

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 December 17, 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 Walton
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. 2020-09-16 Minutes
 - b. 2020-11-12 Minutes
5. Final Site & Improvement Plans for Style Street Studios located at 2526 E South Weber Drive
6. Public Hearing and Action on PRELIMINARY Site Plan, Improvements & Amended Development Agreement for: The Lofts at Deer Run located at approx. 7870 S 2700 E by Developer Joseph Cook of Deer Run Development LLC
7. Planning Commission Comments (Boatright, Grubb, Johnson, Osborne, Walton)
8. 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: December 5, 2020

DEVELOPMENT COORDINATOR: Kimberli Guill

**ORDER ON PUBLIC MEETINGS OF THE
SOUTH WEBER CITY PLANNING COMMISSION**

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

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

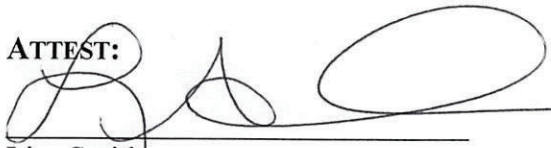
NOW THEREFORE, BASED UPON THE FOREGOING,

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

DATED this 1 day of DECEMBER, 2020.

By: 
Robert Osborne, Chair

ATTEST:


Lisa Smith
City Recorder

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 16 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 ATTORNEY:

Jayme Blakesley

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Fred Cox, Blair Halverson, Joseph Cook, Leland Martineau, and Enrique de varona.

PLEDGE OF ALLEGIANCE: Commissioner Walton

Read Electronic Meeting Declaration: Commissioner Osborne

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

NOW THEREFORE, BASED UPON THE FOREGOING,

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

DATED this 26 day of August 2020.

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 he has seen the new drawing and likes what he sees. Joseph Cook, of Deer Run Investments, LLC, conveyed he is trying to make a good faith effort with the city. He reported after reviewing the list of items from the planning commission meeting on 10 September 2020, they decided to move the buildings back from 2700 East towards the back of the property. The new preliminary site plan shows 147 parking spaces and 65 residential units. He relayed as well as reduce the number of buildings from 4 to 3. This project has gone from 72 units to 65 units. The building on 2700 East is still the same as the original (Building A) where the day care will be located. There is a large circular area for traffic flow. The red dotted area signifies fire access. There is a leisurely walking area along the canal. There will be a playground area and community pool with picnic area. There is an arcade connecting two buildings. Instead of the retaining wall, the buildings become the retaining. He explained there will be parking below the two buildings making this easy for residents to enter in and out of their units.

Leland Martineau, developer's engineer, discussed the lower wall which will be 8 ft. on west end and decreases going towards the street. The distance is 18 ft. to the wall and 20 ft. to the curb. Joseph reported there being proper lighting. The detention basin will be mow able grass and will include a liner in the bottom. The updated title report and recorded survey has been sent the city. He has not had an opportunity to meet with his attorney concerning the CC&R's yet.

Commissioner Osborne asked if anyone has a comment on the new site plan. Barry Burton, City Planner, asked about the landscape in front of the units. Leland explained it is landscaping on top of a structure. Barry pointed out this site plan is much more livable than the previous plan. He feels the residents will enjoy the development and there are more places for them to recreate. He expressed there is a better feel for the community. Commissioner Osborne agreed and commented this development is more appealing. Commissioner Walton asked about residents view to the west and whether they will be looking down into other resident's backyards. He asked about the northern entrance into the development. It was stated the northern entrance will take vehicles into the underground parking. Leland explained Buildings B & C are approximately 300 ft. away from the residential homes to the west.

Architecture:

Joseph discussed the roof line having individual parapets and gables which will break up the building. Commissioner Grubb appreciates the developer putting forth effort in working with terracing and building into the land. He likes the architecture and the individuality of each unit. He appreciates the downsizing of units and commercial space. He looks forward to reviewing landscape plans. He suggested short walls to help shield headlights. He appreciates the finish of all four sides of the buildings. He pointed out the developer needs to pay the taxes for the title report. Joseph explained there will be lower level units on the same level as the parking garage.

Parking:

Joseph stated there will be 147 parking spaces. There is a circular traffic pattern. Commissioner Osborne expressed the biggest concern in the community is that the parking does not spill over into other neighborhoods. Fred explained the proposed site land uses includes:

- 65 residential units at 2 per unit +2 ($65 \times 2 + 2 = 132$)
- 15,451 sf of office/services at 2 per 1,000 sf + 1 per employee ($31 + 20 = 51$)

This equates to 183 spaces based on the City code. The site is proposing 147 spaces.

Commissioner Osborne conveyed how much he appreciates the effort made on the site plan from the developer.

Enrique de varona, developer, expressed if they meet city code with this site plan, he does not want to be back here in a month and told by the city they need to redesign it again.

Barry suggested amending the development agreement, because it sounds like the planning commission agrees this is the direction, they want the developer to go. He conveyed the city council would not want to commit to a development agreement until they see a detailed plan.

Commissioner Boatright likes the design and feels it is something the residents will like a little more. He appreciates the developer's effort. Commissioner Walton suggested the development agreement needs to limit the hours of operation. He would like to see other uses possibly a restaurant. Commissioner Johnson commented Building B & C has improved and the site plan is better than what was presented before.

Commissioner Osborne directed Barry Burton to move forward with city staff concerning the development agreement. Commissioner Johnson requested the City Engineer, Brandon Jones to review the sewer capacity as this is a different project.

Councilman Halverson commented if the developer wants feedback from the city council, they are welcome to request to be on the city council agenda as a discussion item. He knows the city council is still concerned about the 142 parking stalls.

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 until November 12, 2020 planning commission meeting. Commissioner Johnson seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

REPORTS:

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

Commissioner Johnson: reported the Northern Trails Association is in the process of realigning the Weber River.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 7:08 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

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 November 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: Adam Brathwaite, Chris Tremea, Blair Halverson, Nate Reeve, Brad Brown and Sky Hazlehurst.

PLEDGE OF ALLEGIANCE: Commissioner Johnson

Read Electronic Meeting Declaration: Commissioner Osborne

Order on Public Meetings of the South Weber City Planning Commission

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

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and

3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;
NOW THEREFORE, BASED UPON THE FOREGOING,

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

DATED this 26 day of August 2020.

PUBLIC COMMENTS:

Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KC899> 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

South Weber City received an email from Paul Sturm which will be attached to the minutes.

CONSENT AGENDA:

- **8 October 2020 Minutes**

Commissioner Walton moved to approve the consent agenda. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

Review of Short-Term Rental Conditional Use Permit for Adam Braithwaite located at 1936 E Cedar Bench Drive: Commissioner Osborne explained this is a yearly review of this short-term rental.

Adam Brathwaite, 1936 E. Cedar Bench Drive, explained he has received two complaints from Chris Tremea, City Code Enforcer, concerning parking. He took care of this issue immediately and did discuss the parking requirement with the tenant. He pointed out he is full-time military, and his mom Carol has been taking care of the short-term rental while he is away. However, his dad will be moving into the basement. He discussed this will reduce the occupancy and number of parking spaces. Commissioner Osborne encouraged his dad to reach out to the city if there are any changes to the CUP. Kim Guill, city development coordinator, pointed out the CUP states no more than 12 occupants.

Commissioner Boatright thanked Mr. Braithwaite for his service. Mr. Braithwaite thanked the Planning Commission for all they do for the city.

The Planning Commission approved **Short Term Rental Conditional Use Permit STR #19-01 on 8 August 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Maximum of 12 Occupants
3. Maximum of 4 Vehicles

4. Conditional Use Permit Review Yearly

Review of Short-Term Rental Conditional Use Permit for Misti & Francesco Lopez located at 1191 E Canyon Drive: Chris Tremea, Code Enforcer, has not received any complaints on this property. Commissioner Johnson pointed out this short-term rental is located down the road from him and expressed he wouldn't know there is a short-term rental there.

The Planning Commission approved **Short Term Rental Conditional Use Permit # STR 19-02 on 8 August 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Maximum of 18 Occupants
3. Conditional Use Permit Review Yearly

Review of Short-Term Rental Conditional Use Permit for Russell East LLC located at 1145 E Canyon Drive: Chris Tremea, Code Enforcer, has not received any complaints on this property.

The Planning Commission approved **Short Term Rental Conditional Use Permit #STR 19-04 on 12 September 2019** with the following conditions:

1. Comply with ALL portions of ORD 19-12: Regulations pertaining to Short Term or Vacation Rentals.
2. Background Check of All Applicants
3. ALL Tenants MUST use off street Parking
4. Maximum of 9 Occupants
5. Conditional Use Permit Review Yearly

Discussion Item: South Weber Gateway (Poll Property on South Weber Drive) Concept Design: This developer has presented a concept plan for the Poll property to the city a few times in the past. They are now able to move forward with the design and are requesting input/feedback from the Planning Commission & City Council for direction on this project.

Sky Hazlehurst, and Brad Brown of Colliers International, introduced himself and his partner. They have hired Nate Reeve, of Reeve & Associates, to engineer this project.

The Poll family has engaged Colliers International to aid in working with South Weber City and the builder towards a successful mixed-use development, "The South Weber Gateway". A revised plan dated 5 November 2020 is in tonight's agenda packet. This concept plan shows several changes that have been made. Many, at the advice from the last DRC meeting with the city. They have lowered the overall count of residential units, added more parking spaces, added more green and community gathering spaces, and added very realistic commercial space for the community. They have also kept their commitment to provide a public trail system to connect residents from on top of the hill to the commercial, gym and school areas below.

Sky reported one interested business is the "The Scoop". The owner is currently negotiating a deal to bring Aggie Ice Cream and BYU Creamery shop to this development. They are working

with “The Scoop” and another food establishment to occupy a unique building connected by a bridge with shared rooftop seating.

Sky explained they are incentivizing businesses to develop at this location. They have received commitments from builders who are ready to go vertical. They are also working with national franchises to bring in a gym. He discussed the 5,000 SF building that could be a possible grocery store. There is just under 16,000 SF of commercial space. They have tried to keep some green space as well.

Commissioner Grubb questioned the number of residential units. Sky replied there are 150 apartment units and 32 townhomes. Commissioner Walton asked about the apartment elevation. Sky replied it is 3 story with surface parking. The town homes are 2 story. Commissioner Walton asked the developer how he feels this project will be “The South Weber Gateway”. Sky replied the developer, Garrett, does not build the average commercial buildings. Commissioner Walton is concerned about the location of the parking spaces for the apartment buildings, as it is right along South Weber Drive. Nate Reeve pointed out the apartment building can be adjacent to the roadway. He explained the apartments building need to be on the east side property because of the topography and as the property transitions down, there can be more flexibility. Commissioner Osborne commented he likes the location of the apartment building as it is next to the charter school. The height of the highest building is 35 ft. Commissioner Walton asked about putting the commercial development in the apartment building. Sky reported it is difficult to lease units with commercial development below them. Nate pointed out COVID has taught us that businesses want a drive thru. Commissioner Walton would like to see more of a statement being made when entering South Weber City and driving down South Weber Drive. Sky discussed ways in which the buildings can be architecturally designed. Commissioner Johnson suggested more commercial. Sky addressed the need for residential and how difficult it can be to get financial backing without it. He is committed to getting as much commercial as they can risk. Nate commented this presentation will be taken to the City Council next week for their feedback as well.

Commissioner Boatright appreciated the presentation and the respect given to the Planning Commission. He also appreciated the developer’s due diligence with finding tenants, which gives him more confidence in this project. He understands there must be a residential component. Sky reported they have received a signed letter of intent for the two commercial pads on the west end of the property for Dutch Bros Café and The Scoop.

Commissioner Osborne is concerned about multi-family housing as the citizens are not in favor of it. Commissioner Johnson suggested Sky review the City’s Economic Development Plan. Commissioner Grubb confirmed the 35 ft. is the current maximum height. He is in favor of the residential sitting back from South Weber Drive with the commercial along the highway. He suggested showing more walkways, community space for gatherings, etc. He expressed 150 units is double what the city currently has anywhere and suggested the developer revisit that to see if the density can be reduced. He understands the density helps the commercial, but it does not add to the country feel of South Weber. Commissioner Boatright really likes this concept and the businesses. He suggested looking at the future for the city and discouraged denying it because of the residential. Brad Brown pointed out this location for apartments is the best location with low impact to neighbors. He reminded everyone the Poll family wants to make sure this is a quality project for the city.

REPORTS:

Commissioner Osborne: reported the General Plan has been adopted by the City Council.

Commissioner Walton: reported the Code Committee is developing a land use matrix. If anyone is interested or has any questions, let him know. This committee will be meeting weekly. Commissioner Osborne thanked Commissioner Walton and Commissioner Boatright for their service on this committee.

Commissioner Johnson: reported the restoration project is taking place for the Weber River with a new canal. The RV Park is beginning construction and the diversion dam under the bridge needs to be moved upstream. The master plan for Canyon Meadows Park is close to completion. Commissioner Osborne hopes the Parks Committee can do something with the barn.

City Planner, Barry Burton: reported he will be retiring at the end of the year. He has appreciated serving the people of South Weber City. The Planning Commission congratulated him. Brandon and Kim agreed this will be a big loss for the city.

ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:17 p.m. Commissioner Walton 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: [Paul](#)
To: [Public Comment](#)
Cc: [Robert Osborne](#); [Gary Boatright Jr.](#); [Tim Grubb](#); [Taylor Walton](#); [Wes Johnson](#)
Subject: Comments on South Weber Gateway Concept Design, South Weber Planning Commission Meeting 12Nov20, Agenda Item 8
Date: Thursday, November 12, 2020 4:54:45 PM
Attachments: [bdadoblnaefadihi.png](#)

**Comments on South Weber Gateway Concept Design¶
 South Weber Planning Commission Meeting 12Nov20¶
 Agenda Item 8¶**

¶

Addressed to:¶

- A) → South Weber City Planning Commission¶
- B) → Colliers International, Reeves and Associates, et. al.¶

¶

I)→ Suggest the Developers and Designers of the SW Gateway Project thoroughly review the recent presentations, comments, and discussions held by both the SWC Planning Commission and the SWC City Council regarding Joseph Cook's Lofts Development Concept Presentations.¶

→ ¶

→ A)→ These presentations were made to the SWC Planning Commission on:¶

→ → 27Aug20, 02Sep20, and 16sep20¶

→ B)→ A presentations was made to the SWC City Council on:¶

→ → 29Sep20¶

¶

II)→ The first item that I would like to address is the townhome area of the proposed development. As was discussed during the Lofts presentations, "Parking" for the homeowners and their visitors became a major issue that had to be addressed before any approval would be considered.¶

¶

→ A)→ The Eastern-most townhomes show 6 Units with 1 car parking. You will see that topic was discussed in detail during the various "Lofts" presentations. This will not be acceptable to SWC. A townhome unit needs at least two parking spaces for a single bedroom unit, two to three parking stalls for a two-bedroom unit, and at least three parking stalls for a 3-bedroom unit.¶

→ B)→ The concept drawing shown for this 32-unit townhome development only has five visitor parking stalls. There should be more visitor parking planned as was discussed for the Lofts.¶

→ C)→ Another issue that needs to be addressed in the concept design is snow removal and where it will be placed. Once again, this was overlooked in the Lofts design and needed to be addressed. The issue of snow drifts on this property needs to be considered with the prevalent Weber Canyon winds.¶

→ D)→ During one of the preliminary discussions on the development of this property, a concern regarding building height was raised and discussed. SWC has height restrictions for buildings. This concept drawing does not address that issue.¶

¶

III)→ The same issues addressed in Item II), above, also should also be addressed for the proposed apartment buildings their 150 units. That is, is there adequate parking for each apartment unit, for visitor parking, and areas for snow removal and placement? The concept design only shows 178 parking stalls for the 150 apartments. That is totally inadequate not only for the residents, but also for any visitor! Also, nothing was shown regarding building height for this portion of the project.¶

¶

IV)→ Hopefully the Developers will address their anticipated development phases plan during their presentation tonight since that will have a large impact on project considerations.¶

Project Narrative/Notes/Revisions

- 10/30/20 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW
- 11/06/20 CK - UPDATED BASIN & DRIVE-THRU DESIGN
- 11/11/20 CK - UPDATED BASIN DESIGN

Salon Suites 2526 E South Weber Drive Improvement Plans SOUTH WEBER CITY, DAVIS COUNTY, UTAH OCTOBER 2020



Vicinity Map

Site Information	
PARKING STALLS PROVIDED:	25 + 2 A.D.A.
TOTAL PARCEL AREA	24,902 ± sq. ft.
BUILDING AREA	2,800 ± sq. ft. 11.2%
HARD SURFACED AREA	14,964 ± sq. ft. 59.7%
LANDSCAPE AREA	7,240 ± sq. ft. 29.1%

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading & Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plan
- Sheet 10 - Irrigation Plan
- Sheet 11 - Irrigation Details



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

Developer Contact:
Brent Murray
Dixon & Associates
833 South 200 East
Salt Lake City, Utah 84111
PH: (801) 595-6400

Project Contact:
Project Manager: Note Reeve
Project Engineer: Note Reeve

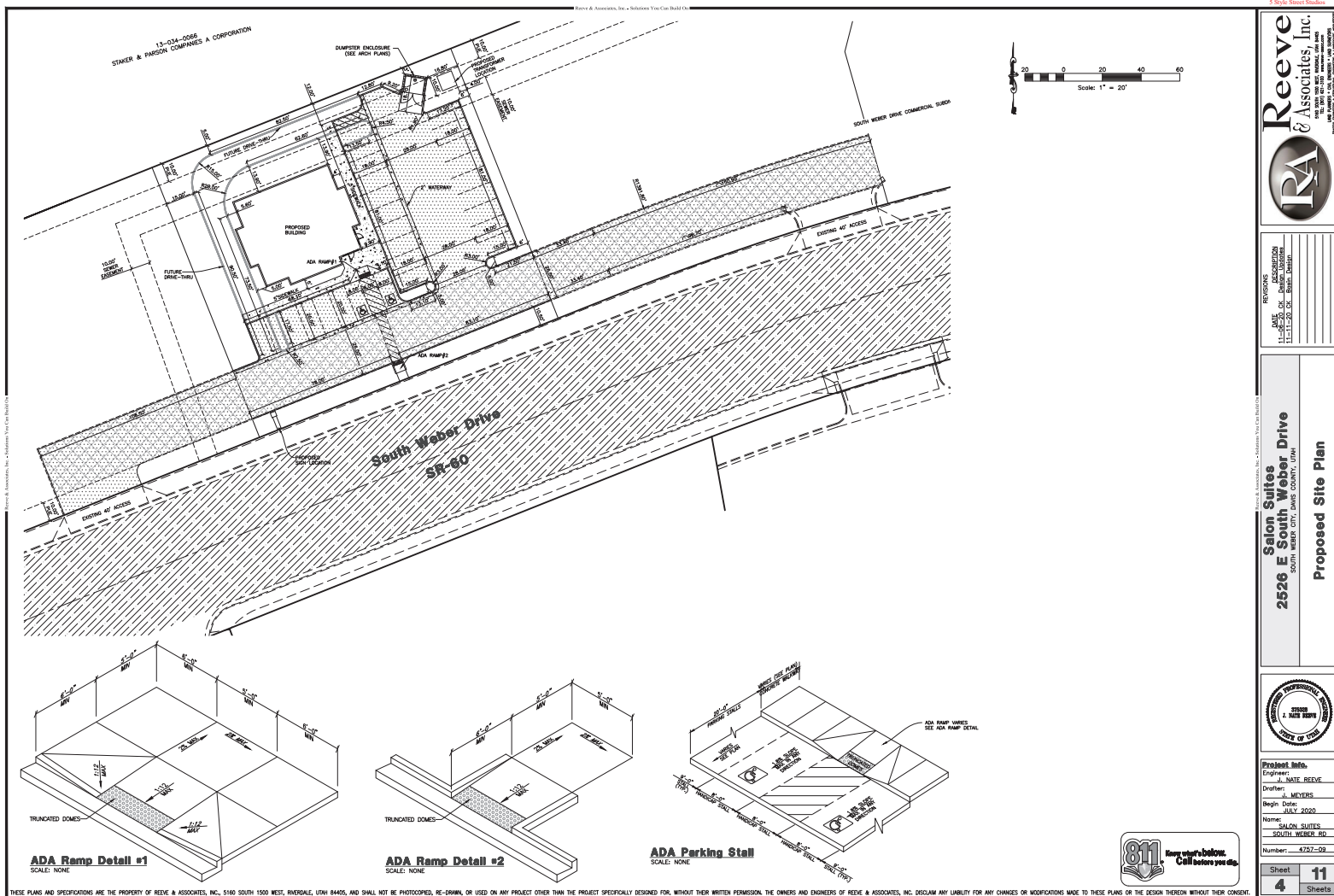


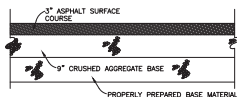
REVISIONS	DATE	DESCRIPTION
1	11-11-20	CK - REVISED

**Salon Suites
2526 E South Weber Drive
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Cover/Index Sheet**



Project Info	
Engineer:	NOTE REEVE
Draftsman:	A. MEYERS
Begin Date:	JULY 2020
Name:	SALON SUITES
Address:	SOUTH WEBER RD.
Number:	4757-09
Sheet	11
1	Sheets

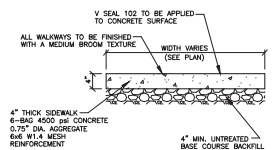




(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

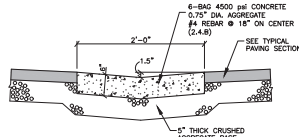
Typical On-Site Asphalt Paving
SCALE: NONE

SCALE: NONE



Concrete Walkway

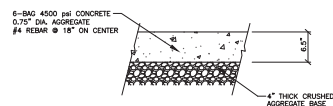
SCALE: NONI



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

2' Concrete Waterway

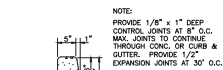
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Trash Enclosure Concrete Pad

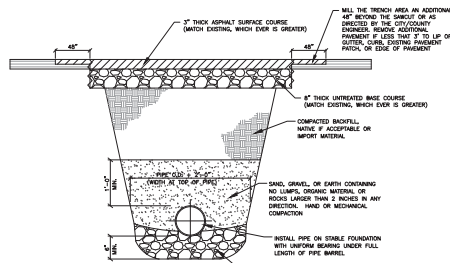
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

**On-Site 'A' Type
Curb Detail**

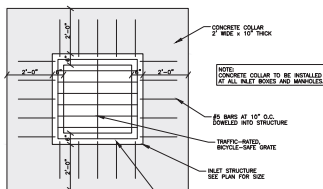
SCALE: NONE



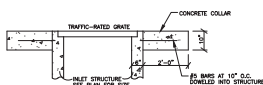
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Asphalt T-Patch & Typical On-Site Pipe Bed Section

SCALE: NONE



Plan



Section Concrete Collar Detail

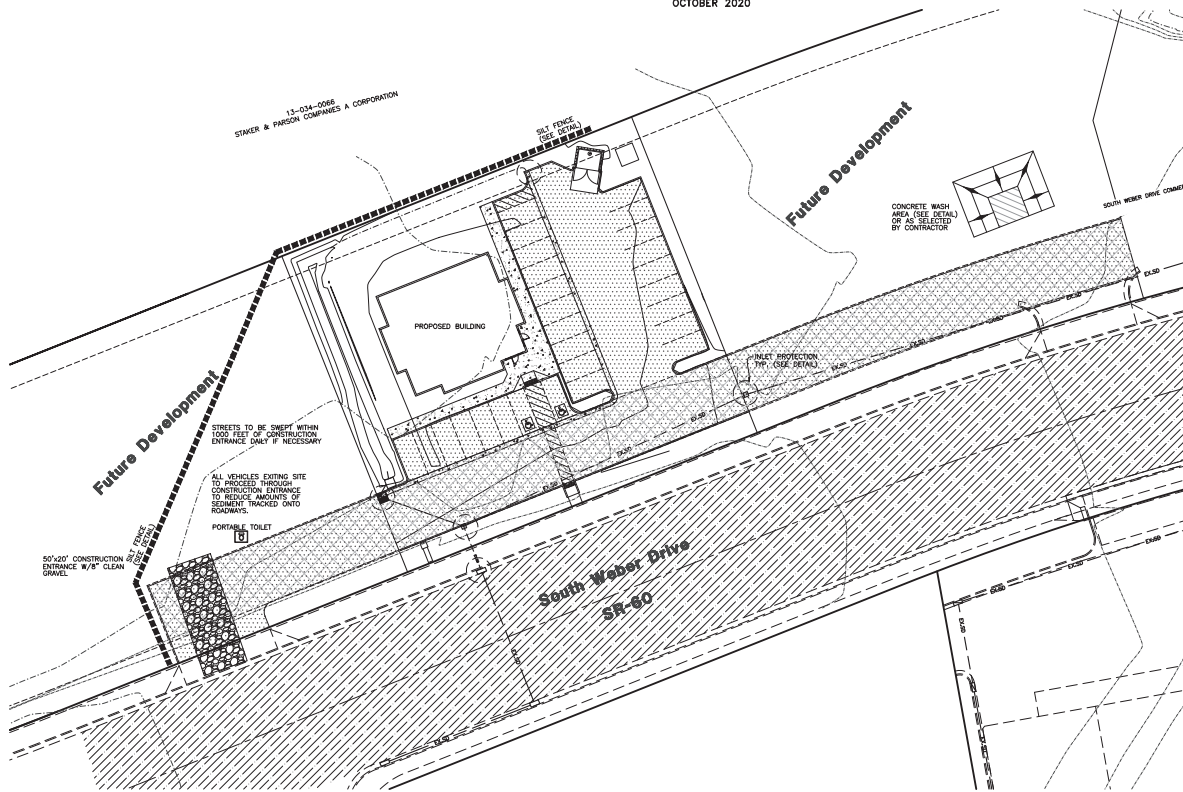
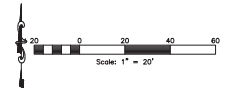
SCALE: NONE

[illegible]

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Salon Suites 2526 E South Weber Drive Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
OCTOBER 2020



Construction Activity Schedule	
PROJECT LOCATION.....	SOUTH WEBER CITY, DAVIS COUNTY, UTAH
PROJECT BEGINNING DATE.....	OCTOBER 2020
BMPS DEPLOYMENT DATE.....	OCTOBER 2020
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	BRENT MURRAY (801) 595-6400
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 SOUTH 1000 WEST, RIVERDALE, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
RA

EXHIBITION
DESIGNATION
DATE OF DESIGN
1-1-2020
1-1-2020
1-1-2020

Salon Suites
2526 E South Weber Drive
South Weber City, Davis County, Utah
Storm Water Pollution
Prevention Plan Exhibit

Project Info

Engineer: BRENT MURRAY

Drafter: A. MEYERS

Begin Date: JULY 2020

Name: SALON SUITES

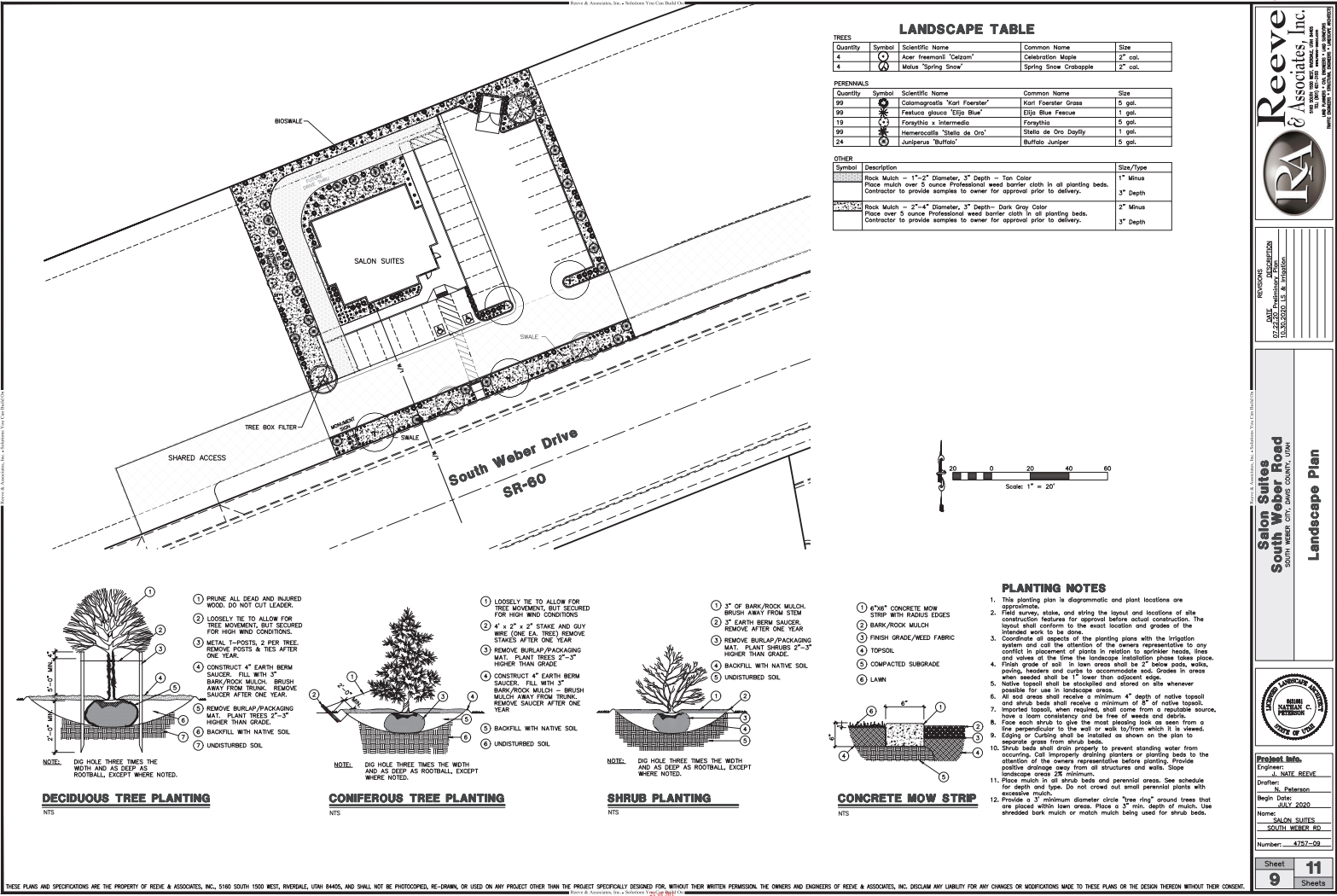
Address: SOUTH WEBER RD.

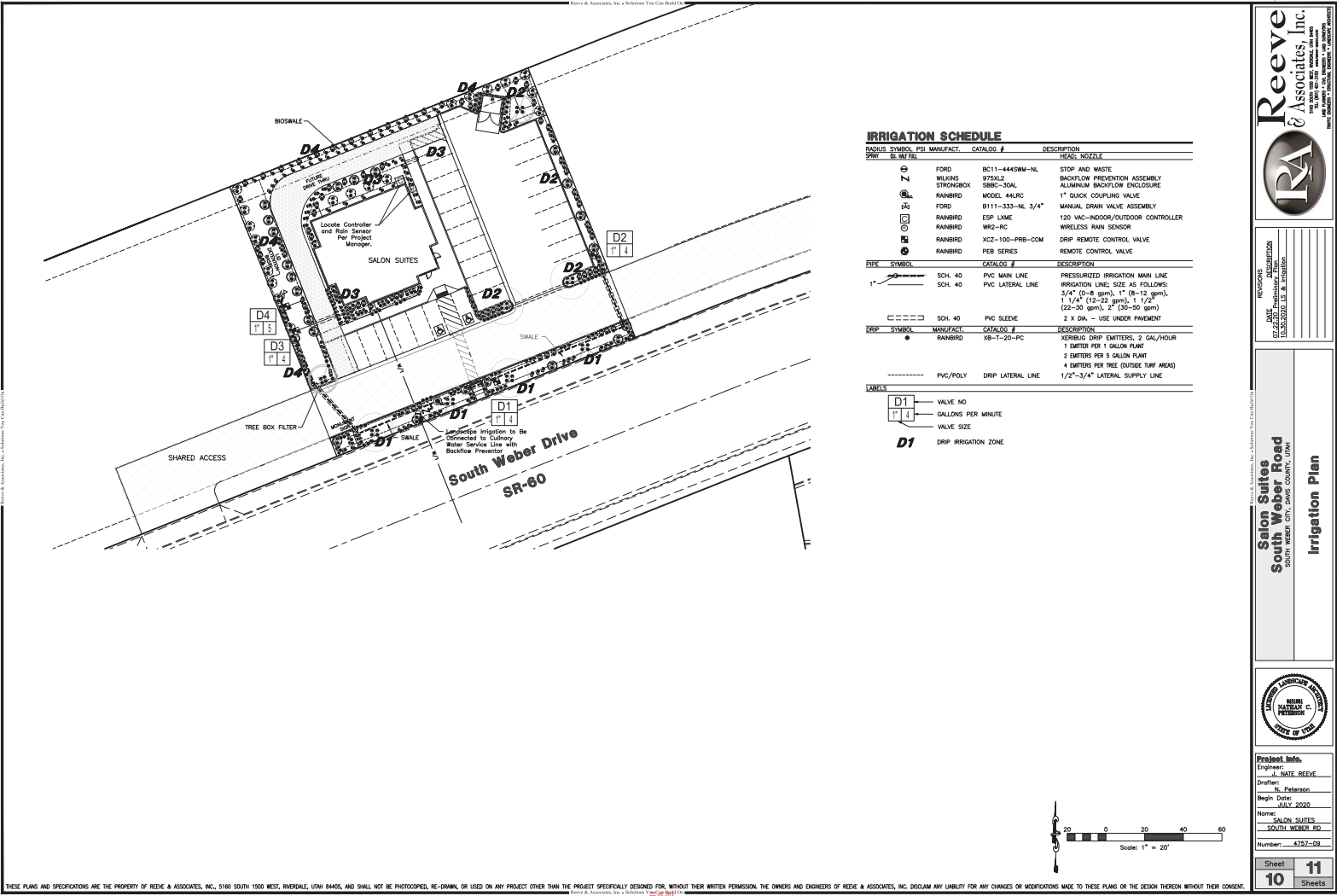
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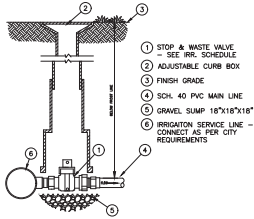
Sheet 7 of 11
Sheets

- 
- Diagram illustrating the cross-section of a 50' x 20' construction entrance. The entrance is a trapezoidal opening with a top width of 50' and a bottom width of 20'. The walls are 8' high and are constructed of gravel base. The entrance is labeled "50'x20' CONSTRUCTION ENTRANCE" and "W/ 8" CLEAN 2"-4" gravel base". The bottom of the entrance is labeled "OVER TOWEN GEOTEXT FABRIC".

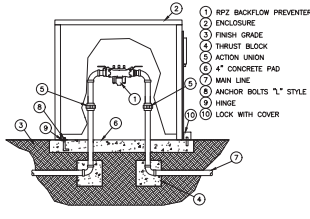




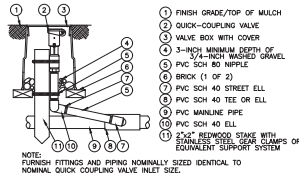




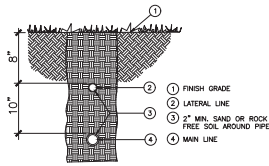
STOP & WASTE ASSEMBLY
N.T.S.



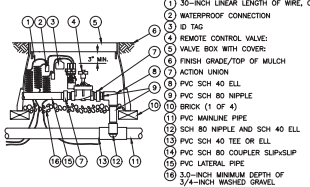
BACKFLOW PREVENTER
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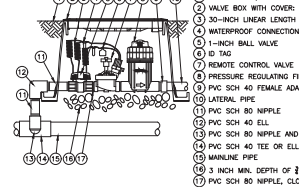
QUICK COUPLING VALVE
N.T.S.



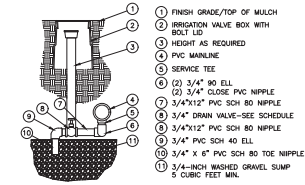
TRENCH SECTION
N.T.S.



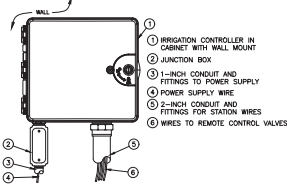
REMOTE CONTROL VALVE
N.T.S.



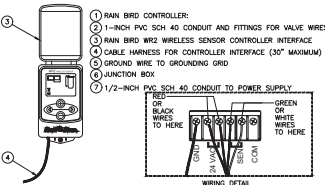
REMOTE CONTROL DRIP VALVE
N.T.S.



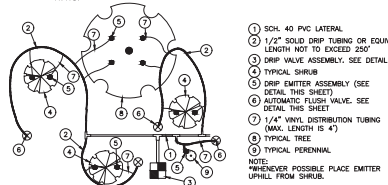
MANUAL DRAIN VALVE
N.T.S.



IRRIGATION CONTROLLER
N.T.S.



WIRELESS RAIN SENSOR
N.T.S.



DRIP ZONE LAYOUT
N.T.S.

IRRIGATION NOTES

- This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
- Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be below the diameter of the largest irrigation line to be sleeved.
- The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor, and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
- Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
- Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
- Refer to irrigation schedule and details for more information.
- Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
- Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
- Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
- Water pressure shall be verified on site by landscape contractor.
- See irrigation schedule for lateral line sizing, typical for all irrigated areas.

STYLE SALON SUITES
2526 EAST SOUTH WEBER DR.
SOUTH WEBER UTAH 84405

SCHEMATIC LAYOUT

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SHEET TITLE

ARCHITECTURAL SITE PLAN

A-0.0

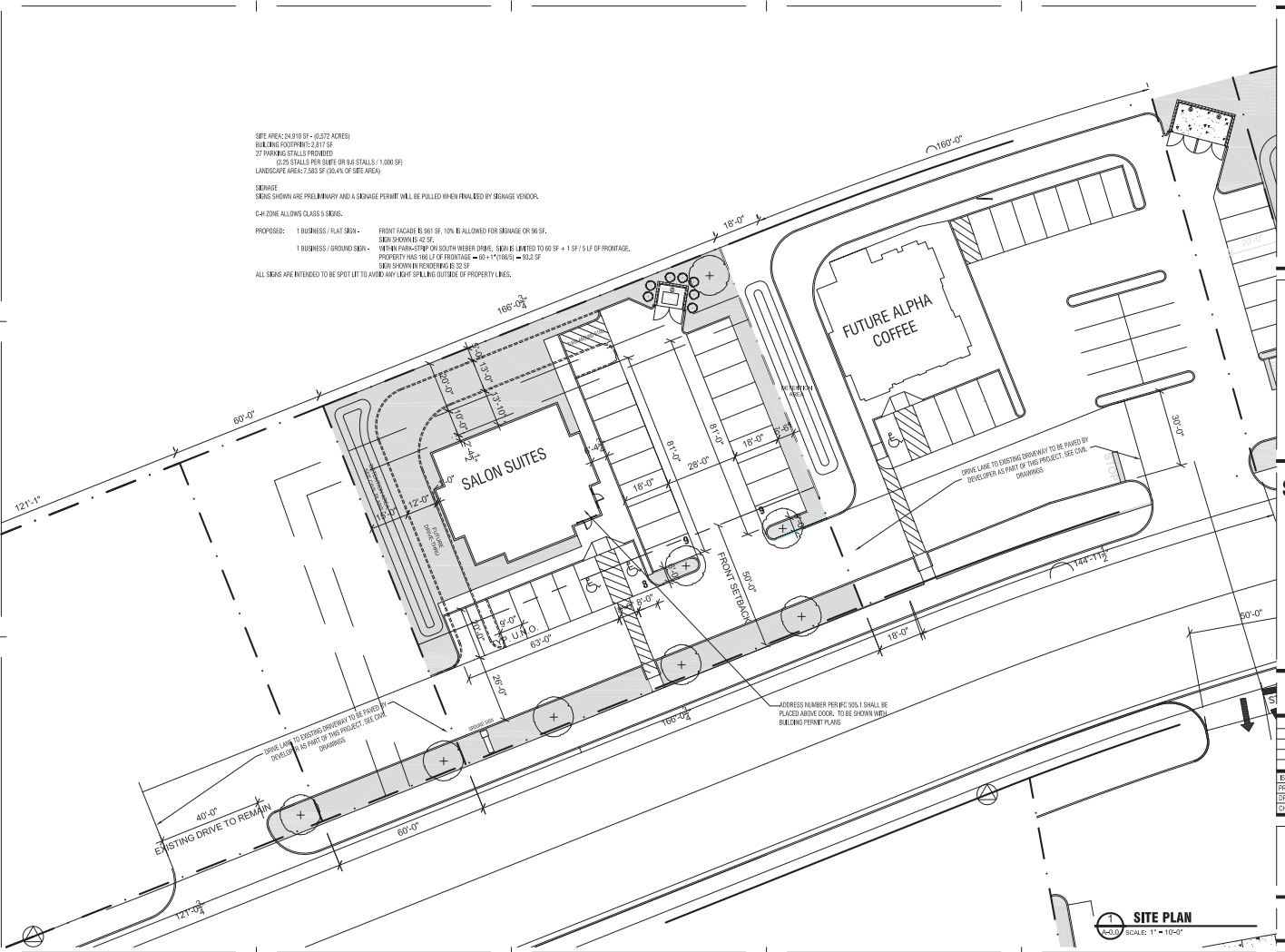
SITE AREA: 24,910 SF - (0.572 ACRES)
BUILDING FOOTPRINT: 2,817 SF
27 PARKING STALLS PROVIDED
(0.25 STALLS PER SUITE OR 0.8 STALLS / 1,000 SF)
LANDSCAPE AREA: 2,093 SF (8.4% OF SITE AREA)

STORAGE
SUITS SHOWN ARE PRELIMINARY AND A STORAGE PERMIT WILL BE PULLED WHEN FINALIZED BY STORAGE VENDORS.

CAR ZONE ALLOWS CLASS 5 STOPS.

PROPOSED: 1 BUSINESS / PLAT BLDG - FRONT FACADE IS 94' SF. 10% IS ALLOWED FOR STORAGE OR 9.4 SF. SEEN SHOWN IS 42 SF.
1 BUSINESS / GROUND STORY - FRONT FACADE IS 94' SF. 10% IS ALLOWED FOR STORAGE OR 9.4 SF. SEEN SHOWN IS 42 SF.
PROPERTY HAS 100' OF FRONTAGE - 40' x 11' (1000) = 440 SF.
SEEN SHOWN IN REFERENCE IS 32 SF.

ALL STOPS ARE INTENDED TO BE SPOT LIT TO AVOID ANY LIGHT SPILLING OUTSIDE OF PROPERTY LINES.



SITE PLAN

SCALE: 1" = 10'-0"

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEALES
ELECTRICAL TEAM LEAD:	MANUEL MORENO/PA
ELECTRICAL DESIGNER:	CHASE CHRISTENSEN

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
ES-0	ELECTRICAL COVER SHEET
ES-1	SITE PHOTOMETRIC PLAN
ES-1	ELECTRICAL SCHEDULES AND DETAILS

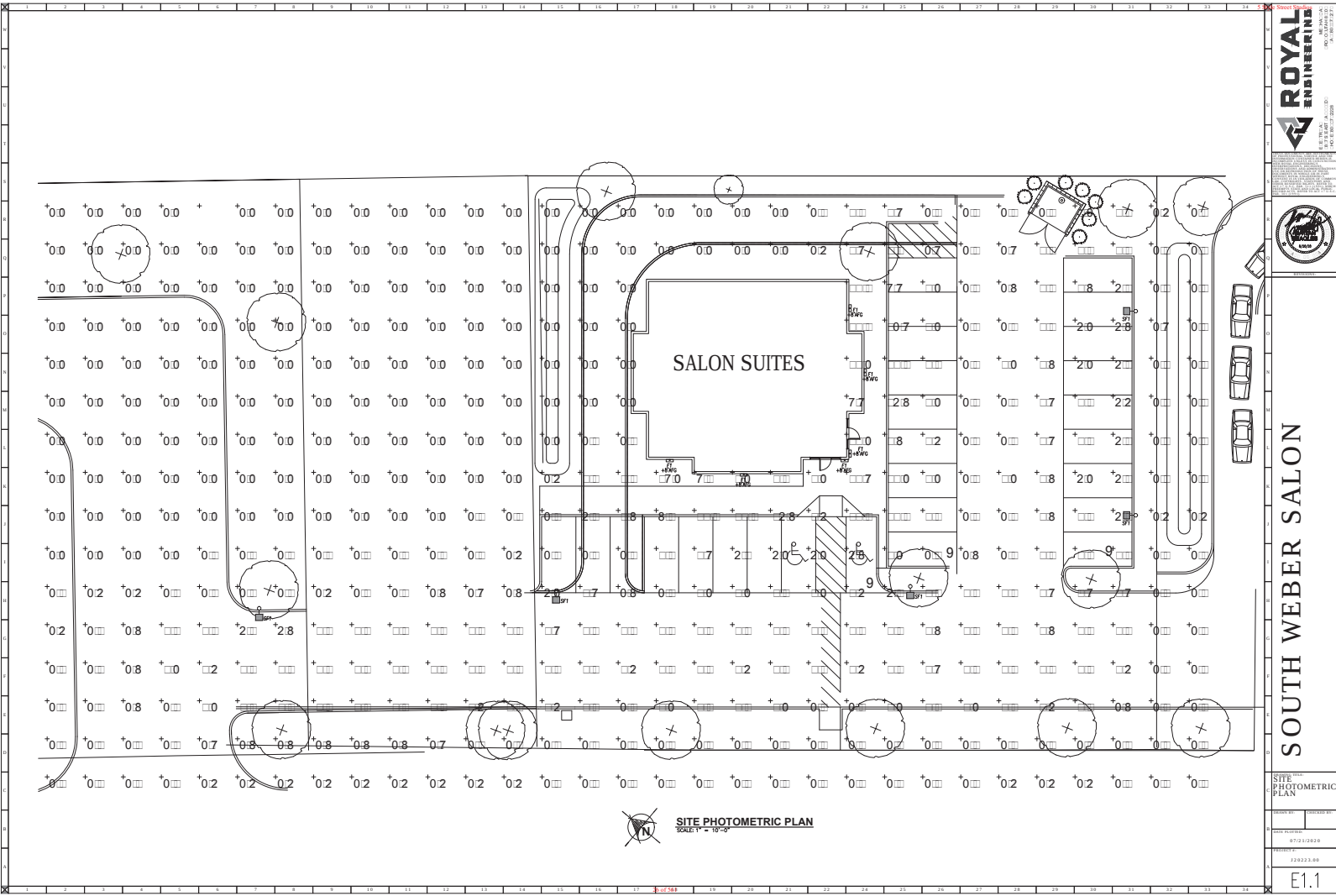
C	ELECTRICAL COVERSHEET	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	TA	TB	TC	TD
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SOUTH WEBER SALON	
ELECTRICAL COVERSHEET	

			
SOUTH WEBER SALON 123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100		ROYAL ENGINEERING 123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100	

SOUTH WEBER SALON	
ELECTRICAL COVERSHEET	

			
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SALON SUITES
FINAL ARCHITECTURAL SITE PLAN REVIEW
By Barry Burton 12.1.20
For the Planning Commission

PL1 – Final architectural site plan approval from the Planning Commission is required. 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 locations and sizes of signs are shown on the architectural rendering with one wall sign on the building and one ground sign near the southwest corner of the site. The signs 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 and irrigation plan look good. There are no exiting trees.

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 – Recommendation: I recommend granting Architectural Site Plan Approval.

MEMORANDUM

TO: South Weber City Planning Commission

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

RE: **SALON SUITES – Site & Improvement Plans
Engineering Review Memo (Final)**

Date: December 7, 2020

Our office has completed a review of the Site & Improvement Plans (dated November 11, 2020) for the Salon Suites. Some comments are included just for information.

GENERAL

- E1. UDOT Approval. The City received a letter from David Alger with UDOT, dated December 7, 2020. This letter indicates the following:
 - a UDOT plans to “restripe and provide traffic delineation improvements associated with the intersection of 2700 E/Frontage Road and South Weber Drive as well as westbound traffic deceleration lanes.” Traffic patterns in the area will be analyzed prior to any restriping. UDOT “does not intend to make any changes prior to spring of 2021.”
 - b Any work inside the UDOT ROW will require the necessary encroachment permit (following city approval) and must meet UDOT standards.
 - c UDOT “does not have any issues with the location of the existing access points in regards to traffic patterns and allowing full movements on and off the SR-60.”
- E2. 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.
- E3. Fire Flow. Based on the review from WC3 (dated September 14, 2020), the required fire flow is 2,000 gpm. Public Works conducted a fire flow test in the area near the proposed Salon Suites. The flow at a residual pressure of 20 psi is 2,683 gpm. Therefore, the required fire flow is met.

IMPROVEMENT PLANS

- E4. The water service is proposed to be installed with trenchless construction as required by UDOT (minimal cutting of asphalt).
- E5. Stormwater Low Impact Development (LID) measures are being proposed, as required. Additional information and clarification are needed regarding the volume retained in

each proposed LID measure and detention portion of the basin. This can be done prior to the preconstruction meeting.

- E6. Planning for a future drive-thru lane is a good idea. However, if it is desired in the future, the revised site plan will need approval at that time in order to verify that the changes do not create any adverse impacts that are not mitigated.

RECOMMENDATION

- E7. Based on our review, the requirements for Final Approval of the site improvements can be met. Therefore, we recommend approval, subject to compliance with UDOT's requirements and the proposed LID plans being reviewed (revised, if necessary) and verified prior to the pre-construction meeting.



November 19, 2020

Kimberli Guill, Development Coordinator

South Weber Fire
1600 East South Weber Drive
South Weber City, UT 84405
Phone: (801) 479-3177 Ext. 2205
Email: kguill@southwebercity.com

South Weber – FINAL FIRE REVIEW

Client Permit Number: N/A
WC³ Job Number: 220-757-005-R1

Re: Plan Review: Style Salon Suites – Site Plan Revisions
Address: South Weber Drive, South Weber, UT

Ms. Guill:

West Coast Code Consultants, Inc. (WC³) has completed the **Final Review** of the following documents for the project referenced above on behalf of South Weber Fire:

1. Site Plan Updates: Revisions dated 11/11/2020, by Reeve & Associates.

The 2018 IBC, IFC, IMC, 2017 NEC, and applicable NFPA standards, were used as the basis of our review.

Our review of the revisions has been completed and we have no further comments.

Please note that West Coast Code Consultants', Inc. (WC³) plan review is limited only to the provisions regulated and enforced by the State of Utah. Please be aware that additional comments in relation to this application may be generated by other divisions/departments within the City of South Weber.

Please call if you have any questions or if we can be of further assistance.

Sincerely,

West Coast Code Consultants, Inc. (WC³)

Fire Plan Review By:

Scott W. Adams, Senior Fire & Life Safety Plans Examiner

cc: South Weber Fire Staff

December 7, 2020

South Weber City
1600 E South Weber Dr
South Weber, UT 84405

To Whom It May Concern:

This letter is to inform the city of South Weber regarding the further development on the North side of South Weber Drive (SR-60) and west of the existing Little Caesars located at 2572 E South Weber Drive. UDOT intends to update the roadway striping and provide traffic delineation improvements associated with the intersection of 2700 E/Frontage Road and South Weber Drive as well as westbound traffic deceleration lanes. The development will be required to acquire an encroachment permit for work within the Department right-of-way and to meet our standards for such work.

Access locations on South Weber Drive for the said development were approved and constructed in the recent past and the Department does not have any issues with the location of the existing access points in regards to traffic patterns and allowing full movements on and off of SR-60. The Department will analyze the traffic patterns in the area prior to restriping the roadway and does not intend to make any changes prior to spring of 2021.

Please feel free to contact me with any further questions or insights you may have. Thank you.

A handwritten signature in blue ink that reads "David F. Alger". The signature is fluid and cursive, with the first name "David" being the most prominent.

David Alger
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