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, October 8, 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 Grubb
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. 2020-08-27 Minutes
    b. 2020-09-02 Minutes
    c. 2020-09-10 Minutes
5. Public Hearing & Action on 2020 South Weber City General Plan
6. Public Hearing & Action on Preliminary Plat South Weber Commercial Subdivision 2nd Amendment located at approx. 2530 E South Weber Drive Parcel# 13-312-0001/13-312-0002 (4.2 acres)
7. Preliminary Site & Improvement Plan for Style Street Studios located at 2526 E South Weber Drive (.5 acre)
8. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)
9. 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: September 25, 2020 **DEVELOPMENT COORDINATOR: Kimberli Guill**

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **27 August 2020** **TIME COMMENCED:** **6:15 p.m.**

LOCATION: **Electronic Meeting through Zoom**

PRESENT: **COMMISSIONERS:** **Tim Grubb**
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY ATTORNEY: **Jayme Blakesley**

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: **Minutes transcribed by Michelle Clark**

ATTENDEES: Quin Soderquist, Michael Grant, Paul Sturm, Tammy Long, Corinne Johnson, Joseph Cook, Leland Martineau, Fred C. Cox, Enrique de varona, Jeff Eddings.

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

Order on public meetings: read by Commissioner Osborne is as follows:

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 UPOND 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.

2. Public Hearing and Action on Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC.

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

Commissioner Johnson moved to open the public hearing for Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Public Hearing and Action on Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC:

Michael Grant, 2622 Deer Run Drive, discussed the citizens parking protest held along 2700 East. He pointed out 2700 East is a vital artery to the city. The 72 units for the Lofts will bring an increase of traffic on this road. Reasons: Traffic, pedestrian traffic, snow removal, Weber Basin Water Conservancy aqua duct project, widening of 2700 East, etc. He discussed the need to widen 2700 East as well as the approximate acreage. He requested to make sure there is enough sewer capacity. He is concerned about where the snow will be removed. He suggested moving the setback.

Paul Sturm, 2527 Deer Run Drive, voiced he does not feel citizens had enough time to review the city agenda packet. There are documents he will submit to city. He asked if South Weber City has any recourse if there are parking issues. There is no consideration given for visitors. He pointed out common errors with the drawings. At the city council meeting held on August 25, 2020 he questioned the reason for four iterations of the preliminary plan for this development. He was told it is because the Fire Department and Code Enforcer requested amendments. He requested the city make sure all commercial overlay codes are followed. He feels no variance should be granted for this development.

Tammy Long, 2178 E. Deer Run Drive, referenced Utah State Code Title 76 Utah Criminal Code Chapter A Offenses Against the Administration of Government Part 5 Falsification of Official Matters Section 502 for Inconsistent Material Statements. She discussed a person being guilty of a second-degree felony if in any official proceeding makes a false material statement or makes an inconsistent material statement. She opined the first false document was for change of zoning filed by Laurie Gale on July 3, 2017. It was filed in Salt Lake County and not Davis County. She remarked property in the county needs to be filed in the county where it resides. She recommended this item be tabled until the city attorney can negate the original rezone. She discussed on July 9, 2019 Enrique de Varona was informed the land that CMT Engineer Testing was going to excavate was on sensitive lands. This was also documented in the planning commission meeting minutes of August 20, 2019. The sensitive lands information was readily available in the South Weber City General Plan. He was also informed on July 9, 2019 that the property, at one time, housed a gas station with underground gas tanks. She asked if there will be a requirement for a pump sewer station for all the additional units. She is concerned about overflow issues with the detention pond. This developer has a development in Sunset City that has had similar issues.

Julie Losee, 2145 E. 8200 S., read by Jeff Eddings, 2645 E. 7800 S., Jeff stated Julie is concerned about the discrepancies with the acreage of the property and pointed out there are four parcels on the south side of the canal. Parcel #13-041-0062 is 1.581 acres, Parcel #13-041-0068 is .388 acres, Parcel #13-140-0010 is .51 acres, and Parcel #13-041-0118 is .26 acres. The entire property on the side of the canal is 2.739 acres. The lot north of the canal is Parcel #13-041-0115 and is .31 acres in size. This lot was not included in the original rezone request for the C-O Zone by former owner Laurie Gale in 2017 and should not be a factor for consideration when determining the total number of units based on acreage for the development. Julie questioned if the plat has been recorded with Davis County because she feels it has an incorrect existing parcel description and acreage calculation. The maximum number of units per South Weber City code for 2.739 acres is 68 units, which is her concern because the developer is requesting 74 units. Julie addressed the lack of parking and feels there shouldn't be any shared parking spaces with the commercial businesses. She is also concerned the developer is proposing units under 1,000 sq. feet and compared them to the size of the Cambridge Crossing apartments located in South Weber. She understands The Lofts are supposed to be a step up from apartments and an option for first time home buyers. She questioned if the developer has a day care provider that is weighing in on the design for the day care location. She also questions the timing of when the traffic studies were done and the actual impacts to 2700 East and South Weber Drive, given that both studies were not conducted when school at the local charter school and elementary school were in session. She discussed her concern for safety for future residents and existing neighboring homeowners when it comes to buffer yard zoning or retaining wall requirements. She opined the building design is visually unappealing and suggested more architectural styling.

Jeff Eddings, 2645 E. 7800 S., adamantly opposes this development. He does not feel 2700 East is wide enough to handle the increased traffic the development will bring. The detention basin is proposed to be located right next to his home. He is concerned about the water being stored in the underground storage and the possibility of it leaking into his basement. He is concerned about heavy snow pack and heavy rain and the basin fills up and what happens when it can't drain. He asked if there is a code for the setback for the basin and is it going to be used as a park. He is concerned about individuals parking in front of his home and light noise.

Corinne Johnson, 8020 S. 2500 E., appreciates the opportunity to make public comment. She requested the planning commission deny this development. She is concerned about the variance request. She suggested the developer put together a plan that meets city code. She commented Sunset Development LLC is delinquent with the Utah Department of Commerce and requested the city attorney look into this.

Kim pointed out several **Public Comment Emails** were received and will be attached to the minutes. They are as follows:

Michael Grant, 2622 Deer Run Drive South Weber, UT
Cory & Tonya Mackintosh, 2610 Deer Run Drive, South Weber, UT
Paul Sturm, 2527 Deer Run Drive, South Weber, UT
Bart & Emily Boren, 7989 S. 2625 E., South Weber, UT
Beth Clemenger, 2384 Deer Run Drive, South Weber, UT
Ron & Jan Massie, 2569 E. 7870 S., South Weber, UT
Mindi Smith, 2440 E. 8300 S., South Weber, UT
Julie Losee, 2541 E. 8200 S., South Weber, UT
Amy Mitchell, 1923 Deer Run Drive, South Weber, UT
Natalie Browning,
Keith & Alyson Maw, 7913 S. 2600 E., South Weber UT
Brandyn Bodily, 2408 E. 8240 S., South Weber, UT
Ember Davis, 7362 S. 2050 E., South Weber, UT

Commissioner Walton moved to close the public hearing for Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

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

Joseph M. Cook, of Deer Run Investments, LLC. appreciates the time spent on this project as there have been several professionals review it. There have been two different traffic studies, a geotechnical study, etc. The city staff has been great to work with. There have been at least four or five iterations. He discussed Facebook comments and emails sent to the city that they have reviewed concerning citizens stating the city has been "hoodwinked". He opined this in inappropriate as they were not involved in the rezone of this property. He expressed he is totally unassociated with Laurie Gale, and he is not in cahoots with city government. They acquired the property years after it was rezoned. He pointed out this development is not affordable housing but will be condominiums that will be owner occupied. The city engineer and city planner have recommended this project be approved.

Joseph addressed concerns from public comments and remarked the number of parking spaces were agreed to in the development agreement and follows the city code. He pointed out they are paying sewer impact fees. He does not think the aqua duct will affect this development. He voiced it is inappropriate for a citizen to accuse his associate of a felony. There will be no lift station.

Joseph discussed the survey and stated it can and should be recorded. He explained when the property was purchased, the legal descriptions on the deed identified the large parcel on the south side of the canal is 2.74 acres and the small parcel on the north side of the canal is .26 acres, but when it was surveyed the large parcel came in at 2.914 acres. They originally proposed 76 condominiums on this property and following discussion with the city council, it was discovered that the small parcel on the south side of the canal is not zoned in the C-O Zone. As a result, the number of units was reduced from 76 units to 72 units. He reassured everyone the survey will be recorded.

Joseph conveyed there is a lot of misinformation out there concerning the parking. They have two parking spaces for each unit, which is assigned during the day, but the occupant has access to two parking spaces all night. There are 144 total residential parking spaces with 164 total parking spaces. The commercial requires 54 parking spaces. During daytime hours the parking will be shared with commercial. This has been defined in the development agreement.

Joseph addressed the citizen's concern with this development being approved under false pretenses, which he conveyed it has not. He discussed the issue with the variance and it being part of the development code, as not every piece of land fits in perfectly with the letter of the law on paper. He isn't trying to change the code for the use but change the landscaping issue. The code required a 6' masonry wall on the property line. They already have planned a retaining wall which is 18' from the property line and are requesting putting landscaping as a buffer. He feels this is a benefit to the neighbor to break up the view of the large retaining wall. There are only two residential lots that buffer the southern end and are adjacent to this property. If the masonry wall is on the property line, there are concerns with what can take place in the area between the masonry wall and retaining wall. There is 24% green space landscaping, which is more than the city code requirement. The survey will be recorded and is what governs. There have been two different traffic studies which have satisfied the city staff.

Leland Martineau, developer's engineer, stated the detention basin will be lined and seepage will be prevented. Joseph discussed the aesthetics and public comments that have been made. He is proposing improving the aesthetics, but he was told by the city that they should be earth tones. He is willing to work on the back of the buildings as well. He is willing to work with the city on the colors. He pointed out Barry Burton did conduct an architectural review.

Fred Cox, architect for the project, discussed the lighting studies. The city has been careful in making sure there isn't any light noise. He is willing to work with the city concerning the color of the building. He discussed the detention pond acting as a shock absorber for storms. They will add liners to ensure no ground water travels to the neighbor.

Enrique de Varona, developer, assured everyone that they have met city code and tried to do the best they can. Leland discussed the landscape plan which shows a visual of the retaining wall. The variance application details what the developer is requesting.

Barry Burton, South Weber City Planner, referenced his review of 18 August 2020 and feels the developer is in compliant with the zoning.

Zone Compliance:
PL1. The C-O zone allows up to 25 dwelling units per acre. The proposed 72 units meet this restriction.
PL2. There is no specified amount of commercial floor area required by the code, however, there is a development agreement in place that requires at least 27,000 square feet. There are 32,400 square feet of commercial floor space in the plans.
PL3. There are no specific lot requirements.
PL4. There is a maximum front setback of 10' which this plan meets.
PL5. The only other setback requirement is that there be a minimum of 20' from a structure to a neighboring residential zone. This requirement has been met.
PL6. Parking requirements have been addressed in the approved development agreement with 164 stalls required. This requirement has been met. The layout and size of parking stalls meets ordinance requirements.
PL7. Architectural/Site Plan review by the Planning Commission is required for this project as specified in the C-O zone. According to Title 10, Chapter 12 of the City Code; the Planning Commission "shall determine if the proposed architectural and development plans submitted are consistent with this Chapter (Chapter 12) and with the purposes and objectives of this Title (Title 10)". This can be done simultaneously with the Conditional Use review. I believe all architectural requirements have been met. (See PL9)
PL8. The C-O zone allows a maximum building height of 3-1/2 stories or 50'. All structures are under the 50' height restriction. You will see that Building 1, the south eastern most building, has 4 floors. This was a factor of much debate among the staff and developers. It was argued by developers that the bottom floor of that building is a basement. Initially, Buildings 1 and 2 were one building and at that time the bottom floor clearly did not meet the definition of a basement. Developers subsequently split the building in two. Once that became the case, only Building 1 had 4 floors. Building 2 has only three floors. Staff then had to concede that the bottom floor of Building 1 now meets the definition of a basement; therefore, the building is technically only three stories and meets the height restriction.
PL9. There are Special Provisions and Limitations in Section 10-5N-11 of the code. I will list each of those provisions with an opinion as to whether it has been met. Some of this is subjective, opinion of the observer, other parts are clearly objective.

Barry understands there are some special provisions in Section 5, 10, & 11 of the city code which are subjective. The following are requirements of Section 10-5N-11:

1. Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.

There are balconies on the floor above each street side entry that provide shelter.

2. Trash storage areas, mechanical equipment, transformers, meters, and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations, they shall be screened by decorative walls, earthen berms, landscaping or architectural treatments capable of screening views from streets and sidewalks. If in rooftop locations, mechanical equipment shall be screened by roof components, parapets, cornices, or other architectural features.

None of these facilities are visible from the street as far as I can determine. There are no indications in the drawings of mechanical equipment. Dumpsters are all located within enclosures.

3.There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use except as specifically approved by the planning commission in conjunction with a conditional use application.

No outside storage is shown on the plans.

4. Outdoor dining, seating, signage, and sales can be approved in conjunction with a conditional use application. Outdoor uses shall not be materially detrimental to the public health, safety, or welfare, nor injurious to property or improvements in the immediate vicinity of the use. The use shall be placed so as not to disrupt the traffic flow of vehicles or pedestrians into or on the site. Planning commission can at their discretion, place time limits on outdoor dining, seating, and signage based on intensity of use, and the impacts the use may pose to the development.

The only outdoor seating would be on the balconies of residential units which cause no traffic flow disruption.

5. Primary building orientation shall be toward the street. Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design and shall be open to the public during all business hours.

All commercial space is within 30’ of the street. While not exceptionally so, I believe the entrances are distinctive enough to function.

6. Buildings shall incorporate exterior lighting and changes in mass, surface, or finish giving emphasis to entrances.

Each commercial entrance has a light and a significant amount of glass that gives emphasis.

7. Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.

Bottom floor commercial areas are clearly distinguished by different materials from residential floors. Residential floors are adequately distinguished via balconies and window placement. There are cornices that provide interest and a varied roof height.

8. The facade of every residential floor greater than thirty (30) linear feet with street frontage shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves, or wall segments that create at least a two-foot (2') variation in plane for at least ten (10) linear feet within each thirty-foot (30') segment of facade.

There are regular jogs in the exterior walls that break up the façade into segments smaller than 30'. There are also balconies that add human scale and interest on all residential units.

9. In paseos, plazas, and courtyards, lighting shall incorporate fixtures and standards designed for pedestrian areas.

There are no paseos, plazas or courtyards.

10. All new utility transmission lines shall be placed underground where feasible, or behind structures to minimize visual impact.

There are no new utility transmission lines. All interior utilities are underground.

10-5N-11 B
Ground Floor Requirements: At least seventy five percent (75%) of the linear frontage of any ground floor, nonresidential wall with street frontage shall incorporate windows, doors, or display windows. Ground floor retail windows must remain free of signs and must not be tinted.

At least 75% of the linear frontage of ground floor commercial space incorporates windows. We won't know of tinting until building permits are requested. No signs are planned in windows, but this will be an ongoing enforcement issue for temporary signs.

10-5N-11 C
First Floor Requirements: Multi-story buildings shall have the first floors with a minimum ceiling height of twelve feet (12'). Multi-story buildings designed for nonresidential uses on the first floor shall have walls, partitions, and floor/ceiling assemblies separating dwelling units from other spaces with a sound transmission classification (STC) of at least fifty (50) for airborne noise.

First floors have 12' ceiling height. Sound transmission classification of commercial space will need to be determined when building permit applications are received.

10-5N-11 D
Accessory Living Quarters: Where accessory living quarters are provided as permitted herein, no window shall be permitted in any wall of the same which is located within eight feet (8') of a side property line.

There are no residential unit windows within 8' of any property line.

10.5N.12
Landscaping Requirements A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Drought resistant plants are encouraged. Landscaping shall meet the requirements of SWM 10.15. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.

The site contains 24% landscaping and it meets the requirements of 10-15.

B. Buffer Yard Landscaping: Buffer yard C landscaping shall be required between the CO zone and all residential and agricultural zones and shall meet the requirements of SWMC 10.15.

A buffer yard is required on the southwest sides from Deer Run Drive to the canal. The required buffer yard is provided along the first 351' from Deer Run. At that point, the grade has fallen sufficiently that a retaining wall is required to retain the parking lot along the rest of that southwest side. Because the retaining wall varies from 6' in height to about 14'. Developers are requesting that the retaining wall be allowed to take the place of the required 6' masonry wall. The retaining wall is set back from the property line about 18'. This 18' would be planted with the required buffer yard trees which will help screen the retaining wall and parking from the adjacent residential lot. At the top of the retaining wall is a 42" fence that will provide further screening for the parking area. Also, between the retaining wall and the parking lot is a 2.5' planter which together with the 18' planter below the retaining wall creates a total of 20.5' of planter along this property line.

Developers have submitted a letter requesting a variance from the buffer yard requirement by allowing the retaining wall to take the place of the required 6' masonry wall in this area. I believe this variance should be allowed as a wall on the property line in this area would not accomplish the purpose of the buffer yard, but the retaining wall together with the proposed plantings does.

C. Street Trees: Street trees shall be required and meet the requirements of SWMC 10.150.060D, "Park Strip Trees".

The required park strip trees are included on the landscape plans.

Conditional Use:

PL10. A review of the requirements of Section 10-7-3, Basis for Issuance, indicates that all these conditions have been met with one that is subject to opinion. The one that is subject to opinion is 10-7-3 D (5).

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

I believe the intent of this requirement is met through the proposed retaining wall together with the 42" fence at the top of the wall and with the buffer yard plantings.

PL11. There are also Special Requirements and Conditions found in Section 10-7-10. These requirements are very subjective in nature. I believe the proposal meets these requirements.

PL12. Daycare centers are a conditional use in the C-O zone. The intended use of the commercial space in Building 1 is to house a daycare center. We have reviewed the proposed development with that in mind and have considered the potential impacts/needs of a daycare use, but the operator of such daycare center will need to apply for and receive a separate conditional use permit prior to operating the center. Other potential uses of the commercial space may require individual conditional use approvals if they are listed as such in the zone.

Project Plans:

PL13. There is a plan for phasing of the buildings within the development. Plans indicate they will be phasing the parking and utilities proportionate to the phase, but there is no indication of how landscaping will be phased. Also, there is a detention basin north of the canal that is part of the project and will be landscaped.

We should require the landscaping be installed as far as reasonable with each phase. The landscaping of the detention basin should be done as part of Phase 1.

Recommendation:

PL14. This 4th iteration of the Preliminary Plan meets all zoning ordinance requirements except for the buffer yard requirement. Developers have submitted a request for a variance from those requirements for cause. I believe there is good reason to grant the variance as explained in PL10 10.5N.12 B above. I advise the Planning Commission to approve the preliminary plan with the following conditions:

1. The Planning Commission recommends, and the City Council grants the requested variance to the buffer yard requirements.

2. Developers are required to landscape the detention basin north of the canal as part of Phase 1 of the development.

3. Landscape installation proceed in conjunction with each phase.

Barry discussed the provisions that were established with the C-O Zone. Commissioner Walton asked if the developer will be accommodating those. Barry explained the planning commission needs to determine if the developer meets those provisions.

Discussion took place regarding Chapter 8 with parking requirements. Barry explained the development agreement addresses the parking being open during the evening hours for residents to use. Although this all started before COVID began and he isn't sure what to do in the meantime. Commissioner Osborne assumes 164 parking stalls will be available all year long and if not, what is the developer going to do with the snow. Joseph pointed out there is space along the canal to push snow and it will not be pushed on parking spaces. Commissioner Walton asked for explanation on the Chapter 8. Barry explained the number of spaces required for commercial space would have pushed the number of parking spaces much higher, if there wasn't any shared parking. Commissioner Boatright is concerned about the reality of COVID and how it will relate to parking with more residents working at home. He understands there is a development agreement but expressed the world has changed dramatically since then.

Commissioner Grubb reviewed the plans and discussed the possibility of the day care housing 154 students, which creates a traffic issue. He is also concerned about the movement of traffic. Commissioner Johnson reviewed the State code for the day care (Section 381-100-10). He pointed out parking requirements for employees for that day care center. Commissioner Grubb discussed the high amount of traffic with the charter school and where is the drop off for this day care. He stated the frontage road can handle a lot of traffic, but it can't handle a lot of traffic slow

down with individuals getting in and out of this development. He doesn't see anything that addresses the volume of 154 students and 20 employees.

Fred Cox explained the day care center varying check in and check out times and feels they did take into account the number of parking spaces. He understands there is a certain amount of turn over. The hours and timing is controlled. Commissioner Johnson feels there is insufficient parking right now.

Leland Martineau reviewed the traffic study. Commissioner Boatright remarked the type of commercial businesses may or may not affect the amount of traffic as well. Commissioner Osborne doesn't feel this development has the parking capacity for the number of residents and commercial businesses. Commissioner Grubb discussed getting in and out of the parking area is a great concern. Commissioner Osborne relayed a commercial development as per city code requires a 36' wide entrance and exit. Joseph pointed out two traffic studies evaluated this and both of them don't suggest a turn lane. Leland referenced the traffic study and the peak hour volume of traffic and egress happening on the north entrance. Commissioner Osborne disagrees with the traffic study. Leland explained the flow within the development as per the traffic study. Fred referenced the development agreement that was signed last year states two entrances at 26' wide. He feels they have met the city staff requirements. He feels Appendix D could legally be challenged. Commissioner Osborne appreciates what Fred is saying, but the planning commission is saying it should be 36'.

Commissioner Johnson referenced Brandon Jones review of 20 August 2020 item v. 10-8-2C.1 Access which states: *The Development is providing two entrances that are 26' in width. However, in commercial zones, the Planning Commission may require the said driveways to be 36' in width.* Fred expressed he understands this statement, but the development agreement states two entrances at 26' wide.

Brandon Jones, City Engineer, expressed he disagrees with Fred because his interpretation of everything on the drawing of Exhibit B is written in stone, and he does not see it that way. Brandon doesn't think the 26' wide entrances, addressed in the development agreement, trumps what the planning commission may require if it is different. Brandon referenced the development agreement Item #2 which states,

Development Agreement for the Lofts at Deer Run in South Weber City:

Item #2. ***City Laws and Purpose.*** *City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance as a legislative act and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.*

Brandon reference Item #3 which states, *Approval will be based on substantial compliance with Exhibit B.* He interprets Exhibit B as an overall layout and not binding because if it is then the building configurations are problematic.

Jayme Blakesley, City Attorney, expressed he reads the development agreement the same way Brandon does. Exhibit B is a concept plan and not set in stone. He thinks for the ingress/egress and the width thereof, you default. Joseph questioned the 36' width. Commissioner Grubb explained the 36' will help eliminate pinch points so that traffic can continue to flow. He pointed out a center turn lane can help the flow of traffic on the frontage road.

Commissioner Walton expressed he is not comfortable with the site plan because when the day care center requests a conditional use permit, there may not be enough capacity within the actual development site. J

Joseph discussed his frustration because he has been dealing with this for over a year and he understands the residents don't want commercial as per the Facebook posts, and the planning commission has concerns with traffic. He isn't sure where to go from here and should they eliminate the commercial. Commissioner Grubb stated he has been dealing with this plan for six days. Fred stated if the 36' is so important, there is a little bit of room on the north entrance.

Commissioner Boatright suggested allowing the planning commission more time to review the information. Enrique discussed his frustration with the planning commission needing more time and the expense they have incurred at this point. Commissioner Boatright discussed the need to be able to thoroughly review this information because he doesn't want to miss anything.

Commissioner Osborne asked if the developer can provide better renderings (possibly 3D). It was decided the next meeting will be held on 2 September 2020 at 6:00 p.m.

Commissioner Boatright moved to table the Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC. Commissioner Johnson seconded the motion. Commissioners Boatright, Osborne, Walton, and Johnson voted aye. Commissioner Grubb and Walton voted no. The motion carried 3 to 2.

Commissioner Johnson asked Jayme if the city was offered that piece of property by UDOT. Jayme will research.

REPORTS:

3. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)

Commissioner Walton: He asked about the public meeting comments made earlier by Commissioner Osborne. Jayme explained Governor Herbert's executive order issued in March which allows municipalities to meet through electronic means. Commissioner Walton discussed his frustrations with Zoom meetings. He asked if there is an appetite to meet at the City Hall. Barry explained the city council has gone back to meet at City Hall. Commissioner Osborne suggested re-evaluating the situation in the next 30 days.

ADJOURNED: Commissioner Walton on moved to adjourn the Planning Commission meeting at 8:45 p.m. Commissioner Johnson 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: Alyson Maw
To: Public Comment
Subject: Preliminary Site Plan for The Lofts at Deer Run
Date: Thursday, August 27, 2020 2:41:05 PM

Keith and Alyson Maw
7913 S 2600 E, South Weber, UT 84405
We have concerns about this Development.
1- Ecological Ground Study to ensure that the ground is sturdy and stable for building a Retaining Wall, parking and the buildings required for this development. This needs to be shared with those living within the 300 foot radius of the development. Has there been a recent Ground Study on the property?
2- Show the plans for the ability to have parking for 148 cars, which is 2 cars per family, with extra room for visitors to park.
3- Weber/Davis Canal company will be building a fence to protect the residents and their children from the canal. Living right by the canal can be dangerous.
4- The visual acceptance of the style of the development. My understanding, it looks like the ones being built in Clearfield City on main, across from their city building. Looks more like a business, than a condo or residential building.
5- Keeping the noise, and dust level down during the construction of this development.
Our vote for my husband and myself, is we would rather NOT have condos across the canal from our property. However, I also feel that the city already made their bed accepting the changes and development back in 2017.

Alyson and Keith Maw

--
Alyson Maw / Realtor
801-791-7253
Utah Prestige Real Estate, LLC
www.mawshomes.com

"Trust me to Find your way Home"

Amy Mitchell

1923 Deer Run Drive

Dear Mayor, City Council Members and Planning Commission-

I am writing in reference to the special meeting with regards to the Lofts.

I can't believe we are finally getting to see what they have come up with. I opened up the packet expecting something amazing for how long it took and all I wanted to say was… blah! I will get to the aesthetics later… but for now, let's address the glaring obvious… the parking! This development has inadequate parking to say the least! If these are only allowing 74 designated spaces, 1 per unit and 90 shared parking for residents and commercial, how on earth will they ever have enough room during this time when so many of us are working from home and not going into the office? When this was presented in the beginning people were going to work and leaving home every day. Now many people are doing everything at home. How will the shared parking work then? We have no on street parking along 2700, so that leaves people parking along other residential roads. Home owners who live on these roads should expect that they can keep the parking in front of their own homes for their own cars and not all of their new neighbors. When the snow falls, where will they park and where will all of the snow go? What about the employee parking for the commercial? I would like to know where guests will park, or what about if they are renting out space to 3 or more adults, so now there is even more cars to deal with. So many parking issues that don't seem to be addressed effectively in the plans.

I know that this developer is asking for a variance for a retaining wall to allow for the parking lot. I ask you to please tell them to come back with a plan that actually meets our city code with no variances of any kind! It is our only way to bring this development in to something we can tolerate. As a citizen who has listened to countless hours of meetings, I beg of you to please fulfill your promise that you will do everything you can to help give the residents of our city the very best. We have been told that there is no way to try to fix the mistake made by agreeing to the zoning change, but I disagree. We have heard repeatedly that you were "hoodwinked". Let's move past this and expect more! Let's hold him to every single thing we can so he has to change his development to fit our code, not change our code to fit his development. He knew how steep the slope in this property was prior to purchasing it. We can't change his bad purchase and we don't have to suffer for it. It's time we stand up to developers and make them develop the way we want for our city. They do their development and then move on, we have to live with what they have left behind. I understand that there is a HOA at his other property in Sunset. Doing a simple Facebook search brought up some issues that they have with their parking. Someone posted:

"There is nothing the HOA is willing to do regarding tenants' visitor parking. Tenants will feign ignorance/mistake when their visitors take your parking. It is assigned parking, but instead of giving up their own parking spot they'll gladly use whoevers spot is open then have the audacity to yell at you. There is no recourse for you as a tenant. The police can't do anything because it's private property. Property managers can't do anything because their only concern is the townhome. HOA is useless. They don't answer their phone, text messages go unanswered. "

This will be the same problems here in our city and if he just walks away, then it is up to our code enforcement to take care of these issues when people park on the road, which means an added expense to us!

They have dedicated a huge amount of space for a daycare, but I don't see much outdoor space for it. The State of Utah requires a certain amount of outdoor space as well as who can live close to a daycare. Do they have a process in place to screen those that are purchasing a condo there? And who do we think will buy a 700 square foot condo? Can we not encourage him to double the size of the townhouses and make something really nice? What is their contingency plan if the daycare doesn't come or if after a year they find that commercial can't survive there? We certainly do not want it to sit empty and become a blight or add in more housing where the commercial was supposed to go.

As we send the developer back to the drawing board… we need to help them to know how they can improve on the style! What they gave us was just plain! I ask you to push them to make the buildings look better and inviting. I am including some options of buildings that I think would at the very least look good! The Lofts at Deer Run rendition reminds me of the Aero buildings on Hill-field road just before Northridge. They are all exactly the same with no character and they have a lot that are empty still! If this development is going to be on the frontage road and be something to draw in customers to the commercial and buyers for the condos, let's have it look the very best we can! Let's give all those neighbors that are loosing their beautiful view something that isn't horrible! I think adding the country charm we have come to love and expect in South Weber should be something we expect these developers to adhere to. Again, thanks to Google… here are some amazing 3 story projects that I think could give some ideas as to how to change their plan just a little to make it pleasing to the eye for not just the residents in the lofts, but also all of us who have to look at it while we live here. We should ask for something that fits our city!





Balcony's and awnings to define spaces, crisp clean white, painted cement board or some way to define space. We should ask for courtyards for people to be outside. It might even bring in a food place to the commercial. Maybe each building can look slightly different than the other ones. These are just a few pictures I found in looking for a couple minutes. With the right architect, the possibilities are endless and we need to require them to not just meet our code, but give us something that doesn't look like a cell block or college dorms! It's obvious that this developer is just after making as much money as possible so he can move on to the next project. We have to live with what's left behind, so just like with the Stephens's property… send him back to the drawing board as many times as it takes to get it right!





I can't imagine the task you all have with this project!!

Please take your time. We don't need to rush through this and let mistakes continue to happen. Know that citizens stand behind you and we want you to say no to the variance, no to the look of it, no to the parking. You are our first line of defense in asking for more! He is just after a financial gain, while we are seeking life long residents and not something with a high turn-over!

Sincerely,

Amy Mitchell

From: Bart Boren
To: Public Comment
Subject: LOFT development
Date: Thursday, August 27, 2020 7:29:44 AM

Dear Planning Commission,

I would like to take the opportunity to voice my opinion in the Lofts development. I can passionately say that I am opposed to the development, it is too big for the space and will be a black eye on the community. With that being said, the Lofts development has already recieved many variances just to be able to get it to the point that it is at now. Please as a representative of the residents of South Weber, please do not continue to hand over variances to a development that the people do NOT want in their community. This does not need to turn into a variance eye sore/ nightmare. You have the chance to make a difference and require that they meet the codes of our city, as we residents have, and give us a plan that fits our city. Or not at all...

I was at the initial meeting where they asked to have the zoning changed. I spoke, personally with Lori and she assured me, promised me, that there was not ANY plans for HDH. As a citizen who believed in the system and believed in the word of a fellow human being, I feel like we recieved a slap in the face with this development, or as we have labeled it 'Hood Winked'. PLEASE I implore you, do not continue to be pressured to put this through. They played dirty to get it here, let's make them clean it up.

I request that this email be entered into the minutes, as public comment.

Thank you for your time,

Sincerely,

Emily Boren
7989 S 2625 E

From: Beth Clemenger
To: Public Comment
Subject: FW: Meeting for Lofts Proposal/Public Comment
Date: Thursday, August 27, 2020 6:55:07 AM

Please submit this letter for public comment. Thank you. Beth Clemenger 2384 Deer Run Drive South Weber Utah 84405

Sent from Mail for Windows 10

From: Beth Clemenger
Sent: Wednesday, August 26, 2020 6:46 PM
To: gboatright@southwebercity.com; tgrubb@southwebercity.com; wjohnson@southwebercity.com; twalton@southwebercity.com ; ROSBORNE@southwebercity.com
Subject: Meeting for Lofts Proposal/Public Comment

Dear Planning Commissioners,

We moved to South Weber 2384 Deer Run Drive, in 2017, as we fell in love with the quiet rural feel and mountain views. My husband works at Hill AFB and I work at HighMark Charter school. We recreate at Snow Basin and the surrounding area. We were completely in shock when we discovered the Lofts development that was being put in at the end of Deer Run Drive. **Our property is directly next to the canal**, we are worried about a breach if the canal is compromised during building of this complex. We purchased our home on Deer Run and in just the three years we have lived here we have already noticed an uptick in the cars in our quiet residential neighborhood. We are very disappointed that such a apartment complex is going in and extremely worried about how it will impact our neighborhood, our property, and destroy the wonderful mountain views of our neighbors who will now live **BEHIND** this complex. These are our concerns:

Increase in traffic on the frontage road toward Maverick.
Transient individuals moving in and out of the apartments.
Loss of view for the homes on the east end of Deer Run Drive
Congestion on the frontage road, increased wait time to get to I89
Size of the parking lot and the increase noise to neighbors nearby
Retention issues of the land plot, unstable slope questions
Impact on the canal (retention) issues due to sensitive nature of the land
Safety of children that are trying to walk or bike to school at HighMark
The size and number of units proposed on this size of property
Cosmetic presentation of the apartments does not distract from the **beauty of the mountains this complex will BLOCK**
Expect that all codes are MET and NO Variances allowed

We are **very disappointed** as new home homeowners and residents to South Weber that this type of complex was even allowed to come to fruition. It will diminish the value of our homes, detract from the beauty of our neighborhood, endanger children, and bring a “transient” population with increased crime to our quiet and SAFE residential neighborhood. **Please submit our concerns as**

PUBLIC COMMENT.

Thank you, Beth Clemenger
2384 Deer Run Drive
South Weber, Utah 84405

Sent from Mail for Windows 10

From:	Brandyn
To:	Jo Sjoblom; Wayne Winsor; Angie Petty; Quin Soderquist; Hayley Alberts; Blair Halverson; Robert Osborne; Gary Boatright Jr.; Tim Grubb; Wes Johnson; Taylor Walton; David J. Larson; Public Comment
Subject:	The Lofts Site Plan and Special Meeting concerns - Table consideration until better City and citizen review
Date:	Thursday, August 27, 2020 2:23:03 PM

Mayor, City Council, and Planning Commission,

Please table the Lofts approval in the special meeting scheduled tonight allowing adequate time for a thorough review of the 460+ proposal!

The city already did the city and residents the mistake of previously racing through and signing the developer agreement in 2019 with very little citizen knowledge, time to share public comments after reviewing it, and transparency of the many concerning commitments, errors, and guarantees given in the agreement. This 460+ page document the City should absolutely allow City leaders and citizens adequate time to review and comment on to mitigate as much costly and long term issues that could be anticipated in this developer written proposal for their financial gain.

With only 6 days that it has been posted, and I believe was very likely strategically scheduled for a special meeting during Back to School week when many citizens or city leaders are preoccupied and limited in their time and obligations to go page by page through the many significant and important details. The City Council, Planning Commission and citizens need time to review the variances, possible conflicts of interest, and developer written exceptions being proposed. Additionally, please hold the developer strictly to all of the city codes and restrictions with no additional exceptions or variations as this development is already at maximum high density that is in vast contrast from all the other surrounding residential properties and knew the limitations and challenges this property would present.

With the average number of vehicles per household, guests, commercial space with parking for employees and customers especially during winter with little to no green space to hold snow will further limit parking when there is already far too few parking and green space to what is logical and reasonable without having never ending parking, safety, and traffic concerns with an estimated "1,730 daily trips" or vehicles each day according to their traffic study, making left hand turns from two entrance/exits in a very short distance to one another onto the already narrow road obstructing the flow of traffic among other possible concerns.

We firmly feel after hours of reviewing audio and city records that Laurie Gale was deceptive in public meetings that we understand has legal standing in presenting this development originally as “a Daycare” rather than a huge high density complex with a daycare business possibly within a suite of the development. The City allowed the rezone with consideration based on the pretense of a Daycare and many leaders have expressed concerns publically being “hoodwinked” and tricked into this rezone. While the City had a stronger legal standing before the property was sold to the developer and before the City signed a poorly written agreement with very little transparency and awareness to citizens in 2019, we understand the City is now bound by what is code and limited ability to improve the huge wall of a building and very frequent high traffic that will be constantly making left hand turns crossing traffic around what will become two very limited visibility driveways. Please firmly hold the developer strictly to all the existing City codes with no exceptions or variations just to add even greater financial gain or savings to the developer with only negative impacts and little to no benefits to surrounding residence or community. Please also reference the Sunset City dispute online with the developer trying to force through an unapproved sewer lift that becomes costly to citizens and the city later, and if I recall correctly, the dispute was because the sewer lift was added without Sunset City knowledge or prior approval. Please ensure we are not stuck with similar burdens and issues the City, residents, homeowners association, or neighborhood is burdened with that can be foreseen.

I am one who is not anti-development, but very much for wise development that makes sense. This development, unlike the Patio homes and townhomes up the street that had little to no resistance, simply does not compliment the surrounding residential community and these developments should

be built on lots with better multi-street access into the property and not on a hillside. Maximizing the very highest financial gain for the developer should not be our City's responsibility or primary concern. Please also verify that the acreage has been verified to the number of units allowable, excluding the north lot that is divided from the property by canal and therefore should not be considered in greenspace, parking, or number of unit calculations. Just as a homeowner cannot purchase a lot on the other side of their neighbor that would not give them rights to have horse, livestock, or larger building than their single, undivided lot allows or this shall set precedence for homeowners and future developers. I am so glad I do not live directly next to this property and so sorry for those long term neighbors who will now have a towering 3 story tall buildings looking down into and placing an indefinitely shadow, noise, lack of privacy, and blocking former mountain views from their backyards.

Living up the road my greatest concerns personally are the traffic safety, eyesore, and the property being next to a loud highway with bad parking and green space will increase the turnover and in a short number of years will become rundown with a notable increase in crime and transient residents. I do not believe I have ever heard any developer not say almost verbatim to cities, just as this developer did last year, "we are building a high quality development" suggesting unlike every other developer. Please consider the immediate surrounding property owners rights and neighborhoods that will be negatively impacted by this development with limited access from road, safety concerns with left hand turns around limited view corner, how large delivery, construction, and moving trucks will be able to navigate and access the property without illegally crossing the double yellow line and impeding oncoming traffic safety or flow navigating down into the property. The lack of reasonable green space solely so for the developer's financial gain to grossly maximize the very highest number of units possible. Hopefully improvements to the city code will no longer be allowable within South Weber City. This development size on what we can anticipate based on historical slopes and landslides through Layton to Washington Terraces should be considered for this odd development that would be more appropriate with better street access on relatively flat property. Retention and other structures should be kept to existing environmental and other noted restrictions. The well-established developer purchased this property knowing the high financial return they will gain from 70 or so units but also clearly knowing the odd shape and steep hillside with limited access this property will require or limit for development. The city should not allow exceptions to it's codes or conditional use for any claimed hardship or variations to hillside retention, sewer lifts, parking, retention, or other reasons that this developer had legal consideration and reasonable expectation of prior to purchasing this property.

And last, the architectural look. If we are going to continue referring to "Country Fair Days" then we should have a country or at least a more rural, residential look than the contemporary look that has been proposed and contemporary as we see countless down Hillfield road, State street in Clearfield, and through downtown Salt Lake. We have very limited space left in South Weber and we need our Planning Commission to set and expect more consistent architectural designs that complement our community or get rid of the "country" in Country Fair Days so we do not look like a hodge-podge patch work city with an identity crisis. When Walmart or Smiths wants to build in Park City, they comply with the architectural design that all can expect. While nobody is saying we should follow Park City in our strict building codes, we can definitely better define what the look and feel of the future of South Weber should be consistent with.

Thank you for the many hours of work each of you will spend reviewing this important decision and for all the countless hours of work you do for our City and citizens who have to live with whatever developments are approved as you do your best to balance the interest and legal rights of residents, the city, and developers.

Sincerely,

Brandyn Bodily

2408 E 8240 S, South Weber

From: Ember Davis
To: Public Comment
Subject: Public Comment 8.27.2020 - "The Lofts"
Date: Thursday, August 27, 2020 2:04:57 PM

Dear Planning Commission,

I wanted to reach out about the discussion regarding The Lofts tonight.

As you are painfully aware this development has had so much attention and controversy. I don't need to get into every detail, as I have faith you will take on this task with much more expertise than my own.

It's been said many times we have been mislead by these developers and now we are stuck with it. **Please don't let this deception continue and hold them to every letter of the code that you can.** I am just heartbroken for the citizens that live next to this development that their views will be destroyed and they will be towered over by what resembles a cell block.

Please do all you can to protect these citizens and all of us as this development will literally and figuratively cast a dark shadow as we enter our beautiful city.

Thank you for your time, hard work and continued diligence.

Ember Davis
7362 S 2050 E
South Weber, UT 84405

From: Julie
To: Public Comment
Cc: Barry Burton; Robert Osborne; Tim Grubb; Taylor Walton; Wes Johnson; Gary Boatright Jr.
Subject: Public Comments for Aug 28, 2020 - South Weber City - Planning Commission Meeting
Date: Wednesday, August 26, 2020 2:54:59 PM
Attachments: TheLofts_DeveloperSurveyDec2019_ZoomedInUpperSections_ExisitingParcelDecscriptionsIncreasedInSize_DeveloperSurveyNotForRecrodingAug2019_RecordedDocs_PublicComment.pdf

Public Comments for Aug 28, 2020 - South Weber City - Planning Commission Meeting

Julie Losee

2541 E 8200 S

South Weber, UT 84405

Regarding the Lofts Proposal in front of you for consideration - First and Foremost - please do NOT approve this development tonight. There is more work that needs to be done and many problems that need to be addressed!

I have read through every single page of this proposal (all 400+) multiple times and I hope you have as well, so we are all seeing the same issues.

1 - There are 4 parcels located on the south side of the canal

- 13-041-0062 - 1.581 acres
- 13-041-0068 - .388 acres
- 13-140-0010 - .51 acres
- 13-041-0118 - .26 acres

The entire target property on the south side of the canal encompasses approximately 2.74 acres. (2.739 ACRES to be exact)

The lot to the North of the Canal is Parcel # 13-041-0115, and is .31 acres in size and that Lot is zoned Residential and was not included in the original rezone request to C-O by former owner Laurie Gale back in 2017 and is NOT a factor for consideration when determining total number of units based on acreage.

In addition to the Development Agreement - Exhibit A, the Recorded Warranty Deed, the Recorded Quit Claim Deed and the Recorded Deed of Trust - Exhibit A - all documents show the recorded legal parcel descriptions with Davis County that show the 4 lots as having 2.739 acres, there is also a letter from Barry Burton dated Aug 2, 2017 says “This is a proposal for re-zone of 2.74 acres from C-H to C-O”. These documents have all been included in the attachment below for your review/consideration!

The Phase I Environmental Site Assessment done by CMT Engineering Laboratories from April 10, 2020 says 2.74 acres in multiple locations throughout the report.

The developer is the only one who seems to think he has more land than what the recorded documents from the county show him as owning. From an independent survey that was done and paid for by the developer that clearly states on the Aug 2019 version “Not For Recording”, and even the Dec 2019 version that was stamped by the surveyor, has an incorrect existing parcel description and acreage calculation. I believe there is a transposition with the acreage on parcel 13-041-0118 and it should read .26 acres NOT .31 acres for the last parcel being described in the upper right section of the survey. A blown-up portion has been included for your consideration, with my notations as well as a correction to the North direction arrow notated on the survey.

Developer paid Surveys DO NOT trump officially recorded documents held with Davis County, unless the developer plans on going through the vetting process with the County and having his survey recorded with the County. Does he plan to do this? And if not, then ask yourselves why? Because he knows the size of the lots he has and it’s only 2.739 acres and per our C-O code will only allow for 68 units! I’ll say it again – the maximum number of units PER OUR CODE is 68 units!

2 - Regarding # of Parking Spaces – I understand that the Development Agreement recorded on 7/1/2019 says there should be 164 parking spaces with 74 for residents and the remaining to be shared with the commercial but I feel that in the best interest of our future residents each unit should have 2 designated parking spaces. Most households have 2 cars, not 1. There should be NO SHARING of parking spaces with Commercial as the developer has proposed in this development and other development’s like the one in Sunset City. With more people working from home and telecommuting, you cannot count on those homeowners being gone for the day and parking spaces opening up for commercial customer use. This is not fair to our future residents and it should not be allowed. The 164 parking spaces does not account for the proposed Day car parking, guest parking or address what happens in winter when snow banks pile up and take up precious parking spaces. Having cars spill out into the surrounding neighborhood streets is NOT a viable option and parking along 2700 has already been deemed unsafe and marked accordingly due to narrowness of travel lanes/road and other factors. If the total number of units needs to be reduced in order to allow for adequate parking for all, then so be it. It is not up to the Planning Commission or City Council or Staff to make this development profitable for a developer, it’s up to the Planning Commission and City Council and Staff to ensure that its citizens have a community where they can be safe, and live in, and park their cars in, to the very best that they can.

3 - Regarding the size of the units the developer is proposing that are under 1,000 sq. feet - for reference - In Cambridge Crossing, the apartments located in South Weber, a 1-bedroom apartment is 1,004 sq. feet. A 2-bedroom apartment is 1,215 sq feet and a 3-bedroom apartment is 1,395 sq. feet. The Lofts are supposed to be a step up from apartments and an option for first time home buyers. 700 sq feet is NOT enough space for 2 people and especially not enough space for a family. Even if you have a roommate situation, then 700 sq. feet of space is still an issue and now you have 2 separate individuals who will need parking spaces for their vehicle. We need the Lofts to be a BETTER housing option for our future citizens, not a worse one.

4 - Do we know if the Developer has a Day Care Provider that is weighing in on the design for the Day care location in Building 1? I know that the state has very specific requirements for access, control of access, open space, play areas, parking spaces, and anything and everything else that you can think of that will need to be considered. Also – what happens to this space should a day care provider never be found to occupy the space? What then? What protection/recourse do we as Citizens and the City have?

5 - I question the timing of when the traffic studies were done and the actual impacts to 2700 E and South Weber Drive, given that both studies done were not conducted when school at the local Charter school or Elementary school were in session. I think there would be an increased % to the impacts this development will bring, given current and future resident road usage during the school year. Especially considering the plans for a day care facility which will definitely have an impact and cause an increase to the traffic levels and road usage due to people both inside and outside the community traveling along 2700 E and South Weber Drive and surrounding roads to drop off and pick up children from the day care in addition to the workers and staff for the day care.

6 - Safety for future residents and existing neighboring homeowners is crucial and no wavering or concession should be permitted when it comes to buffer yard zoning or retaining wall requirements. If a slope of the land is “too steep” to be deemed safe for residents, than resolve it without doing away with buffer zones and proper retention supports. The land is in a designated sensitive lands area on our General Plans map (and has been for quite some time) should be given extra consideration and attention to ensure that something is not done for the developers benefit that will cause sloping or sliding or other hazardous conditions for the future residents and existing neighbors to “deal with” long after the developer has moved on.

7 - Overall building design and construction materials - I truly feel sorry for the neighbors located to the West that will have to look at the back side of this development. Can you say totally bland and visually unappealing? I would like to see the stone or other materials carried from the front renderings over onto the west side of the building to give those having to look at that side of the building, instead of the mountain views, something that blends in better with the surrounding landscape. How about a break-up of all the flat areas with beams or other architectural stylings? Where is the character and charm and imagery that we are hoping to put out to surrounding communities that shows what South Weber is? As presented, this design is blah!!

8 - Proposing two 10-foot cement retaining walls, right next to the proposed day care and right alongside the neighboring single-family homes?! How is that even safe or in the best interests for anyone?

Final thoughts:

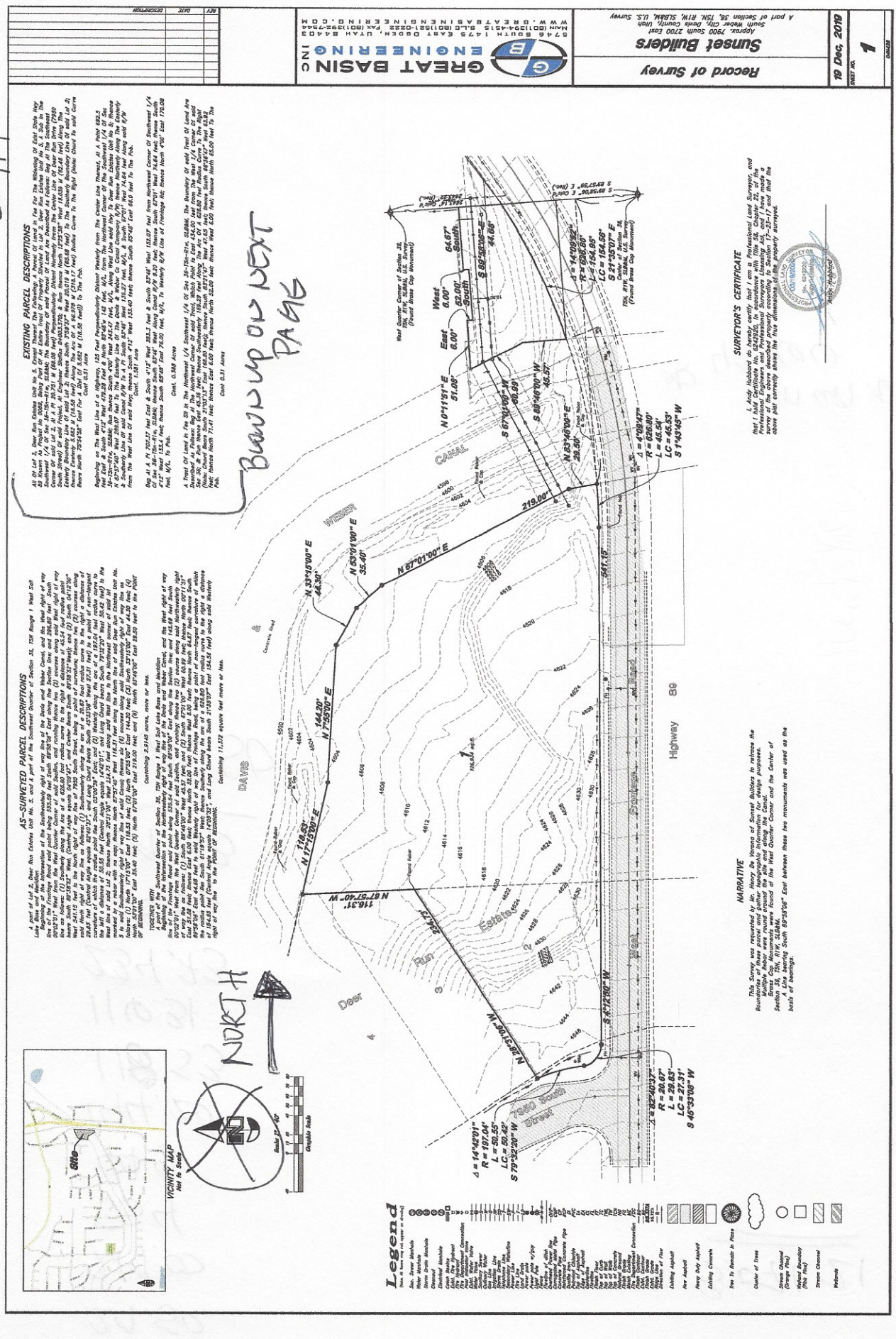
1st - thank you for listening/reading my comments and for all that you do and the time and care and consideration you are giving these plans.

2nd - I’m asking every member of the Planning Commission to stand up for the residents, both current and future, and make sure this development is the very best it can be and in its current state, it’s just not there. Be our voice and take a stand. Please DO NOT APPROVE THESE PLANS! The developer has a lot more work to do!

Sincerely,

Julie Losee

SURVEY · DEVELOPER PRIOR 2,014.



13-140-0010

EXISTING PARCEL DESCRIPTIONS

All Of Lot 2, Deer Run Estates Unit No 5. Except Thereof The Following: A Parcel Of Land In Fee For The Widening Of Exist State Hwy 89 Known As Project No 0089, Being Part Of An Entire Tract Of Property Situated In Lot 2, Deer Run Estates Unit No 5, A Sub In The Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; The Boundary Of said Parcel Of Land Are Described As Follows: Beg At The Southeast Corner Of said Lot 2, At A Pt 20.751 M (68.08 feet) Perpendicularly Distant Northerly from The Center Line Of Deer Run Drive (7950 South Street) Of said Project, At Engineer Station 0+003.570; & Run thence North 12°25'38" West 19.039 M (62.46 feet) Along The Easterly Boundary Line Of said Lot 2; thence South 3°59'37" West 20.019 M (65.68 feet) To The Southerly Boundary Line Of said Lot 2; thence Easterly 5.662 M (18.58 feet) Along The Arc Of A 96.978 M (318.17 feet) Radius Curve To The Right (Note: Chord To said Curve Bears North 75°54'58" East For A Dist Of 5.662 M (18.58 feet)) To The Pob.

Cont 0.51 Acre

13-041-0062

Beginning on The West Line of a Highway, 125 Feet Perpendicularly Distant Westerly from The Center Line Thereof, At A Point 692.5 feet East & South 4°12' West 479.28 Feet & North 85°48'w 142 feet, M/L, from The Northwest Corner Of The Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; Run thence South 4°00' West 243.47 feet, M/L, Along West Line said Hwy To Deer Run Estates Unit No 5; thence N 87°57'40" West 289.07 feet To The Easterly Line Of The Davis & Weber Co Canal Company R/W; thence Northerly Along The Easterly & Southerly Line Of said Canal R/W To A Pt South 83°46' West 136.27 feet, M/L, & South 67°01' West 74.64 feet Along said R/W from The West Line Of said Hwy; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.0 feet To The Pob.

Cont. 1.581 Acre

13-041-0068

Beg At A Pt 707.37 feet East & South 4°12' West 283.3 feet & South 83°46' West 152.07 feet from Northwest Corner Of Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; thence South 83°46' West Along Canal R/W 9.20 feet; thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 76.00 feet, M/L, To Westerly R/W Line of Frontage Rd; thence North 4°00' East 170.08 feet, M/L, To Pob.

Cont. 0.388 Acres

13-041-0118 → LEGAL DESCRIPTION IS NOT BEING REFERENCED FOR 13-041-0118 .26 ACRES *

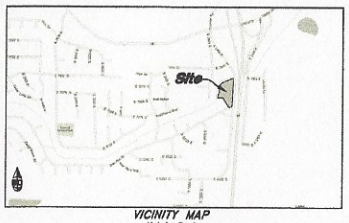
A Tract Of Land In Fee Sit In The Northwest 1/4 Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M, The Boundary Of said Tract Of Land Are Described As Follows: Beg At The Northwest Corner Of said Tract, Which Point Is East 434.00 feet from The West 1/4 Corner Of said Sec 36; & Run thence East 45.36 feet; thence Southeasterly 169.29 feet Along The Arc Of A 626.80 feet Radius Curve To The Right (Note: Chord Bears South 21°03'13" East 168.80 feet); thence South 83°21'47" West 47.65 feet; thence South 66°36'47" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 65.00 feet To The Pob.

Cont 0.31 Acres

LEGAL DESCRIPTION FOR → PARCEL #13-041-0115

CONT. 0.26 ACRES NOT .31 ACRES.

• LOT ON NORTH SIDE of canal contains 1 MEASURES @ .31 ZONED RESIDENTIAL. NOT FOR CONSIDERATION ACRE



VICINITY MAP
Not to Scale

Scale 1" = 40'

Graphic Scale

AS-SURVEYED PARCEL DESCRIPTIONS

A part of Lot 2, Deer Run Estates Unit No. 5, and A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the intersection of the Southeasterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 555.59 feet South 89°58'06" East along the Section line; and 296.80 feet South 00°02'01" West from the West Quarter Corner of said Section, and running thence two (2) courses along said West right of way line as follows: (1) Southerly along the Arc of a 626.80 foot radius curve to the right a distance of 45.54 foot radius point bears South 89°56'32" West, (Central Angle equals 04°09'47", and Center Bears South 89°38'52" West); and (2) South 04°12'90" West 541.18 feet to the North right of way line of 7950 South Street, being a point of curvature; thence two (2) courses along said North right of way line as follows: (1) Southwesterly along the arc of a 20.67 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 82°40'37", and Long Chord bears South 45°33'08" West 27.31 feet) to a point of non-tangent curvature of which the radius point lies South 03°08'38" East; and (2) Westerly along the arc of a 197.04 foot radius curve to the left a distance of 50.55 feet (Central Angle equals 14°42'01", and Long Chord bears South 79°32'20" West 50.42 feet) to the West line of said Lot 2; thence North 28°31'06" West 234.73 feet along said West line to the Northwest corner of said lot marked by a rebar with no cap; thence North 87°57'40" West 116.31 feet along the North line of said Deer Run Estates Unit No. 5 to said Southeasterly right of way line of said Canal; thence six (6) courses along said Southeasterly right of way line as follows: (1) North 17°15'00" East 118.53 feet; (2) North 07°55'00" East 144.20 feet; (3) North 33°15'00" East 44.30 feet; (4) North 53°01'00" East 35.40 feet; (5) North 67°01'00" East 219.00 feet; and (6) North 83°46'00" East 29.50 feet to the POINT OF BEGINNING.

Containing 2.9140 acres, more or less.

TOGETHER WITH

A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the intersection of the Northwesterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 535.54 feet South 89°58'06" East along the Section line; and 143.83 feet South 00°02'01" West from the West Quarter Corner of said Section, and running; thence two (2) course along said Northwesterly right of way line as follows: (1) South 89°46'00" West 45.57 feet; and (2) South 67°01'00" West 60.89 feet; thence North 00°11'51" East 51.08 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 64.67 feet; thence South 89°58'06" East 44.66 feet to said Westerly right of way line of Frontage Road, being a point of non-tangent curvature of which the radius point lies South 61°19'37" West; thence Southerly along the arc of a 626.80 foot radius curve to the right a distance of 154.95 feet (Central Angle equals 14°09'52", and Long Chord bears South 21°35'07" East 154.56 feet) along said Westerly right of way line to the POINT OF BEGINNING.

Containing 11,372 square feet more or less.

EXISTING PARCEL DESCRIPTIONS

All Of Lot 3, Deer Run Estates Unit No 5, Except Thereof The Following: A Parcel Of Land In Fee For The Widening Of Exist State Hwy 89 Known As Project No 0089, Being Part Of An Entire Tract Of Property Situated In Lot 2, Deer Run Estates Unit No 5, A Sub In The Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M; The Boundary Of said Parcel Of Land Are Described As Follows: Beg At The Southeast Corner Of said Lot 2, At A Pt 20.751 M (68.08 feet) Perpendicularly Distant Northerly from The Center Line Of Deer Run Drive (7950 South Street) Of said Project, At Engineer Station 0+001.570; & Run thence North 12°25'38" West 19.039 M (62.46 feet) Along The Easterly Boundary Line Of said Lot 2; thence South 3°59'37" West 20.019 M (65.68 feet) To The Southerly Boundary Line Of said Lot 2; thence Easterly 5.662 M (18.58 feet) Along The Arc Of A 36.970 M (318.17 feet) Radius Curve To The Right (Note: Chord To said Curve Bears North 75°54'58" East For A Dist Of 5.652 M (18.58 feet)) To The Pob.

Cont 0.51 Acre

Beginning on The West Line of a Highway, 125 Feet Perpendicularly Distant Westerly from The Center Line Thereof, At A Point 692.5 feet East & South 4°12' West 479.29 Feet & North 85°48'w 142 feet, M/L, from The Northwest Corner Of The Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M; Run thence South 4°00' West 243.47 feet, M/L, Along West Line said Hwy To Deer Run Estates Unit No 5; thence N 87°57'40" West 289.07 feet To The Easterly Line Of The Davis & Weber Co Canal Company R/W; thence Northerly Along The Easterly & Southerly Line Of said Canal R/W To A Pt South 85°48' West 136.27 feet, M/L, & South 67°01' West 74.64 feet Along said R/W from The West Line Of said Hwy; thence South 4°12' West 133.40 feet; thence South 85°48' East 65.0 feet To The Pob.

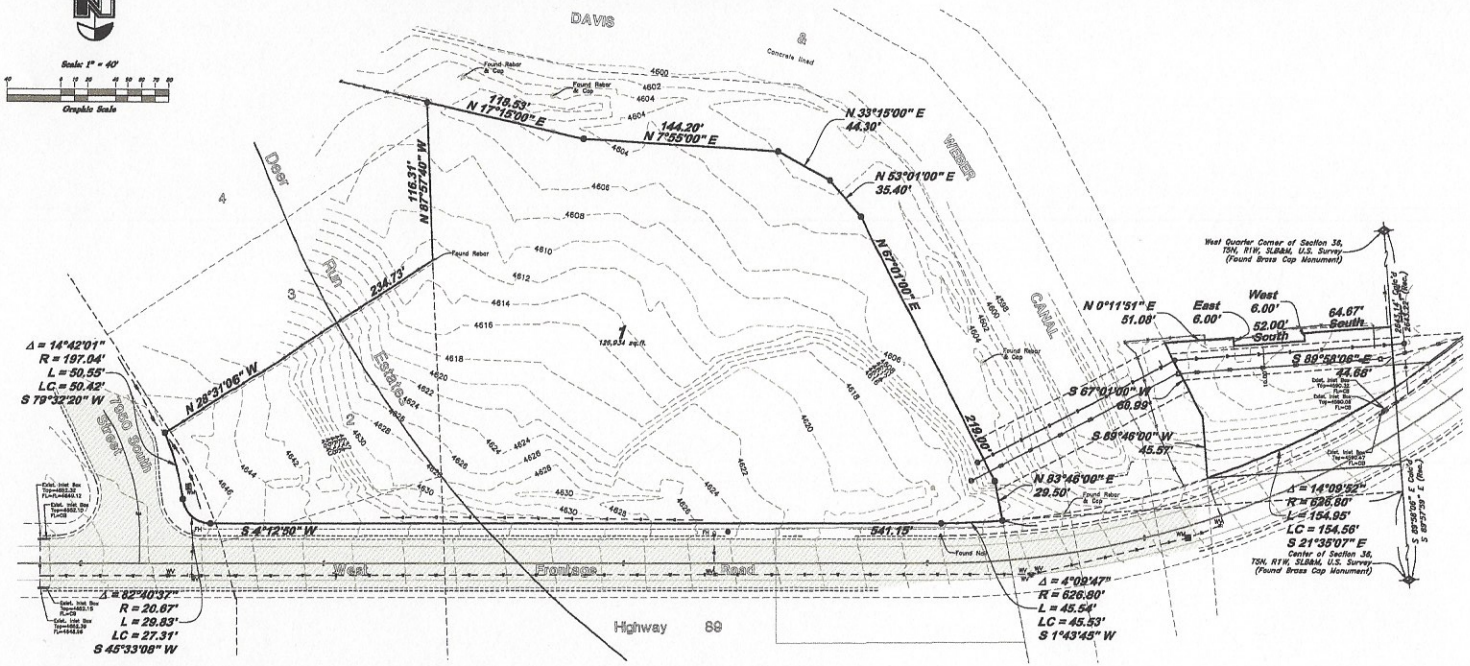
Cont. 1.581 Acre

Beg At A Pt 707.37 feet East & South 4°12' West 253.3 feet & South 85°48' West 152.07 feet from Northwest Corner Of Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M; thence South 85°48' West Along Canal R/W 9.20 feet; thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 78.00 feet, M/L, To Westerly R/W Line of Frontage Rd; thence North 4°00' East 170.08 feet, M/L, To Pob.

Cont. 0.338 Acres

A Tract Of Land In Fee Sit In the Northwest 1/4 Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M, The Boundary Of said Tract Of Land Are Described As Follows: Beg At The Northwest Corner Of said Tract, Which Point Is East 434.00 feet from The West 1/4 Corner Of said Sec 36; & Run thence East 45.35 feet; thence Southeasterly 168.23 feet Along The Arc Of A 626.80 feet Radius Curve To The Right (Note: Chord Bears South 21°03'13" East 168.80 feet); thence South 83°21'42" West 47.85 feet; thence South 66°56'42" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 65.00 feet To The Pob.

Cont 0.31 Acres



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Gravel
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- Tree To Remain In Place
- Cluster of Trees
- Stream Channel (Orange Pins)
- Wetland Boundary (Pink Pins)
- Stream Channel
- Wetlands

NARRATIVE

This Survey was requested by Mr. Henry De Varona of Sunset Builders to retrace the Boundaries of these parcel and gather topographic information for design purposes. Multiple Rebar were found around the site and along the Canal. Brass Cap Monuments were found at the West Quarter Corner and the Center of Section 36, T5N, R1W, SLB&M.

A Line bearing South 89°58'06" East between these two monuments was used as the basis of bearings.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242820, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

Andy Hubbard

NOT FOR RECORDING

NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 South 1475 East Suite 200 Ogden, Utah 84403
Main (801)394-4515 S.L.C. (801)521-0222 FAX (801)394-4543
WWW.GREATBASINENGINEERING.COM

Record of Survey

Sunset Builders

Approx. 7900 South 2700 East
South Weber City, Davis County, Utah
A part of Section 36, T5N, R1W, SLB&M, U.S. Survey

6 Aug, 2019

SHEET NO. 1

08N900

W:\04N428 - Sunset Builders South Weber\Drawings\04n428-T.dwg, 8/6/2019 6:35:09 PM, drew, 1:1

Davis COUNTY

Community and Economic Development

Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025
Telephone: (801) 451-3279- Fax: (801) 451-3281
Barry Burton/Director

PROJECT REVIEW
DEER RUN PLAZA INC. REZONE
By Barry Burton

August 2, 2017

General:

This is a proposal for rezone of 2.74 acres from C-H and C to C-O. The C-O zone would allow for a residential component to development of the property along with commercial or business uses. The general plan indicates this area to be commercial with a mixed use overlay, so the proposal fits within that recommendation.

This is a property that has been for sale for a long time. I have had numerous inquiries from potential buyers concerning development possibilities on this property. Without exception, all to date have indicated this is not viable commercial property and would only consider purchasing if high density residential were allowed. The P-O zone allows between 8 and 25 units per acre with no distinction between residential and commercial units. Residential uses are conditional uses and are encouraged to be part of live/work units, but may be separate from commercial uses with Planning Commission approval.

Recommendation:

I don't believe the property is good for straight commercial development. It is too far from the interchange and too small for any large development. This proposal seems like the most likely to provide for a viable development alternative if the high density residential zone (R-H) is not an alternative. And, by our General Plan, it isn't. I recommend approval.

FROM DEVELOPMENT AGREEMENT RECORDED 7/1/2019

3169718
BK 7295 PG 569

EXHIBIT "A"
THE LOFTS AT DEER RUN
BOUNDARY DESCRIPTION

13-041-0062

BEG ON THE W LINE OF A HWY, 125 FT PERP'LY DISTANT W'LY FR THE CENTER LINE THEREOF, AT A PT 692.5 FT E & S 4^12' W 479.28 FT & N 85^48'W 142 FT, M/L, FR THE NW COR OF THE SW 1/4 OF SEC 36-T5N-R1W, SLM; RUN TH S 4^ W 243.47 FT, M/L, ALG W LINE SD HWY TO DEER RUN ESTATES UNIT NO 5; TH N 87^57'40" W 289.07 FT TO THE E'LY LINE OF THE DAVIS & WEBER CO CANAL COMPANY R/W; TH NE'LY ALG THE E'LY & S'LY LINE OF SD CANAL R/W TO A PT S 83^46' W 136.27 FT, M/L, & S 67^01' W 74.64 FT ALG SD R/W FR THE W LINE OF SD HWY; TH S 4^12' W 133.40 FT; TH S 85^48' E 66.0 FT TO THE POB. CONT. 1.581 ACRES.

13-041-0115

LOT ON NORTH SIDE OF CANAL ZONED RESIDENTIAL

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 36; & RUN TH E 45.36 FT; TH SE'LY 169.29 FT ALG THE ARC OF A 626.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21^03'13" E 168.80 FT); TH S 83^21'47" W 47.65 FT; TH S 66^36'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 52.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES

13-041-0068

NOT INCLUDED IN 2017 RE-ZONE REQUEST

BEG AT A PT 707.37 FT E & S 4^12' W 283.3 FT & S 83^46' W 152.07 FT FR NW COR OF SW 1/4 OF SEC 36-T5N-R1W, SLM; TH S 83^46' W ALG CANAL R/W 9.20 FT; TH S 67^01' W 74.64 FT; TH S 4^12' W 133.4 FT; TH S 85^48' E 76.00 FT, M/L, TO W'LY R/W LINE OF FRONTAGE RD; TH N 4^00' E 170.08 FT, M/L, TO POB. CONT. 0.388 ACRES

13-041-0118

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE N'LY BNDRY LINE OF SD TRACT AT A PT 200.00 FT PERP'LY DIST W'LY FR THE CENTERLINE OF SD PROJECT, WH PT IS E 707.37 FT & S 4^12' W 283.30 FT & S 83^46'00" W 127.07 FT FR THE NW COR OF THE SW 1/4 OF SD SEC 36 SD PT BEING THE S'LY R/W LINE OF THE WEBER COUNTY CANAL COMPANY; & RUN TH S 4^00'00" W 413.55 FT; TH N 87^57'40" W 7.19 FT; TH S 12^25'38" E 106.71 FT; TH N 4^00' E 520.30 FT; TH S 83^46'00" W 23.37 FT TO THE POB. CONT 0.26 ACRES

13-140-0010

ALL OF LOT 2, DEER RUN ESTATES UNIT NO 5. EXCEPT THEREFR THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXIST STATE HWY 89 KNOWN AS PROJECT NO 0089, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN LOT 2, DEER RUN ESTATES UNIT NO 5, A SUB IN THE SW 1/4 OF SEC 36-T5N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 2, AT A PT 20.751 M (68.08 FT) PERP'LY DISTANT N'LY FR THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STR) OF SD PROJECT, AT ENGINEER STATION 0+003.570; & RUN TH N 12^25'38" W 19.039 M (62.46 FT) ALG THE E'LY BNDRY LINE OF SD LOT 2; TH S 3^59'37" W 20.019 M (65.68 FT) TO THE S'LY BNDRY LINE OF SD LOT 2; TH E'LY 5.662 M (18.58 FT) ALG THE ARC OF A 96.978 M (318.17 FT) RAD CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 75^54'58" E FOR A DIST OF 5.662 M (18.58 FT)) TO THE POB. CONT 0.51 ACRES

ACREAGE CALC → 1.581 + .388 + .26 + .51 = 2.739

3175854
BK 7314 PG 878

E 3175854 B 7314 P 878-880
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/30/2019 12:30:00 PM
FEE $40.00 Pgs: 3
DEP eCASH REC'D FOR NORTHERN TITLE CO-L

NTDA-91405
When Recorded Mail To:
Deer Run Investments, LLC
7870 South 2700 East
South Weber, UT 84405

WARRANTY DEED

Deer Run Plaza, LLC, Leonard J. Fabiano, Jr. Member

Grantor(s) of South Jordan, County of Salt Lake, State of UT hereby ***CONVEY AND WARRANT*** to

Deer Run Investments, LLC

Grantee(s) of South Weber, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of UT:

Parcel 1: 13-140-0010

Lot 2, DEER RUN ESTATES UNIT NO. 5, according to the official plat thereof, records of Davis County, State of Utah.

Less and Excepting Therefrom the Following:

Beginning at the Southeast corner of said Lot 2, at a point 68.08 feet perpendicularly distant Northerly from the center line of Deer Run Drive (7950 South Street) at Engineer Station 0+003.570; and running thence North 12°25'38" West 62.46 feet along the Easterly boundary of said Lot 2; thence South 3°59'37" West 65.68 feet to the Southerly boundary line of said Lot 2; thence Easterly 18.58 feet along the arc of a 318.17 foot radius curve to the right (chord of said curve bears North 75°54'58" East 18.58 feet) to the point of beginning.

Parcel 2: 13-041-0062

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a point on the West line of a highway, said point being 125 feet perpendicularly distant Westerly from the center line thereof, at a point 692.50 feet East and 479.28 feet South 4°12' West and 142 feet more or less North 85°48' West from the West Quarter corner of said Section 36; and running thence South 4° West 243.47 feet more or less along the West line of said highway to the North boundary line of Deer Run Estates Unit 5, according to the official plat thereof, records of Davis County, State of Utah; thence North 87°57'40" West 289.07 feet to the Easterly line of the Davis and Weber Counties Canal Company right of way; thence North and Easterly along said Easterly and Southerly line of said canal to a point being 136.27 feet South 83°46' West more or less and 74.64 feet South 67°01' West along said right of way line from the West boundary line of said highway; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.00 feet to the point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

3175854
BK 7314 PG 879

Parcel 3: 13-041-0068

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point 707.37 feet East and 283.30 feet South 4°12' West and 152.07 feet South 83°46' West and 9.20 feet South 83°46' West to the true point of beginning, and running thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 76.00 feet more or less to the Westerly right of way of a frontage road; thence North 4°00' East 170.08 feet more or less to the true point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Parcel 4: 13-041-0115 · RESIDENTIAL ZONE · NORTH OF CANAL

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a point which is East 434.00 feet from the West Quarter corner of said Section 36; and running thence East 45.36 feet; thence Southeasterly along the arc of a 626.80 foot radius curve to the right 169.29 feet (chord bears South 21°03'13" East 168.80 feet); thence South 83°21'47" West 47.65 feet; thence South 66°36'47" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 65.00 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Parcel 5: 13-041-0118

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning Northerly boundary line of said tract at a point 200.00 feet perpendicularly distant Westerly from the center line of Highway 89, which point is East 707.37 feet and South 4°12' West 283.30 feet and South 83°46'00" West 127.07 feet from the Northwest corner of the Northwest Quarter of the Southwest corner of said Section 36; and being on the Southerly right of way line of the Weber County Canal Company; and running thence South 4°00'00" West 413.55 feet; thence North 87°57'40" West 7.19 feet; thence South 12°25'38" West 106.71 feet; thence North 4°00' East 520.30 feet; thence South 83°46'00" East 23.37 feet to the point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

3175854
BK 7314 PG 880

Witness, the hand(s) of said Grantor(s), this July 30, 2019.

Deer Run Plaza, LLC, Leonard J. Fabiano, Jr, Member

Laurie Gale Member

By: Laurie Gale, Member

Member

By: Martin Gale, Member

Leonard Fabiano Jr MEMBER

By: Leonard J. Fabiano, Jr., Member

State of UT)
County of Salt Lake)ss:

On July 30, 2019 personally appeared before me Laurie Gale, Martin Gale, and Leonard J. Fabiano, Jr., Members of Deer Run Plaza, LLC, Leonard J. Fabiano, Jr. Member, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same, with full authority of said LLC.

ANGELIA MATTINSON
NOTARY PUBLIC - STATE of UTAH
COMMISSION # 691720
COMM. EXP. 10/27/2020

Notary Public

E 3175811 B 7314 P 542-544
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/30/2019 11:23:00 AM
FEE $40.00 Pgs: 3
DEP eCASH REC'D FOR NORTHERN TITLE CO.

3175811
BK 7314 PG 542

NTDA-91405
When recorded mail to:
Deer Run Plaza, LLC, Leonard J. Fabiano, Jr. Member
10883 S. Martingale Lane
South Jordan, UT 84095

QUIT CLAIM DEED

Laurie J. Gale

Grantor(s) of South Jordan, County of Salt Lake, State of UT, hereby Quit Claims to:

Deer Run Plaza, LLC, Leonard J. Fabiano, Jr. Member

Grantee(s) of South Jordan, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of UT:

Parcel 1: 13-140-0010

Lot 2, DEER RUN ESTATES UNIT NO. 5, according to the official plat thereof, records of Davis County, State of Utah.

Less and Excepting Therefrom the Following:

Beginning at the Southeast corner of said Lot 2, at a point 68.08 feet perpendicularly distant Northerly from the center line of Deer Run Drive (7950 South Street) at Engineer Station 0+003.570; and running thence North 12°25'38" West 62.46 feet along the Easterly boundary of said Lot 2; thence South 3°59'37" West 65.68 feet to the Southerly boundary line of said Lot 2; thence Easterly 18.58 feet along the arc of a 318.17 foot radius curve to the right (chord of said curve bears North 75°54'58" East 18.58 feet) to the point of beginning.

Parcel 2: 13-041-0062

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a point on the West line of a highway, said point being 125 feet perpendicularly distant Westerly from the center line thereof, at a point 692.50 feet East and 479.28 feet South 4°12' West and 142 feet more or less North 85°48' West from the West Quarter corner of said Section 36; and running thence South 4° West 243.47 feet more or less along the West line of said highway to the North boundary line of Deer Run Estates Unit 5, according to the official plat thereof, records of Davis County, State of Utah; thence North 87°57'40" West 289.07 feet to the Easterly line of the Davis and Weber Counties Canal Company right of way; thence North and Easterly along said Easterly and Southerly line of said canal to a point being 136.27 feet South 83°46' West more or less and 74.64 feet South 67°01' West along said right of way line from the West boundary line of said highway; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.00 feet to the point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Parcel 3: 13-041-0068

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1

3175811
BK 7314 PG 543

Parcel 3: 13-041-0068

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point 707.37 feet East and 283.30 feet South 4°12' West and 152.07 feet South 83°46' West and 9.20 feet South 83°46' West to the true point of beginning, and running thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 76.00 feet more or less to the Westerly right of way of a frontage road; thence North 4°00' East 170.08 feet more or less to the true point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Parcel 4: 13-041-0115 • LOT NORTH OF CANAL. ZONED RESIDENTIAL!!

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a point which is East 434.00 feet from the West Quarter corner of said Section 36; and running thence East 45.36 feet; thence Southeasterly along the arc of a 626.80 foot radius curve to the right 169.29 feet (chord bears South 21°03'13" East 168.80 feet); thence South 83°21'47" West 47.65 feet; thence South 66°36'47" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 65.00 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Parcel 5: 13-041-0118

A tract of land situate in the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning Northerly boundary line of said tract at a point 200.00 feet perpendicularly distant Westerly from the center line of Highway 89, which point is East 707.37 feet and South 4°12' West 283.30 feet and South 83°46'00" West 127.07 feet from the Northwest corner of the Northwest Quarter of the Southwest corner of said Section 36; and being on the Southerly right of way line of the Weber County Canal Company; and running thence South 4°00'00" West 413.55 feet; thence North 87°57'40" West 7.19 feet; thence South 12°25'38" West 106.71 feet; thence North 4°00' East 520.30 feet; thence South 83°46'00" East 23.37 feet to the point of beginning.

Less and Excepting Therefrom any portion lying within the bounds of the Davis and Weber Canal.

Situate in Davis County, State of Utah.

Subject to easements, restrictions and rights of way of record, and taxes for the current year and thereafter.

3175811
BK 7314 PG 544

Witness, the hand(s) of said grantor(s), this 30th day of July, 2019.

Laurie J. Gale

Laurie J Gale

State of UT)
County of Salt Lake)ss:

On this 30th day of July, 2019, personally appeared before me Laurie J. Gale, who duly acknowledged to me that she executed the same.

ANGELIA MATTINSON
NOTARY PUBLIC - STATE of UTAH
COMMISSION # 691720
COMM. EXP. 10/27/2020

Notary Public

FROM DEED of TRUST
RECORDED
7/30/2019

3175867
BK 7314 PG 986

Exhibit "A"
Property Description

PARCEL 1:

LOT 2, DEER RUN ESTATES UNIT NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF DAVIS COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, AT A POINT 68.08 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STREET) AT ENGINEER STATION 0 + 003.570, AND RUNNING THENCE NORTH 12°25'38" WEST 62.46 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 3°59'37" WEST 65.68 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2; THENCE EASTERLY 18.58 FEET ALONG THE ARC OF A 318.17 FOOT RADIUS CURVE TO THE RIGHT (CHORD OF SAID CURVE BEARS NORTH 75°54'58" EAST 18.58 FEET) TO THE POINT OF BEGINNING.

ADDRESS: 7870 SOUTH 2700 EAST, SOUTH WEBER, DAVIS 84405
TAX PARCEL NO. 13-140-0010

PARCEL 2:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE WEST LINE OF A HIGHWAY, SAID POINT BEING 125 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE THEREOF, AT A POINT 692.50 FEET EAST AND 479.28 FEET SOUTH 4°12' WEST AND 142 FEET MORE OR LESS NORTH 85°48' WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 4° WEST 243.47 FEET MORE OR LESS ALONG THE WEST LINE OF SAID HIGHWAY TO THE NORTH BOUNDARY LINE OF DEER RUN ESTATES UNIT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF DAVIS COUNTY, STATE OF UTAH; THENCE NORTH 87°57'40" WEST 289.07 FEET TO THE EASTERLY LINE OF THE DAVIS AND WEBER COUNTIES CANAL COMPANY RIGHT OF WAY; THENCE NORTH AND EASTERLY ALONG SAID EASTERLY AND SOUTHERLY LINE OF SAID CANAL TO A POINT BEING 136.27 FEET SOUTH 83°46' WEST MORE OR LESS AND 74.64 FEET SOUTH 67°01' WEST ALONG SAID RIGHT OF WAY LINE FROM THE WEST BOUNDARY LINE OF SAID HIGHWAY; THENCE SOUTH 4°12' WEST 133.40 FEET; THENCE SOUTH 85°48'

3175867
BK 7314 PG 987

EAST 66.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAVIS AND WEBER CANAL, SITUATE IN DAVIS COUNTY, STATE OF UTAH.

TAX PARCEL NO. 13-041-0062

PARCEL 3:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 707.37 FEET EAST AND 283.30 FEET SOUTH 4°12' WEST AND 152.07 FEET SOUTH 83°46' WEST AND 9.20 FEET SOUTH 83°46' WEST TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 67°01' WEST 74.64 FEET; THENCE SOUTH 4°12' WEST 133.4 FEET; THENCE SOUTH 85°48' EAST 76.00 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY OF A FRONTAGE ROAD; THENCE NORTH 4°00' EAST 170.08 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAVIS AND WEBER CANAL. SITUATE IN DAVIS COUNTY, STATE OF UTAH.

TAX PARCEL NO. 13-041-0068

PARCEL 4: RESIDENTIAL ZONE. LOT TO NORTH OF CANAL

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS EAST 434.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36, AND RUNNING THENCE EAST 45.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 626.80 FOOT RADIUS CURVE TO THE RIGHT 169.29 FEET (CHORD BEARS SOUTH 21°03'13" EAST 168.80 FEET); THENCE SOUTH 83°21'47" WEST 47.65 FEET; THENCE SOUTH 66°36'47" WEST 63.92 FEET; THENCE NORTH 71.41 FEET; THENCE EAST 6.00 FEET; THENCE NORTH 52.00 FEET; THENCE WEST 6.00 FEET; THENCE NORTH 65.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAVIS AND WEBER CANAL. SITUATE IN DAVIS COUNTY, STATE OF UTAH.

3175867
BK 7314 PG 988

TAX PARCEL NO. 13-041-0115 • RESIDENTIAL ZONE · NORTH OF CANAL

PARCEL 5:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTHERLY BOUNDARY LINE OF SAID TRACT AT A POINT 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF HIGHWAY 89, WHICH POINT IS EAST 707.37 FEET AND SOUTH 4°12' WEST 283.30 FEET AND SOUTH 83°46'00" WEST 127.07 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 36 AND BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE WEBER COUNTY CANAL COMPANY, AND RUNNING THENCE SOUTH 4°00'00" WEST 413.55 FEET; THENCE NORTH 87°57'40" WEST 7.19 FEET; THENCE SOUTH 12°25'38" WEST 106.71 FEET; THENCE NORTH 4°00' EAST 520.30 FEET; THENCE SOUTH 83°46'00" EAST 23.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE DAVIS AND WEBER CANAL. SITUATE IN DAVIS COUNTY, STATE OF UTAH.

TAX PARCEL NO. 13-041-0118

From: Julie
To: Barry Burton; Robert Osborne; Tim Grubb; Taylor Walton; Wes Johnson; Gary Boatright Jr.
Cc: Public Comment
Subject: FWD: Parcel - Acreage discrepancy for Lofts Discussion Consideration - addendum to the Public Comments for Julie Losee
Date: Wednesday, August 26, 2020 3:54:27 PM
Attachments: BradLewis_USTitle_TitleOfficer_Lot drawing and acreage based on Legal Description.pdf
BradLewis_USTitle_SurveyParcelDescriptionCorrections.pdf
TheLofts_DeveloperSurveyDec2019_ZoomedInUpperSections_ExisitingParcelDecscriptionsIncreasedInSize_DeveloperSurveyNotForRecrodingAug2019.pdf

Planning Commission Members and City Planner,

Please see the Additional supporting documentation to my public comments statements made regarding the errors on the Developers Survey by Brad Lewis and Michelle Stone with U.S. Title

Brad has the ability to take the legal description and to plot it out to determine acreage and those draws for the 2 parcels in question are provided below.

Brad also agrees that the parcel descriptions in the developers survey descriptions are being attributed to the wrong parcels. His email response is provided below.

Also, My original email is provided below so you can see the details provided in my original query to the title office.

Please let me know if you have any questions.

Thank you again for all that you do!

Please make sure these comments and documentation are added into the public record. Thank you!

Julie Losee
2541 E. 8200 S.
C - 801.699.3474

From: Brad Lewis <BradL@ustitleutah.com>
Sent: Wednesday, August 26, 2020 12:27 PM
To: Michelle Stone <mstone@ustitleutah.com>
Subject: RE: Parcel - Acreage discrepancy request

Michelle, that description they have marked as 0118 is actually the description for 0115. I also noticed the north arrow is wrong on the other page. Here's a copy of what she sent with those 2 corrections made. I don't see a description for 0118 anywhere on there.

On Aug 25, 2020, at 3:30 PM, Julie Losee - Mansell <julie@mansellrealestate.com> wrote:

Michelle,

The 2 parcels in questions are in Davis County and they are 13-041-0118 and 13-041-0115

I think parcel 13-041-0118 is 0.26 acres based on the legal description as follows:
A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE N'LY BNDRY LINE OF SD TRACT AT A PT 200.00 FT PERP'LY DIST W'LY FR THE CENTERLINE OF SD PROJECT, WH PT IS E 707.37 FT & S 4^12' W 283.30 FT & S 83^46'00" W 127.07 FT FR THE NW COR OF THE SW 1/4 OF SD SEC 36 SD PT BEING THE S'LY R/W LINE OF THE WEBER COUNTY CANAL COMPANY; & RUN TH S 4^00'00" W 413.55 FT;

TH N 87^57'40" W 7.19 FT; TH S 12^25'38" E 106.71 FT; TH N 4^00' E 520.30 FT; TH S 83^46'00" W 23.37 FT TO THE POB. CONT 0.26 ACRES

and Parcel 13-041-0115 is .31 acres based on the legal descriptions as follows:
A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 36; & RUN TH E 45.36 FT; TH SE'LY 169.29 FT ALG THE ARC OF A 626.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21^03'13" E 168.80 FT); TH S 83^21'47" W 47.65 FT; TH S 66^36'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 52.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES

What's being called into question is a surveyors reference to the existing parcel description and a transposition in acreage between those 2 lots.

I am attaching the Developers Survey Map stamped as of 12/2019 and a blown up section of the existing Parcel Descriptions along with the Survey not stamped from 8/2019 marked Not For Recording for informational purposes.

<TheLofts_DeveloperSurveyDec2019_ZoomedInUpperSections_ExisitingParcelDecscriptionsIncreasedInSize_DeveloperSurveyNotForRecrodingAug2019.pdf>

My intent in all this is to understand with the following 4 parcels - how much total acreage the developer has.

13-041-0062 - 1.581 acres

13-041-0068 - .388 acres

13-140-0010 - .51 acres

13-041-0118 - .26 acres

I appreciate your help on figuring this out!

Let me know if there is any additional details you need from me!

Julie Losee
REALTOR
Mansell Real Estate
C: 801-699-3474
E: julie@mansellrealestate.com

I appreciate your business and referrals!

13-140-0010

EXISTING PARCEL DESCRIPTIONS

All Of Lot 2, Deer Run Estates Unit No 5. Except Thereof The Following: A Parcel Of Land In Fee For The Widening Of Exist State Hwy 89 Known As Project No 0089, Being Part Of An Entire Tract Of Property Situated In Lot 2, Deer Run Estates Unit No 5, A Sub In The Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; The Boundary Of said Parcel Of Land Are Described As Follows: Beg At The Southeast Corner Of said Lot 2, At A Pt 20.751 M (68.08 feet) Perpendicularly Distant Northerly from The Center Line Of Deer Run Drive (7950 South Street) Of said Project, At Engineer Station 0+003.570; & Run thence North 12°25'38" West 19.039 M (62.46 feet) Along The Easterly Boundary Line Of said Lot 2; thence South 3°59'37" West 20.019 M (65.68 feet) To The Southerly Boundary Line Of said Lot 2; thence Easterly 5.662 M (18.58 feet) Along The Arc Of A 96.978 M (318.17 feet) Radius Curve To The Right (Note: Chord To said Curve Bears North 75°54'58" East For A Dist Of 5.662 M (18.58 feet)) To The Pob.

Cont 0.51 Acre

13-041-0062

Beginning on The West Line of a Highway, 125 Feet Perpendicularly Distant Westerly from The Center Line Thereof, At A Point 692.5 feet East & South 4°12' West 479.28 Feet & North 85°48'w 142 feet, M/L, from The Northwest Corner Of The Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; Run thence South 4°00' West 243.47 feet, M/L, Along West Line said Hwy To Deer Run Estates Unit No 5; thence N 87°57'40" West 289.07 feet To The Easterly Line Of The Davis & Weber Co Canal Company R/W; thence Northerly Along The Easterly & Southerly Line Of said Canal R/W To A Pt South 83°46' West 136.27 feet, M/L, & South 67°01' West 74.64 feet Along said R/W from The West Line Of said Hwy; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.0 feet To The Pob.

Cont. 1.581 Acre

13-041-0068

Beg At A Pt 707.37 feet East & South 4°12' West 283.3 feet & South 83°46' West 152.07 feet from Northwest Corner Of Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; thence South 83°46' West Along Canal R/W 9.20 feet; thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 76.00 feet, M/L, To Westerly R/W Line of Frontage Rd; thence North 4°00' East 170.08 feet, M/L, To Pob.

Cont. 0.388 Acres

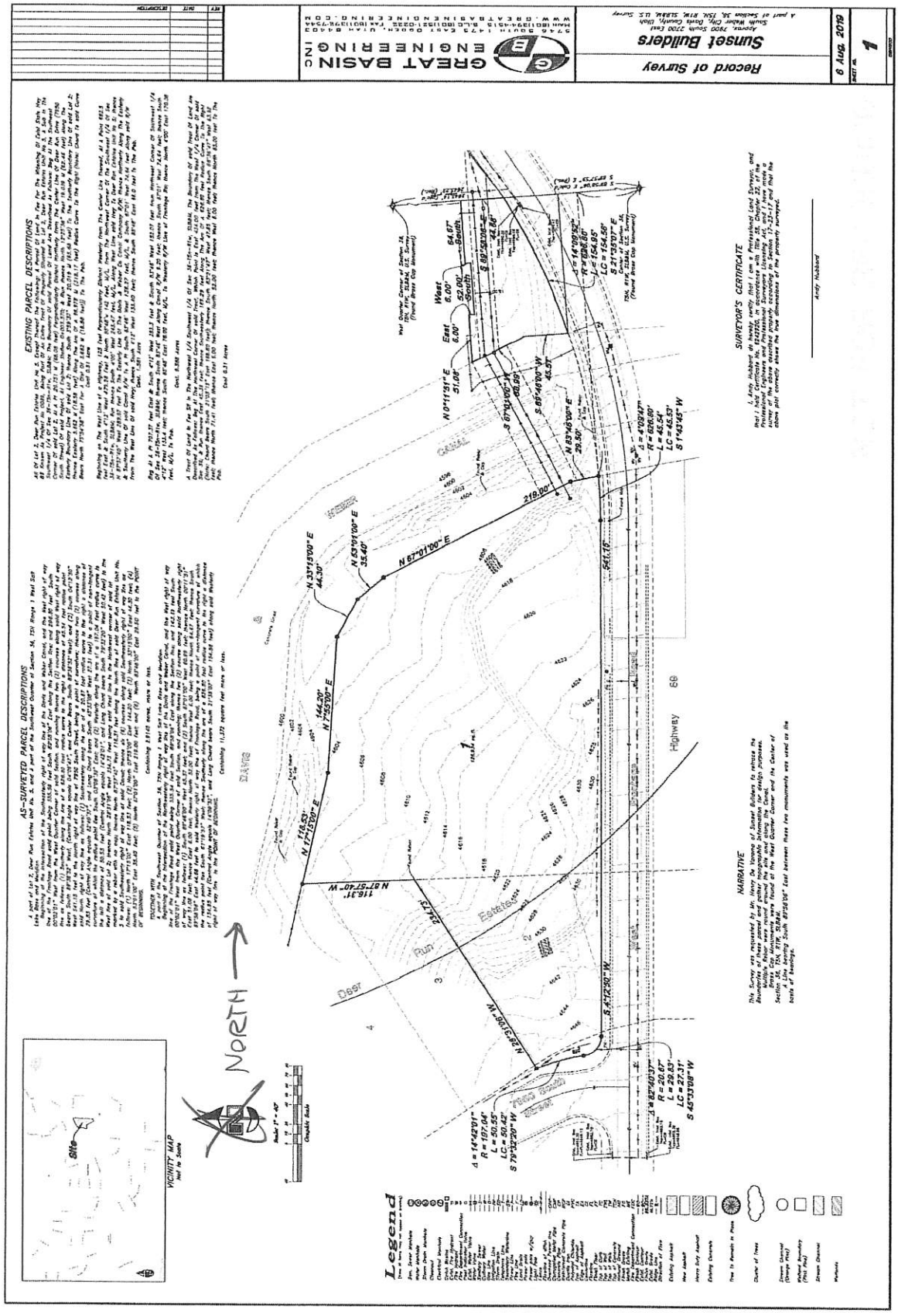
~~13-041-0118~~ 13-041-0115

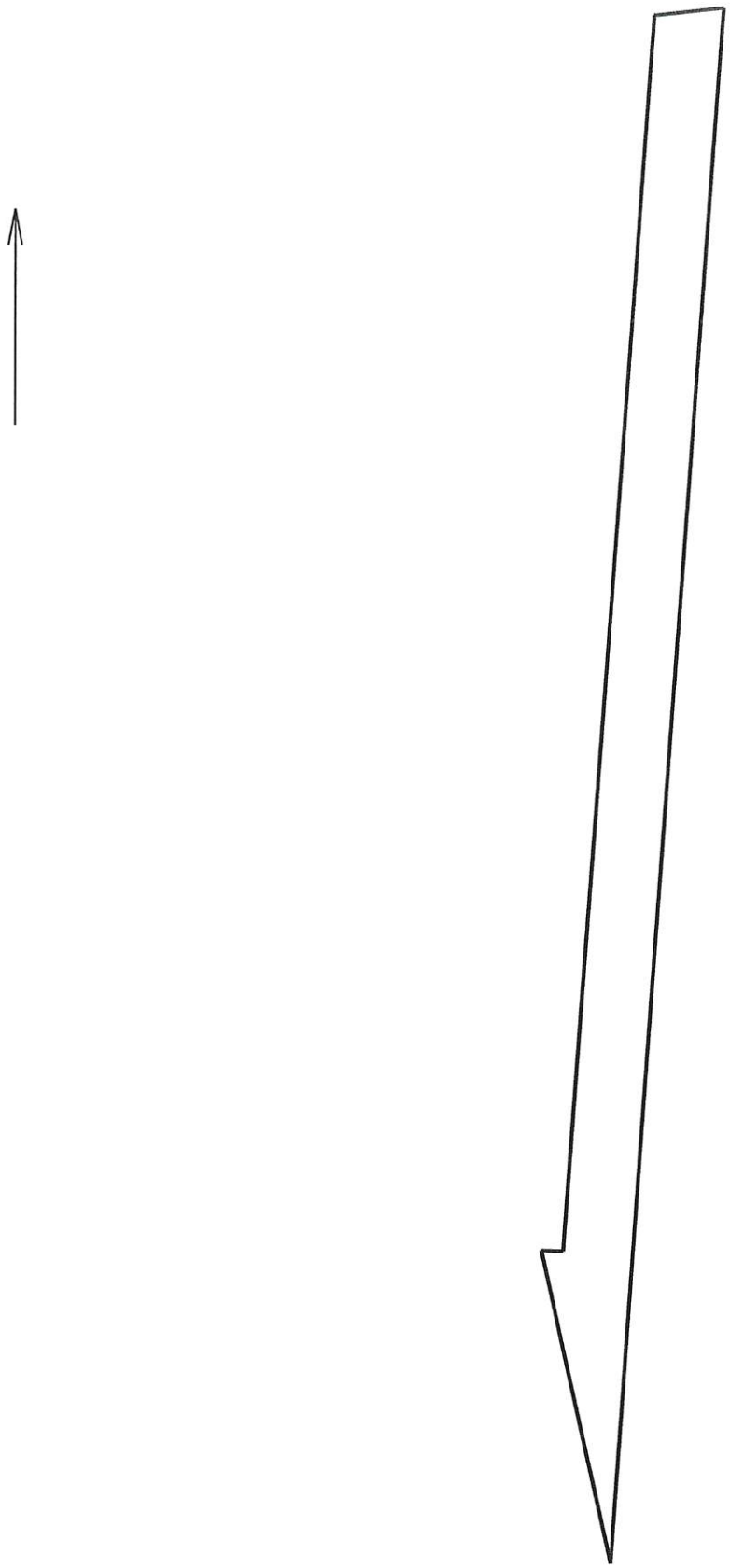
A Tract Of Land In Fee Sit In The Northwest 1/4 Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M, The Boundary Of said Tract Of Land Are Described As Follows: Beg At The Northwest Corner Of said Tract, Which Point Is East 434.00 feet from The West 1/4 Corner Of said Sec 36; & Run thence East 45.36 feet; thence Southeasterly 169.29 feet Along The Arc Of A 626.80 feet Radius Curve To The Right (Note: Chord Bears South 21°03'13" East 168.80 feet); thence South 83°21'47" West 47.65 feet; thence South 66°36'47" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 65.00 feet To The Pob.

Cont 0.31 Acres

CONT. 0.26 ACRES NOT .31 ACRES.

PARCEL #13-041-0115 • LOT ON NORTH SIDE OF CANAL CONTAINS/MEASURES @ .31 ACRES ZONED RESIDENTIAL. NOTHR CONSIDERATION


Record of Survey
Sunset Builders
Approx. 7900 South 2700 East
South Weber City, Davis County, Utah
A part of Section 36, T5N, R1W, SLB&M, U.S. Survey
6 Aug, 2019
GREAT BASIN ENGINEERING INC
5746 SOUTH 1473 EAST OGDEN, UTAH 84403
PHONE (801)394-4515 B.L.C (801)521-0235 FAX (801)394-7544
WWW.GREATBASINENGINEERING.COM
EXISTING PARCEL DESCRIPTIONS
AS-SURVEYED PARCEL DESCRIPTIONS
NARRATIVE
SURVEYOR'S CERTIFICATE
VICINITY MAP
NORTH
Legend
Highway 89
Deer Run
Eastridge
Town South Street
CANAL
DAM
Andy Hubbard



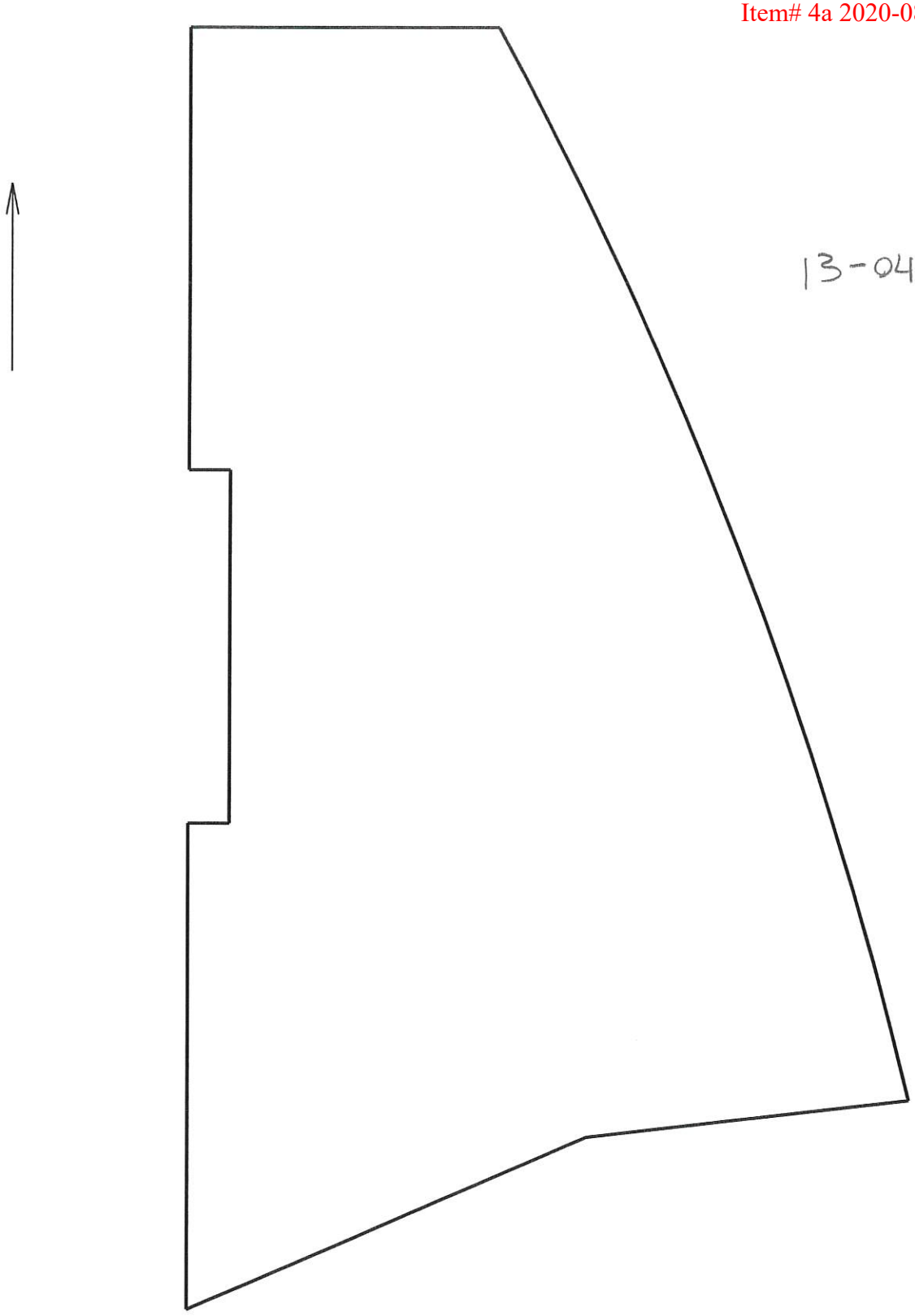
13-041-0118

8/25/2020

Scale: 1 inch= 60 feet | File:

Tract 1: 0.2550 Acres (11108 Sq. Feet), Closure: n77.4235e 0.01 ft. (1/152562), Perimeter=1071 ft.

01 s04.0000w 413.55
02 n87.5740w 7.19
03 s12.2538e 106.71
04 n04.0000e 520.30
05 s83.4600w 23.37



8/25/2020

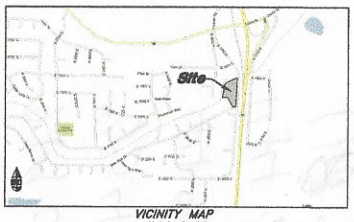
Scale: 1 inch= 23 feet | File:

Tract 1: 0.3088 Acres (13449 Sq. Feet), Closure: s20.4819e 0.02 ft. (1/23259), Perimeter=527 ft.

01 n90e 45.36
02 Rt, r=626.80, arc=169.29, chord=s21.0313e 168.78
03 s83.2147w 47.65
04 s66.3647w 63.92
05 n00e 71.41
06 n90e 6.00
07 n00e 52.00
08 n90w 6.00
09 n00e 65.00

Item# 4a 2020-08-27 Minutes

SURVEY - DEVELOPER PACKET 2.914.



VICINITY MAP
Not to Scale

AS-SURVEYED PARCEL DESCRIPTIONS

A part of Lot 2, Deer Run Estates Unit No. 5, and A part of the Southwest Quarter of Section 35, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the intersection of the Southeasterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 555.59 feet South 89°58'06" East along the Section line; and 296.60 feet South 00°02'01" West from the West Quarter Corner of said Section, and running thence two (2) courses along said West right of way line as follows: (1) Southerly along the Arc of a 626.80 foot radius curve to the right a distance of 45.54 feet (radius point bears South 89°38'52" West, Central Angle equals 04°09'47", and Center Bears South 89°38'52" West); and (2) South 04°12'50" West 541.15 feet to the North right of way line of 7950 South Street, being a point of curvature; thence two (2) courses along said North right of way line as follows: (1) Southwesterly along the arc of a 20.67 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 82°40'37", and Long Chord bears South 45°33'08" West 27.31 feet) to a point of non-tangent curvature of which the radius point lies South 53°08'39" East; and (2) Westerly along the arc of a 197.04 foot radius curve to the left a distance of 50.55 feet (Central Angle equals 14°42'01", and Long Chord bears South 79°32'20" West 50.42 feet) to the West line of said Lot 2; thence North 28°31'06" West 234.73 feet along said West line to the Northwest corner of said lot marked by a rebar with no cap; thence North 87°57'40" West 116.31 feet along the North line of said Deer Run Estates Unit No. 5 to said Southeasterly right of way line of said Canal; thence six (6) courses along said Southeasterly right of way line as follows: (1) North 17°13'00" East 118.53 feet; (2) North 07°55'00" East 144.20 feet; (3) North 33°15'00" East 44.30 feet; (4) North 53°01'00" East 35.40 feet; (5) North 67°01'00" East 219.00 feet; and (6) North 83°46'00" East 29.50 feet to the POINT OF BEGINNING.

Containing 3.9140 acres, more or less.

TOGETHER WITH

A part of the Southwest Quarter of Section 35, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the intersection of the Northwesterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 535.54 feet South 89°58'06" East along the Section line; and 143.69 feet South 00°02'01" West from the West Quarter Corner of said Section, and running; thence two (2) course along said Northwesterly right of way line as follows: (1) South 83°46'00" West 45.57 feet; and (2) South 67°01'00" West 60.99 feet; thence North 00°11'51" East 51.08 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 64.67 feet; thence South 89°58'06" East 44.68 feet to said Westerly right of way line of Frontage Road, being a point of non-tangent curvature of which the radius point lies South 81°19'52" West; thence Southerly along the arc of a 626.80 foot radius curve to the right a distance of 154.95 feet (Central Angle equals 14°09'52", and Long Chord bears South 21°35'07" East 154.56 feet) along said Westerly right of way line to the POINT OF BEGINNING.

Containing 11,372 square feet more or less.

EXISTING PARCEL DESCRIPTIONS

All Of Lot 2, Deer Run Estates Unit No 5, Except Thereof The Following: A Parcel Of Land In Fee For The Widening Of Exist State Hwy 89 Known As Project No 0089, Being Part Of An Entire Tract Of Property Situated In Lot 2, Deer Run Estates Unit No 5, A Sub In The Southwest 1/4 Of Sec 35-T5n-R1w, SLB&M; The Boundary Of said Parcel Of Land Are Described As Follows: Beg At The Southeast Corner Of said Lot 2, At A Pt 20.751 M (68.08 feet) Perpendicularly Distant Northerly from The Center Line Of Deer Run Drive (7150 South Street) Of said Project, At Engineer Station 0+003.570; & Run thence North 12°25'58" West 19.038 M (62.46 feet) Along The Easterly Boundary Line Of said Lot 2; thence South 3°59'37" West 20.019 M (65.68 feet) To The Southerly Boundary Line Of said Lot 2; thence Easterly 5.662 M (18.58 feet) Along The Arc Of A 96.978 M (318.17 feet) Radius Curve To The Right (Note: Chord To said Curve Bears North 75°54'58" East For A Dist Of 5.662 M (18.58 feet)) To The Pob.

Cont 0.51 Acre

Beginning on The West Line of a Highway, 125 Feet Perpendicularly Distant Westerly from The Center Line Thereof, At A Point 682.5 feet East & South 4°13' West 479.28 Feet & North 83°46'w 143 feet, M/L, from The Northwest Corner Of The Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M; Run thence South 4°00' West 243.47 feet, M/L, Along West Line said Hwy To Deer Run Estates Unit No 5; thence N 87°57'40" West 289.07 feet To The Easterly Line Of The Davis & Weber Co Canal Company R/W; thence Northerly Along The Easterly & Southerly Line Of said Canal R/W To A Pt South 83°46' West 136.37 feet, M/L, & South 67°01' West 74.64 feet Along said R/W from The West Line Of said Hwy; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.0 feet To The Pob.

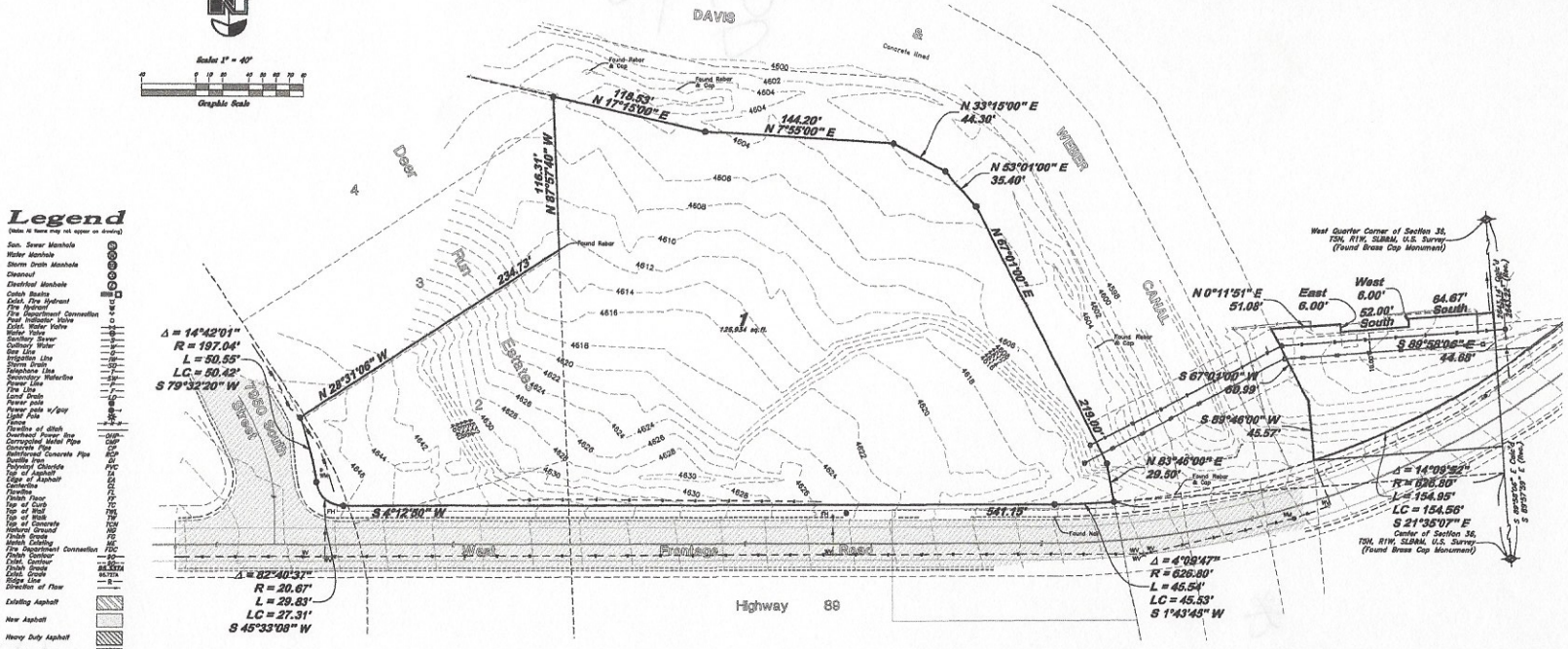
Cont. 1.581 Acre

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Cont. 0.388 Acres

A Tract Of Land In Fee Sit In The Northwest 1/4 Southwest 1/4 Of Sec 36-T5n-R1w, SLB&M, The Boundary Of said Tract Of Land Are Described As Follows: Beg At The Northwest Corner Of said Tract, Which Point Is East 434.00 feet from The West 1/4 Corner Of said Sec 36; & Run thence East 45.36 feet; thence Southeasterly 169.29 feet Along The Arc Of A 626.80 Feet Radius Curve To The Right (Note: Chord Bears South 21°03'13" East 168.80 feet); thence South 83°21'47" West 47.65 feet; thence South 68°16'42" West 63.92 feet; thence North 71.41 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 85.00 feet To The Pob.

Cont 0.31 Acres



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Water line
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Reinforced Pipe
- Reinforced Concrete Pipe
- Sanitary Sewer
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Finish Grade
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- Tree To Remain in Place
- Cluster of Trees
- Stream Channel (Orange Flag)
- Wetland Boundary (Pink Flag)
- Stream Channel
- Wetlands

Scale 1" = 40'

Graphic Scale

NARRATIVE

This Survey was requested by Mr. Henry De Varona of Sunset Builders to retrace the Boundaries of these parcel and gather topographic information for design purposes.

Multiple Rebar were found around the site and along the Canal.

Brass Cap Monuments were found at the West Quarter Corner and the Center of Section 36, T5N, R1W, SLB&M.

A Line bearing South 89°58'06" East between these two monuments was used as the basis of bearings.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 8242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

PROFESSIONAL LAND SURVEYOR
03/19/2020
No. 8242920
Andy Hubbard
STATE OF UTAH

Andy Hubbard

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST #200, OGDEN, UTAH 84403
Main (801) 394-4515 S.L.C. (801) 952-7244 FAX (801) 952-7244
WWW.GREATBASINENGINEERING.COM

Record of Survey

Sunset Builders

Approx. 7900 South 3700 East
Southeast Corner of Lot 2
A part of Section 35, T5N, R1W, SLB&M, U.S. Survey

19 Dec, 2019

SHEET NO. 1

D4N428

\\gbon-file\Storage\BACKUPS\2019\12-31-2019\RSTU\D4N428 - Sunset Builders South Weber\Drawings\D4N428-T.dwg, 3/19/2020 11:12:49 AM, drew, 1:1

13-140-0010

EXISTING PARCEL DESCRIPTIONS

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Cont 0.51 Acre

13-041-0062

Beginning on The West Line of a Highway, 125 Feet Perpendicularly Distant Westerly from The Center Line Thereof, At A Point 692.5 feet East & South 4°12' West 479.28 Feet & North 85°48'w 142 feet, M/L, from The Northwest Corner Of The Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; Run thence South 4°00' West 243.47 feet, M/L, Along West Line said Hwy To Deer Run Estates Unit No 5; thence N 87°57'40" West 289.07 feet To The Easterly Line Of The Davis & Weber Co Canal Company R/W; thence Northerly Along The Easterly & Southerly Line Of said Canal R/W To A Pt South 83°46' West 136.27 feet, M/L, & South 67°01' West 74.64 feet Along said R/W from The West Line Of said Hwy; thence South 4°12' West 133.40 feet; thence South 85°48' East 66.0 feet To The Pob.

Cont. 1.581 Acre

13-041-0068

Beg At A Pt 707.37 feet East & South 4°12' West 283.3 feet & South 83°46' West 152.07 feet from Northwest Corner Of Southwest 1/4 Of Sec 36–T5n–R1w, SLB&M; thence South 83°46' West Along Canal R/W 9.20 feet; thence South 67°01' West 74.64 feet; thence South 4°12' West 133.4 feet; thence South 85°48' East 76.00 feet, M/L, To Westerly R/W Line of Frontage Rd; thence North 4°00' East 170.08 feet, M/L, To Pob.

Cont. 0.388 Acres

13-041-0118

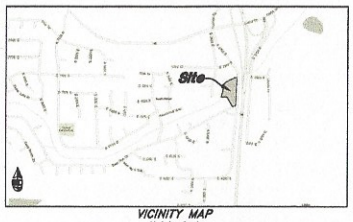
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Cont 0.31 Acres

CONT. 0.26 ACRES NOT .31 ACRES.

PARCEL # 13-041-0115 • LOT ON NORTH SIDE OF CANAL CONTAINS/MEASURES @ .31 ACRE ZONED RESIDENTIAL. NOTHER CONSIDERATION

Item# 4a 2020-08-27 Minutes



VICINITY MAP
Not to Scale

Scale: 1" = 40'

Graphic Scale

AS-SURVEYED PARCEL DESCRIPTIONS

A part of Lot 2, Deer Run Estates Unit No. 5, and A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the Intersection of the Southeasterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 555.59 feet South 89°58'06" East along the Section line; and 296.80 feet South 00°02'01" West from the West Quarter Corner of said Section, and running thence two (2) courses along said West right of way line as follows: (1) Southerly along the Arc of a 626.80 foot radius curve to the right a distance of 45.54 feet radius point bears South 89°38'32" West, (Central Angle equals 04°09'47", and Center Bears South 89°38'52" West); and (2) South 04°12'50" West 541.15 feet to the North right of way line of 7950 South Street, being a point of curvature; thence two (2) courses along said North right of way line as follows: (1) Southwesterly along the arc of a 20.67 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 82°40'37", and Long Chord bears South 45°33'08" West 27.31 feet) to a point of non-tangent curvature of which the radius point lies South 03°08'29" East; and (2) Westerly along the arc of a 197.04 foot radius curve to the left a distance of 50.55 feet (Central Angle equals 14°42'01", and Long Chord bears South 79°32'20" West 50.42 feet) to the West line of said Lot 2; thence North 28°31'06" West 234.73 feet along said West line to the Northwest corner of said lot marked by a rebar with no cap; thence North 87°57'40" West 116.31 feet along the North line of said Deer Run Estates Unit No. 5 to said Southeasterly right of way line of said Canal; thence six (6) courses along said Southeasterly right of way line as follows: (1) North 17°15'00" East 118.53 feet; (2) North 07°55'00" East 144.20 feet; (3) North 33°15'00" East 44.30 feet; (4) North 53°01'00" East 35.40 feet; (5) North 67°01'00" East 219.00 feet; and (6) North 83°48'00" East 29.50 feet to the POINT OF BEGINNING.

Containing 2.9140 acres, more or less.

TOGETHER WITH

A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian

Beginning at the Intersection of the Northwesterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 535.54 feet South 89°58'06" East along the Section line; and 143.69 feet South 00°02'01" West from the West Quarter Corner of said Section, and running; thence two (2) courses along said Northwesterly right of way line as follows: (1) South 89°48'00" West 45.57 feet; and (2) South 67°01'00" West 60.99 feet; thence North 00°11'51" East 31.08 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 64.67 feet; thence South 89°58'06" East 44.88 feet to said Westerly right of way line of Frontage Road, being a point of non-tangent curvature of which the radius point lies South 61°19'57" West; thence Southerly along the arc of a 626.80 foot radius curve to the right a distance of 154.95 feet (Central Angle equals 14°09'52", and Long Chord bears South 21°35'07" East 154.56 feet) along said Westerly right of way line to the POINT OF BEGINNING.

Containing 11,372 square feet more or less.

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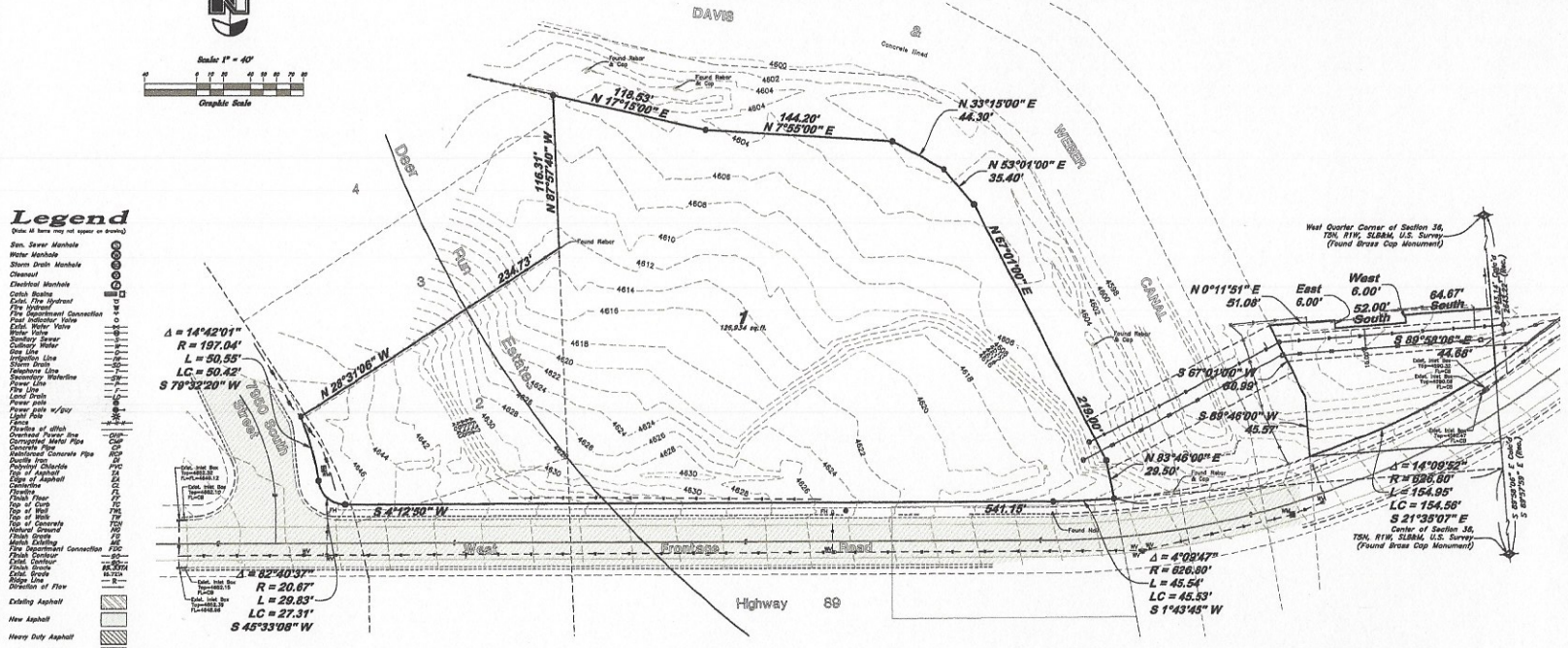
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Legend

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- Water Manhole
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- Light Pole
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron Pipe
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- Flowline
- Finish Floor
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- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
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- Finish Contour
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- Tree To Remain In Place
- Cluster of Trees
- Stream Channel (Orange Flag)
- Wetland Boundary (Pink Flag)
- Stream Channel
- Wetlands

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Andy Hubbard

NOT FOR RECORDING

NO.	DESCRIPTION	DATE

GREAT BASIN ENGINEERING

574 E 800 N #175 Logan, UT 84341 (801)394-4515 Cell (801)752-0223 Fax (801)392-7544
WWW.GREATBASINENGINEERING.COM

Record of Survey

Sunset Builders

Approx. 7950 South 2700 East
Sandy City, Salt Lake County, Utah
A part of Section 36, T5N, R1W, SLB&M, U.S. Survey

6 Aug, 2019

SHEET NO. 1

08N900

W:\04\428 - Sunset Builders South Weber\Drawings\04n428-T.dwg, 8/6/2019 6:35:09 PM, drew, 1:1

From: Mindi Smith
To: Public Comment; Barry Burton; Robert Osborne; Tim Grubb; Taylor Walton; Wes Johnson; Gary Boatright Jr.
Subject: The Lofts
Date: Wednesday, August 26, 2020 5:29:39 PM

I am begging you to consider reducing the units of the lofts or eliminating all together the commercial aspect of the Lofts or eliminating the LOFTS all together. Definitely do not accept this version! It's absolutely hideous, theres not enough parking Number One problem or green space, there needs to be less retention, a plan for the safety of the canal water, you need to address how the daycare is going to handle safety issues of possible pedophiles living there.
The commercial will likely go dark or never attract anyone anyway and so there will be no benefit to the city for tax revenue and it will multiply the problems with parking and traffic.
You can put the daycare on the property across from the city offices. It's commercial right now since the GP still isn't approved.
This development was the very development that brought actual fear into my life and not for the reasons that you may think. It's not because I'm against affordable housing or city type living it has to do with HOW this went down and it also doesn't make sense.
I went back and listened to the minutes in both the work meeting and the planning meeting for the rezone of this property and I was appalled to hear how people were manipulated and tricked into granting the rezone for the lofts. I think I've always been taught that when every level of government can be bought then that's when you know as a society you are doomed.
Gary and Taylor you should go back and listen to this to understand how this happened.
Rob repeatedly said he was scared of the possibility of this daycare turning into this so he said he would be putting a CUP in place to ensure it didn't but the CUP never happened. Just like it never happened for the soccer fields, lots of promises made on public record in front of concerned citizens that never made it into writing.
1) who's responsible for doing the CUP's? Who's double checking to make sure it's done?
I have made it no secret that I believe that plans are being drawn up, and someone in our city is helping sell off the property for Commercial property owners.
2) I'm asking each of you separately if its legal for PC to help market and sell citizen's property and would love to hear from you if it is?
3) Is it legal to do this before rezones are granted and then promising the new buyers the rezones? Or Making promises outside of our code (in this instance more than 25 units per acre).
I still believe even if this is standard practice that this has turned into a very greedy practice here. Its crossed the lines and has come with extremely high costs to the residents near these properties. I think most small town PCs still try and make the developments fit into their surroundings they also are usually worried about upsetting their friends and neighbors.
I'm going to just say it as plainly as I'm thinking it, I'm sorry to those that this offends and I do realize and believe we have honest members of our PC on this email and I'm grateful for you we need you more than ever right now to make our city a better place but my fear is that at least with the Soccer Fields and the Lofts that one or two people within our PC are making money off of these deals. If there's a different truth that explains the manipulating and sneaking it by the other members of PC and CC then I think the city deserves to know that truth because to me Neither development makes sense without this belief.
4) is it legal to make money off of deals you help get through as a PC member?
If it's numbers you are driving up in order to get other developments to sell then I believe it's time to be honest about that too.
Sorry that I can't be more optimistic or nice about this and just request that the lofts were just more aesthetically pleasing. I just don't think it was nice to any of the current citizens or future residents of the lofts that these were ever approved, it wasn't nice to our elected leaders either that weren't informed by the person they employ to inform them. I hope they come to their senses and will employ only people that have their best interests at heart, until then many of us don't feel that our city is safe from the very same corruption we see at the state and national level and that is sad. The Lofts don't deserve to be here in this city at all and I don't believe that the people that pushed for them should have any power to do this to us again.

Mindi Smith
2440 E 8300 S

From: Natalie Browning
To: Public Comment
Subject: Lofts Development
Date: Thursday, August 27, 2020 4:28:05 PM

I as well as many others have multiple concerns about this proposed development. As you are watching the meeting tonight in the comfort of your homes, I do not feel we as concerned citizens can be heard. I am hoping that no decision will be made on this development until the PC is able to meet together with the public whom they serve. We as the citizens have expectations about the quality of life where we reside. Our local government should be the very most responsive to meet the needs of our residents.

I read through Sunset City's PC Jan 15, 2015 where developer Joseph Cook presented his plans for his Sunset development. At this meeting it was proposed that this development would have 2.5 parking stalls per unit. Of course, at this meeting the citizens of Sunset also voiced their concerns about parking concerns, increased traffic and increased crime that HDH brings. Now, five years later I google this development and it has a 2.3 out of 5 star rating with pictures of random peoples cars in residents assigned stalls with complaints that they couldn't reach anyone from the HOA or the owner. As we're discussing this development this rating should be a red flag.

One of my primary concerns is the height of the proposed Loft's development. Is 3.5 stories really going to fit in our nice suburbia neighborhoods? So many of our citizens built in this area to enjoy the view of our mountains. How many wonderful views will now be absolutely ruined by this tall building. Along with this concern is the light pollution that will come from it. This light pollution will make it impossible for people who live near here to ever see the stars from their homes and yards again. It will definitely be a fine balance of safety for our citizens as HDH is known to increase violent crime, ight pollution is also a concern. Light pollution has adverse health effects including sleep disorders (insomnia), depression, cancer, and cardiovascular disease. It also disrupts the ecosystem by radically altering nocturnal activity interfering with reproduction and reducing the populations of animals and disrupts the migratory schedules of birds. I'm also hoping you take this into consideration with the car wash signs.

As I have read back through meetings a daycare seems to be a hot topic for this development. But I ask, is a daycare appropriate for this kind of setting? As this development is now going to be people's homes and places of business, who will be doing the screening to protect our vulnerable population? Utah does have in place a law that restricts where sex offenders can live, this law includes licensed daycares and preschools.

My children attended a great daycare for many years as I work for Intermountain Health Care. This was expensive for us, and I was informed that it also has to be subsidized to keep it running. How much will the owners of the daycare be charged for rent in a building that Mr. Cook is trying to sale for $200.00 per sq foot. How can a nice daycare even possibly stay in business paying high rent, as well as pay reputable employees, food for meals and snacks, as well as all of the other equipment and services and insurance a daycare brings. If there are 100 children attending this daycare of a daily basis at a rate of $6.00 per hour there is no possible way (even if this rent is reduced to a fraction of his asking point) that a daycare could survive financially. Does this area meet the state requirements for an outdoor play area? The state code is at least 40 sq feet of space for each child using the playground at the same time, and must accomodate at least 33% of the licensed capacity at one time.

Will this center have easy access and short term parking for people to drop off and pick up their children? Seperate lanes for ingress and egress of traffic? Is there necessary access for service and emergency vehicles as well as for the disabled? Is there enough parking for each staff member to have a daily parking stall and one stall per every four children that attends?

My next concern is the mixed use and business section of this proposal. I have heard our PC members and Planner refer to this commercial development as a "dangling carrot" to get people to move here. As I was sitting in the drive through at In and Out in Riverdale, I couldn't help but notice the empty parking lot I was sitting in. Riverdale is one of the biggest business cities in the state of Utah, and businesses are

shutting down rapidly. A longer term retail outlook, this one from investment firm UBS, states that an estimated 75,000 brick and mortar store are likely to shut down by 2026. If businesses are shutting down in record speed, what sort of business would stay up and going in the bottom of a small apartment complex with little to no parking, and, residents above them? Retail and Restaurant commercial tenants earn limited profits, and prior to this decline they struggled to survive with no viable strategy to draw in customers in this sort of an arrangement.

My last concern is about the living arrangements themselves. Apartments as well as other high-density type housing are known to require more police services, they have higher volumes and crime rate and therefore they will cost the city more in this regard. I know our city has down played this, but it was my good friends son who found the gun and meth buried under the snow a couple of winters ago at the Cambridge Crossing apartments. Now is the time to seriously consider restructuring this development. Because of the Covid-19 pandemic many people are now doing telework. As a result, many businesses are making this a permanent shift. A current statistic shows that 1/3 of all workers state they can now work from home. Most of these are higher paid professionals. Because of this current trend, people's homes are also their places of business. Because of this, many are needing more space to be able to accommodate work and home. Do we get any benefit from a 700 sq foot apartment? I would recommend that we take this time to reevaluate and upgrade. Let's attract people who want to live in a nice place and are eager to contribute to our community. Let's not end up with the same problems as the citizens in Sunset. The residents of South Weber are counting on you to represent them. We are asking for the Loft's to be a prestigious location with distinctive architecture. Let's do away with the commercial that will end up being a blight in our community, and let's downsize to 2.5 levels and ask for much bigger units making this a win for everyone.

Natalie Browning

Comments on the Planning Commission packet for the 27Aug20 Meeting
by Paul A. Sturm - 2527 Deer Run Drive

It is completely unreasonable for South Weber Citizens to have only six days to review a **486** page, **148** MB document and then be able to provide meaningful comments for a **PUBLIC HEARING!** As a result of this very short timeframe to review the packet, any **Action** or decision on this Preliminary Site Plan& Improvements for the Lofts at Deer Run **should be postponed so that the Planning Commission has the ability to review and consider both the Public's inputs and comments as well re-familiarize themselves with past information.**

I also have a total of 25 documents for the Planning Commission to review on the Lofts project regarding both past information previously provided and new/current information with no way to get all of this information to you for this meeting.

These documents are being provided as a reminder of what has occurred and what has been promised by both the Planning Commission and City Council this past year.

#Zone C-O w-Subfiles Information -Downloaded 9Jul & 21Aug19 - 5 Files

5.03 South Weber 10-5G-1 - Zone C-O.pdf	7/9/2019 4:52 PM
5.03 Zone C-O Indent 1 Chap 07 Requirements.docx	8/21/2019 11:30 PM
5.03 Zone C-O Indent 1 Chap12 Requirements.docx	8/21/2019 9:30 PM
5.03 Zone C-O Indent 2 Chap 12 - Chapter 8 Subrequirements.docx	8/21/2019 9:48 PM
5.03 Zone C-O Indent 2 Chap 12 - Chapter 9 Subrequirements.docx	8/21/2019 10:03 PM

PaS-City Council Presentation Packet 23Jul19 -9 Files

0-Presentation to the South Weber City Council and Mayor - Summary.docx	7/23/2019 5:17 PM
CC-23Jul19 Exhibit #1 10Aug17 PC Minutes.docx	7/23/2019 9:05 AM
CC-23Jul19 Exhibit #2 22Aug17 CC Minutes.docx	7/23/2019 9:02 AM
CC-23Jul19 Exhibit #3 13Jun19 PC Minutes.docx	7/23/2019 8:53 AM
CC-23Jul19 Exhibit #4 Development Agreement 27Jun19 & Noted Changes-2.docx	7/23/2019 8:51 AM
CC-23Jul19 Exhibit #5 South Weber 10-5G-1 - Zone C-O.pdf	7/23/2019 8:46 AM
CC-23Jul19 Exhibit #6 Extracts & Comments on13Jun19 Draft Development Agmnt-3.docx	7/23/2019 10:56 AM
CC-23Jul19 Exhibit #7 Henry and CMT comments 9Jul19.docx	7/23/2019 8:20 AM
CC-23Jul19 Exhibit #8 UDOT Impacts.docx	7/23/2019 8:25 AM

Miscellaneous Files - TBD

L-1 Initial Rezone Request from Laurie Gale to Barry Burton-To PC-2.docx	8/27/2019 12:01 PM
L-2 Request for Investigation Into Actual Acreage of The Lofts Development on 12Aug19.docx	8/12/2019 11:58 AM
L-3.0 Questions for 20Aug19 CC Meeting-F.docx	8/20/2019 2:14 PM
L-3.1 Utah Code 76-8-501 Making False Statements.pdf	8/22/2020 9:00 AM
L-4 Exhibit #1 Sunset City Council 15May18 Minutes w-Ref.docx	8/5/2019 1:21 PM
L-5 Planning Commission 08Aug19-Minutes with Sunset Notes .pdf	9/18/2019 9:26 AM
L-6 Development Agreement 27Jun19 & Noted Changes.docx	7/18/2019 3:13 PM
x Dave Larson Ltr & FAQs on the Lofts 31Jul19.docx	8/12/2019 7:01 PM
zJoseph Cook Companies.docx	8/23/2020 3:42 PM
zJoseph Cook -Utah Dept of Commerce 2014 Incorporation Info.pdf	9/20/2019 5:02 PM
zzLofts Planning Commission Comments 27Aug20-2 with Updates.docx	8/24/2020 9:54 AM

Discussion Item #1

Barry Burton's Letter - LOFTS AT DEER RUN PRELIMINARY REVIEW 18Aug20

NOTED DISCREPANCIES AND COMMENTS

PL6 - Page 1

Does South Weber City have any recourse if the development, when fully occupied, has insufficient parking for all owners and clients? (Now only 164 total stalls) That is computed from the following: one stall is reserved for each condo, plus one unassigned parking stall for each condo and then **only two** extra parking stalls (totals 146 stalls) That only leaves 18 parking stalls for business clients. There is no consideration being given to any other visitors to the development tenants! (See Page 474 of packet)

PL8 - Page 1

1) Reference to Building 1 is incorrect. - On the architectural drawing it is now listed as Building A (Building 1 was broken into Buildings A & B)

(**Note**: This is a common mistake that has been made throughout the entire package and various drawings presented in the packet due to changing nomenclature.)

2) Building B Page 4 of 4, Packet Page 424 (i.e., Building 2) also shows 4 floors (including a numbered basement) contrary to the Mr. Burton's PL8 statement of three floors. Also please note that there are two rooms shown as **B103** on Packet Page 424.

PL14 - Page 6

States that this is the 4th iteration of the Preliminary Plan. Why was a Public Hearing **Not held** on iterations #2 and #3. Why were the citizens of South Weber not informed about these two iterations so that Public Comments could have been made? I have also been told that some members of the Planning Commission **were not aware of iterations #2 and #3!** (**Note:** Was informed immediately after my presentation to the City Council on 25Aug20 that an iteration is just a change to a document, such as a Fire Department assessment, not a major change to the Preliminary Plan.)

Zone C-O

There appears to be a major problem with Mr. Burton's presentation and responses to provide a complete compliance assessment of Zone C-O. He did not address every element of Zone C-O Code, including all of Chapters 7 & 12 and the two Chapter 12 sub-requirements. (And found out after the 25Aug20 CC meeting other chapters as well.) Citizens were promised by several SWC Planning Commission members, City Council members, as well as the City Manager that **ALL** C-O requirements would be addressed. It appears that a complete point by point assessment of Zone C-O requirements was not accomplished as promised.

Mr. Burton **only** addressed the basic elements contained in the C-O Code document. He did not address all of those contained in the following Zone C-O Code requirements! Some of these are:

- Zone C-O Chapter 07 Requirements
- Zone C-O Chapter 12 Requirements
- Zone C-O Chapter 12 - Chapter 8 Sub-requirements
- Zone C-O Chapter 12 - Chapter 9 Sub-requirements

Please note that David Larson, SWC City Manager, in his 25Jul19 letter "To All Concerned About the Proposed Lofts at Deer Run Development" stated "Staff, Planning Commission, and City Council will all make sure that every City code is followed and that this development becomes the best it can considering our situation." Additional questions were answered in the FAQs on 31Jul19.

Notes: The set of Zoning Code C-O documentation shown above was provided to the Planning Commission Chair on 22Aug19, a Member of the City Council on 5Sep19, and to the City Manager on 18Sep19. This information has been readily available within the City for nearly a year!

Another reminder was that, during the discussion on the rescission of the C-O code, the City Council promised, in open meeting, that whenever C-O was presented, the Developer would be held to all C-O requirements and no variances granted.

Discussion Item #2

Brandon Jones Memo of 20Aug20 (Packet Page 9 of 486)
Section D - Traffic - Comments (Brandon's Page 3 of 6)
Bullet #1 - Just because the March 2019 Horrocks study classified the Frontage Road, South of 7800 S, as an LOS B up to 2025, including (non-existent) future development does not make sense. As has been expressed many times by citizens, and was shown during the Park N Protest event, the Frontage Road is not capable, from a safety perspective, to handle the increased traffic. This is especially true with the sharp turns that will be required to enter the proposed development at its entrance/exit and the resulting deceleration. Additionally, the proposed northernmost entrance/exit is on a curve adjacent to the canal that is subject to refrigeration effect icing on the bridge. Without a deceleration lane, there will be accidents on 2700 E. that could have been prevented and potential liability could be assigned for approving such a design! (**Note**: During a post CC meeting discussion with Brandon Jones on 25Aug20 it was disclosed that the 2700 E. classification (LOS B) is based on the SWC prior General Plan.)

Bullet #2 - The last sentence did not make much sense. "A need for widening will likely be the result of an aggregate of all development along 2700 E. to the existing traffic." Comment: There is no open land along 2700 E. for development, thus the Lofts development should be assessed an impact fee due to the acknowledged traffic increase! It also should be noted that 2700 E. already is a major artery that feeds a significant portion of the eastern end of South Weber City, west of US89, and should be treated as such. Just look at any City map!

Also, how can 2700 E. between 7800 S. and Deer Run Drive ever be widened with the Lofts property directly adjacent. This appears to show a real lack of planning by the City regarding future growth. (**Also**, just to let the City know, UDOT surplused the property needed for widening of 2700 E. It was acquired by Laurie Gale to become a portion of what is now the Lofts property. When acquired, the Davis County Recorder combined the two former UDOT parcels into one and gave the oddly-shaped parcel the number 13-041-0118.)

Another issue is the Weber Basin Water Conservancy District's Davis Aqueduct Parallel Pipeline Project and its impacts on the Lofts property. Information on this project was provided to the City's Manager and Engineer on 23Jul20 showing a significant/potential impact to the Lofts property during construction and installation of these pipelines.

Regarding "Will Serve" Letters and utilities section, there is still the issue of whether SWC can provide adequate sewer services. In reviewing past discussions, the formal answer was that it did not have sufficient capacity, but informally statements were made that the sewer capacity probably was adequate. Does SWC now have a formal position on the sewer capacity prior to approving this development?

Discussion Item #3

Note: Please reference **Pages 403 thru 405** of the Packet- **ASTM 1527 -13 USER QUESTIONNAIRE** for the following discussions. This information has also been provided to the Planning Commission.

In his responses to this questionnaire, Mr. Enrique (Henry) De Varona appears to have possibly made several misstatements in this official document that he signed on 23Mar20 as "Owner Representative" and provided to CMT regarding his knowledge of the Lofts site. The comments are somewhat repetitive because they all are a result of a documented conversation on 9Jul19 between 0839 and 0947 at the Lofts site.

Please Note: Any false statement made in accordance with the following may be subject to prosecution as follows!:

https://le.utah.gov/xcode/Title76/Chapter8/76-8-P5.html?v=C76-8-P5_1800010118000101

Index **Utah Code**
Title 76 **Utah Criminal Code**
Chapter 8 **Offenses Against the Administration of Government**
Part 5 **Falsification in Official Matters**

Amended by Chapter 298, 2018 General Session

76-8-502 False or inconsistent material statements.

A person is guilty of a felony of the second degree if in any official proceeding:
(1) He makes a false material statement under oath or affirmation or swears or affirms the truth of a material statement previously made and he does not believe the statement to be true; or
(2) He makes inconsistent material statements under oath or affirmation, both within the period of limitations, one of which is false and not believed by him to be true.

Amended by Chapter 324, 1997 General Session

76-8-503 False or inconsistent statements.

(1) Except as provided in Subsection (2), a person is guilty of a class B misdemeanor if:
(a) the person makes a false statement under oath or affirmation or swears or affirms the truth of the statement previously made and the person does not believe the statement to be true if:
(i) the falsification occurs in an official proceeding, or is made with a purpose to mislead a public servant in performing the public servant's official functions; or
(ii) the statement is one that is authorized by law to be sworn or affirmed before a notary or other person authorized to administer oaths; or
(b) the person makes inconsistent statements under oath or affirmation, both within the period of limitations, one of which is false and not believed by the person to be true.
(2) Subsection (1) does not include obstructing a legislative proceeding, as described in Section 36-12-9.5.
(3) A person is not guilty under this section if the person retracts the falsification before it becomes manifest that the falsification has been or will be exposed.

Section 1 of ASTM 1527 USER QUESTIONNAIRE - Responses and Comments

Question 1 Potentially appropriate answer.

Question 2 Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands that CMT Engineering Labs was about to excavate for test holes was on "Sensitive" lands, and Mr. De Varona told CMT that was not a problem. (**Note**: This meeting was also documented in the Planning Commission Meeting minutes for 08Aug19) Sensitive Lands information was also readily available in South Weber City's General Plan.

Question 3 Potentially appropriate answer.

Question 4 Potentially appropriate answer.

Question 5A Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store and that most of the concrete had been pushed over a hill to the west.

Question 5B Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store.

Question 5C/D Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, as can be seen from his answer in 5D, received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet), thus his answers to 5A, 5B, 5C, and 5D also were not accurate. In fact, he did not even answer 5D properly!

Question 6 Potentially appropriate answer.

Section 2 - As part of this study, which of the following are you providing? (ASTM 1527 USER QUESTIONNAIRE - Responses and Comments)

Question 10 Mr. De Varona answered **No**. Comment: In Section 1, Question 5C he responded that he had received a no action letter, thus he had that information.

****

Note: Please reference Pages 407 thru 4115 of the Packet- **SITE ASSESSMENT QUESTIONNAIRE** for the following discussions.

In his responses to this questionnaire, Mr. Enrique (Henry) De Varona appears to have possibly made several misstatements in this official document that he signed on 23Mar20 as "Owner Representative" and provided to CMT regarding his knowledge of the Lofts site. The comments are somewhat repetitive because they all a result of a documented conversation on 9Jul19 between 0839 and 0947 at the Lofts site.

Section 1 - Current and Historic Uses of Property (SITE ASSESSMENT QUESTIONNAIRE - Responses and Comments)

Question 1 Potentially appropriate answer.

Question 2 Potentially appropriate answer.

Question 3 Potentially appropriate answer.

Question 4 Mr. De Varona answered **Vacant**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store prior to the Frontage Road being constructed.

Question 5 Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, as can be seen from his answer in 5D, he received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet).

Section 2 - Potential Environmental Property (SITE ASSESSMENT QUESTIONNAIRE - Responses and Comments)

Conditions

Question 1 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, as can be seen from his answer in 5D, received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet).

Question 2 Potentially appropriate answer.

Question 3 Potentially appropriate answer.

Question 4 Potentially appropriate answer.

Question 5 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, can be seen from his answer in 5D, he received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet).

Question 6 Mr. De Varona answered **Unknown**. Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, can be seen from his answer in 5D, he received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet).

Question 7 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, can be seen from his answer in 5D, he received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet).

Question 8 Potentially appropriate answer.

Question 9 Potentially appropriate answer.
Question 10 Potentially appropriate answer.
Question 11 Potentially appropriate answer.
Question 12 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store. Additionally, Mr. De Varona, can be seen from his answer in 5D, he received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet)
Question 13 Potentially appropriate answer
Question 14 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes was once the site of a gas station and convenience store.
Question 15 Potentially appropriate answer.
Question 16 Potentially appropriate answer.
Question 17 Potentially appropriate answer.
Question 18 Potentially appropriate answer.

Section 3 -User Provided Information Property (SITE ASSESSMENT QUESTIONNAIRE - Responses and Comments)

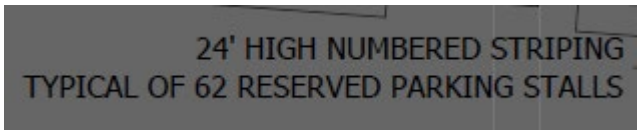
User Provided Information

Question 1 Potentially appropriate answer.
Question 2 Mr. De Varona answered **Unknown**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands that CMT Engineering Labs was about to excavate test holes was on "Sensitive" lands and Mr. De Varona told CMT that was not a problem. This information was also readily available in South Weber City's General Plan.
Question 3 Potentially appropriate answer.
Question 4 Potentially appropriate answer.
Question 5a Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store.
Question 5b Mr. De Varona answered No. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store.
Question 5c Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store. Additionally, Mr. De Varona received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet)
Question 5d Mr. De Varona answered **No**. Comment: Mr. De Varona was informed on 9Jul19 between 0839 and 0947 that the lands being excavated for test holes were once the site of a gas station and convenience store. Additionally, Mr. De Varona received a UST no further action letter from the State of Utah for this property (See Page 390 of Packet)

Discussion Item #4

Regarding the Entellus drawings: (**Note**: The following questions were determined through cursory review of the drawings, during the limited amount of time available, and on a computer screen where many details are not readily observable as would have been seen on a full-size drawing.)

1) Packet page 439 - **Drawing #C304**

   Contains the following text: 

   Why are just 62 reserved stalls mentioned?

2) Packet page 448 - **Drawing #C700**

   A) It appears that a pump/lift station could be required to get the sewer and storm water from the lower portions of the development, under the Davis and Weber Canal, into its appropriate discharge point. No such pump/lift station could be found in any of the drawings. Is a pump/lift being proposed? (**Note:** If so, the Planning Commission and City Council should be wary because this is a nearly identical situation where Sunset City experienced problems with this same developer performing work prior to City Council approval. This was reported in the Sunset City Corporation -City Council Minutes of May 15, 2018 and presented at the South Weber City Council Meeting on 20Aug19.)

   B) What happens if/when the Detention Basin fills and overflows? Where would this excess water flow? What precautions are being taken to safeguard the adjacent neighborhood?

   C) Another note is, that when there are severe storms in SWC, it is not uncommon for there to be a power outage. If a power outage were to occur, and a pump/lift station is used, what type of reservoir/holding cistern would this have, and what is the storage capacity? In the case of the Sunset City development, the built-in storage capacity was only eight (8) hours for just 16 units not like the 72 units plus businesses being proposed for the Lofts.

Discussion Item #5

Regarding Fred C. Cox, Architect - **Variance Application Letter of Explanation**.

Packet page 472

1) I do not understand why South Weber City is entertaining this Variance Request. A preponderance of the property has had the same topography for hundreds of years. Why was the topography not taken into consideration during the design phase for this property. Mr. Cox has been involved with this property for over a year as is evidenced by his name on South Weber City's "Subdivision/Land Use Process Application" and listed as the "Developer's Engineer" and shown as "Fred Cox (Architect)" His statement in the Variance Application Letter of Explanation "The unreasonable hardship from current zoning language is that the parking lot would be too steep in the wintertime..." is absurd.

2) Mr. Cox's statement in the Variance Application Letter of Explanation "The unreasonable hardship from current zoning language is that the parking lot would be too steep in the wintertime..." is again, absurd. The zoning language has not changed and should have been taken into consideration during the project design. Once again, nothing in the zoning language, topography, or anything else has changed in past years.

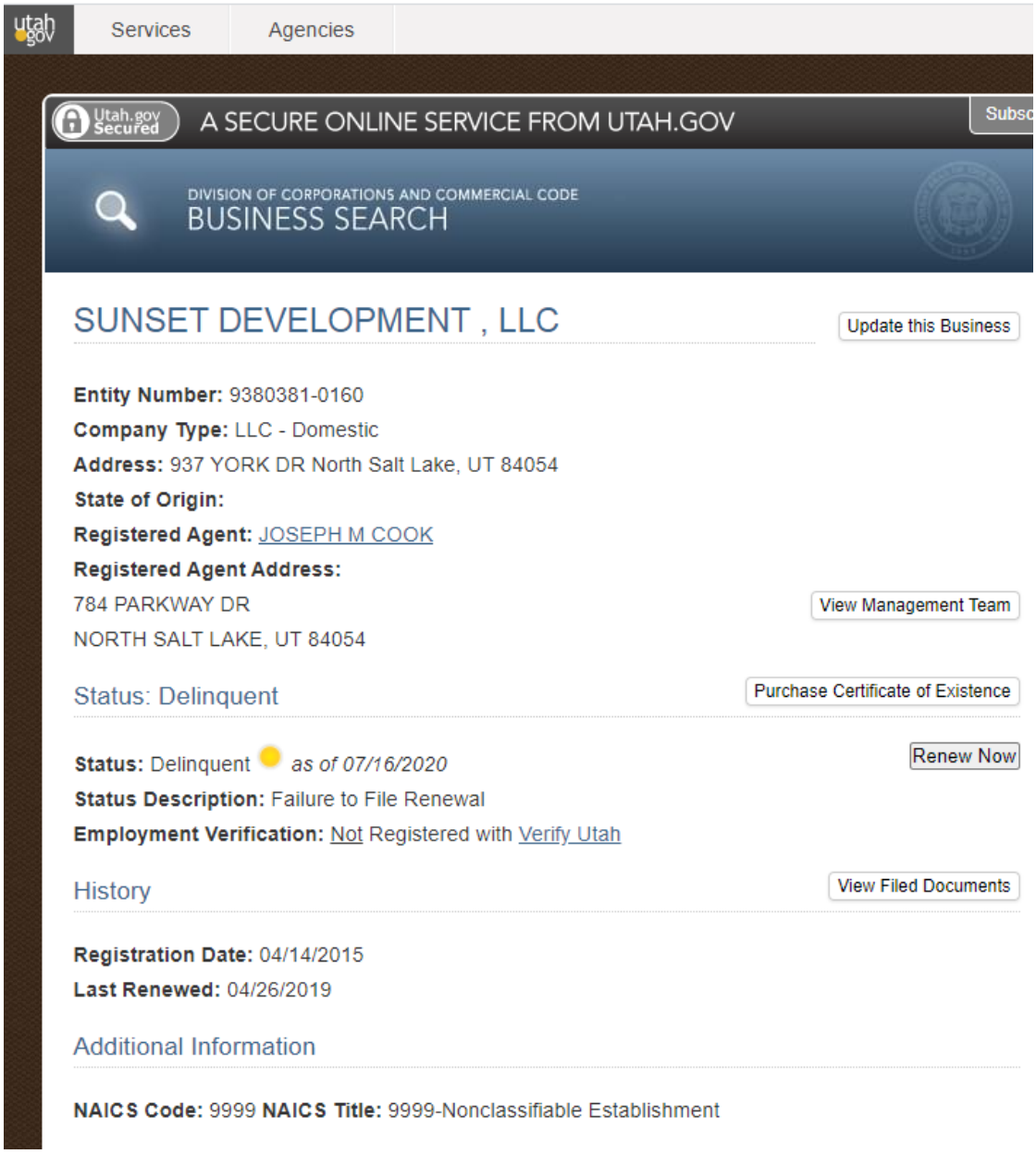
3) I disagree with Mr. Cox's statement that "This is not self-imposed or economic." His design is **both** of these! The basic building layout design has not changed substantially since day one of this project! So, why now a variance? Some of the design has changed to the established zoning codes and City regulations, but such things as adding a basement to what is now called Parcels A and B is nothing but economic!

Note: Another reminder was that, during the discussion on the rescission of the C-O code, the City Council promised, in open meeting that, whenever C-O was presented, the Developer would be held to all C-O requirements, and that no variances would be granted .

Discussion Item #6

The entity of Sunset Development, LLC has been mentioned in documents during the Lofts development process with Joseph M. Cook over the past year. A recent search shows that:

Sunset Development, LLC is now delinquent with the Utah Department of Commerce!



Is this a problem for South Weber City or the Developer regarding these proceedings?

From: Mountain Valley Retreat
To: Public Comment
Subject: The Lofts
Date: Wednesday, August 26, 2020 6:24:23 PM

Greetings to the, South Weber planning committee, we are empty nesters who live at 2569 E. 7870 S. and we are in the neighborhood that will view the backside of the three-story development being discussed Thursday evening. We encourage you to say no to the three-story development. We certainly cannot believe you would allow a three-story building in our neighborhood. We ask that you stay with our city code concerning this difficult property. Keep into account there should be no variance allowed. The developer should be held to our city codes. There are other properties with better land grades, street access, and less resistance by citizens. We also think the highrise apartments/condos are not beautiful, the extreme high-density is shocking to us. Please consider the number of families who might live there, with zero green space.

The following is a quote from the Facebook page I follow, South Weber Citizens United, Joel Dills states,
EVERYONE should agree that a huge project like this one MUST follow the city code to the letter. The code isn't just a bunch of rules about how a project should look, it's about the safety and well being of all those who live there and those who live close by. These codes are not arbitrary, and every city in the state has similar, if not more stringent regulations, to protect the city as a whole. A legal precedent can be established by other developers who feel they too should be given exemptions from the law. This has to be stopped. The PC and its commissioner need to stop giving away our protections to support a few big-money developers. This needs to be rejected outright and told that they should resubmit a plan without requiring exceptions to the law. There is no reason for it, except to make the developer more money. The land can still be developed following all the laws the rest of us have to follow. These exceptions, with no standardization or equal value measures, should only be the exception and not a standard practice of bypassing city laws. Why can the elected City Council pass a law but the unelected, unaccountable PC change it whenever they wish? Who's in charge over there? We elected the mayor and CC to represent us, and I think overall, they do a good job, but the PC needs to stop bypassing our laws and then making the mayor and PC e the heat. We need to stop this practice.

Respectfully,

Rod and Jan Massie
801-499-1903
801-781-0041

From: tonya.mackintosh
To: Public Comment
Subject: RE: August 27, 2020 Public Hearing #2-The Lofts at Deer Run
Date: Wednesday, August 26, 2020 12:01:08 PM

More thoughts for our written submission for the record.

Sewer: Does the Lofts have there own sewer? When we moved here 30 years ago everyone was on a septic tank. The sewer was then installed I believe in the middle of Deer Run Drive and everyone paid to tie in. I am curious as to the sewer system at the Lofts? Years ago I have no idea how much development was anticipated for the future sewer use. I would like to know if that development has it's own sewer or does it tie into the sewer serving the Deer Run subdivision? Is there any way that the Loft sewer could cause a backup in our basements in the residential area? Please let me know.
Will there be enclosures around the heating and air conditioner handlers on the 4 corners? They tend to be very noisey.

As for snow removal, I have reviewed the plan and see - first no way to remove the snow. And 2nd no where to put it. You could eliminate 10 or so parking spaces in the back corner and build a mountain of snow. Will there be carports so the cars can get a running start?

I have worked in construction my whole life and what you learn is to build a good project it was to make sense. Nothing about this makes sense. It's like "let's just build it and see what happens".

There is not a worse time to be allowing this project to be discussed with the pandemic going on. Even those with the strongest mental outlook are struggling at this time. For this reason I think you should table this project until things are more normal and we have an opportunity as a City to further discuss this matter.

Sent from my T-Mobile 4G LTE Device

-------- Original message --------
From: Public Comment <publiccomment@southwebercity.com>
Date: 8/25/20 8:20 AM (GMT-07:00)
To: "tonya.mackintosh" <tonya.mackintosh@yahoo.com>
Subject: RE: August 27, 2020 Public Hearing #2-The Lofts at Deer Run

Yes, it was received and will be sent to the Planning Commissioners.

From: tonya.mackintosh <tonya.mackintosh@yahoo.com>
Sent: Tuesday, August 25, 2020 8:12 AM
To: Tonya Mackintosh <Tonya.Mackintosh2610@outlook.com>; Public Comment <publiccomment@southwebercity.com>

Subject: RE: August 27, 2020 Public Hearing #2-The Lofts at Deer Run

South Weber City- can you let me know this was received? Thank you

Sent from my T-Mobile 4G LTE Device

-------- Original message --------

From: Tonya Mackintosh <Tonya.Mackintosh2610@outlook.com>

Date: 8/23/20 10:55 AM (GMT-07:00)

To: publiccomment@southwebercity.com

Cc: tonya.mackintosh@yahoo.com

Subject: August 27, 2020 Public Hearing #2-The Lofts at Deer Run

Tonya and Cory Mackintosh

2610 Deer Run Drive

We would like to make a Public Comment for the record, related to the Lofts at Deer Run.

We are strongly opposed to this HD development. This year we received the mailed notice that we are within 300 feet from the boundary of the property. We did not receive such notice when the property was re-zoned. We had no idea of this change until July 2019.

This new development will impact the few houses backing the property significantly, which includes our home of 30 years. We did not move to South Weber with the vision we would have 72 families living practically in our backyard. This is too many for an already established neighborhood. Our somewhat peaceful backyard will become major noise of cars, people, and mechanical equipment that services the facility, such as air handlers, garbage collection, snow

removal, etc. Not our reason for moving to South Weber and choosing to commute to SLC to work for 30 years.

Traffic concerns: the report only shows small delays but that seems to be incorrect from our view as residents of our community. It seems fair to estimate that every owner would have at least 2 cars coming and going from this property daily. In addition, you would have commercial visitors depending on the commercial establishment that lease or own part of the building.

Parking: This is a nightmare waiting to happen. One parking place per unit is not adequate. It should be required at least 2 spaces. Preferred would be a double car enclosed garage for each unit to have an appearance that adds value to our City. This property is not value added. Will cars now be parked on the nearby streets as it was determined parking on the frontage road would not be safe?

Other concerns:

Play ground on the corner of Deer Run Drive. Is that really safe? This can be a very busy road with a lot of car sliding in the winter months. What does open fence by the play area mean? The need of a play ground indicates families will be a target buyer which greatly increases the amount of people living in this small area in an established residential area.

Once condos are established, we the residents nor the City have much control over the HOA rules. How many will be subject to short term rentals by the owner of the condo? Will they have a required window covering for a uniform appearance or does anything go that adds an eye sore to the frontage road, nearby houses and the community. We own a condo so we understand the changes that are implemented yearly with HOA Boards.

Crime- This will greatly increase. We should all be concerned about this. We have no idea if the condos will be rentals or owner occupied. Again, we would have no control over this. Crime will be on the rise. Who pays for this?

Maybe it needs a 30 foot fence around it?

Fire hazard behind the buildings to the west. Is this a concern/problem?

Property value: What is the suggested selling price? How will this price impact the current property owners. We have spoken to a couple of Realtors which claim this will decrease our value.

We do realize this is land that has been sold for development. The apartment style condos are not acceptable and will impact the appearance and value of South Weber. Nice townhomes would be a much better option. Residential houses, even better. 72 apartment style condo with no outside enclosures to hold personal property (cars, junk) is not a good idea. We ask that the South Weber Planning Commission and Council help us in not allowing this property to be built.

Concerned Citizens,

Tonya and Cory Mackintosh

Sent from Windows Mail

From: Tonya Mackintosh
To: Public Comment
Cc: tonya.mackintosh@yahoo.com
Subject: August 27, 2020 Public Hearing #2-The Lofts at Deer Run
Date: Sunday, August 23, 2020 10:55:44 AM

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2610 Deer Run Drive

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Sent from Windows Mail

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **2 September 2020** **TIME COMMENCED:** **6:00 p.m.**

LOCATION: **Electronic Meeting through Zoom**

PRESENT: **COMMISSIONERS:** **Tim Grubb**
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY ENGINEER: **Brandon Jones**

CITY PLANNER: **Barry Burton**

CITY ATTORNEY: **Jayme Blakesley**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: **Minutes transcribed by Michelle Clark**

ATTENDEES: Blair Halverson, Joe Perrin, Enrique de Varona, Joseph Cook, Fred Cox, and Leland Martineau.

PLEDGE OF ALLEGIANCE: Commissioner Osborne

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

ACTION ITEMS:

Action on Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC.: Commissioner Osborne expressed this meeting is a continuation from the last meeting in which the planning commission asked the developer for several items. He voiced his concerns with Building D not having any commercial parts to it; therefore, it doesn't fit into the zone.

Joseph Cook, developer of the Lofts, disagreed and referenced Utah Code Section 10-9A–306 concerning land use regulation. He then referenced South Weber City Code of the CO Zone 10.5.6 D concerning mixed use developments shall include a ground floor commercial component fronting all major streets and are encouraged to include a vertical residential component. Residential and commercial are encouraged to be combined vertically; however, upon planning commission recommendation, detached residential units shall be permitted. Joseph pointed out Building D is not fronting a major street and has no commercial value.

Commissioner Grubb stated the C-O Zone does allow for it with under 10-5N-6. City Planner, Barry Burton stated it is clear the ordinance allows for buildings that do not have commercial in them, it just says the planning commission must approve that. Commissioner Grubb explained the planning commission has the authority to recommend commercial or not recommend commercial if the building doesn't front a major street. He is okay with recommending residential only for Building D. Commissioner Walton agreed. Commissioner Boatright agreed. Commissioner Johnson feels the entire development should be commercial overlay because that is what the developer requested, and every building needs to have some commercial component. Barry remarked the C-O Zone allows for a building that has no commercial component if the planning commission recommends it.

Commissioner Walton addressed the development agreement – item #2 concerning elimination of commercial requirements. He would like to know how we arrived at the 27,000 sq. ft. in the development agreement.

Fred Cox, developer, explained the layout has an attached exhibit for the development agreement, which shows approximately 27,000 or more square feet of commercial fronting the major street. They wanted to make sure with the 72 residential units, there was a certain amount of commercial. He conveyed there is additional space that has not been counted for which includes exercise and storage for residents. The exhibit shows residential units in the back with no commercial under them. He expressed the developer has met the requirement for 27,000 sq. ft. leasable area which is included in the development agreement. Barry clarified you arrived at the figure of 27,000 sq. ft. because that was the square footage of the bottom floor of the two buildings that front the major street.

Commissioner Walton asked the developer what he anticipates as commercial for this location because he is concerned about empty store fronts. Joseph understands the concern with commercial and explained they have a contract for half of the commercial space right now. Commissioner Walton is concerned there may be too much commercial for this development. Brandon Jones, city engineer, expressed 27,000 sq. ft. is not a specific number required by the zone and any amendments would be made to the development agreement. Joseph is concerned about the commercial space and suggested there is room for discussion.

Enrique de Varona would like to discuss the commercial, but they have been in negotiations with a company, in good faith, and he would like to maintain that. Joseph would hope if they take out some commercial, then he would hope to be able to reduce the commercial density of this site. Enrique is willing to discuss commercial on Buildings B & C. Barry explained the city staff met with the city attorney and was told any amendment would require a revision of the development agreement. Enrique expressed if 27,000 sq. ft. is reduced by two-thirds, it would help with the

parking. Brandon questioned how that will look. Joseph would be amenable to decreasing the commercial and dropping the buildings down a floor. Commissioner Grubb suggested the possibility of turning Buildings B & C so that they face each other, which will create more of a residential type space. Enrique discussed the cost involved with redrawing the plan.

Jayme Blakesley, City Attorney, discussed the ordinance does not specify a minimum square footage requirement for commercial, that requirement is only in the development agreement. Any change would require an amendment to the development agreement. Barry pointed out the ordinance does require commercial on any building facing the street, and that is why there is the suggestion to turn the buildings.

Commissioner Osborne is willing to eliminate the commercial which would save the developer money, and requested the developer look at reducing the number of residential units. Commissioner Johnson asked if the developer is willing to eliminate all commercial. Joseph discussed that being a huge expense. He would be open to eliminate the commercial, but they do have a 2.5 million contract on the table right now. He thinks there is room on the commercial to decrease the density. Joseph would consider eliminating all the commercial; however, there is a contract for Building A. He is willing to eliminate a couple of units.

Access Driveway: Commissioner Osborne requested the access driveway be amended to 36'. Joseph voiced his frustration because this is something that has been thrown out at them at the last minute. He pointed out two fire marshals and the city engineer have approved this plan. Commissioner Osborne explained the city requires all commercial properties to have a 36' wide entrance. (i.e. Maverik and Morty's Car Wash). Brandon discussed 26' allows for one lane in one lane out and 36' allows for one lane in and two lanes out. Commissioner Grubb discussed the pinch points with the 26' and he doesn't feel it is unreasonable to ask for 36'. Fred pointed out the 36' is something that hasn't been discussed with them in the last 18 months. Brandon disagreed and stated the width of those entrances have been discussed multiple times.

Dr. Joe Perrin, who conducted the traffic study, discussed the analysis. He explained the latest study points out there is not enough traffic on 2700 East. Commissioner Johnson asked about the site radius for the north entrance/exit. Commissioner Osborne asked what the site distance from Deer Run Drive is turning onto 2700 East with the assumption there is a three-story building. Fred discussed they were told the area at the corner fencing will be open (rod iron see through fencing).

Leland Martineau, developer's civil engineer, discussed the site distance. From the north entrance the site distance is over 350 ft. which meets the requirement for a 35-mph road. Joseph is willing to make the 36' entrance work, but he wants it on the record that the 36' entrance hasn't been brought up until now and the traffic engineer doesn't think it is necessary.

Commissioner Johnson discussed the State requirement for day care center fencing. He stated the fence is required to be a solid fence as per (Rule 381-100-9). Fred Cox will check into that.

Commissioner Osborne wants to go on record that the planning commission has required the 36' entrance for other commercial properties in the city. Fred Cox expressed the north entrance will work better for 36'. Commissioner Walton questioned the 36' requirement because he doesn't see how it benefits the city. Commissioner Johnson feels it benefits the safety. Commissioner

Walton pointed out the traffic study and site lines are okay with the 26'and what makes sense to require the 36'. Commissioner Grubb feels it became an issue when he saw 150 students and 20 employees and the timing of residents coming and going from this site and children being brought coming and going to this site, and the city using the frontage road, is pretty much the same time. He pointed out if the developer is willing to eliminate some of the commercial, it may change this. Commissioner Walton commented when he looks at the facts of the traffic study, he does not see it warrants a change in the entrance width. Commissioner Johnson asked what the minimum width requirement for entrance is into commercial. Joseph read from city code 10.8.2. Barry does not see a requirement for a minimum width and stated the ordinance is silent on a minimum width. He stated 26' is the minimum requirement for fire code.

Parking: Dr. Joe Perrin discussed how parking is calculated and based upon the number of students and typical drop off time, the day care only needs 8 parking spaces. In theory, they used a standard practice for shared parking. Technically, there will be more parking during the day. He explained the difference between day care drop off and school drop off. Joseph discussed peak time for schools is the same for everyone because there is a set time that school starts and school ends, but a day care has random drop off and pick up at no set time. Commissioner Johnson discussed at a day care center, the children need to be walked into the day care and checked in. Commissioner Boatright asked about the culture shift because of COVID and people working at home. Dr. Perrin discussed the shared parking analysis is based on no COVID. He discussed less traffic because of COVID, but there is not the data out there. Commissioner Grubb referenced the traffic study concerning 50% of residents need their parking during the day, which to him, seems a little bit low. He questioned on the weekend it shows a 5% for offices and services. He assumes those offices and services will still be used on a weekend. Dr. Perrin discussed offices and services being a different service which is based on data that has been collected over the years, verses retail services.

Hours of Operation: Commissioner Grubb suggested sticking to the commercial operation hours from 5:00 a.m. to 6:00 p.m. and no operation on weekends. Fred discussed most day care centers typically being closed on weekends. Commissioner Grubb asked for specific business hours because that will affect the traffic study numbers. Dr. Perrin commented if the day care center extends their hours, then the percentage needs to be changed in the parking analysis.

The planning commission discussed concerns with the hours of operation being limited with the 5:00 a.m. to 6:00 p.m. for commercial businesses. Commissioner Grubb pointed out that is why the general plan pushes residential for this area. Fred commented on the zone being changed three years ago and the difficulty the previous owner had with the commercial component. He discussed the hours of operation being office type hours. He stated the childcare center will act as an anchor and the residential as well, but they are trying to be careful because they don't want the commercial be blight.

Commissioner Boatright doesn't feel this is a good area for commercial. He likes the fact if the commercial is removed the buildings will be lower. He agrees with Commissioner Grubb concerning the parking. Joseph asked if the commercial is removed from the other two buildings and they bring more residential up to the front, a lot of these issues can be resolved. He asked what an addendum to the development agreement would look like when referring to issues in the city code. He is amenable to working something out.

City Attorney, Jayme Blakesley discussed typically development agreements are not legislative actions. In this case, if what you are intending the development agreement to do is it to become a legislative instrument legislative and sub-plant code where code exists, then the development agreement would need to go through a public hearing requirements under LUDMA to be amended. He thinks unfortunately, concerning the building that front the major street, city code requires some commercial space. Brandon asked if the buildings were turned, does that change it. Jayme read city code 10-5N-6 paragraph D. He interpreted it as a mixed-use development shall include a commercial component and the building should front the major street. Jayme is having a hard time figuring out if the code will allow for the entire development to shed any commercial uses. Brandon discussed Building A being the day care center and still being commercial and Buildings B & C potentially not having commercial. Commissioner Grubb questioned what qualifies as fronting, because Building D can front even though it is setback. Barry stated the maximum setback is 10'. Jayme explained presently there is a site plan where one of the buildings is clearly oriented to front or run parallel to the major street. If the site plan were to be re-oriented where the shorter width of each building along the major street, then there would be a question as to which of the buildings, if any, front the major street. Jayme explained what Commissioner Grubb is proposing is that the development agreement may be vehicle to resolve that question. Commissioner Grubb suggested the development agreement designate a direction of the building and not considered to be commercial but recommended to be 100% residential. Jayme read paragraph D which states, *"shall include a ground floor commercial component fronting all major streets".* Jayme questioned if it is the building or the commercial component front the major street. Commissioner Grubb interprets it as the commercial component fronting the major street, which is what is being asked for Building A. Jayme reads that the same way.

Barry discussed the ordinance which states, *"however, upon planning commission recommendation, detached residential units shall be permitted".* It appears to him if the planning commission recommends a detached residential unit, the last sentence does not apply. Jayme expressed without question there are some things in the subparagraph that need to be figured out. The rule of interpretation when you are reading something like this would be to favor an interpretation where you can find some cohesion among the various sentences. He stated the final sentence is referring to the building with the ground floor commercial component and not all the buildings in the development. Barry discussed that negating the orientation of the buildings. Commissioner Grubb expressed the development agreement will clarify the gray areas. Joseph discussed ambiguity in the interpretation of this paragraph. He then referred to Utah State Code 10-9A-306 concerning the land use authority making the interpretation. Jayme suggested pinpointing exactly what the ambiguity is.

Architectural Review: Commissioner Grubb discussed the design standards and if he is going to recommend this type of development in a CO Zone – pedestrian friendly, carpooling, cycling, public transport, distinctive entrance opening, architectural features, visual interests, etc. As he looks at the buildings, he does not see any of that. This development should give a sense of harmony with the neighborhood and this style does not fit in this neighborhood. He doesn't see this giving a feeling of small-town South Weber. He feels there is a real disconnect with the architecture of these buildings and the area. This site is being raised on the back side with a 14 ft. retaining wall and he does not see how that fits in with the surrounding neighborhood. He feels the development should represent the topography of the land. There is no gathering spaces and coverings. Joseph is willing to investigate this and make this a reality. Commissioner

Grubb would like engineering to tell him why there is to be a 14 ft. retaining wall. Joseph explained the fire code regulates the grade. He feels this is an engineering and fire code issue. Commissioner Grubb commented how terracing can still satisfy the fire code.

Leland Martineau, developer's civil engineer, addressed the 40 ft. grade on this site. He pointed out there is 25 ft. of grade to be able to terrace and that is why the 14 ft. wall. Commissioner Johnson discussed the patio homes down the road from this development and how they worked with the topography in terracing between one floor and the next. Commissioner Johnson does not see a lot of open space area that creates gathering for residents. Fred pointed out on the drawings there is 3,000 sq. ft. in the basement of Building A for exercise. There is additional space in Building B for residents as well. He discussed the detention pond to the north, which can be a park as well as the play area for the day care. The lower area of the play area for the day care could be developed for residential use. Commissioner Johnson does not think the detention basin should be considered in the open space requirement. Brandon pointed out the landscape area is required to be 15%, but there is not a specific percent requirement for open space. Fred suggested open space on a roof of a building.

Commissioner Walton is more concerned about having enough parking spaces verses open space. He does appreciate Commissioner Grubb's comments concerning the design standards. Commissioner Walton is concerned about the visual for neighbors to the west. Discussion took place regarding lowering the buildings with the building closest to the west being the priority. Commissioner Boatright agreed. He questioned Building D that is on stilts and the potential for it coming down with an earthquake. Barry stated the city code does address building standards. Commissioner Osborne is not in favor of the 14 ft. retaining wall in the back. He is also concerned about the look of the buildings. He would like to see different materials used, particularly on the back, to allow for more appeal. Joseph is willing to work on the aesthetics of the buildings. Commissioner Johnson understands there are a lot of individuals who are concerned about the height of the buildings. Fred commented they tried to push Buildings A & B down as far as they could. He is not sure how to get Building D down any further. If the buildings are turned sideways, because of the 40' fall, it doesn't really help them. They purposely broke up the buildings in small areas, but the materials used outside can give the look of different buildings verses one big building.

Commissioner Osborne suggested the developers visit the patio home development on 2700 East. Commissioner Johnson asked if the commercial is removed from Building B & C, will that drop the building height. Fred would need to take a closer look at that. He suggested looking at the possibility of moving units from Building D to Buildings B & C.

Break at 8:45 p.m.

Water Pressure: Brandon explained the residents that live below the canal are on a different pressure zone. He is the process of designing a project to get the transmission line from the east reservoir more directly connected, which may help some, but he actually hasn't been made aware of the low pressure, so he will look into that further. Brandon pointed out this development has the necessary fire flow pressure.

Weber Basin Project: Commissioner Osborne asked if this development would affect Weber Basin's project. Brandon commented Weber Basin has not presented anything set in stone with their project.

Joseph presented a plan that would line the buildings along the back of the property with green walkability. From the back it would look like a condominium. This would change the slope, but it would hide the retaining wall with the structures. Commissioner Grubb suggested making sure there are the necessary setbacks from the canal. He wants to make sure the developer can look at lowering the height. Joseph stated instead of a 14' wall the building would be incorporated into the 14' wall. Commissioner Grubb wants to be careful with bringing the building closer to the wall which would make it look larger. Joseph pointed out there are only two residential neighbors that abut this property. Commissioner Grubb stated there are residents on the other side of the canal.

Commissioner Walton asked if there is a fence between the canal. Brandon stated there will be a fence required between this development and the canal company. He stated there is a licensed agreement for the crossing of the canal.

Leland stated this plan is all subject to layout because he needs to look at the grade, etc. Joseph commented if they can reduce the commercial, the parking should not be an issue. He will look at roof lines and differentiating each unit.

Commissioner Osborne suggested decreasing the number of residential units, which would go a long way in goodwill. Joseph spoke to an investor during the break and he is willing to look at that.

Commissioner Grubb mentioned he would like to be able to review CC&R's, review current title report with current legal description. Joseph did not think that was part of the code requirement. Barry reported we do require a title report on all developments. Commissioner Grubb would like to see a specific drawing of what the detention basin looks like. Barry stated the bottom is to be rock and native grasses around it. Commissioner Grubb asked if it is going to be fenced. He doesn't want to drive by and look at a weed patch. It should be taken care of better than what he is hearing. Commissioner Johnson suggested grassing it. Barry stated that is not what is being proposed. Joseph stated they will grass it. Brandon stated there will need to be a fence along the south side and west side of the canal.

Conditional Use Permit: Barry explained this project is a conditional use because of the residential component. There will be an additional conditional use permit for the day care center. Because of the day care center, the city staff looked at how it will impact this project.

Discussion took place regarding when to meet and discuss this project again. Brandon reminded everyone this next review will be a concept drawing to make sure this new plan can even work. He doesn't want there to be expectations that are difficult to meet. It was decided the next meeting will be held on 16 September 2020 at 6:00 p.m.

Jayme discussed the amended development agreement requiring a legislative action. It will require approval from the planning commission and city council. The development agreement

and preliminary plat can be reviewed simultaneously. Joseph thanked the planning commission for their time.

Commissioner Grubb recommended the developer review the following:

1. Revisit the preliminary approval request with a request to look at a new plan that deals with residential only on Buildings B, C, & D.
2. Request a 36'wide entrance near the building that has commercial.
3. Amend development agreement to show square footage minimum for the day care center.
4. Redesign engineering which would disperse the 14' retaining wall, whether terracing throughout or using the buildings themselves.
5. By eliminating the commercial in buildings B, C, & D, look to lower the height of buildings.
6. Reduce number of residential units.
7. Architecturally designed buildings all the way around.
8. Buildings have harmony with surrounding neighborhoods.
9. Detention basin be some form of mow able grass with fence on south and west.
10. The detention basin to include a lining in the bottom and side to protect the neighbor to the west.
11. Show fencing of the Davis/Weber Canal.
12. Update title report with current surveyed description.
13. Submit CC&R's to include rentals only to family owners (follow Utah Condominium Ownership Act).

Commissioner Osborne stated the neighbor next to the detention basin was concerned about a light by the detention basin, but there is no light there. Brandon brought up the detention basin will have an irrigation system which is shown on the plan.

Commissioner Walton is not ready to eliminate the commercial completely.

The following is information from the city staff meeting held on September 1, 2020:

The City Staff (consisting of David Larson, Jayme Blakesley, Barry Burton, Kim Guill, and Brandon Jones) have met and discussed the concerns and questions brought up by the residents through public comment (both emailed and stated in person) and Planning Commission members (prior to, during, and since their meeting on August 27, 2020). The purpose of this memo is to respond to those questions and concerns from a staff perspective and provide some additional information for the Planning Commission's continued review of the preliminary plans of the Lofts at Deer Run.

PLANNING COMMISSION DECISION-MAKING AUTHORITY

City Staff has done a thorough review of the Lofts preliminary plans for code compliance. However, City Code specifically authorizes the Planning Commission to make certain decisions as it relates to development approvals. The following items outline the parameters for decisions specifically reserved to the Planning Commission for the Lofts development proposal:

1. DETACHED RESIDENTIAL UNITS (BUILDING D): A recommendation from the Planning Commission is required for the development to include detached residential units without a commercial component. City Code section 10-5N-6.D allows for some flexibility regarding the ground floor commercial component of the development on buildings that do not front major streets. Buildings fronting major streets must have ground floor commercial. If the Planning Commission does not recommend Building D as a residential-only building the developer would be required to revise the plan.

2. ACCESS DRIVEWAYS: The City Staff does not have the authority to require the driveway widths to be any larger than what the Fire Code and projected use of the site would require. However, based on the City Code (10-8-2.C.1), the Planning Commission may require driveways in commercial zones to be 36' wide. The driveway width could be required from the street to the parking lot.
3. PARKING: There have been discussions about the sufficiency of 164 spaces due to the contemplated commercial uses in the development and the ratio of shared parking spaces between residential and commercial uses. Where the Development Agreement states "at least" 164 parking spaces shall be provided, it does not prohibit the City from requiring more spaces based on the criteria in City Code (10-8) and quantitative calculations based on the use of the proposed buildings (residents, visitors, employees, drop-off/pick-off, etc.). It would be appropriate for the Planning Commission to anticipate and discuss parking and circulation needs that may arise as part of a later conditional use permit application for a daycare use, to the extent those needs relate to the site plan.

a. INTERNAL TRAFFIC CIRCULATION: The traffic studies performed by A-Trans addressed the number of trips that would be generated from the site based on Multi Family, Daycare, and Retail (see Table 3, pg. 8, A-Trans TIA, dated May 2020). Based on these numbers (both on Opening Day and a future estimate for 2025) the impact to the Level of Service (LOS) at the intersections of 7800 South / 2700 East and the two accesses for the site were analyzed. The internal circulation of the parking lot, especially as it relates to drop-off and pick-up for the Daycare was not analyzed. The Planning Commission may request additional analysis and modification of the site to address this concern.

4. ARCHITECTURAL REVIEW, SPECIAL PROVISIONS, AND LIMITATIONS (DESIGN GUIDELINES): City Code sections 10-12 and 10-5N-11 outline the design elements and other special provisions and limitations specifically assigned to the Planning Commission for review.

DEVELOPMENT AGREEMENT

The Development Agreement, along with City Code, provide the parameters within which the development must comply. The items below address comments and questions related to the Development Agreement.

1. WHAT DOES THE DEVELOPMENT AGREEMENT GIVE THE DEVELOPER: The Development Agreement requires that all applicable conditions in the City Code be complied with, other than those expressly altered. The only provisions stated that appear to alter what is already in City Code are the requirement of 27,000 sf of commercial space, the minimum of 164 parking spaces, and the hours of operation for commercial being limited to the hours of 5:00am to 6:00pm.
2. ELIMINATION OF COMMERCIAL REQUIREMENT: The development agreement requires a minimum of 27,000 square feet of commercial space. If the Planning Commission recommends detached residential units without a commercial component, it must ensure that the minimum square footage requirement for commercial space in the development agreement is satisfied, or the development agreement would have to be amended. Both the City and the developer would have to agree to any amendments to the Development Agreement.
3. SIZE/DENSITY CALCULATION: The acreage in the Development Agreement is approximate. A Record of Survey was later done by Great Basin Engineering (stamped on 3/19/2020). This was stamped by the surveyor and recorded in the County Surveyors office. This Record of Survey is a survey performed by a licensed professional surveyor in the field (on-site) and is the best information available. Its purpose is to establish the actual property acreage, considering all previously recorded title information and reconciling any discrepancies with field data and observations. Unless it is found to be in error, the field survey constitutes the ultimate authority on the size of the property. Staff review of the Record of Survey did not identify any substantive errors were found. We are not aware of any facts that would negate the validity of the survey. The property zoned C-O is 2.914 acres. The property where the detention basin is located is not zoned C-O and is therefore not part of the calculation. Based on 2.914 acres with the maximum density of 25 unit/acre, this calculates to 72.85, which rounds down to 72 units. Based on the ROS, the detention basin property is 11,372 sf (0.261 acres). Therefore, the total development is 3.175 acres.
4. GEOTECHNICAL: All the required studies have been performed and give direction on what needs to be done in order to build the buildings and retaining walls proposed. Final design of the retaining walls by a licensed professional engineer is still required and must be provided to the City prior to final approval. The only hazard identified that needed further mitigation measures incorporated was radon gas. The buildings will be required to have a radon gas mitigation system.
5. SEWER: The sewer system for the development is a gravity system. No pumping is required. The outfall line for the site will go under the canal to the north and connect into the top of the system in 7800 South. This line has relatively few existing connections and we are not concerned with its ability to meet the

anticipated demand. The sewer is not connected to the line in Deer Run Drive and will have no impact to any resident on Deer Run Dr.

6. DETENTION BASIN: The detention basin will have a liner underneath it to prevent the infiltration of storm water into the ground to protect any adjacent homes from being impacted by this storm water. The ground surface will also be graded so that in the event of a storm with an intensity higher than the 100-yr storm, the storm water will be directed back out to 2700 East and away from any property or homes to the west. The detention basin will be maintained by the development HOA and subject to code enforcement if not adequately maintained. The detention basin property will remain the property of the HOA and is not intended to function as a public park. Fencing is required along the canal property line and may be required around the rest of the detention basin if there are safety concerns that can be mitigated with a fence. There are a few detention basins throughout the city that are fenced, but most are not. The aesthetics of a fence may also be considered.

CONDITIONAL USE PERMITS

The Commercial Overlay (C-O) Zone requires that this development receive a Conditional Use Permit for the Site Plan because it is over 1 acre. Title 10-5N-2.A states that "Because of the possible adverse impacts of large scale commercial developments on surrounding neighborhoods, in terms of site design and layout, traffic control, as well as visual appearance, all C-O developments greater than one acre shall fall under the conditional use permit procedure pursuant to chapter 7 of this title."

While the CUP Application for this development would come with the final approval, due to the nature of this development and its associated topography, it makes sense to address any concerns with the preliminary plans before proceeding to final approval. Any uses occupying the commercial space that are listed as conditional uses in the C-O zone would require separate conditional use applications and approval (e.g. daycare).

Planning Commission's responsibility and authority as it relates to conditional use permits is outlined in City Code 10-7-3 and 10-7-10.

CONDITIONS, COVENANTS &RESTRICTIONS

The HOA's final CC&Rs are required to be submitted along with final plans. For this development, among other things, the City will require the CC&Rs to memorialize the parking and hours of operation limitations contained in the Development Agreement.

LANDSCAPING

The percent landscaping was taken from the table on Sheet C300 (Site Plan – Overall) of the Civil Site Plans from Entellus entitled "Area Tabulation." This table only represents the main site (2.914 acres) and does not account for the detention basin area. However, all the detention basin area would count as landscaping. Therefore, the development meets the requirement.

BUILDING HEIGHT

The C-O zone allows a maximum building height of 3-1/2 stories or 50'. All structures are under the 50' height restriction. This is measured from the front of the building facing the public street. You will see that Building A, the south eastern most building, has 4 floors. This was a factor of much debate among the staff and developers. It was argued by developers that the bottom floor of that building is a basement. Initially, Buildings A and B were one building and at that time the bottom floor clearly did not meet the definition of a basement. Developers subsequently split the building in two and adjusted elevations to meet the definition of a basement. Staff then had to concede that the bottom floor met the definition of a basement; therefore, the buildings are technically only three stories and meet the height restriction. Building A is using the bottom floor (parking lot level) for the Daycare. Building B is using the bottom floor for individual private storage for the residents of the development. The second floor of Building B (parking lot level) will be used for commercial.

BUILDING C STAIRWAYS

The initial fire report indicated that Building C did not have sufficient stairways for the number of units. A subsequent floor plan was provided by the developers showing sufficient stairways.

BUFFER YARD VARIANCE

A buffer yard is required on the southwest sides from Deer Run Drive to the canal. The required buffer yard is provided along the first 351' from Deer Run. At that point the grade has fallen sufficiently that a retaining wall is

required to retain the parking lot along the rest of that southwest side. Because the retaining wall varies from 6' in height to about 14'. Developers are requesting that the retaining wall be allowed to take the place of the required 6' masonry wall. The retaining wall is set back from the property line about 18'. This 18' would be planted with the required buffer yard trees which will help screen the retaining wall and parking from the adjacent residential lot. At the top of the retaining wall is a 42" fence that will provide further screening for the parking area. Also, between the retaining wall and the parking lot is a 2.5' planter which together with the 18' planter below the retaining wall creates a total of 20.5' of planter along this property line.

The purpose of the buffer yard is being met with the proposed design and keeps the area visible and accessible. However, the City does not have to grant the variance and can require the 6' masonry wall to be installed. The Planning Commission must make a recommendation to the City Council on the variance request.

Commissioner Grubb moved to table the Preliminary Site Plan & Improvements for The Lofts at Deer Run (approx. 3.21 acres), located at Approx. 7870 S 2700 E by Developer Joseph M Cook of Deer Run Investments, LLC until 16 September 2020. Commissioner Johnson seconded the motion. Commissioner Osborne called for a roll call vote. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

REPORTS:

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

Commissioner Osborne: He read the order on public meetings.

Order on public meetings: read by Commissioner Osborne is as follows:

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 UPOND 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.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 9:50 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

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: **10 September 2020** **TIME COMMENCED:** **6:00 p.m.**

LOCATION: **Electronic Meeting through Zoom**

PRESENT: **COMMISSIONERS:** **Tim Grubb**
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER: **Barry Burton**

CITY ENGINEER: **Brandon Jones**

CITY ATTORNEY: **Jayme Blakesley**

DEVELOPMENT COORDINATOR: **Kimberli Guill**

Transcriber: **Minutes transcribed by Michelle Clark**

ATTENDEES: Jeremy Draper, Kelly Parke, Marty McFadden, and Blair Halverson.

PLEDGE OF ALLEGIANCE: Commissioner Boatright

Read Electronic Meeting Declaration: Commissioner Osborne
Order on public meetings: read by Commissioner Osborne is as follows:

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 UPOND 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.

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

ACTION ITEMS:

Approval of Consent Agenda

a. 13 August 2020 Minutes

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

Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility by Kelly Parke:
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.

Kelly Parke apologized for the 3v3 tournament that took place on August 1, 2020. He was told there would be 85 participants, which was a miscommunication, because they had 85 teams. He explained this what not their intent or La Roca's intent. He has amended his agreement with La Roca since then.

Commissioner Osborne questioned what the capacity at the soccer facility. Kelly discussed how they try to keep the number at 100 vehicles. Commissioner Johnson brought up concerns from residents include individuals driving through Maple Farms Subdivision. He asked if the event could provide a barrier west of Raymond Drive on 6650 South to redirect traffic to South Weber Drive. He said there have been several complaints of speeding. Kelly does not think he has the

authority to do that, but they do try to inform their players to not travel through this subdivision. Commissioner Johnson suggested asking the city council to look at some sort of barrier on 6650 South. Commissioner Grubb is in favor of that. He discussed it will be difficult to eliminate traffic going to the facility, but it will help when individuals leave. Commissioner Osborne suggested the possibility of a right turn only.

Commissioner Walton referenced City Attorney, Jayme Blakesley's, letter of September 4, 2020. Item #2 states, *the proposed development shall not overload the carrying capacity for which local streets were designed*. Commissioner Grubb opined the traffic is detrimental to the neighborhood and should be forced to use South Weber Drive and 475 East, which are streets that are set up for high amounts of traffic. Commissioner Osborne discussed how difficult it can be to control traffic and how to know who is going to the facility and who is not. He feels this is an enforcement problem. Commissioner Walton suggested exploring one-way traffic out of one of those streets. Commissioner Boatright is not in favor of a one-way street because that affects residents as well. He believes it is unfair to ask a property owner to control the traffic coming off his property, and he does not see how it can be enforced. Commissioner Johnson suggested the city move the barriers west from 6650 South to Silver Oak Lane. City Planner, Barry Burton, expressed moving the barriers would help with the traffic and cut the access onto the west of 6650. City Engineer, Brandon Jones, stated if the barriers are moved, there will need to be a turnaround. Barry discussed the only other option is to install signs, but individuals sometimes do not pay attention to them. Commissioner Boatright does not understand how the traffic relates to the CUP. Barry stated the planning commission can make recommendation to the city council. Commissioner Osborne suggested limiting the number of vehicles to a maximum of 100. Commissioner Johnson recommended Blair Halverson, City Council member, take the request for moving the barriers to the city council.

Hours of Operation:

Kelly asked the planning commission to review the 6:00 a.m. to 10:00 p.m. hours of normal operation from Monday through Saturday. He thinks this will become a legal situation because the original CUP did not include those hours of operation. Jayme discussed it was orally stated in the motion the operation hours were 6:00 a.m. to 10:00 p.m. in 2016. Kelly commented he needs to operate on Sunday, and he feels he needs the option. He is not aware of games or practices going until 1:00 a.m. He asked if the hours of operation could be 6:00 a.m. to 11:00 p.m. except for New Year's Eve. Commissioner Walton asked the city attorney if the city can influence hours of operation. Jayme said if it relates to parking and traffic, they can.

Jayme discussed Conditional Use Permit #16-05 and conditions that were required at the time of approval. He explained a review of the CUP was held on April 10, 2018 following that review a list of six more conditions were proposed, approved, and added to the CUP by the planning commission on May 10, 2018.

Councilman Blair Halverson expressed he receives several complaints concerning the hours of operation of this facility. There is not noise coming from the inside of the facility, but outside with vehicles honking, etc. He explained he has been at the facility many times and has seen vehicles after 10:00 p.m. He feels Kelly needs to decide to schedule games earlier or the hours of operation need to change. Commissioner Osborne suggested 11:00 p.m. with everyone being off the premise by then. Kelly stated he cannot guarantee everyone will be off the premise. Kelly suggested stopping operations at 11:00 p.m. Commissioner Osborne suggested operations stop at 10:00 p.m. Kelly is very concerned about stopping at 10:00 p.m. because of the earning potential of that last hour. Commissioner Boatright asked if the facility is used on Sunday. Kelly explained La Roca has used the facility on Sunday with out of state teams using the facility Friday to Sunday. Kelly stated the 2018 CUP does not specify anything about not operating on Sunday.

Commissioner Johnson asked about noise restrictions in the city. Barry stated the city does not have a noise ordinance, but they do have a nuisance ordinance. Commissioner Boatright is fine with seven days a week but isn't sure how to enforce people in the parking lot or driving behavior. Commissioner Osborne asked Kelly if he is okay with 10:30 p.m. Kelly voiced he would really like 11:00 p.m. He knows if he must be done by 11:00 p.m., he will be done by 11:00 p.m. Commissioner Grubb had the impression you were going to end at 10:30 p.m. Kelly is not sure what time her last game is scheduled. Blair commented he has discussed with La Roca staff the schedule and he was told they try to end by 10:00 p.m.

Parking:
Barry stated there are 64 parking spaces in the paved parking lot and approximately 44 parking spaces in the overflow.

Commissioner Grubb suggested a speed limit sign on 6650 South with a right turn only sign exiting the La Roca parking lot and onto South Weber Drive.

Buffer Yard:
Commissioner Grubb stated the buffer yard has been discussed before but it is poorly put together. He recommends taking the entire length along the east side of their property and install a columnar pillar type shrub type hedge that grows 15' tall and creates a visual buffer. He feels this is a simple request and will help visually achieve the purpose. Barry pointed out the fire lane next to the building goes right up to the property line. Commissioner Boatright asked about the condition for the buffer yard in the 2016 CUP. Commissioner Grubb commented the 2016 buffer yard condition did not accomplish the goal. Barry suggested it be a large shrub appropriate to the climate and grows at least 8'. Commissioner Grubb conveyed a shrub will help block the sound and light. It was recommended the shrub be 15' tall, planted the length of the east side property line, and create a solid screen.

Fence:
Commissioner Grubb stated the fence needs to be repaired. Kelly stated it will be repaired.

Commissioner Grubb moved to recommend to the city council approval of Conditional Use Permit Review: CU 16-05 South Weber Soccer Facility for Kelly Parke. Subject to the following:

1. **The original conditions of CUP 16-05 including four items in table and six items following review of April 10, 2018.**
2. **Hours of operation 6:00 a.m. to 10:30 p.m. Monday thru Sunday with the exception of New Year's Eve.**
3. **City install a right turn only sign exiting the premise.**
4. **City install speed limit sign on 6650 South.**
5. **Maximum of 100 vehicles onsite.**
6. **Install buffer screen with shrubs appropriate to the climate with a minimum height of 15' and solid screen.**
7. **Owner to repair fence.**

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

Discussion: Stephens Property Concept Discussion:

Marty McFadden, of Blue Ox Development, discussed the proposed plan for the Stephens property. He stated 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 like 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.

Commissioner Boatright is not in favor of the storage-units because they don't bring much tax revenue. Commissioner Walton commended the developer in reaching out to the community to get a better idea of what residents want, but he isn't sure about the storage units either. Commissioner Osborne questioned how the gas station will look like the rest of the proposed concept for Kingston Village. Commissioner Boatright feels as a few pieces were moved around and the only thing added was the historic park. He does not feel much of the last discussion was heavily incorporated into this. Commissioner Osborne asked why there is not a 3-D map. The developer doesn't want to spend thousands on a concept but would like to know what the planning commission does and does not want. Commissioner Johnson suggested removing the storage units. He feels any residential along Old Fort Road may be a hazard to people who live there. He suggested the front area along Old Fort Road to be commercial. He only sees one entry into this area and there needs to be at least two more to be safe. He thinks the historic park should be enlarged and he is not sure of the location next to the residents. Commissioner Walton is in favor of an amphitheater. Commissioner Johnson feels there are too many condominiums and suggested removing half of them. Commissioner Walton recommended the retail storefronts found on slide 6. He is concerned about public housing in between the housing area. He likes the meandering approach with non-linear sidewalks. He is not opposed to storage units but is concerned about how they are put on the site and what is done visually to them.

Commissioner Johnson pointed out the Economic Development Study for South Weber City conducted in July 2008 has some suggestions for the site. He would like to see a nice restaurant. Commissioner Osborne wants to see the plan and does not feel comfortable with where this conversation is going. Commissioner Boatright asked if the developer is envisioning office space, retail space, restaurant space, etc. Commissioner Walton discussed there not being a standard. Marty stated the feedback is exactly what they need. Commissioner Osborne expressed he does not even know where the amphitheater will go and what it will look like.

Commissioner Johnson discussed further down the road there will be more residents in South Weber City, and they will want to see more commercial. Commissioner Osborne thinks the future is about services and entertainment. Commissioner Boatright suggested commercial that is quaint and will draw people to stop at this development. Marty discussed hotels pushing restaurants. Commissioner Osborne suggested the developer take what they have to city council. Commissioner Walton feels the planning commission should be making recommendations to the city council. Commissioner Osborne stated the developer has a right to go to the city council if they want. Marty asked about uses and received feedback on the storage units. He asked how the planning commission feel about hotels. Commissioner Walton pointed out it is allowed in the zone. Commissioner Johnson is not in favor of a truck stop. Commissioner Boatright needs more information. Commissioner Walton is opposed to an Architectural Review Committee. Commissioner is not in favor of the layout with residential along Old Fort. He does not oppose residential or commercial but feels there needs to be more commercial with a better layout. He is not opposed to the storage units but doesn't like the location. The developer discussed the location of the storage units and the location being by the trees.

Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots): Planning commission approved the preliminary plan for Riverside Place 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.

Commissioner Osborne has reviewed the reviews from the city engineer and city planner. Jeremy Draper questioned the fence along the posse grounds needing to be a chain link fence and whether there can be two fences – one chain link and a vinyl fence. Commissioner Osborne stated the posse grounds will remain. Brandon stated the chain link is a requirement because it is agricultural bordering residential. Jeremy asked if the current chain link will remain. Commissioner Boatright pointed out several trees were uprooted with this last windstorm. Blair stated the current chain link fence is in poor shape and from a livestock standpoint the city code requires a minimum of a 6 ft. chain link. Barry discussed vinyl fencing not being conducive to livestock. He recommends the chain link. Jeremy stated he will install a chain link fence but may look at adding a vinyl fence as well.

Commissioner Grubb asked about note #4 on the plat concerning the power easement. He doesn't see the 50' power line easement on the west line of the property. Jeremy will make sure that is taken care of. Brandon explained this development isn't installing a land drain and that is why there are no basements.

City Engineer, Brandon Jones, review of September 4, 2020 is as follows:

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. Most 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.

City Planner, Barry Burton's, review of September 4, 2020 is as follows:

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.

Commissioner Grubb moved to recommend approval of Riverside Place Phase 5 Final Recommendation located at approximately 6750 S. 675 E. (Parcel 13-018-0081) 2.84 acres (11 Lots) subject to the following conditions:

1. **City Engineer, Brandon Jones, review of September 4, 2020.**
2. **City Planner, Barry Burton's, review of September 4, 2020.**
3. **Correction of note on plat to remove item #4.**

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

2020 General Plan Review and Recommendation:
The planning commission met on August 13, 2020 to discuss the third draft South Weber City 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.

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

Commissioner Grubb suggested the property south of Morty's Car Wash be designated R-7. Barry will make sure that is amended. Brandon discussed the Transportation Map and Kingston Road going through or not. The planning commission agreed to leave Kingston Road the way it is. Jayme commented there was a May amendment to Utah Code 10-9a-404 which states another public hearing will need to be held at the planning commission level. The code reads as follows:
Effective 5/12/2020
10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

(1) (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
(b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.
(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that it considers appropriate.
(b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for the planning commission's review and recommendation.

(4) The legislative body shall adopt:
(a) A land use element as provided in Subsection 10-9a-403(2)(a)(i);
(b) A transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and
(c) For a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.

Amended by Chapter 434, 2020 General Session

Commissioner Boatright moved to recommend sending the 2020 South Weber City General Plan to the city council for review after the public hearing. Commissioner Grubb seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 9:15 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

September 9, 2020

Dear South Weber City Council,

We the Haslam family write to you with great concern regarding the La Roca soccer field and its patrons. As a short introduction, we are a family of five. Jake and Sarah Haslam are the parents of 3 children, Isabelle(5), Ava(2), and Royce(6 months). We recently moved into 297 East Old Maple Road and have enjoyed our time getting to know the new area and our neighbors. We are excited to have a home surrounded by other young families and a place that we will be able to raise our family for many years to come.

Upon moving in, we were very surprised by the amount of traffic coming from I84 direction to La Roca soccer fields. We have a great fear not only for our children, but the other many children that live in and around the neighborhood. We are greatly concerned that with the amount of traffic passing our homes, and the speed at which they do so, it is only a matter of time before irreversible tragedy occurs. We see this as entirely avoidable and call on the commission to take action to help regulate La Roca and its patrons in a way that will keep South Weber residents safe. We echo the voices you have heard and plead for your help in maintaining a safe environment for our children.

We are grateful for your public service and trust you will represent us well to attain a favorable outcome.

Sincerely,

The Haslams

Planning Commission Meeting Date: October 08, 2020

Name: Kimberli Guill

Agenda Item: General Plan Public Hearing

Background: Planning Commission Recommended approval of the General Plan to the City Council on September 10, 2020. Planning Commission is required by state law to hold a public hearing AFTER recommendation but prior to the City Council's final review and decision. After the public hearing, the Planning Commission has the option of making changes based on the public hearing before forwarding it to the City Council for review and decision.

Summary: Required Public Hearing before moving General Plan to City Council

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.[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 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.

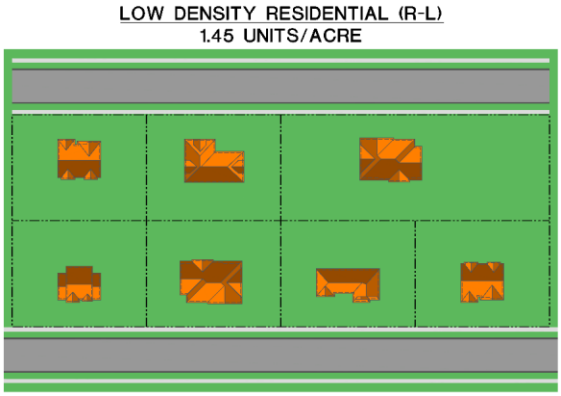
It is important to reserve adequate space for moderate income housing which in the current market will take the form of multi-family residential areas (See most recently adopted Moderate Income Housing Plan on City website).

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.*

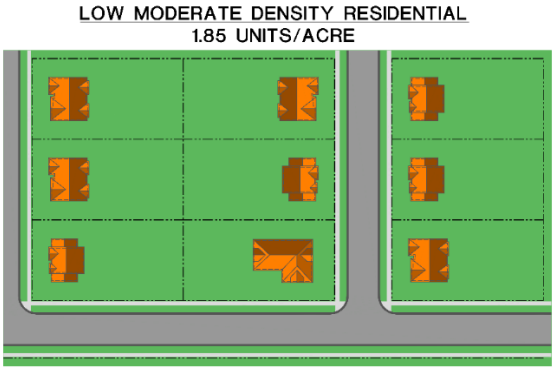
1. Very Low Density allows 0.90 dwelling units per gross acre[4] or less.



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



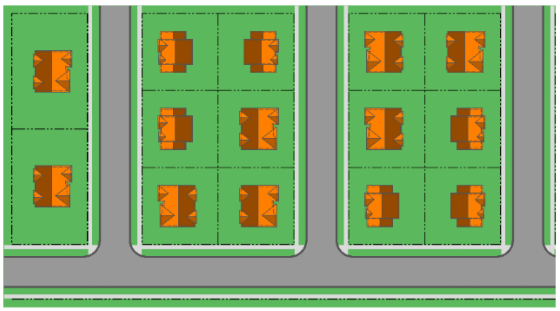
3. Low-Moderate Density allows 1.46 to 1.85 dwelling units per gross acre.



[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.

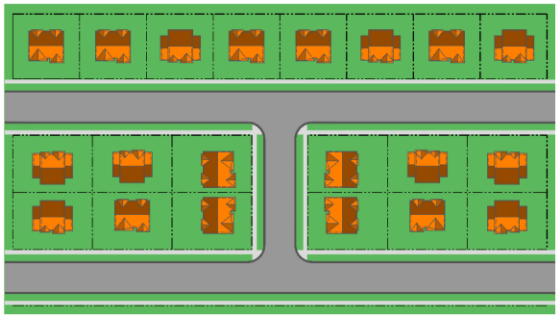
4. Moderate Density allows 1.86 to 2.8 dwelling units per gross acre.

MODERATE DENSITY RESIDENTIAL
2.8 UNITS/ACRE



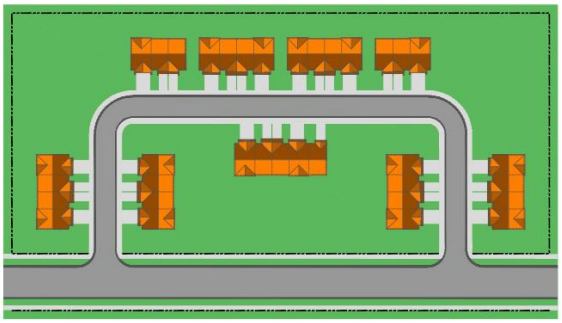
5. Residential Patio allows 2.81 to 4.0 dwelling units per gross acre.

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

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

PROJECTED LAND USE MAP

SHEET: 1 OF SHEETS 0

JA

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

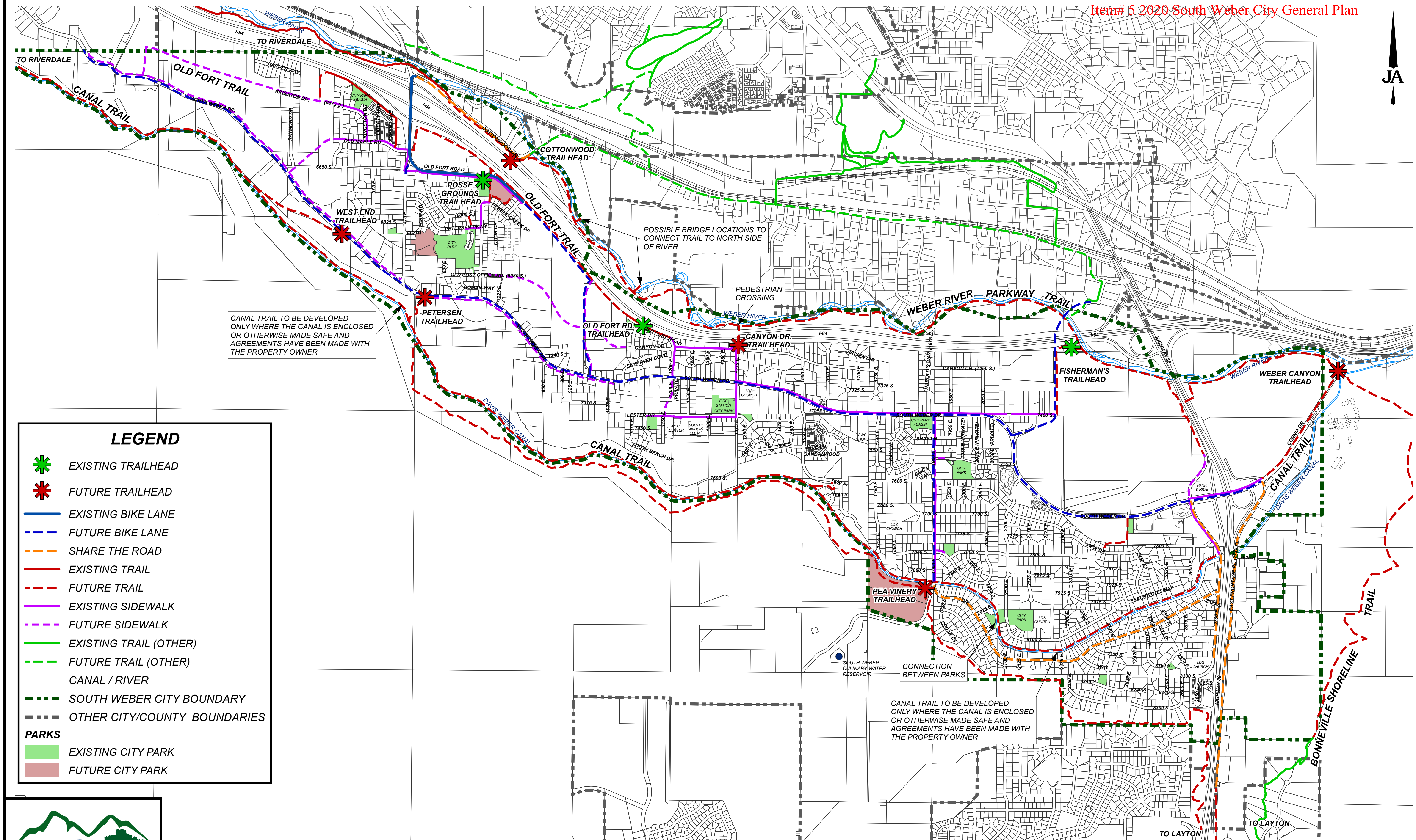
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DESIGNED BEB
DRAWN BEB
CHECKED BKJ

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

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

DESIGNED: BEB
DRAWN: BEB
CHECKED: BKJ

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

ACTIVE TRANSPORTATION AND PARKS MAP

SHEET: 3 OF 0 SHEETS

JA

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

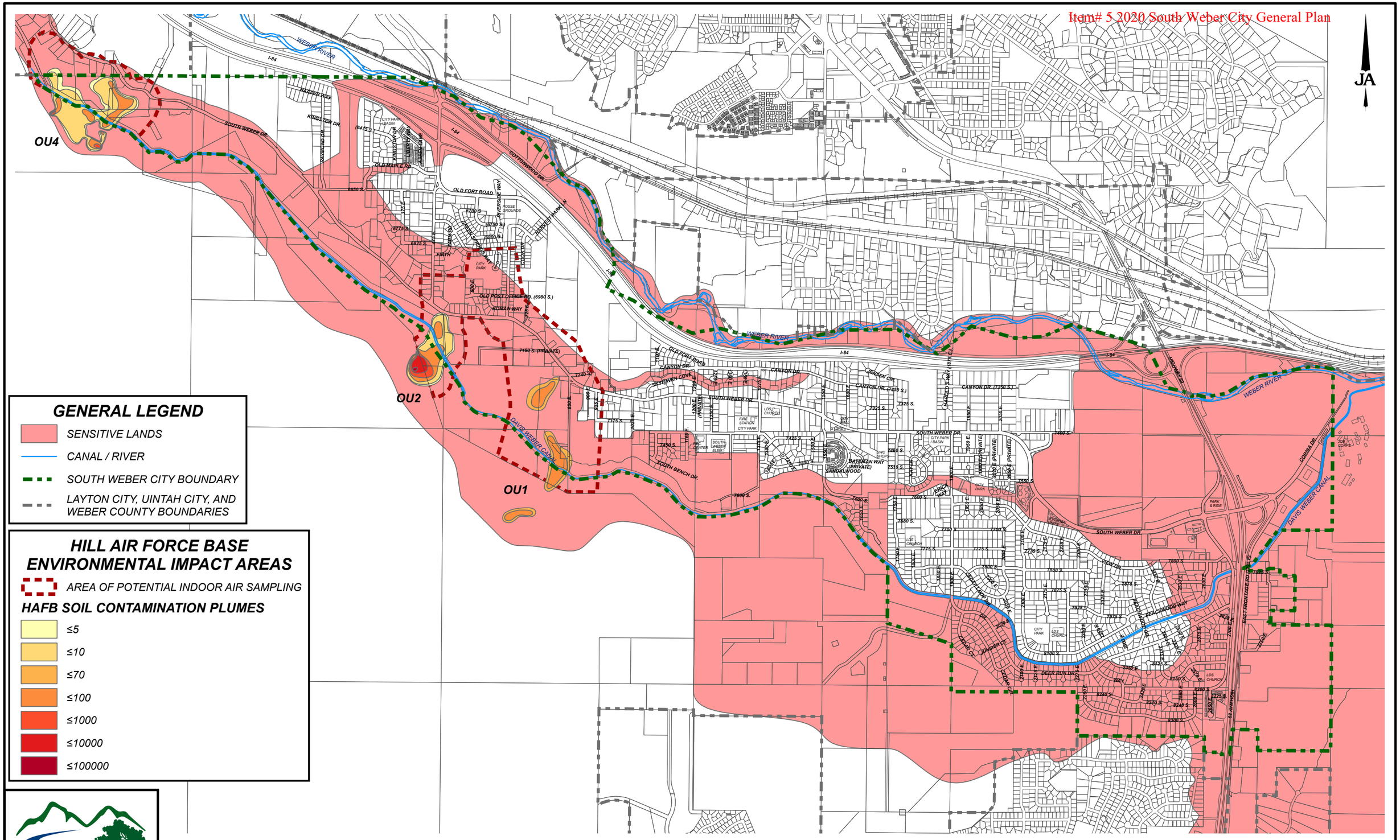
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DESIGNED BEB
DRAWN BEB
CHECKED BKJ

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

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
DRAWN BEB
CHECKED BKJ

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION
GENERAL PLAN
SENSITIVE LANDS MAP

SHEET: 5 OF SHEETS
0

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

RE: SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT – Plat
SALON SUITES – Site & Improvement Plans
Engineering Review Memo (Preliminary)

Date: September 30, 2020

Our office has completed a review of the Preliminary Plat (dated September 22, 2020) for the South Weber Drive Commercial Subdivision 2nd Amendment and the Site & Improvement Plans (dated September 23, 2020) for the Salon Suites. Some comments are included just for information.

GENERAL

E1. UDOT Approval. The western access was approved by UDOT back in 2015 and constructed shortly thereafter. It is a 40' wide driveway. Any construction occurring as part of this project inside the UDOT ROW will require the necessary encroachment permit filed by the contractor doing the work.

E2. South Weber Drive Striping. We are concerned about the current striping for westbound traffic on South Weber Drive approaching the western access. We would recommend the striping for two lanes continue past the entrance and merge following the entrance. However, this will need to be approved by UDOT. This should be done before final approval.

E3. Parking. It was discussed with City Staff that a minimum of 24 stalls would be required based on the use as a salon with 12 suites in the building (2 stalls per suite). The site plan provides for 27 (2 of which are ADA), which exceeds the requirement. If in the future a different use is desired, the parking requirement will need to be re-evaluated.

E4. Fire Flow. Public Works will conduct a fire flow test with existing fire hydrants as close to the proposed development as possible. The results will be supplied to the Fire AHJ as needed for final review.

PLAT

E5. No Comments.

IMPROVEMENT PLANS

E6. The plans show a proposed secondary water service on Sheet 1. This needs to be deleted as culinary water is being used for outdoor irrigation purposes. Sheet 2 shows it correctly.

E7. An encroachment permit will be required by UDOT for the installation of the water service and cutting of the asphalt in South Weber Drive.

E8. Details of the proposed LID measures will be needed for final.

RECOMMENDATION

E9. Based on our review, the requirements for Preliminary Approval of the plat and site improvements have been met. Therefore, we recommend approval, subject to the items requiring additional action being addressed prior the final submission.

SOUTH WEBER COMMERCIAL SUBDIVISION 2nd AMENDMENT
REVIEW
By Barry Burton 10.2.20

Proposal:

PL1 - This proposal is to create a third lot from the remainder parcel that was established earlier this year when the first amendment was approved. This subdivision was originally approved in 2016 with Lot 1 being for the strip mall where Burley Burger is located. In March of this year the first amendment was approved creating Lot 2 and a remainder parcel. Lot 3 will be the site of the Salon Suites development.

Development Considerations:

PL2 - All street improvements are already in place. There is no direct access to this lot, however, Mr. Murray has submitted a cross access agreement that will allow this property to utilize two existing access points from South Weber Drive. This is a very simple development proposal therefore this request is being processed as a preliminary/final subdivision plat combined.

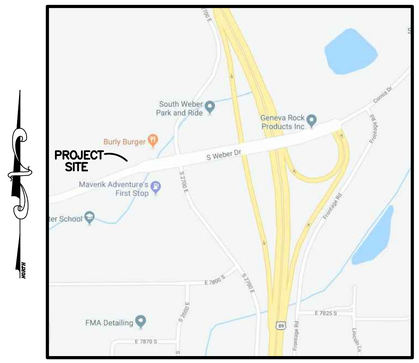
Recommendation:

PL3 - I recommend the Planning Commission forward this preliminary/final to the City Council with a recommendation of approval as proposed.

SHEET 1 OF 1

SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT

AMENDING ALL OF THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT
PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2020



VICINITY MAP
SCALE: NONE

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO AMEND THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE. ALL BOUNDARY CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE MEASURED LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 35 AND THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N45°02'41"E

LEGAL DESCRIPTION
ALL OF THE REMAINDER PARCEL OF SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE.

NOTES
1. CROSS ACCESS EASEMENTS ARE IN FAVOR OF LOTS 2, 3, AND REMAINDER PARCEL AND ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
2. SANITARY SEWER LINE IS PRIVATE AND TO BE MAINTAINED BY A BUSINESS OWNERS ASSOCIATION.
3. NONE OF THE LOTS ARE CONNECTED TO OR SERVED BY SECONDARY WATER

CURVE TABLE

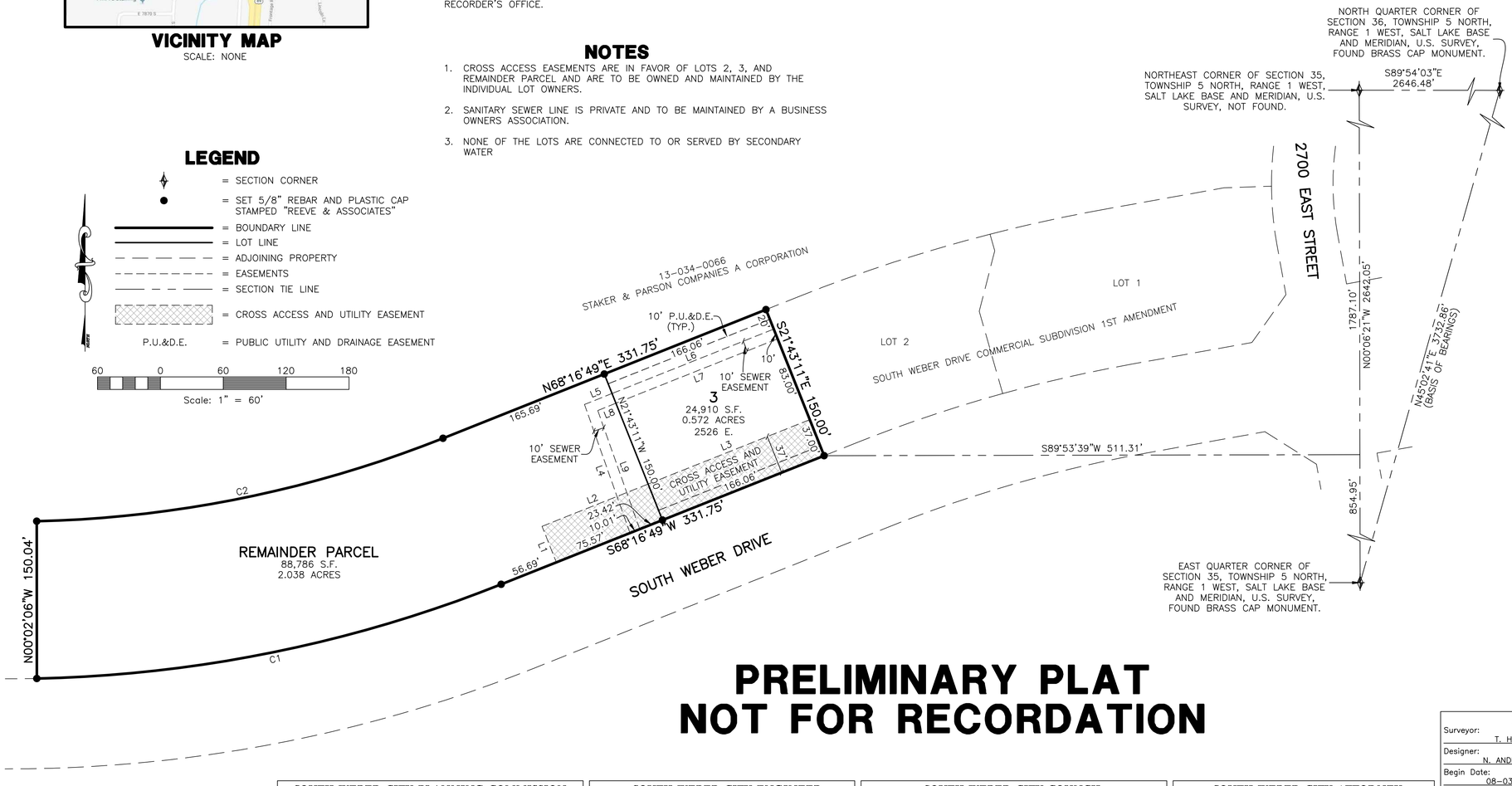
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1269.36'	454.61'	452.18'	229.77'	S78°32'24"W	20°31'12"
C2	1119.36'	397.84'	395.75'	201.04'	N78°27'43"E	20°21'50"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°43'11"W	37.00'
L2	N68°16'49"E	109.00'
L3	N68°16'49"E	166.06'
L4	N19°27'40"W	130.10'
L5	N68°16'49"E	28.30'
L6	N68°16'49"E	166.06'
L7	S68°16'49"W	166.06'
L8	S68°16'49"W	18.69'
L9	S19°27'40"E	120.09'

LEGEND
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = CROSS ACCESS AND UTILITY EASEMENT
- P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

60 0 60 120 180
Scale: 1" = 60'



PRELIMINARY PLAT
NOT FOR RECORDATION

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 SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT 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 AS SHOWN ON THE PLAT AND NAME SAID TRACT SOUTH WEBER DRIVE COMMERCIAL SUBDIVISION 2ND AMENDMENT, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS _____ DAY OF _____, 20___.

FOR: MURRAY FAMILY HOLDINGS LLC

DANNY LEE MURRAY

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 LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

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

_____
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.

_____ ATTEST: _____
SOUTH WEBER CITY MAYOR 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: SOUTH WEBER 2ND AMD.
Designer: N. ANDERSON	Number: 6195-07
Begin Date: 08-03-2020	Scale: 1"=60'
	Revision:
	Checked:

Reeve & Associates, Inc.
5160 S 1500 W, 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

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.

SALON SUITES
ARCHITECTURAL SITE PLAN REVIEW
By Barry Burton 9.28.20
For the Planning Commission

PL1 - The Planning Commission previously indicated they would consider this use "similar and compatible" with other permitted uses in the C-H Zone even though it is not specifically listed as a permitted use. Because this is considered a permitted use and the site is under 1 acre, it does not require conditional use approval, only architectural site plan approval from the Planning Commission. Chapter 10-12 of the zoning ordinance sets forth the issues the Planning Commission considers in reviewing an architectural site plan.

PL2 – Chapter 12 includes the following traffic considerations:

1. Traffic Safety and Congestion: Considerations relating to traffic safety and traffic congestion:

a. The effect of the site development plan on traffic conditions on abutting streets.

b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.

c. The arrangement and accuracy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 8 of this Title.

d. The location, arrangement and dimension of truck loading and unloading facilities.

e. The circulation patterns within the boundaries of the development.

f. The surfacing and lighting of off-street parking facilities.

Access and parking look sufficient in terms of number of parking spaces and width of access drives. There are necessary shared access drives on both the east and west sides of this site. They will be paved as part of this project. The adjacent road, South Weber Drive, is an arterial road and traffic associated with this site should have minimal impact on it. There are no truck loading/unloading facilities shown, but the proposed use would not require it. Both pedestrian and vehicular circulation within the site look good as does the surfacing and area lighting.

PL3 – Provisions related to signs in 10-12 are:

2. Outdoor Advertising: Considerations relating to outdoor advertising. Compliance with the provisions of Chapter 9 of this Title.

The location of signage is shown with one wall sign on the building and one ground sign near the southwest corner of the site. Though the sign details are preliminary, size and lighting type have been provided and are in compliance with the provisions of Chapter 9. Sign compliance will be checked again when building permits are pulled.

PL4 – The following provisions relate to landscaping:

3. Landscaping: Considerations relating to landscaping:

a. The location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.

b. The placement of ground covers, shrubs and trees.

c. The unnecessary destruction of existing healthy trees.

d. A layout plan for a sprinkling system.

The planting plan looks good. There are no exiting trees to be concerned with. No sprinkler or irrigation plan has been provided yet. Developers have requested that they be allowed to produce the plan when the Planning Commission has approved the landscaping plan, so they only need to do it once. I have no problem with a subsequent staff approval of the irrigation plan, if the PC so approves.

PL5 – Provisions related to curb, gutter and sidewalk on public streets:

The applicant for site plan approval for multiple dwellings, commercial or industrial structures and all other business, public and semi-public buildings requiring motor vehicle access shall provide high-back curb, gutter and sidewalks along the entire street frontage of the property of any City road or street, except for entrances to the property, at which places the applicant shall provide curb cuts or private street entrances. (1989 Code § 12-18-004)

The adjacent public street, South Weber Drive, is already fully improved in this location. The curb cuts for this project are existing and are 40’ wide or more.

PL6 – A storm drainage plan including a low impact development (LID) component has been provided and will be addressed by the City Engineer, Brandon Jones.

PL7 – Area lighting has been included in the plans and a photometric analysis provided. It appears this project should not generate any negative light impacts.

PL8 – Chapter 12 includes the following design considerations:

4. Design Approval; Conditions: The Planning Commission or the Zoning Administrator, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of this Chapter as the Planning Commission or Zoning Administrator deem reasonable and necessary under the circumstances to carry out the intent of this Chapter.

This provision isn’t very helpful in considering architectural design as there are no standards or guidelines. However, the Planning Commission has been interested in seeing a more rustic look in other commercial developments. This building has a more modern design, although they

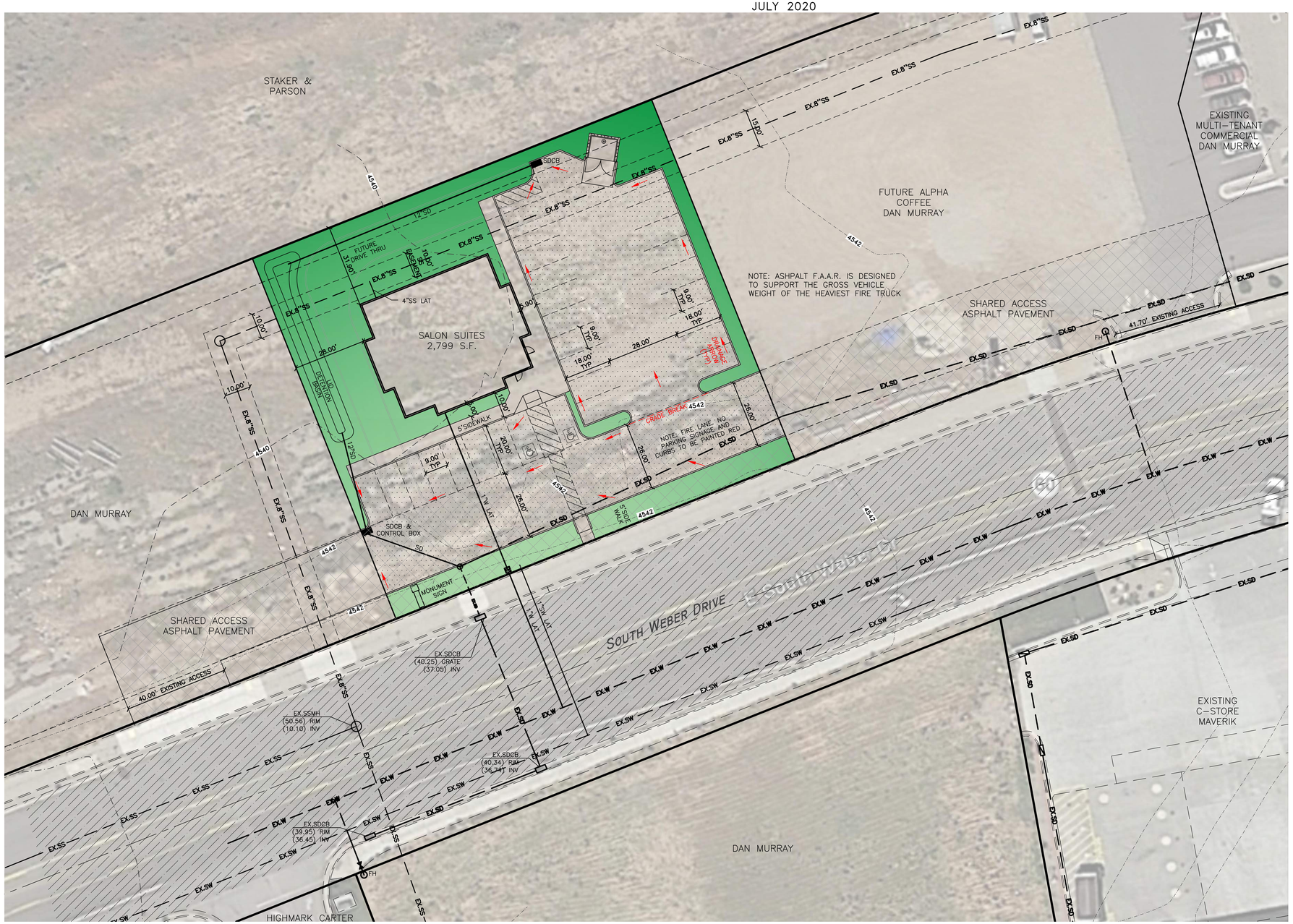
propose to use the same material and color palette as the commercial building to the east and the proposed Alpha Coffee building.

PL9 – Recommendation: I recommend granting Architectural Site Plan approval to this proposal with staff approval of a final irrigation plan, however; if significant architectural changes are required, this should be tabled until those changes are made.

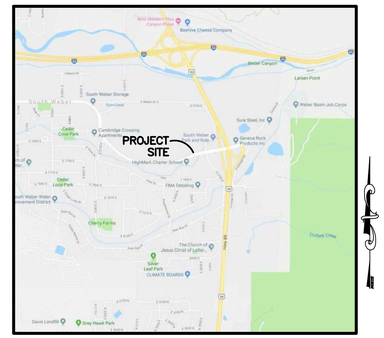
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Salon Suites
2526 E South Weber Drive
Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY 2020



20 0 20 40 60
Scale: 1" = 20'



Vicinity Map
NOT TO SCALE

SITE DATA

LOT 1 SOUTH WEBER COMMERCIAL SUBDIVISION
PARKING = 27 STALLS (2 ADA)
CURRENT ZONE = COMMERCIAL HIGHWAY
PROPOSED ZONE = COMMERCIAL
AREA = 24,910 S.F./0.57 ACRES
BUILDABLE AREA = 24,910 S.F./100%
BLDG AREA = 2,799 S.F./11.2%
LS AREA = 7,583 S.F./30.4%
SETBACKS
FRONTAGE 20'
SIDE & BACK 10'

Legend

= EXISTING ROADWAY PAVEMENT
= PROPOSED ASPHALT PAVEMENT
= PROPOSED CONCRETE
= PROPOSED STORMWATER DRAINAGE FLOW

Storm Runoff Calculations

Salon Suites
4757-09 9/22/2020 JO

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from the NOAA Atlas 14 database. Calculations have been completed for the required LID volume as stated by the State of Utah, based on historic storm events the 80th percentile storm for this area results in a rainfall of 0.55 inches.

The calculations are as follows:

Drainage Area:

Total Area =	0.57 acre or	24,910 ft²	
Runoff Coefficients			
Paved Area		14,528	C = 0.9
Roof		2,799	C = 0.9
Landscaped Area		7,583	C = 0.2
Weighted Runoff Coefficient			C = 0.69

LID Retention

80th Percentile Rainfall Event		0.55	in
Is the site Feasible for LID?		Yes	
LID Retention Volume		1142	c.f.

Aboveground Basin Sizing

Length	65
Width	15
Depth	2.5
Top Area	975
Bottom Area	0
Average Area	488
Volume	**1219 ft³**

SUMMARY:

The requried LID Retention volume is 1,142 cubic feet

FLOOD INSURANCE DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49011C0093E DATED 06/18/2007.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN addition, THE ABOVE STATEMENT DOES NOT REPRESENT REEVE AND ASSOCIATES OPINION OF THE PROBABILITY OF FLOODING.)

Developer Contact:
BRENT MURRAY
DIXON & ASSOCIATES
833 S 200 E
SALT LAKE CITY, UT 84111
PH: (801) 595-6400

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

REVISIONS
DESCRIPTION | DATE

Salon Suites
2526 E South Weber Drive
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Site Plan
Not to be Recorded

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

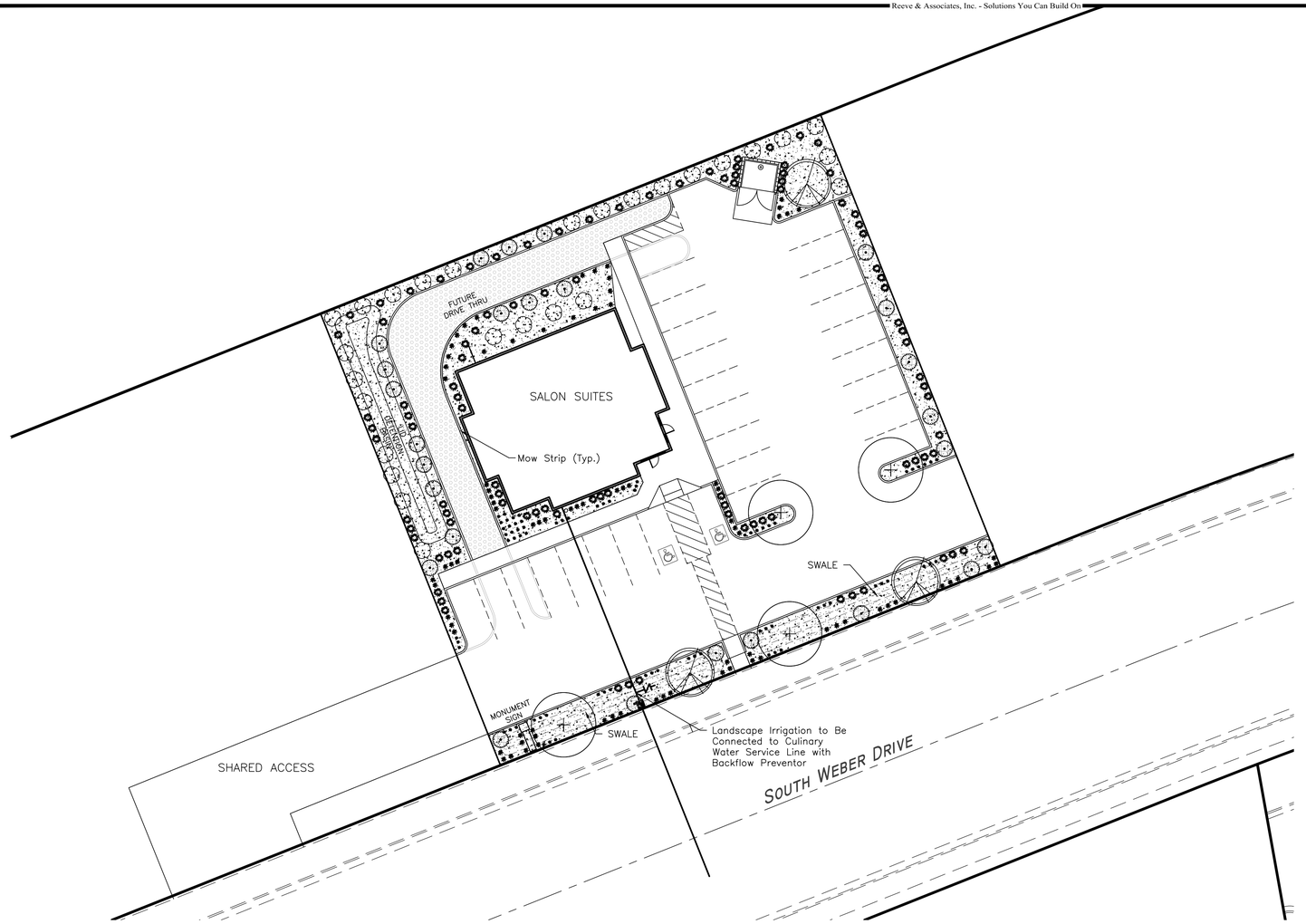
Project Info.
Engineer: J. NATE REEVE
Drafter: J. MEYERS
Begin Date: JULY 2020
Name: SALON SUITES SOUTH WEBER RD
Number: 4757-09

Sheet 1 | 2 Sheets

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LANDSCAPE TABLE

TREES

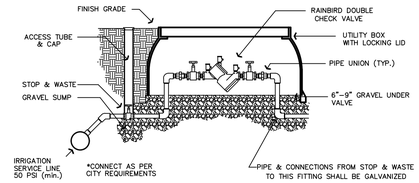
Quantity	Symbol	Scientific Name	Common Name	Size
4		Acer freemanii 'Celzam'	Celebration Maple	2" cal.
3		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
100		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
75		Festuca glauca 'Elija Blue'	Elija Blue Fescue	1 gal.
27		Forsythia x intermedia	Forsythia	5 gal.
83		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
26		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.

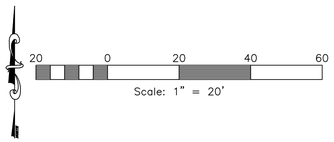
OTHER

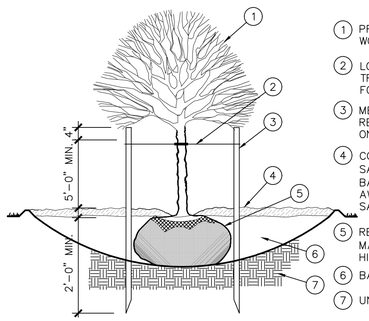
Symbol	Description	Size/Type
	Rock Mulch – 1"–2" Diameter, 3" Depth – Tan Color Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Minus 3" Depth
	Rock Mulch – 2"–4" Diameter, 3" Depth– Dark Gray Color Place over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Minus 3" Depth
	Concrete Mow Strip	6"x6"



BACKFLOW PREVENTOR & MAINLINE CONNECTION

SCALE: NOT TO SCALE



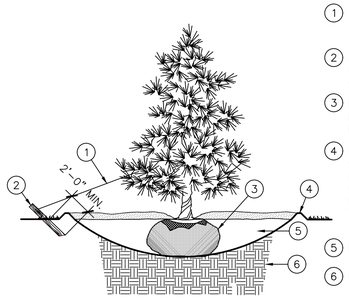


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T–POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

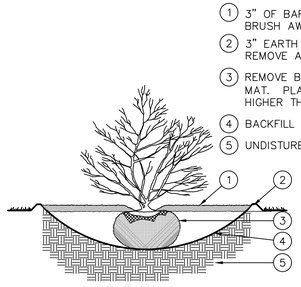


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"–3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

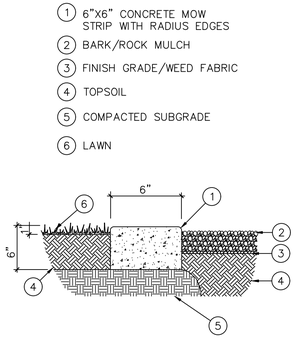


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.

Reeve & Associates, Inc.
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE
07.22.20 Preliminary Plan

Salon Suites
South Weber Road
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Preliminary Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE
Drafter: J. MEYERS
Begin Date: JULY 2020
Name: SALON SUITES SOUTH WEBER RD
Number: 4757–09

Sheet 2 of 2 Sheets

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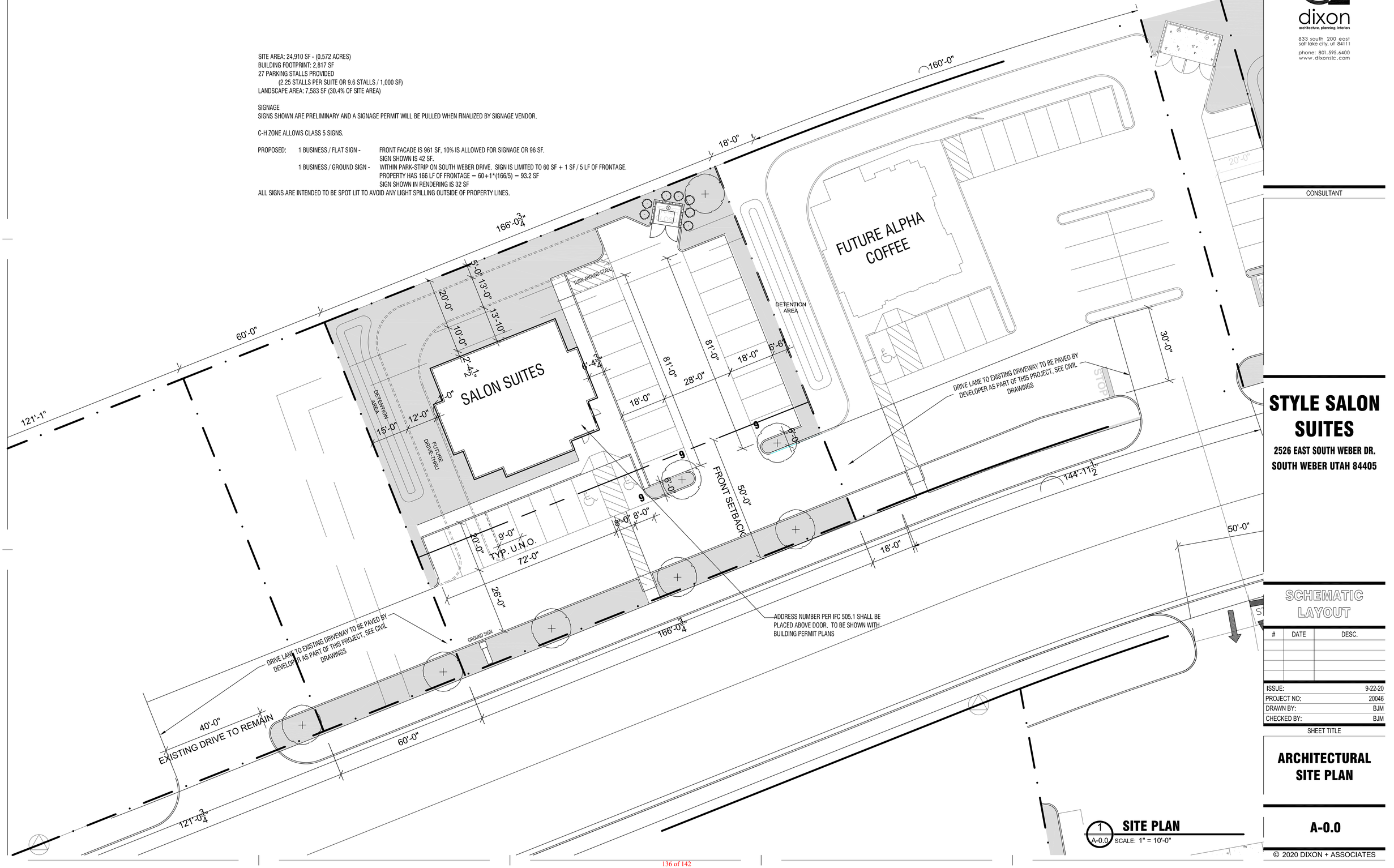
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SITE AREA: 24,910 SF - (0.572 ACRES)
BUILDING FOOTPRINT: 2,817 SF
27 PARKING STALLS PROVIDED
(2.25 STALLS PER SUITE OR 9.6 STALLS / 1,000 SF)
LANDSCAPE AREA: 7,583 SF (30.4% OF SITE AREA)

SIGNAGE
SIGNS SHOWN ARE PRELIMINARY AND A SIGNAGE PERMIT WILL BE PULLED WHEN FINALIZED BY SIGNAGE VENDOR.

C-H ZONE ALLOWS CLASS 5 SIGNS.

PROPOSED: 1 BUSINESS / FLAT SIGN - FRONT FACADE IS 961 SF, 10% IS ALLOWED FOR SIGNAGE OR 96 SF. SIGN SHOWN IS 42 SF.
1 BUSINESS / GROUND SIGN - WITHIN PARK-STRIP ON SOUTH WEBER DRIVE. SIGN IS LIMITED TO 60 SF + 1 SF / 5 LF OF FRONTAGE. PROPERTY HAS 166 LF OF FRONTAGE = 60+1*(166/5) = 93.2 SF SIGN SHOWN IN RENDERING IS 32 SF
ALL SIGNS ARE INTENDED TO BE SPOT LIT TO AVOID ANY LIGHT SPILLING OUTSIDE OF PROPERTY LINES.



1 A-0.0 **SITE PLAN**
SCALE: 1" = 10'-0"

dixon
architecture, planning, interiors
833 south 200 east
salt lake city, ut 84111
phone: 801.595.6400
www.dixonslc.com

CONSULTANT

STYLE SALON SUITES

2526 EAST SOUTH WEBER DR.
SOUTH WEBER UTAH 84405

SCHEMATIC LAYOUT

#	DATE	DESC.

ISSUE:	9-22-20
PROJECT NO:	20046
DRAWN BY:	BJM
CHECKED BY:	BJM

SHEET TITLE

ARCHITECTURAL SITE PLAN

A-0.0

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ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR	A	LINIER FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CH 1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE	F	FIRE ALARM PULL STATION
NON-FUSED / FUSED	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER	BUG/EYE / EGRESS	EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
EV	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
WP / A-1 / REF	MODIFIER / PANEL SPACE ASSIGNMENT / EQUIPMENT DESIGNATION	$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
		2	TWO POLE SWITCH		FIRE ALARM HORN
		3	3-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	D	DIMMER SWITCH		
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	K	KEYED SWITCH		FIRE ALARM STROBE CEILING MOUNTED
REF	REFRIGERATOR	T	TIMER SWITCH		
DW	DISHWASHER	M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN/STROBE CEILING MOUNTED
DISP	DISPOSAL	F	PADDLE FAN SPEED CONTROL. (CANARM "CN" SERIES)		
WASH	WASHING MACHINE	OC	OCCUPANCY SENSOR SWITCH	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
EWC	ELECTRIC WATER COOLER	LV	LOW VOLTAGE CONTROL SWITCH		
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		FIRE ALARM HORN CEILING MOUNTED
TR	TAMPER RESISTANT	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
	DUPLEX RECEPTACLE OUTLET	OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	QUAD RECEPTACLE OUTLET	$$	DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	a,b,c / a,b	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	B	SMOKE ALARM BATTERY-BACKED
				C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	220V RECEPTACLE OUTLET	aa	CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	D	DUCT SMOKE DETECTOR
				R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
	ISOLATED GROUND RECEPTACLE	S	OCCUPANCY SENSOR (CEILING MOUNTED)	S	SMOKE DETECTOR WITH SOUNDER BASE
	RECEPTACLE FLOOR DEVICE	DT	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)		HEAT DETECTOR
		PIR	PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		
	CEILING MOUNTED DEVICE	RC	ROOM CONTROLLER		GAS DETECTOR
	SPECIAL RECEPTACLE	LS	DAYLIGHT SENSOR	CO	CARBON MONOXIDE DETECTOR
				CO/NO2	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	MOTOR OUTLET	P	PHOTOCELL		ADA TWO-WAY COMMUNICATIONS SYSTEM
	EXHAUST FAN	V	VOLUME CONTROL	KP	ACCESS CONTROL KEY PAD
	THERMOSTAT OUTLET		WALL SPEAKER	CR	ACCESS CONTROL CARD READER
S	REMOTE SENSOR OUTLET		CEILING SPEAKER	Sds	ACCESS CONTROL DOOR STRIKE
	TELEPHONE OUTLET		SURVEILLANCE CAMERA	ML	ACCESS CONTROL MAG LOCK
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER	DS	ACCESS CONTROL DOOR SENSOR
	NETWORK AND VOICE OUTLET	NURSE	NURSE CALL ANNUNCIATOR PANEL		ACCESS CONTROL REQUEST TO EXIT
	WIRELESS ACCESS POINT CEILING MOUNTED	N	NURSE CALL EMERGENCY CALL DEVICE		PUSHBUTTON
TV	TELEVISION OUTLET	N	NURSE CALL EMERGENCY CALL LIGHT	B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
ϕ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1ϕ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3ϕ	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WATTHOUR
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVARS	PNL	PANEL	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS

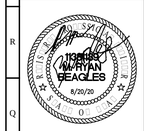
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	MANUEL MASBERNAT
ELECTRICAL DESIGNER:	CHASE CHRISTENSEN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E0.0	ELECTRICAL COVERSHEET
E1.1	SITE PHOTOMETRIC PLAN
E6.1	ELECTRICAL SCHEDULES AND DETAILS

ROYAL ENGINEERING
M.C.: 0
4
R: 13
C.R.C: 13
D: 13

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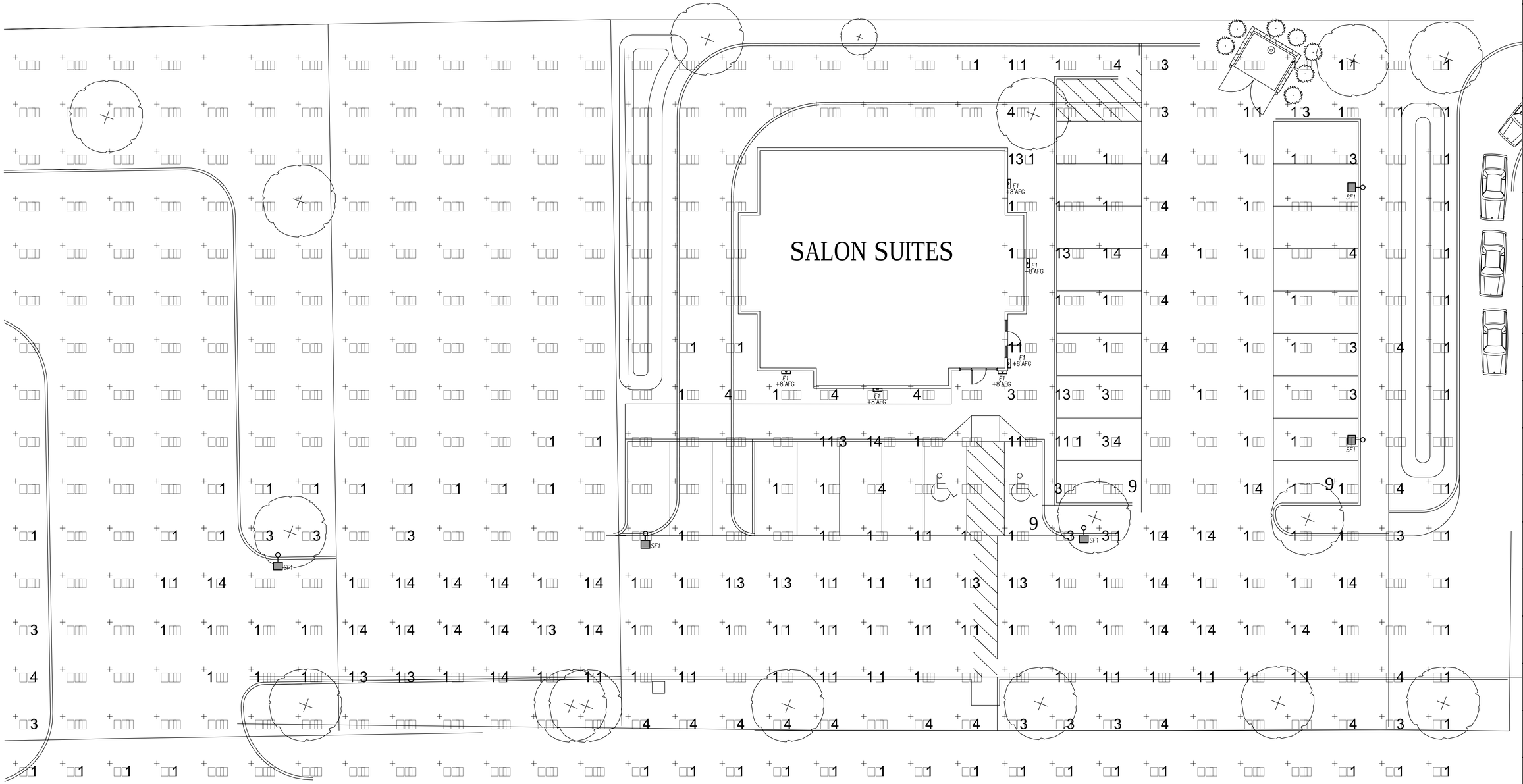
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PROJECT #: J20223.00

E0.0



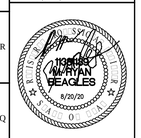
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SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

ROYAL ENGINEERING

M.C.:
R.:
D.:
C.R.C.:
T.A.:

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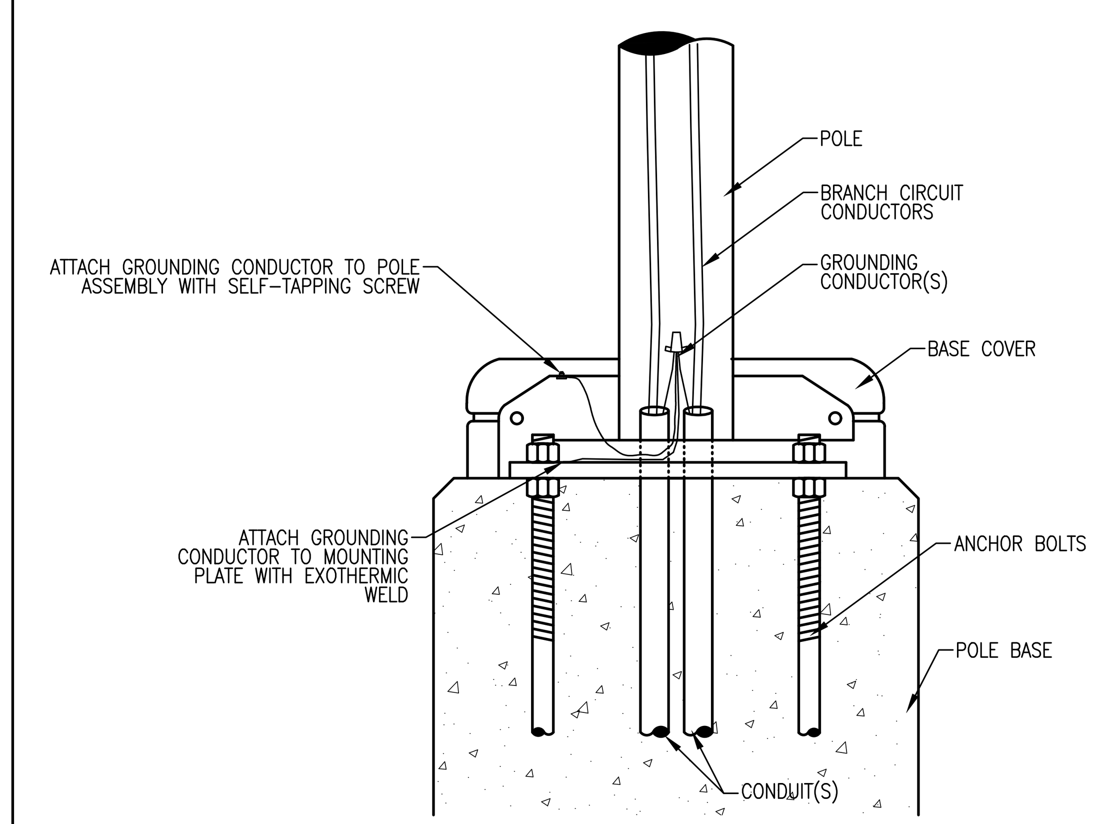
E1.1

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	LAMPS QTY.	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
□1	MC□R□□ □□D□□□□□□R □□□R□□□D□□□□□□□	□□□□□□1□□□□□□D□□1□□□3	□□D	□	1□□	□4	□□R□□C□ □ □□□	□□D□□□□□R□□R□□□□□□R□	

SITE LIGHTING FIXTURE SCHEDULE

FIXT #	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE VOLTS	FIXTURE #/POLE	FIXTURE WATTS	FIXTURE MOUNTING	LAMPS TYPE	LAMPS QTY/FIXT.	POLE MANUFACTURER	POLE HEIGHT	POLE CATALOG #	REMARKS
□□1	MC□R□□ □□D□□□□□□R □□□R□□□D□□□□□□□	□ □□□□ □ □□□□□1□□□D□□1□□□3□□□3□	□4□	1	□□	□□ □□	□□D	□	□□□□□□□ □□RDC□ MC□R□□ □□□□□D□□□□□□□ CM□ □□□□□D □□□	□□□□"	□□□□□□4C □□□□□□4□11 □□□□4□□□□□□□□ □□□□□□4□□1□□□□C□□ □□□□□4□□□□□□C□□C R□□□□□□4□11 4□□□□□□11□□□□□□4□C	

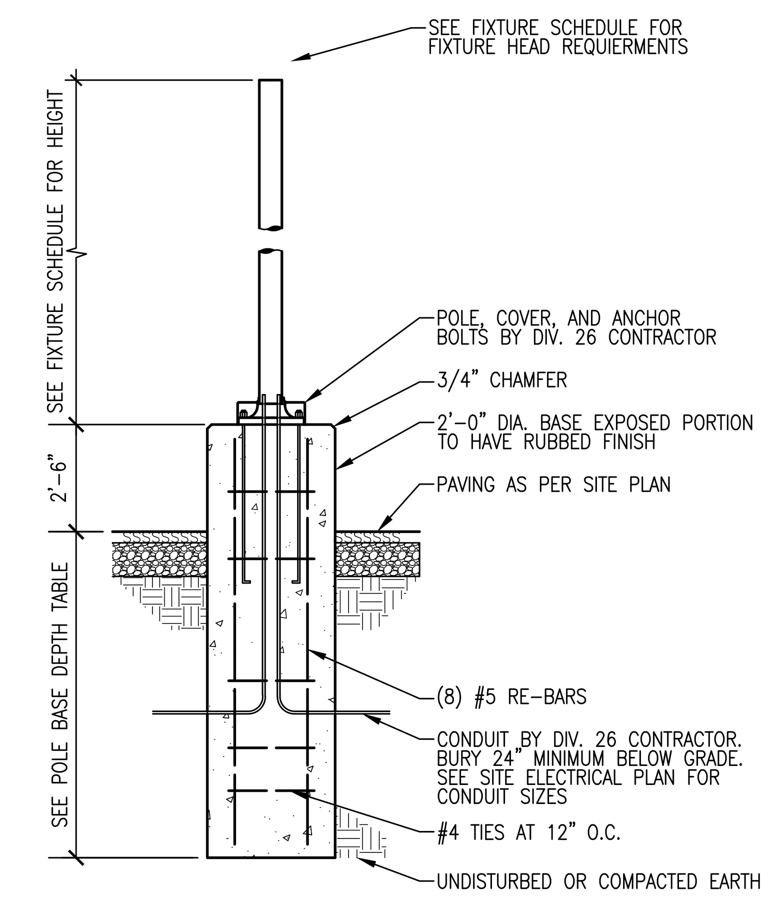


1 POLE LIGHT GROUNDING DETAIL

SCALE: NTS

POLE BASE DEPTH TABLE

POLE HEIGHT	FOOTING DEPTH
8'-0"	2'-6"
12'-0"	3'-0"
15'-0"	4'-0"
18'-0"	4'-0"
20'-0"	4'-0"
25'-0"	5'-0"
30'-0"	5'-0"
40'-0"	6'-0"



2 POLE BASE DETAIL

SCALE: NTS

ROYAL ENGINEERING

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1138139
M. RYAN BEAGLES
8/20/20

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ELECTRICAL SCHEDULES & DETAILS

DRAWN BY: | CHECKED BY:

DATE PLOTTED: 07/21/2020

PROJECT #: J20223.00

E6.1


THE
SALON
SUITES
THE
SALON SUITES


THE
SALON
SUITES
2526


53'-1"
8'-6"
THE
SALON
SUITES
5'-6"
19'-0"
2526
8'-0"
2526 E
THE
SALON SUITES
4'-0"