the National Forest. The forest provides hunting, hiking, mountain biking, and nature appreciation opportunities different from other recreation sites. It is critical to maintain access to these public lands.

South Weber can become a more bicycle friendly community. The City should consider areas to create bicycle lanes. The possibility of a bicycle path along the Davis and Weber Counties Canal should be explored.

Improved access to Cherry Farms Park should be accomplished via a pedestrian bridge across the canal connecting the 2020 East holding pond to Cherry Farms Park.

The Projected Land Use Map (Map #1) shows recommended locations for recreational use due to existing or projected residential growth in the area. There may be other areas suitable for recreational uses which are not designated on the map. Designation of a property in the recreational category is not meant to limit the use of the property exclusively to recreational use but is indicative of a recreational resource to protect.

INSTITUTIONAL:

The only current institutional uses in South Weber are schools and churches. South Weber Elementary School and Highmark Charter School are the only schools in the community. The City should assist Davis School District in locating any future school sites. This will assure the most advantageous site for both the District and the City. The City should be open to the development of additional church sites. It is also important to note that just outside City boundaries on the north end of Cornia Drive, the U.S. Forest Service operates the Weber Basin Job Corps.

OPEN LANDS:

Undeveloped properties may have a designation of Open Lands. Unlike other land use designations, this designation does not imply any potential zoning classification. Properties may be so designated because they are unbuildable due to terrain, may be inaccessible or may just have no recommended use.

SECTION 4: TRANSPORTATION

This section outlines the existing state of the transportation system and provides recommendations to improve safety while meeting the demands of future growth. This plan does not attempt to provide exact locations of every local or residential access street in the City, but does look at all critical transportation routes, specifically concentrating on those streets the City is the steward of. Streets currently stubbed are shown with an intended connecting location, thus informing any future developers the City's intent for connecting streets (See Vehicle Transportation Map #5). To encourage connectivity between developments, cul-de-sacs or turnarounds are only considered if topography or other constraints prohibit the connection to a thru street. Temporary turnarounds must be provided at all stubbed street locations where a thru street is eventually planned.

It is important that major transportation routes through South Weber are protected from unnecessary traffic motion. Issues arise when too many driveways are allowed access directly onto a street, resulting in slower traffic as vehicles maneuver in and out of driveways. To reduce this concern and to preserve the full functionality of major transportation routes, the number of direct access driveways should be limited to as few as reasonably possible.

It is also important that public streets within the City be maintained in a reasonable and acceptable condition. To this end, all new roads developed in South Weber are public streets. Private streets are strongly discouraged. Some leeway is allowed in the design of public roads within Planned Unit Developments (PUDs), to allow more ingenuity in providing public improvements. This can be done in how park strips and foot traffic are handled.

(See Vehicle Transportation Map #2 for more detail on the recommendations of this Section.)

US-89 (Highway 89):

The State of Utah is in the beginning stages of a major upgrade and widening of US-89 that will turn it into a restricted access expressway. The project's current northern terminus is the US-89/I-84 interchange. The City fully supports this project, though it will create some known issues that will affect South Weber. It is critical that direct access from South Weber Drive onto US-89 is maintained for both north and south directions. As US-89 transitions from a limited access highway to a restricted access expressway in South Weber, it will likely create an increase of northbound traffic backup. Currently, traffic congestion on US-89 is somewhat spread out along the route south of South Weber due to the traffic lights found between South Weber and Farmington, though northbound congestion sometimes occurs in South Weber when cars stop at the traffic lights in Uintah City.

The City strongly encourages UDOT to consider solutions to the increasing traffic congestion near the US-89/I-84 interchange, anticipating additional slowdowns along US-89 once the expressway project is completed.

The US-89 project creates an opportunity to install an underpass for the continuation of the Weber River Parkway Trail/Bonneville Shoreline Trail (BST). This is critical to the extension of the Weber River Parkway Trail to the mouth of Weber Canyon, thus connecting the BST in Davis County with that in Weber County. The City strongly supports an underpass and should continue to encourage its completion in every possible way.

1900 EAST STREET:

1900 East Street is an extremely important collector road. It has a serious safety hazard at approximately 7550 South. At that point it traverses a steep bluff that reduces sight distance at the intersection with 7600 South and encourages traffic to speed as cars travel northward down the hill. It should be a priority to evaluate the possibility to mitigate this safety hazard.

SOUTH WEBER DRIVE (State Route 60):

South Weber Drive, a State-controlled road, is an arterial street which serves as the transportation backbone of the community. It is important to note that numerous homes front the road, somewhat reducing its effectiveness as an artery. It is anticipated the road will need to be widened from the current 66-foot right-of-way (in many locations). The City should continue its current policy of requiring curb and gutter of all new development along this road. Widening of the road should include enough room to add bike lanes. The road is wide enough to add bike lanes in the eastern part of the City. The City should pursue adding those lanes. Driveway access to this road should be limited as much as possible to protect its arterial status and usage. This should be done in conjunction with UDOT standards.

Analysis indicates traffic signals will eventually be needed at the intersections of South Weber Drive with 1900 East and 2100 East. The City should encourage UDOT to install traffic lights at these locations as soon as traffic density warrants them.

OLD FORT ROAD:

Old Fort Road is intended to be a minor collector road with limited access. Currently, the first phase of the road is constructed on the west end which runs eastward from 475 East, utilizing the old alignment of 6650 South past the Posse Grounds. This road will eventually continue eastward through farmland near the I-84 freeway. It is believed this new roadway will provide increased opportunity for commercial development near the I-84 interchange by establishing direct access to that site from the interchange.

1650 EAST STREET/ 7775 SOUTH STREET:

A high priority road project should be connecting 1650 East with 7775 South. This will provide an important alternate route, other than South Weber Drive, between the central and eastern parts of the City. This would become extremely important in the event of a South Weber Drive closure in this area.

6650 SOUTH STREET / 475 EAST STREET:

6650 South is a very narrow street with houses fronting it, some of which were built extremely close the edge of the asphalt, which would not happen if these houses were constructed today. A temporary dead-end exists at the west end of the houses fronting it. As properties north of 6650 South continue to develop an alternate east/west route (already begun) should be established to take all but local traffic off this substandard road. Only minimal widening and improvement of the road should occur between 475 East and South Weber Drive due to feasibility challenges.

475 East Street is the main route from South Weber Drive to I-84. As development of the west end of town occurs, it is important that most of the traffic in that area find an alternate route to 475 East Street. The development of Old Fort Road to the east and the eventual extension of Old Maple Road to the west are initial steps to accomplishing this goal.

7800 SOUTH:

7800 South Street off the 2700 East frontage road is very narrow and both sides of the road lack curb, gutter, and sidewalk. Introducing additional traffic to this street would require widening and improving the road which would have a significant impact to the adjacent residential properties. Though some improvements may be necessary, it should only be done in a way that minimizes the impact to residents. Care should be taken not to introduce any significant volume of traffic to this road.

SERVICE ACCESS ROAD TO WATER TANK:

Currently South Weber City has access to one of the City's water tanks on a road off 1900 East. The 60-foot right-of-way is owned by the City, has some utilities already installed (fire hydrant and storm drain), and has a road base surface. This road is closed to the public. After review of potentially paving this road to connect to Layton and much public input, no changes to the status of this access road are recommended.

SECTION 5: ACTIVE TRANSPORTATION

A recent survey by Utah State University on recreational activities and programs indicates trails are the number one priority of South Weber residents. To promote the health and general welfare of the citizens of South Weber, it is the intent of the City to develop a network of non-motorized trails throughout the community. These trails should be readily accessible to all residents and others so much as possible with trailheads and access points located throughout the City.

Trails should provide a variety of walking, jogging, running, biking, and equestrian experiences by utilizing different widths, surface material, and degree of difficulty. Trails should generally be off-street and not sidewalks in the street right-of-way. There may be locations where trails and sidewalks are concurrent for a short distance where other options are not practical. Where potential trails cross private property, the City should work with landowners to protect property rights and provide incentives to allow the trail to be established on their land. Specific trail recommendations follow.

(See Active Transportation and Parks Map #3 for more detail on the recommendations of this Section.)

BONNEVILLE SHORELINE TRAIL:

The Bonneville Shoreline Trail (BST) is a regional trail based along the high-water level of ancient Lake Bonneville, conceptually traversing the entire Wasatch Front and extending into Cache County. A portion of this trail runs along the foothills east of the City at approximately 5,200 foot elevation. Although most of the trail is outside of City boundaries, it is a great asset to the residents of South Weber. The City should collaborate with and encourage Davis County and other stakeholders to complete the trail.

This trail should be approximately four feet wide and have a natural surface. Special care to reduce negative impacts and to keep grades manageable will need to be taken when crossing Corbet Creek and other ravines. It is encouraged that the trail be located above the Weber Basin Job Corps. This trail needs to transition from the 5,200 foot elevation to the proposed Weber Canyon Trailhead at the east end of Cornia Drive near the mouth of the canyon which is approximately 4,570 feet elevation. This trailhead will support and provide access to the proposed Davis and Weber Counties Canal Trail and the Weber River Parkway Trail.

WEBER RIVER PARKWAY TRAIL:

The proposed Weber River Parkway Trail is an extension of an existing trail in Riverdale and South Weber that currently terminates at Cottonwood Drive. In the Cottonwood Drive area, the trail will run between Cottonwood Drive and I-84 due to the existing

residential lots that back onto the river. From the bend where Cottonwood Drive crosses the river, the proposed trail will run along the south bank of the river between the river and I-84.

Multiple property owners hold the land where the trail is proposed, including UDOT, the Utah Division of Natural Resources, Trails Foundation of Northern Utah, and private landowners. The City should collaborate with other interested parties in securing easements or rights-of-way for the proposed trail. Due to the regional nature of this trail, it is recommended an entity such as the Trails Foundation of Northern Utah be responsible for management and maintenance of the trail.

It is recommended that the South Weber section of the trail be approximately 10 feet wide with a compacted granular surface, with possible consideration to paving the trail at some point in the future.

Pedestrian access from the Canyon Drive Trailhead at Canyon Drive and 1325 East across I-84 to the Weber River Parkway should be a high priority trail improvement.

CANAL TRAIL:

The Canal Trail is proposed to run adjacent to, or on top of, the Davis and Weber Counties Canal running the length of the City on the south side. The City should seek an agreement with the Davis and Weber Counties Canal Company and any private property owners along the route to allow public access and development of the trail. Safety precautions should be used in designing a trail along open portions of the canal. The City should also encourage Riverdale City officials to continue this trail in their community.

This trail should be developed partly as natural surface trail and partly as a paved trail utilizing the existing maintenance road along the canal or directly on top of the piped sections. This trail should be paved to at least 10 feet in width where it passes through residential areas from 2700 East to approximately 1550 East. The rest of the trail east of US-89 and west of 1550 East should be graded dirt with some possible surface stabilization where necessary.

VIEW DRIVE TRAIL:

This new trail is proposed to extend from View Drive to South Weber Drive near the west side of the Highmark charter school property. This would better facilitate pedestrian access from the south to the school and commercial services in the area.

OLD FORT TRAIL:

This trail is intended to be a 10 foot wide paved trail running from approximately 1200 East to near the west end of the City along the south side of I-84. Special attention to

safety is warranted at the trail crossing of Old Fort Road. The stewardship of this trail should rest with the City. It is anticipated that developers of adjacent property will construct this trail. As developments are proposed, the City should ensure that a continuous trail is established with a consistent width and surface material.

SOUTH HILLSIDE TRAIL:

This proposed trail is intended to be a natural surface trail beginning at the Petersen Trailhead on the west, run south across the Canal Trail, turn eastward on the hillside, and run to the Pea Vinery Trailhead near 1900 East. From there it would continue eastward along the hillside behind (south of) the South Weber residences to near the Highway 89 right-of-way where it would turn southward making its way to top of the bluff near Weber Basin Water Conservancy District facilities.

OTHER TRAILS:

If the Staker-Parson Gravel Pit closes and becomes open to development, it is recommended that a trail be developed through the property connecting 7400 South to the commercial area at the intersection on South Weber Drive and 2700 East.

The City should also consider developing trails and/or bicycle lanes to connect its various parks.

SECTION 6: ANNEXATION POLICY PLAN

This section is set forth to comply with Section 10-2-400 Utah Code Annotated. This section generally identifies areas the City may consider for annexation at some point in the future and defines the criteria that will guide the City's decision to grant or deny future annexation petitions.

(See Annexation Map #4 for more detail on the recommendations of this Section.)

CHARACTER OF THE COMMUNITY:

South Weber is a community to some extent isolated from the communities surrounding it. This isolation is due to its geographic location in the Weber River drainage basin, the Weber River and I-84 to the north, high bluffs to the south, the Wasatch Mountains to the east, and a narrowing band of land between the I-84 freeway and the bluff to the west. This isolation fosters cohesiveness to the community which promotes a safe, neighborly environment.

The City was founded on an agricultural economy. Agriculture is a diminishing land use but remains an important factor in the character of South Weber. There is an emerging commercial center near the intersection of South Weber Drive and US-89 and a planned future commercial center near the I-84 interchange. If build-out projections are accurate, South Weber will always be a small city. With careful planning, the City will retain its charm and rural character.

EAST & SOUTH BENCH AREAS

The East & South Bench areas of the annexation plan should be considered differently than other annexation areas due to their steep slopes and designation as open space in the Projected Land Use Map #1. South Weber is interested in annexing these areas into city boundaries to leave them as open space.

NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED OR UNINCORPORATED AREAS:

The areas considered for annexation are illustrated on Annexation Area Map (Map #4). If annexed to South Weber, these lands would likely accommodate some type of development requiring full municipal services and possibly those from Weber Basin Water Conservancy District, South Weber Irrigation District, and Davis School District. Infrastructure expansion (i.e. water, sewer, and storm drain systems) could be extended into these areas on an as needed basis.

Financing for infrastructure expansion would primarily be carried by developers of these properties. There may be the need for the City to participate in the financing of some

facilities to improve service to an existing development. These costs will be met through various means. The City may choose to use general funds, impact fees, special improvement districts, bonding, or other types of funding.

There are no existing developed areas within the expansion area, so adequacy or purchase of existing service systems is not an issue.

TAX CONSEQUENCES OF ANNEXATIONS:

It is well known that property taxes from residential properties generally do not cover the full costs of services provided to those residents. If the development in these areas was limited to residential use, the annexation and development of these properties would result in an increase in the City's financial burden for the required services.

It is anticipated that development of planned commercial areas within the City will produce enough tax revenues to offset remaining deficiencies in tax revenue from existing and potential future residential properties. The consequences of annexation of expansion areas, when considered alone, will increase the tax burden for all City residents. But, when considered with potential commercial development, the entire City should receive either a reduction in tax burden or an increase in quality and quantity of services from the City.

INTEREST OF ALL AFFECTED ENTITIES:

Prior to adoption of this section of the South Weber General Plan, discussions were held with representatives of Davis County, Uintah City, and Layton City. The Davis School District likely has interest in residential development as it relates to an increase in student population. The Central Weber Sewer District may also be impacted due to a possible increased sewage volume from South Weber. Some of these areas may also require services of the Weber Basin Water Conservancy District.

All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may review the proposed annexation policy plan or any amendments thereto and may submit oral or written comments and recommendations to the City. The City shall address any comments made by affected entities prior to adoption.

URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:

The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development within proximity of a city’s boundary to be included in that city’s expansion area. There are no areas of urban development within proximity to South Weber’s boundary that are not already within an existing city except for that found on HAFB. Land within HAFB is not under the jurisdiction of South Weber even if it were within the City limits; therefore, none of that urban development was included in the expansion area.

GENERAL LEGEND

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY, UINTAH CITY, AND WEBER COUNTY BOUNDARIES
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER

JA

NORTH OF SOUTH WEBER DRIVE POSSIBILITIES: T-1, B-C, OR C-R

LAND USE LEGEND

- LIGHT INDUSTRIAL (L-I) - GENERAL LOCATIONS
- DEVELOPMENT PLAN AND AGREEMENT REQUIRED
- HAFB RESTRICTED DEVELOPMENT
- RESIDENTIAL PATIO (R-P) - GENERAL LOCATIONS
- RESIDENTIAL VERY LOW DENSITY (A)
- RESIDENTIAL LOW DENSITY (R-L)
- RESIDENTIAL LOW MODERATE DENSITY (R-LM)
- RESIDENTIAL MODERATE DENSITY (R-M)
- RESIDENTIAL PATIO (R-P)
- RESIDENTIAL MULTI-FAMILY (R-7)
- COMMERCIAL (C)
- HIGHWAY-COMMERCIAL (C-H)
- BUSINESS COMMERCE (B-C)
- LIGHT INDUSTRIAL (L-I)
- TRANSITIONAL LIGHT INDUSTRIAL (T-1)
- INSTITUTIONAL
- RECREATION
- COMMERCIAL RECREATION (C-R)
- OPEN LANDS

SOUTH WEBER city

NOTES:

DRAFT #3 - 8/20/2020

SCALE: 1 in =1,800 ft

MM/DD/YYYY xx/xx/2020

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

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South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

PROJECTED LAND USE MAP

SHEET: 1 OF SHEETS

0

LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- MINOR ARTERIAL (FUTURE) - LIMITED RESIDENTIAL DRIVEWAY CONNECTIONS
- COLLECTOR
- COLLECTOR (FUTURE)
- LOCAL RESIDENTIAL (FUTURE)
- LAYTON CITY FUTURE ROAD
- CUL-DE-SAC (FUTURE)
- DISCONNECT ROAD ACCESS TO SOUTH WEBER DRIVE AFTER SUPPORTING ROAD CONNECTIONS ARE MADE
- LIMITED ACCESS
- SOUTH WEBER CITY BOUNDARY
- OTHER CITY/COUNTY BOUNDARIES
- CANAL / RIVER

SOUTH WEBER city

NOTES: FUTURE ROADS ARE INTENDED TO SHOW GENERAL CONNECTION. EXACT LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT.

DRAFT #3 - 8/20/2020

SCALE: 1 in = 1,800 ft

MM/DD/YYYY xx/xx/2020

DESIGNED BEB
DRAWN BEB
CHECKED BKJ

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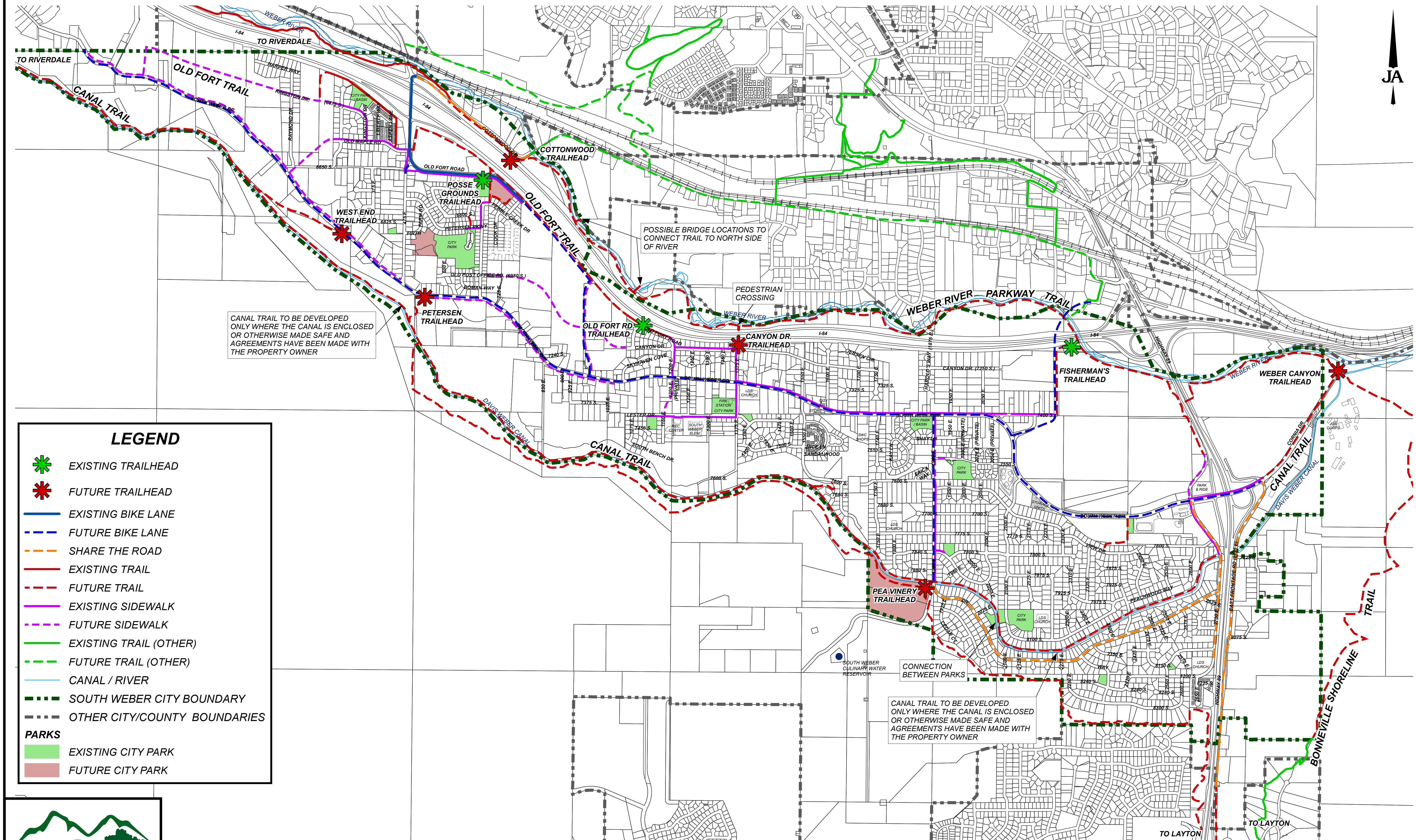
SOUTH WEBER CITY CORPORATION

GENERAL PLAN

VEHICLE TRANSPORTATION MAP

SHEET: 2 OF SHEETS

0



SOUTH WEBER city

NOTES: THIS PLAN DOES NOT SHOW ALL EXISTING SIDEWALKS. THE EXISTING / FUTURE SIDEWALKS SHOWN ARE INCLUDED TO MAP CONNECTIVITY BETWEEN TRAILHEADS AND PARKS.

DRAFT #3 - 8/20/2020

SCALE: 1 in = 1,800 ft

MM/DD/YYYY xx/xx/2020

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CHECKED BKJ

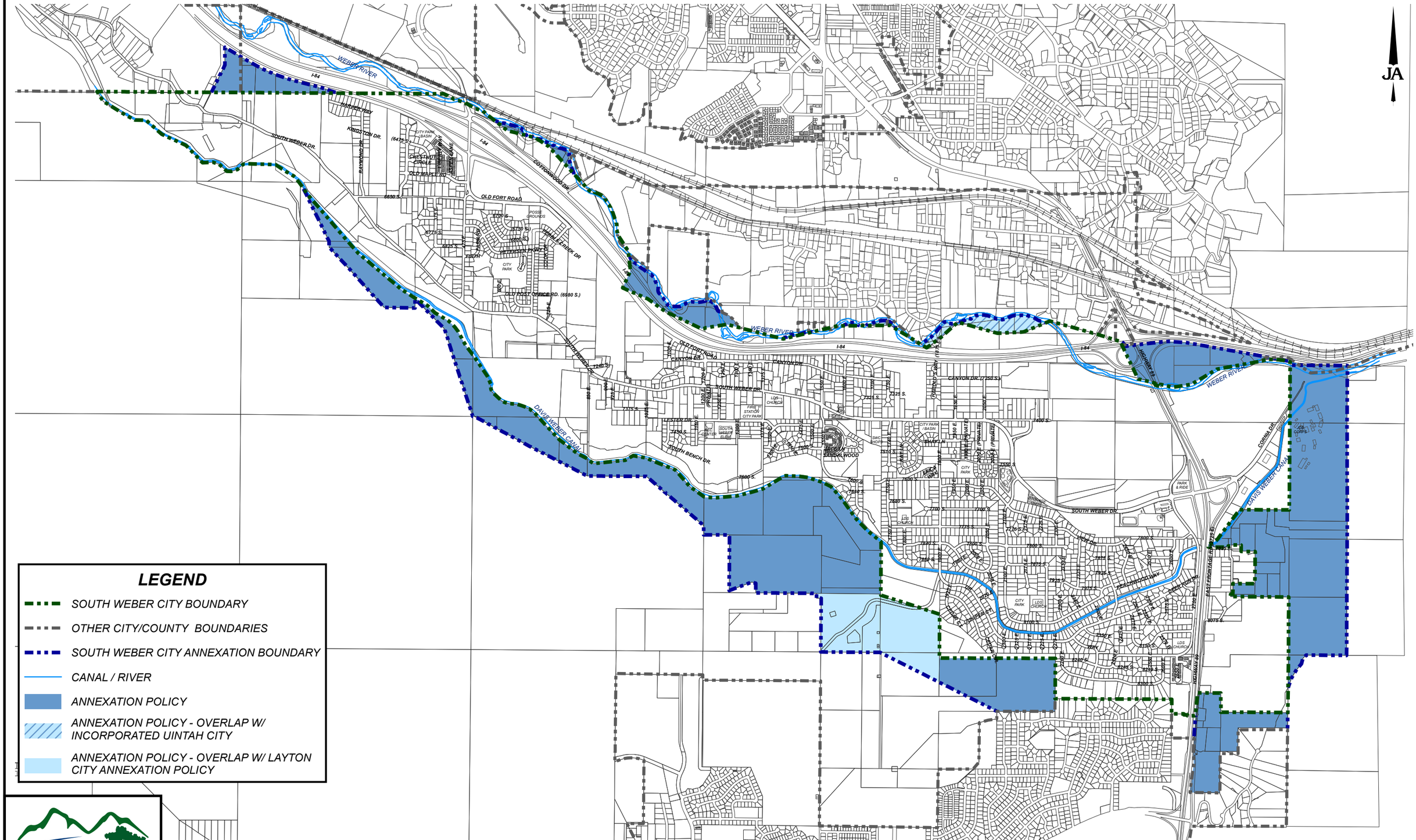
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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

ACTIVE TRANSPORTATION AND PARKS MAP

SHEET: 3 OF SHEETS 0



LEGEND

- SOUTH WEBER CITY BOUNDARY
- OTHER CITY/COUNTY BOUNDARIES
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- ANNEXATION POLICY
- ANNEXATION POLICY - OVERLAP W/ INCORPORATED UINTAH CITY
- ANNEXATION POLICY - OVERLAP W/ LAYTON CITY ANNEXATION POLICY

SOUTH WEBER city

NOTES:

DRAFT #3 - 8/20/2020

SCALE: 1 in = 2,000 ft

MM/DD/YYYY xx/xx/2020

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DRAWN BEB
CHECKED BKJ

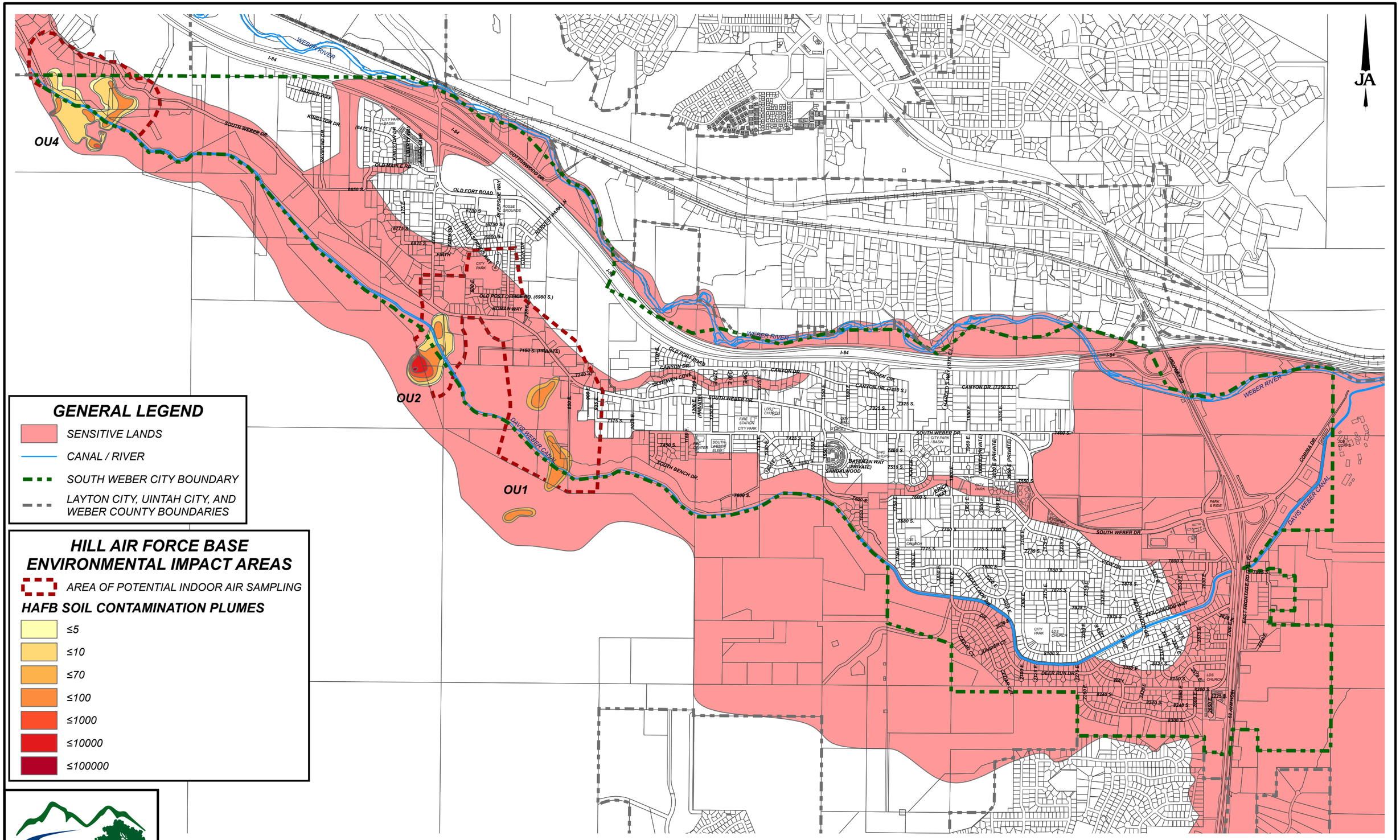
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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

ANNEXATION MAP

SHEET: 4 OF SHEETS 0



GENERAL LEGEND

- SENSITIVE LANDS
- CANAL / RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY, UINTAH CITY, AND WEBER COUNTY BOUNDARIES

HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS

- AREA OF POTENTIAL INDOOR AIR SAMPLING

HAFB SOIL CONTAMINATION PLUMES

- ≤5
- ≤10
- ≤70
- ≤100
- ≤1000
- ≤10000
- ≤100000

SOUTH WEBER city

NOTES: *THE HAFB DATA SHOWN ON THIS MAP WAS PROVIDED TO SWC ON 8/16/2019 AND ONLY REPRESENTS THE CURRENT INFORMATION AT THAT TIME.*

DRAFT #3 - 8/20/2020

SCALE: 1 in = 1,800 ft

MM/DD/YYYY: xx/xx/2020

DESIGNED BEB
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CHECKED BKJ

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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

SENSITIVE LANDS MAP

SHEET: 5 OF SHEETS 0

South Weber City General Plan Update 2020

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INTRODUCTION

South Weber City has experienced rapid growth and continues to transform from primarily an agricultural community to a residential community. Included in this growth is the first significant commercial development in decades. Along with this, the development community continues to press for higher density housing in residential areas. This growth, both residential and commercial, along with the loss of agricultural areas, continues to change the character of the ~~city~~City.

South Weber City recognizes the need to regularly reevaluate its planning documents, and to respond to current issues and trends. The ~~city~~City updated the General Plan in 1996, 2001, 2006, 2007, 2010, and in 2014. In 2019, the City Council tasked the Planning Commission to once again review and recommend updates of the General Plan. During this most recent update, city leaders and staff strived to obtain citizen input and to incorporate feedback into this update of the General Plan as possible.

As with previous updates, this version of the General Plan builds upon and enhances previous plans by incorporating contemporary data and current thinking. By nature, the General Plan is a living document, subject to revision and change with the intention to guide planning efforts now and into the future.

MASTER GOAL

Appropriately managing growth is a key focus of this plan. Between 1980 and 1990 South Weber's population increased by 82 percent, growing from 1,575 residents to 2,863. The next decade, the 1990s, saw a 49 percent increase, bringing the total population in 2000 to 4,260. The 2000s saw the population grow to 6,145 by 2010. The 2017 estimates place the population of the ~~city~~City at 7,310 residents. This growth has resulted in major changes ~~in~~to the character of the ~~city~~City. A primary goal of the ~~city~~City is to maintain a portion of its historic rural character, while acknowledging that agriculture plays a minimal role in the current and future economic base of the community.

Even though the character of the community is changing, South Weber's geographic location buffers the community from surrounding urban areas. Nestled in the Weber River drainage basin, the community is separated from neighboring cities by I-84 and the Weber River to the north, high bluffs to the south, the Wasatch Mountains to the east and a narrow band of land between the freeway and the bluff to the west. This geography gives the community a distinct advantage in maintaining a clear identity as it continues to grow. Though the ~~city~~City still has area that can sustain growth, the ~~city~~City will likely remain a small, distinct community.

As the ~~city~~City continues to grow, South Weber should vigorously pursue the retention of the small-town charm that is its hallmark. City officials, staff, and residents should work to maintain a safe and neighborly environment and promote a network of trails and bike paths for the good of its residents. Located at the mouth of Weber Canyon, South Weber is positioned to be a gateway to ~~northern~~Northern Utah recreation. This provides the ~~city~~City opportunities to capitalize on local recreational activities. The ~~city~~City should seek ways to promote itself as the **Gateway to Northern Utah Recreation.**

The ~~city~~City should frequently consult the principles contained in the Wasatch Choices 2050 plan as adopted by the Wasatch Front Regional Council. This can be found at www.envisionutah.org.

SECTION 1: CITIZEN INVOLVEMENT

Participation and input from residents are important to ensure a General Plan that reflects the attitudes and desires of city residents. For this document to be an effective planning tool, the public needs an opportunity to provide feedback on the proposed contents prior to adoption. To facilitate this, the ~~city~~City made the first draft available online where residents could view the draft and leave feedback. The ~~city~~City held two open houses to allow residents and property owners the opportunity to see detailed maps, ask questions of City Staff, and submit written comments. The ~~city~~City also solicited feedback through an online survey made available to residents. Additionally, residents were invited to several public joint work meetings of the Planning Commission and City Council where the General Plan was the only agenda item. The ~~city~~City collected, organized and incorporated much of the feedback into a revised draft which was also published online and open for comment. Prior to its adoption, the General Plan was the topic for an official public hearing held before the City Council~~.~~ on dd/mmm/yyyy?.

SECTION 2: EXISTING ENVIRONMENT

It is important to analyze the existing characteristics of the community — land use, population, development limitations, and opportunities — when undertaking any planning effort. By obtaining a full understanding of the current South Weber community, we can better understand and prepare for its future.

LAND USE:

Historically an agricultural area, South Weber has transformed into a predominantly residential community. Agricultural land that once provided the rural small-town character is being developed, primarily into housing. The community is shifting away from preserving agricultural land to ensuring there is enough open space for adequate recreational opportunities. Additionally, there is a focus to promote South Weber as a gateway to many outdoor recreational opportunities, with specific attention given to Weber Canyon and the Weber River.

South Weber has seen its first commercial development in many years. These commercial enterprises provide much~~-~~needed services to residents. There are a few industrial type land uses, primarily the sand and gravel mining operations in the northeastern area of the ~~city~~City. A few construction companies, self-storage complexes, and one significant manufacturing business add to the South Weber economy. The gravel pits are a source of constant frustration to adjacent residents~~.~~ due to fugitive dust. However, the ~~city~~City has worked with the Staker-Parsons gravel pit operators to significantly lessen nuisances caused by its operations. It is believed these measures are reducing negative impacts to neighboring properties. There is indication that one gravel pit may be nearing the end of its production as a mining operation.

The ~~city~~City is also home to several institutional uses including four churches, a recreation center, an elementary school (comprised of two main buildings and multiple modular classrooms), a charter school, a fire station, and a city administration building. One institutional use that impacts the ~~city~~City is the Weber Basin Job Corp whose campus neighbors the ~~city~~City to the east just outside the ~~city~~City boundary. Five developed neighborhood style parks, an outdoor equestrian arena (known locally as the ~~posse grounds~~Posse Grounds), and a 4 ½ mile section of the Weber River Trail comprise the major developed recreational uses.

POPULATION:

One of the major factors contributing to changes in the community is increased population. As population rises so does the amount of land devoted to residential use. The demand for municipal services~~—~~, i.e., police, fire, water, sewer, etc~~—~~. increases, thus creating a strain on city resources. It is impossible to predict changes in the

population, but we can get an idea of the final buildout population through making some reasonable projections by analyzing past growth.

As of January 7, 2020, new population projections were generated for South Weber City based on population estimates by the U.S. Census Bureau and the University of Utah Gardner Policy Institute for 2017. At the end of 2017, South Weber had **1,878 lots or dwelling units**. Add to that the number of residential lots/units approved since 2017, plus the **382 lots or dwellings** that applied for approval or that presented concept plans as of January 7, 2020, and the current **total existing, approved, or proposed dwelling units is 2,260.**

If we assume that most vacant land remaining in the ~~city~~City will be developed, with limitations on some land, it is possible to estimate the potential population growth of South Weber. An analysis of vacant-/developable lands determined the total area in each residential density category and the number of dwelling units (D.U.) each could generate. For each density category the total number of acres of vacant land was decreased by 10 percent to allow for inefficiencies in platting of lots and odd-shaped parcels which may result in fewer lots than the zone allows. The analysis follows:

1. 7.04 ac. in Very Low Density – 10% = 6.34 x .90 D.U./ac. = 5 D.U.
2. 45.46 ac. in Low Density – 10% = 40.91 x 1.45 D.U./ac. = 59 D.U.
3. 207.46 ac. in Low-Moderate Density – 10% = 186.71 x 1.85 D.U./ac. = 345 D.U.
4. 193.68 ac. in Moderate Density – 10% = 174.31 x 2.8 D.U./ac. = 488 D.U.
5. 16.88 ac. in Residential Patio – 10% = 15.19 x 4 D.U./ac. = 60 D.U.
6. 4.34 ac. in Multi-Family – 10% = 3.91 x 7 D.U./ac. = 27 D.U.
7. 2.91 ac. in potential Mixed-Use x 25 D.U./ac. = 72 D.U.

Total Dwelling Units on Vacant Land = 1,056 D.U.

Add 2,260 existing and approved dwellings with 1,056 potential dwelling units on vacant land and arrive at a potential build-out dwelling unit count of 3,316. The most recent persons per household number for South Weber is 3.89 based on Gardner Policy Institute and 2017 U.S. Census estimates. Multiply that by the build-out dwelling unit count and you arrive at a **build-out population of 12,900**. At an average growth rate of 3 percent per year, build out will take approximately 20 years.

ENVIRONMENTAL CONDITIONS:

There are several known natural and human caused environmental hazards in South Weber. Natural hazards include earthquakes, fire, high wind, flooding, and landslides. Human caused hazards are associated with the two gravel pits, the Davis and Weber Counties Canal ~~which~~that runs the entire length of the ~~city~~City from the east end to the west end with potential for flooding. ~~Noise~~Aircraft noise, accident potential ~~from low flying aircraft~~, and toxic waste disposal sites all originate from Hill Air Force Base, which borders the ~~city~~City on its south side to the west. Proximity to US-~~-~~89 and I-~~-~~84 provide ~~and increase~~an increased risk as personal and commercial traffic increases.

It is critical that any environmental hazards are mitigated on properties where they exist prior to development. It is recommended that any proposed development within the areas identified on the Sensitive Lands Map #5 be required to mitigate potential environmental hazards in accordance with the Sensitive Lands Ordinance (Ord. 10-14). If this is not possible or feasible, some types of development may not be permitted.

EARTHQUAKES: The Wasatch Fault runs through the east end of the ~~city~~City in an area envisioned for future annexation. The fault is not a single fissure in the earth's surface, but a series of several faults running in a north/south direction. So far as these fault lines have been identified, they are mostly located in fields and affect very few existing structures directly. The Weber Basin Job Corp is the only development known to have fault lines running through it.

As development pressure increases for the area between US-89 and the mountains to the east, it will be imperative to locate any future structures away from these fault lines. If/when an earthquake occurs, liquefaction is also a potential hazard in areas where high groundwater is present.

FLOODING: The Federal Emergency Management Agency (FEMA) has identified the Weber River, the northern border of South Weber, as a potential flood source to low-lying lands adjacent to the river. Notwithstanding several dams along its course the river can still flood due to melting of a high snowpack that may exceed the capacity of the reservoirs. Localized heavy rain or landslides which could dam the river may also cause flooding. Additionally, upstream dam failure has the potential to cause sequential dam failures that could result in a significant flooding event for the City. FEMA has produced Flood Insurance Rate Maps (FIRM) which identify potential flood areas. FEMA does not identify any other potential flood source.

As development occurs, additional hard surfacing creates the potential for localized flooding resulting from heavy rain and excessive snow melt. It is recommended the ~~city~~City continue to maintain its Capital Facilities Plan related to ~~Storm Water~~storm water flood control facilities (both existing and future) and review and update the plan regularly.

LAND SLIDES: South Weber City is in a river valley formed in ancient times as the Weber River cut through an alluvial fan deposited by the receding Lake Bonneville which once covered the entire region. Steep banks formed on both sides of the river as it cut through the alluvial fan. The bluff on the south side runs the entire length of the ~~city~~City. Geologists have identified this area as a very high risk for potential landslides.[1][2] Ample evidence exist of both ancient and more recent slope failure along this bluff. It is important to analyze the feasibility of any development proposed on or near this bluff.

WETLANDS: There are several areas of wetlands and suspected wetlands within South Weber, most of which lies along the Weber River. These wetlands include sandbars, meadows, swamps, ditches, marshes, and low spots that are periodically wet. They usually have wet soil, water, and marshy vegetation for a period or year-round. Open space is also characteristic of wetlands.

All wetlands are considered sensitive lands. Therefore, any development occurring on suspected or verified wetlands are required to comply with the permitting process of the Army Corps of Engineers.

HIGH WIND: High winds blow consistently out of the Weber Canyon contributing to fugitive debris from the gravel pits. The design standards in high wind areas of the ~~city~~City must account for the ~~amount and level~~velocity of wind from the canyon.

FIRE: The ~~city~~City is nearly surrounded by wildland, creating large areas of wildland/urban interface. This creates a high fire hazard requiring building codes to employ ~~the~~ wildland~~/~~-urban interface standards. The ~~city~~City should encourage developers and residents to follow Utah state guidelines for hazard mitigation in the wildland-urban interface.

STEEP SLOPES: Steep slopes are found along the south bench of the ~~city~~City, the foothill area of the Wasatch Mountains on the east side of the ~~city~~City, and at other locations throughout the ~~city~~City. These slopes should be considered fragile from a development standpoint and developers must comply with the Sensitive Lands Ordinance (Ord 10-14). Building roads and subdivisions within these areas can cause environmental damage, destabilize hillsides, and create a hillside scar/eyesore resulting from needed cuts and/or fills to make the property developable. Stripping the land of vegetation may significantly increase erosion and potential flooding if mitigation efforts are not applied. These areas are important habitat for wildlife, including high~~-~~value deer winter range. These areas also represent a significant fire hazard to structures

[1] Landslide Hazard Map by Mike Lowe, Davis County Geologist, 1989 Geologic Hazard Map by Bruce N. Kaliser, U.G.M.S., 1976

[2] Geologic Hazards Reconnaissance, South Weber Reservoir #4, Mr. jay Yahne, P.E., Western GeoLogic, LLC.

which might be tucked within the heavy vegetation located on or along steep slopes. These steep foothills provide an important view shed for residents and those traveling through~~.~~ the local area. The mountains are a prominent feature of the landscape and any excessive development or other ~~impact~~adverse impacts will likely reduce the community's overall quality of life.

GRAVEL PITS: Two large gravel mining operations are located on the east ~~side~~end of South Weber. The Staker Parson pit adjacent to and west of US-89 and north of South Weber Drive, and the Geneva pit adjacent to and east of US-89 between the Weber River and Cornia Drive. These gravel mining operations create potential hazards due to the dust and sand that blows out of them ~~as~~due to the strong winds ~~blow out of~~from Weber Canyon. The dust can be hazardous to breathe and creates a nuisance as it is deposited downwind in the residential neighborhoods west of the pits. The ~~city~~City should continue their collaboration with the operators to minimize the fugitive dust.

These mining operations have a limited lifespan due to depletion of the resource, although recycling of concrete and asphalt may extend ~~the~~those operations. Rehabilitating ~~of~~the gravel pits' steep slopes and disturbed soils, and mitigating any remaining hazardous conditions ~~is~~, are critical issues that must be addressed before their operations terminate.

There has been a considerable speculation that the pits might become recreational lakes when mining operations cease. Though an attractive idea, it is not feasible.[3]

I-84/US-89 HIGHWAYS: Two major highways traverse the ~~city~~City. Due to their proximity to homes and businesses, the transportation of various of goods and materials create the potential for accidents, spills, and hazardous material incidents. Both highways contribute to potential economic development in South Weber.

DAVIS ~~&~~AND WEBER COUNTIES CANAL: The canal traverses the length of the ~~city~~City from east to west through residential neighborhoods, open lands, and ~~hillside~~hillsides. The open nature of sections of the canal present a potential danger if the water were to flood into the ~~city~~City or contribute to slope instability and slides. Deterioration of the canal may pose a hazard and lead to a canal break, like ~~what~~that which occurred in Riverdale in 1999 along the same canal.

NOISE HAZARDS: Hill Air Force Base (HAFB) is located directly southwest of the ~~city~~City at the top of the bluff previously discussed. At times, aircraft flying over South Weber cause significantly increased levels of noise. In its Air Installation Compatible Use Zone (AICUZ) report, the Air Force designates specific zones where noise may cause a negative impact to the quality of life. These noise zones are produced by a computer

[3] "Feasibility Study for the Parsons Pit ASR and Recreation Facility", September 2014, prepared for Weber Basin Water Conservancy District by Bowen Collins & Associates, Inc.

model which takes many variables into account, including the types of aircraft, flight paths, frequency, and time of flights. These noise zones are 65-70 Ldn, 70-75 Ldn, 75-80 Ldn, 80-85 Ldn and 85+ Ldn. Ldn is a unit of noise measurement roughly equivalent to decibels, but with other weighted factors considered. The most recent official AICUZ report was published in 1993. A Department of Defense (DOD) contract updated the noise contours in 2006. With the recent arrival and operations of F-35 aircraft~~,~~ (78 planes by 2019), a new AICUZ study is under development. Preliminary noise modeling indicates a dramatic reduction in the noise impact to South Weber. This is not a result of a reduction in actual aircraft noise, but due to the use of a new computer model. The F-35s are noisier than the F-16 previously stationed at the base. Despite the initial results, feedback from residents indicate an increase in aircraft noise since the arrival of the F~~-~~-35.

This creates a dilemma for the ~~city~~City. The noise zone has significantly affected land use planning for the past 40 years. Previous studies indicate a major portion of the ~~city~~City lay within the 75 Ldn noise contour, the threshold noise zone for restricting land uses. If the preliminary noise modeling is adopted as part of the Official AICUZ report, it will show essentially no area in the ~~city~~City is negatively impacted by noise from HAFB aircraft. Yet, during the mid-1990s, the State of Utah purchased easements on most of the properties within the 75 Ldn noise zone which significantly limits development on those properties. These easements will remain ~~if~~in place even if the preliminary noise modeling becomes official and the modeled noise impact to South Weber is largely eliminated. These easements will continue to affect land use planning, much more so than the modeled noise zones.

As technology advances, ~~it's~~it is anticipated that the ~~type~~types of aircraft stationed at HAFB will change as the current aircraft are phased out. The recommended course of action is to continue to utilize the noise zones that are currently adopted and upon which our historical land use planning has relied. This will protect the residents of South Weber from undue noise impacts and will help support the mission of HAFB, a very important part of the local economy. It is recommended that no residential development be allowed within the 75+ Ldn noise zone as currently adopted even should the noise zones officially change in the future.

ACCIDENT POTENTIAL: The same AICUZ study discussed above designates "Crash Zones" and "Accident Potential Zones" within the ~~city~~City limits. The Crash Zone is the area immediately off the north end of the runway. The Accident Potential Zones (APZ) extend northward along the flight path. The APZ 1, adjacent to the Crash Zone on the north end of Hill's runway, overlays the very west end of South Weber.

Careful consideration should be given to any development proposals in this area. Residential development in this area should be prohibited. Agriculture and open space are encouraged in these zones as much as possible.

HILL AIR FORCE BASE ENVIRONMENTAL IMPACT: Isolated areas of shallow groundwater and surface water in the southwest portion of South Weber are contaminated with low levels of various chemicals from former activities at HAFB. The areas affected are known as Operable Units (OUs) 1, 2, and 4, and are shown on plume maps provided from HAFB.

Since the early 1990s, the area has been closely monitored as part of the federal Superfund (or CERCLA) program. HAFB continuously monitors OUs 1, 2, and 4 ~~through remediations technology~~for hazardous chemical concentrations, and applies remediation technologies where appropriate or possible.

Since many contaminants evaporate easily~~,~~ [Volatile Organic Compounds (VOCs)], the chemicals can ~~move up~~migrate into basements and other overlying structures in the affected areas. Drinking water is not contaminated.

Areas of known contamination are identified using plume maps (See Sensitive Lands Map #5). When using these maps, it is important to note that plume boundaries are inexact and are based on available data. The plume images illustrate the maximum extent of groundwater contamination that is above the clean-up level imposed by the regulatory Superfund process for the most widespread contaminant.

Planners, developers, property owners, and residents can obtain additional information from the following:

- HAFB Restoration Advisory Board, www.hillrab.org
- HAFB Environmental Restoration Branch, (801) 777-6919
- State of Utah, Department of Environmental Quality, (801) 536-4100

Development in ~~the area of contamination~~contaminated areas should be conducted in a manner that minimizes chemical exposure. Building requirements could include prohibiting basements, requiring field drains, adding vapor removal systems, etc. Builders should be aware of alternate building standards to mitigate potential hazards from vapor or ground water contaminates. Those living or planning to live ~~above~~within, or near, the areas of contamination need to familiarize themselves with this information, be aware of possible issues and associated health problems, and be accountable for their own health and safety after studying all the available records.

SECTION 3: LAND USE GOALS AND PROJECTIONS

This section discusses the various recognized major land use categories and other important factors that may affect the future of South Weber. Citizen recommendations and sound planning principles are integrated with physical and cultural constraints to project the most beneficial uses for the community. In most cases, these recommendations are general in nature and will be subject to refinement by the ~~city~~City as proposed changes in land use or zoning are made.

Projected Land Use Map #1 shows specific locations and information concerning projected land uses. Please note, there is no date at which time these projections ~~should~~could be realized. Many variables make it difficult to predict future use.

(See Projected Land Use Map #1 for more detail on the recommendations of this Section.)

AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:

Agriculture is still important to the community, but perhaps in a different way than it was historically. Agriculture will always be a welcome part of the community. If agricultural use significantly declines, other means must be used to preserve open space to ~~provide~~continue providing the rural feel ~~to~~of the community. The ~~city~~City should take measures to protect existing agricultural practices by not enacting restrictions on its use due to encroaching residential uses.

A goal of the ~~city~~City and community is to keep the rural feel of South Weber. One challenge with this is the remaining agricultural lands are privately owned. A landowner's prerogative may differ with the community's goal. In South Weber and surrounding areas, high land values deter agricultural uses. Children and grandchildren of agriculture-based families are primarily seeking careers outside of agriculture. As a result, aging farm owners have no one to take over farm operations upon retirement. It is difficult to preserve farmland except by extraordinary means, such as government purchase of the agricultural lands for preservation purposes. This is not a realistic option to preserve farmland in South Weber. The ~~city~~City should examine creating incentives for landowners/developers to preserve key pieces of open space to preserve the desired rural feel of the community.

Natural open space is also an important asset to the community. For the purposes of this plan, open space is defined as undeveloped land with few or no structures and allows residents ~~the ability~~ to move about or view large outdoor areas, to experience nature, to recreate in a safe and peaceful outdoor setting, or which can be used for organized recreational activities. (See Recreation Section for more on this subject). Some of the valued open spaces within South Weber are the Weber River corridor, wooded and open areas along I-84, the steep hillsides above and below the Davis and

Weber Counties Canal, and the steep and wooded hillsides on the east side of the ~~city~~City adjacent to forest lands.

Since it is beyond the ~~city's~~City's resources to purchase property to maintain a rural character or preserve open space, other methods should be used. The ~~city~~City should make every effort not to interfere with, or allow adjacent land uses to inhibit, ongoing agricultural pursuits and should consider annexing hillside property adjacent to current city boundaries and consider ~~-~~incentives to develop properties with large amounts of open space, specifically available for public use.

RESIDENTIAL:

The existing residential development trend in South Weber is largely single-family units. In recent years, the ~~city~~City has seen a few multi-family developments built. This trend of mostly single-family residential development on moderate size lots is an acceptable and desirable trend to maintain, provided that some areas of open space are preserved. It is advantageous to encourage variety in lot size and housing types to allow the ~~city~~City to accommodate residents of all ages, lifestyles, and income levels.

Multi-family residential areas should be spread out as much as practical to minimize any associated impacts in any given area. Multi-family residential areas should be located where they have direct access to collector or arterial roads. These multi-family residential areas could be acceptable if adequate protections or buffers to nearby lower density housing are included in the development.

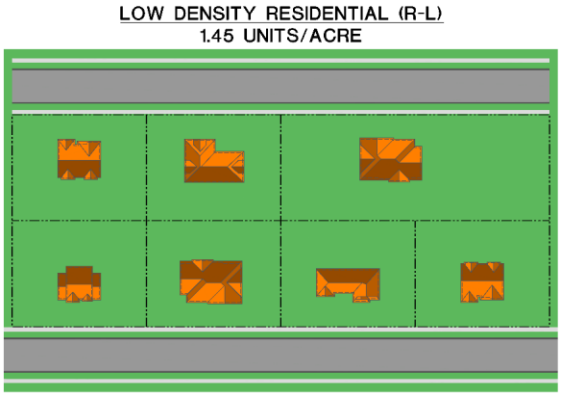
It is important to reserve adequate space for moderate income housing which in the current market will take the form of multi-family residential areas (See most recently adopted Moderate Income Housing Plan on City website).

The following are graphical representations of the current densities allowed in residential zones. *For comparison purposes, ~~each~~the block of land represented in ~~all~~each of the following graphics is 5 acres.*

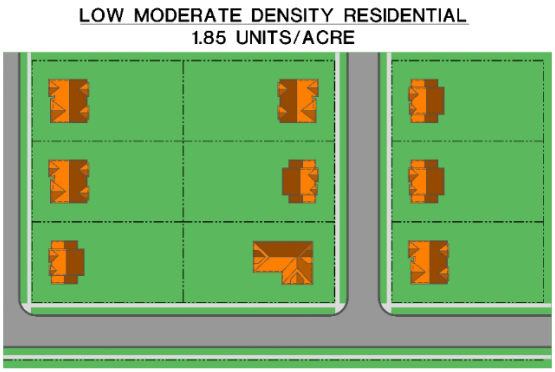
1. Very Low Density allows 0.90 dwelling units per gross acre[4] or less.



2. Low Density allows 0.91 to 1.45 dwelling units per gross acre.



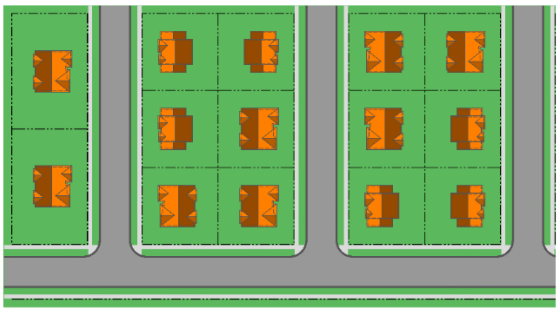
3. Low-Moderate Density allows 1.46 to 1.85 dwelling units per gross acre.



[4] Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

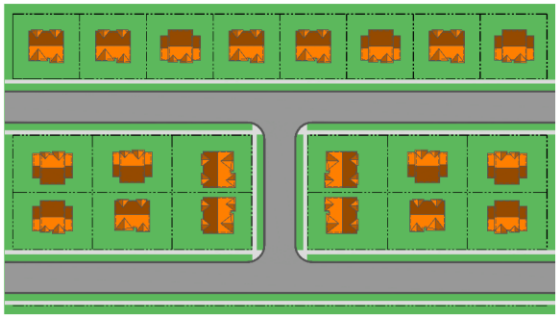
4. Moderate Density allows 1.86 to 2.8 dwelling units per gross acre.

MODERATE DENSITY RESIDENTIAL
2.8 UNITS/ACRE



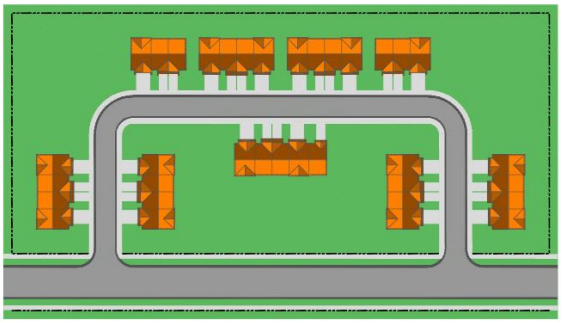
5. Residential Patio allows 2.81 to 4.0 dwelling units per gross acre.

RESIDENTIAL PATIO
4 UNITS/ACRE



6. Multi-Family allows 4.1 to 7.0 dwelling units per gross acre.

MULTI-FAMILY RESIDENTIAL (7 UNITS/ACRE)
35 TOWNHOMES WITH SMALLER PRIVATE STREETS



These dwelling densities have been incorporated into the color-coded Projected Land Use Map (Map #2). These recommended densities are intended as a guide for the given colored area. Zoning requests or development approval requests for lower densities than that recommended are always acceptable in terms of their density.

Densities greater than those contained on the Projected Land Use Map may be granted in exchange for such amenities as trails, buffers, etc~~.~~., as deemed in the best interest of the ~~city~~City. The Zoning Ordinance has been structured so that a specific residential zone corresponds with each of the density categories and the maximum density allowed within that zone falls within the range described above.

MODERATE INCOME HOUSING:

See the most recently adopted South Weber Moderate Income Housing Plan on the City website at www.southwebercity.com.

INDUSTRIAL:

Current industrial uses are limited to gravel pits, a few areas near the gravel pits, and a few businesses scattered throughout the community. As previously noted, the mining operations have some negative impacts to the community. We also acknowledge that the pits also provide a substantial monetary benefit to the community and that resources extracted by the gravel pits are important to the health and growth of the ~~area~~areas in and around South Weber.

It is recommended the industrial area currently located on Cornia Drive be designated as such and expanded to both sides of the road.

COMMERCIAL:

Existing commercial developments are limited to a few businesses near the South Weber Drive/US-89 interchange. Previous businesses in the center of town are out of business.

For the convenience to residents and the financial health of the ~~city~~City, it is recommended that appropriate commercial development is encouraged. The area in the vicinity of the US-89/South Weber Drive interchange is the primary area designated for commercial development, thus limiting commercial impacts to residents of the area. The ~~city~~City should protect the land near the interchange for future commercial developments. The ~~city~~City has designated all the land shown on the Projected Land Use Map in the vicinity of the US-89/South Weber Drive interchange as Commercial Highway zone to encourage commercial development there. All retail type and uses that provide locally needed goods and services should be encouraged.

Other commercial development(s) should also be supported in the vicinity of the I-~~-~~84/Old Fort Road interchange. Development of this area should be done in a manner that does not negatively impact surrounding neighborhoods.

Care should be given to any commercial development adjacent to a residential or planned residential area. A buffer between the two land uses ~~which~~that reduces the negative impacts of the commercial development is strongly encouraged.
Design standards for commercial development exist to ensure compatibility and a sense of community among various potential commercial enterprises.

RECREATION:

South Weber ~~city~~City currently maintains recreational facilities at the following areas: Byram Estates Holding Pond, Canyon Meadows, Cedar Cove, Central Park, Cherry Farms, Nathan Tyler Loock Memorial, and the Posse Grounds. The ~~city~~City also has several grassed detention basins that function as park space.

Additional development of recreational spaces should be included in budgets and parks improvement plans, before new parks are developed. The ~~city~~City should continue to use grassed detention basins as park space as they are created with additional development.

The presence of the Weber River on the north boundary of the ~~city~~City presents an opportunity for a river recreation corridor reaching into Weber County. The Wasatch National Forest to the east of town presents abundant recreation possibilities ~~which~~that are important to residents of South Weber and many others.

The Trails Foundation of Northern Utah, a private non-profit organization, has been very active in securing access rights and in constructing the Weber River Parkway Trail. South Weber should work closely with them and others in securing additional access, extending the trail, and improving and maintaining existing facilities. The river corridor should be protected as an important recreational resource in South Weber and as valuable wildlife habitat.

As development along the east bench area occurs, the ~~city~~City should ensure ~~that~~ public ~~has~~ access to the National Forest. The forest provides hunting, hiking, mountain biking, and nature appreciation opportunities different from other recreation sites. It is critical to maintain access to these public lands.

South Weber can become a more bicycle friendly community. The ~~city~~City should consider areas to create bicycle lanes. The possibility of a bicycle path along the Davis ~~&~~and Weber Counties Canal should be explored.

Improved access to Cherry Farms Park should be accomplished via a pedestrian bridge across the canal connecting the 2020 East holding pond to Cherry Farms Park.

The Projected Land Use Map (Map #1) shows recommended locations for recreational use due to existing or projected residential growth in the area. There may be other areas suitable for recreational uses which are not designated on the map. Designation

of a property in the recreational category is not meant to limit the use of the property exclusively to recreational use but is indicative of a recreational resource to protect.

INSTITUTIONAL:

The only current institutional uses in South Weber are schools and churches. South Weber Elementary School and Highmark Charter School are the only schools in the community. The ~~city~~City should assist Davis School District in locating any future school sites. This will assure the most advantageous site for both the District and the ~~city~~City. The ~~city~~City should be open to the development of additional church sites. ~~It's~~It is also important to note that just outside City boundaries on the north end of Cornia Drive, the U.S. Forest Service operates the Weber Basin Job Corps.

OPEN LANDS:

Undeveloped properties may have a designation of Open Lands. Unlike other land use designations, this designation does not imply any potential zoning classification. Properties may be so designated because they are unbuildable due to terrain, may be inaccessible or may just have no recommended use.

SECTION 4: TRANSPORTATION

This section outlines the existing state of the transportation system and provides recommendations to improve safety while meeting the demands of future growth. This plan does not attempt to provide exact locations of every local or residential access street in the ~~city~~City, but does look at all critical transportation routes, specifically concentrating on those streets the ~~city~~City is the steward of. Streets currently stubbed are shown with an intended connecting location, thus informing any future developers the ~~city's~~City's intent for connecting streets (See Vehicle Transportation Map #5). ~~In order to~~To encourage connectivity between developments, cul-de-sacs or turnarounds are only considered if topography or other constraints prohibit the connection to a thru street.

Temporary turnarounds must be provided at all stubbed street locations where a thru street is eventually planned.

It is important that major transportation routes through South Weber are protected from unnecessary traffic motion. Issues arise when too many driveways are allowed access directly onto a street, resulting in slower traffic as vehicles maneuver in and out of driveways. To reduce this concern and to preserve the full functionality of major transportation routes, the number of direct access driveways should be limited to as few as reasonably possible.

It is also important that public streets within the ~~city~~City be maintained in a reasonable and acceptable condition. To this end, all new roads developed in South Weber are public streets. Private streets are strongly discouraged. Some leeway is allowed in the design of public roads within ~~planned unit developments,~~Planned Unit Developments (PUDs), to allow more ingenuity in providing public improvements. This can be done in how park strips and foot traffic are handled.

(See Vehicle Transportation Map #2 for more detail on the recommendations of this Section.)

US-89 (Highway 89):

The State of Utah is in the beginning stages of a major upgrade and widening of US-89 that will turn it into a ~~limited~~restricted access expressway. The ~~projects~~project's current northern terminus is the US-89/I-84 interchange. The ~~city~~City fully supports this project, though it will create some known issues that will affect South Weber. It is critical that direct access from South Weber Drive onto US-89 is maintained for both north and south directions. As US-89 transitions from a limited access ~~facility~~highway to a restricted access ~~highway~~expressway in South Weber, it will likely create an increase ~~in backup~~ of northbound traffic backup. Currently, traffic congestion on US-89 is somewhat spread out along the route south of South Weber due to the traffic lights

found between South Weber and Farmington, though northbound congestion sometimes occurs in South Weber when cars stop at the traffic lights in Uintah City.

The ~~city~~City strongly encourages UDOT to consider solutions to the increasing traffic congestion near the US-89/I-84 interchange, anticipating additional slowdowns along US-89 once the expressway project is completed.

The US-89 project creates an opportunity to install an underpass for the continuation of the Weber River Parkway Trail/Bonneville Shoreline Trail (BST). This is critical to the extension of the Weber River Parkway Trail to the mouth of Weber Canyon, thus connecting the BST in Davis County with that in Weber County. The ~~city~~City strongly supports an underpass and should continue to encourage its completion in every possible way.

1900 EAST STREET:

1900 East Street is an extremely important collector road. It has a serious safety hazard at approximately 7550 South. ~~Here~~At that point it traverses a steep bluff ~~which~~that reduces sight distance at the intersection with 7600 South and encourages traffic to speed as cars travel ~~north~~northward down the hill. It should be a priority to evaluate the possibility to mitigate this safety hazard.

SOUTH WEBER DRIVE (State Route 60):

South Weber Drive, a State~~-~~-controlled road, is an arterial street which serves as the transportation backbone of the community. It is important to note that numerous homes front the road, somewhat reducing its effectiveness as an artery. It is anticipated the road will need to be widened from the current 66-foot right-of-way (in many locations). The ~~city~~City should continue its current policy of requiring curb and gutter of all new development along this road. Widening of the road should include enough room to add bike lanes. ~~-~~The road is wide enough to add bike lanes in the eastern part of the ~~city~~City. The ~~city~~City should pursue adding ~~these~~those lanes. Driveway access to this road should be limited as much as possible to protect its arterial status and usage. This should be done in conjunction with UDOT standards.

Analysis indicates traffic signals will eventually be needed at the intersections of South Weber Drive with 1900 East and 2100 East. The ~~city~~City should encourage UDOT to install traffic lights at these locations as soon as traffic density warrants them.

OLD FORT ROAD:

Old Fort Road is intended to be a minor collector road with limited access. Currently, the first phase of the road is constructed on the west end which runs eastward from 475 East, utilizing the old alignment of 6650 South past the Posse Grounds. This road will eventually continue eastward through farmland near the I-84 freeway. It is believed

this new roadway will provide increased opportunity for commercial development near the I-84 interchange by establishing direct access to that site from the interchange.

1650 EAST STREET/ 7775 SOUTH STREET:

A high priority road project should be connecting 1650 East with 7775 South. This will provide an important ~~alternative~~alternate route, other than South Weber Drive, between the central and eastern parts of the ~~city~~City. This would become extremely important in the event of a South Weber Drive closure in this area.

6650 SOUTH STREET / 475 EAST STREET:

6650 South is a very narrow street with houses fronting it, some of which were built extremely close the edge of the asphalt, which would not happen if these houses were constructed today. A temporary dead-end exists at the west end of the houses fronting it. As properties north of 6650 South continue to develop an alternate east/west route (already begun) should be established to take all but local traffic off this substandard road. Only minimal widening and improvement of the road should occur between 475 East and South Weber Drive due to feasibility challenges.

475 East Street is the main route from South Weber Drive to I-84. As development of the west end of town occurs, it is important that most of the traffic in that area find an ~~alternative~~alternate route to 475 East Street. The development of Old Fort Road to the east and the eventual extension of Old Maple Road to the west are initial steps to accomplishing this goal.

~~VIEW DRIVE:~~

~~View Drive currently dead ends on its east end at approximately 2370 East. To facilitate better traffic flow in the area, this road should connect through to 7800 South. This should be done by developers as adjacent properties are developed. Due to the narrowness of 7800 South, it is important that strong consideration be given to the public's safety as road connections and improvements are made to the streets in this area.~~

7800 SOUTH:

7800 South Street off the 2700 East frontage road is very narrow and both sides of the road lack curb, gutter, and sidewalk. Introducing additional traffic to this street would require widening and improving the road which would have a significant impact to the adjacent residential properties. Though some improvements may be necessary, it should only be done in a way that minimizes the impact to residents. Care should be taken not to introduce any significant volume of traffic to this road.

SERVICE ACCESS ROAD TO WATER TANK:

Currently South Weber City has access to one of the City's water tanks on a road off 1900 East. The 60-foot right-of-way is owned by the City, has some utilities already installed (fire hydrant and storm drain), and has a road base surface. This road is closed to the public. After review of potentially paving this road to connect to Layton and much public input, no changes to the status of this access road are recommended.

SECTION 5: ACTIVE TRANSPORTATION

A recent survey by Utah State University on recreational activities and programs indicates trails are the number one priority of South Weber residents. ~~In order to~~To promote the health and general welfare of the citizens of South Weber, it is the intent of the ~~city~~City to develop a network of non-motorized trails throughout the community. These trails should be readily accessible to all residents and others so much as possible with trailheads and access points located throughout the ~~city~~City.

Trails should provide a variety of walking, jogging, running, biking, and equestrian experiences by utilizing different widths, surface material, and degree of difficulty. Trails should generally be off-street and not sidewalks in the street right-of-way. There may be locations where trails and sidewalks are concurrent for a short distance where other options are not practical. Where potential trails cross private property, the ~~city~~City should work with landowners to protect property rights and provide incentives to allow the trail to be established on their land. Specific trail recommendations follow.

(See Active Transportation and Parks Map #3 for more detail on the recommendations of this Section.)

BONNEVILLE SHORELINE TRAIL:

The Bonneville Shoreline Trail (BST) is a regional trail based along the high-water level of ancient Lake Bonneville, conceptually traversing the entire Wasatch Front and extending into Cache County. A portion of this trail runs along the foothills east of the ~~city~~City at approximately 5,200 ~~ft.~~foot elevation. ~~Though~~Although most of the trail is outside of ~~city~~City boundaries, it is a great asset to the residents of South Weber. The ~~city~~City should collaborate with and encourage Davis County and other stakeholders to complete the trail.

This trail should be approximately ~~4 ft. in width~~four feet wide and have a natural surface. Special care to reduce negative impacts and to keep grades manageable will need to be taken when crossing Corbet Creek and other ravines. It is encouraged that the trail be located above the Weber Basin Job Corps. This trail needs to transition from the 5,200 foot elevation to the proposed Weber Canyon Trailhead at the east end of Cornia Drive near the mouth of the canyon which is approximately 4,570 feet elevation. This trailhead will support and provide access to the proposed Davis and Weber Counties Canal Trail and the Weber River Parkway Trail.
~~Weber Basin Job Corps. This trail needs to transition from the 5,200 ft. level to the proposed Weber Canyon Trailhead just above river level at the mouth of the canyon. This trailhead will support and provide cross access to the proposed Canal and Weber River Parkway Trails.~~

WEBER RIVER PARKWAY TRAIL:

The proposed Weber River Parkway Trail is an extension of an existing trail in Riverdale and South Weber that currently ~~terminating~~terminates at Cottonwood Drive. In the Cottonwood Drive area, the trail will run between Cottonwood Drive and I-84 due to the existing residential lots that back onto the river. From the bend where Cottonwood Drive crosses the river, the proposed trail will run along the south bank of the river between the river and I-84.

Multiple property owners hold the land where the trail is proposed, including UDOT, the Utah Division of Natural Resources, Trails Foundation of Northern Utah, and private ~~owners~~landowners. The ~~city~~City should collaborate with other interested parties in securing easements or rights-of-way for the proposed trail. Due to the regional nature of this trail, it is recommended an entity such as the Trails Foundation of Northern Utah be responsible for management and maintenance of the trail.

It is recommended that the South Weber section of the trail be approximately 10 ~~ft.~~feet wide with a compacted granular surface, with possible consideration to paving the trail at some point in the future.

Pedestrian access from the Canyon Drive Trailhead at Canyon Drive and 1325 East across I-84 to the Weber River Parkway should be a high priority trail improvement.

CANAL TRAIL:

The Canal Trail is proposed to run adjacent to, or on top of, the Davis and Weber Counties Canal running the length of the ~~city~~City on the south side. The ~~city~~City should seek an agreement with the Davis and Weber Counties Canal Company and any private property owners along the route to allow public access and development of the trail. Safety precautions should be used in designing a trail along open portions of the canal. The ~~city~~City should also encourage Riverdale City officials to continue this trail in their community.

This trail should be developed partly as natural surface trail and partly as a paved trail utilizing the existing maintenance road along the canal or directly on top of the piped sections. This trail should be paved to at least 10 ~~ft.~~feet in width where it passes through residential areas from 2700 East to approximately 1550 East. The rest of the trail east of US-89 and west of 1550 East should be graded dirt with some possible surface stabilization where necessary.

VIEW DRIVE TRAIL:

This new trail is proposed to extend from View Drive to South Weber Drive near the west side of the Highmark charter school property. This ~~will~~would better facilitate pedestrian access from the south to the school and commercial services in the area.

OLD FORT TRAIL:

This trail is intended to be a 10 ~~ft.~~foot wide paved trail running from approximately 1200 East to near the west end of the ~~city~~City along the south side of I-84. Special attention to safety is warranted at the trail crossing of Old Fort Road. The stewardship of this trail should rest with the ~~city~~City. It is anticipated that developers of adjacent property will construct this trail. As developments are proposed, the ~~city~~City should ensure that a continuous trail is established with a consistent width and surface material.

SOUTH HILLSIDE TRAIL:

This proposed trail is intended to be a natural surface trail beginning at the Petersen Trailhead on the west, run south across the Canal Trail, turn eastward on the hillside, and run to the Pea Vinery Trailhead near 1900 East. From there it would continue eastward along the hillside behind (south of) the South Weber residences to near the Highway 89 right-of-way where it would turn southward making its way to top of the bluff near Weber Basin Water Conservancy District facilities.

OTHER TRAILS:

If the Staker-Parson Gravel Pit closes and becomes open to development, it is recommended that a trail be developed through the property connecting 7400 South to the commercial area at the intersection on South Weber Drive and 2700 East.

The ~~city~~City should also consider developing trails and/or bicycle lanes to connect its various parks.

SECTION 6: ANNEXATION POLICY PLAN

This section is set forth to comply with Section 10-2-400 Utah Code Annotated. This section generally identifies areas the ~~city~~City may consider for annexation at some point in the future and defines the criteria that will guide the ~~city's~~City's decision to grant or deny future annexation petitions.

(See Annexation Map #4 for more detail on the recommendations of this Section.)

CHARACTER OF THE COMMUNITY:

South Weber is a community to some extent isolated from the communities surrounding it. This isolation is due to its geographic location in the Weber River drainage basin, the Weber River and I-84 to the north, high bluffs to the south, the Wasatch Mountains to the east, and a narrowing band of land between the I-84 freeway and the bluff to the west. This isolation fosters cohesiveness to the community which promotes a safe, neighborly environment.

The ~~city~~City was founded on an agricultural economy. Agriculture is a diminishing land use but remains an important factor in the character of South Weber. There is an emerging commercial center near the intersection of South Weber Drive and US-89 and a planned future commercial center near the I-84 interchange. If build-out projections are accurate, South Weber will always be a small city. With careful planning, the ~~city~~City will retain its charm and rural character.

EAST & SOUTH BENCH AREAS

The East & South Bench areas of the annexation plan should be considered differently than other annexation areas due to their steep slopes and designation as open space in the Projected Land Use Map #1. South Weber is interested in annexing these areas into city boundaries to leave them as open space.

NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED OR UNINCORPORATED AREAS:

The areas considered for annexation are illustrated on Annexation Area Map (Map #4). If annexed to South Weber, these lands would likely accommodate some type of development requiring full municipal services and possibly those from Weber Basin Water Conservancy District, South Weber Irrigation District, and Davis School District. Infrastructure expansion (i.e. water, sewer, and storm drain systems) could be extended into these areas on an as needed basis.

Financing for infrastructure expansion would primarily be carried by developers of these properties. There may be the need for the ~~city~~City to participate in the financing of

some facilities to improve service to an existing development. These costs will be met through various means. The ~~city~~City may choose to use general funds, impact fees, special improvement districts, bonding, or other types of funding.

There are no existing developed areas within the expansion area, so adequacy or purchase of existing service systems is not an issue.

TAX CONSEQUENCES OF ANNEXATIONS:

It is well known that property taxes from residential properties generally do not cover the full costs of services provided to those residents. If the development in these areas was limited to residential use, the annexation and development of these properties would result in an increase in the ~~city's~~City's financial burden for the required services.

It is anticipated that development of planned commercial areas within the ~~city~~City will produce enough tax revenues to offset remaining deficiencies in tax revenue from existing and potential future residential properties. The consequences of annexation of expansion areas, when considered alone, will increase the tax burden ~~of~~for all ~~city residences.~~City residents. But, when considered with potential commercial development, the entire ~~city~~City should receive either a reduction in tax burden or an increase in quality and ~~amount~~quantity of services from the ~~city~~City.

INTEREST OF ALL AFFECTED ENTITIES:

Prior to adoption of this section of the South Weber General Plan, discussions were held with representatives of Davis County, Uintah City, and Layton City. The Davis School District likely has interest in residential development as it relates to an increase in student population. The Central Weber Sewer District may also be impacted due to a possible increased sewage volume from South Weber. Some of these areas may also require services of the Weber Basin Water Conservancy District.

All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may review the proposed annexation policy plan or any amendments thereto and may submit oral or written comments and recommendations to the ~~city~~City. The ~~city~~City shall address any comments made by affected entities prior to adoption.

URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:

The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development within proximity of a city's boundary to be included in that city's expansion area. There are no areas of urban development within proximity to South Weber's boundary that are not already within an existing city except for that found on HAFB. Land within HAFB is not under the jurisdiction of South Weber even if it were within the ~~city~~City limits; therefore, none of that urban development was included in the expansion area.