

SOUTH WEBER CITY COUNCIL AGENDA

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PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, July 26, 2022, in the Council Chambers at 1600 E. South Weber Dr. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

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

1. Pledge of Allegiance: Councilman Dills
2. Prayer: Councilwoman Petty
3. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & address and direct comments to the entire Council (They will not respond).

PRESENTATIONS

4. New Employee Introductions
5. Certification Presentation by Utah Municipal Clerks Association (UMCA)
6. Certification Presentation by the Utah Association of Public Treasurers (UAPT)
7. Employee Years of Service Recognition

ACTION ITEMS

8. Consent Agenda
 - a. June 28, 2022 Minutes
9. Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap
10. Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap
11. Ordinance 2022-12: Rezone for Sophia's Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards
12. Resolution 22-38: Final Plat for Sophia's Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards
13. Resolution 22-39: HAFB Well License Agreement
14. Transportation Capital Facilities Plan (CFP) 2700 E Area Concept

DISCUSSION

15. Planning Commission Stipend

REPORTS

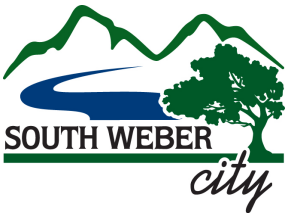
16. New Business
17. Council & Staff
18. Adjourn

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 City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, Mayor and Council, and others on the agenda.

DATE: 07-19-22

CITY RECORDER: Lisa Smith



#4 Employees
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

07-26-2022

PREPARED BY

Lisa Smith

ITEM TYPE

Presentation

ATTACHMENTS

n/a

PRIOR DISCUSSION DATES

n/a

AGENDA ITEM

New Employee Introductions

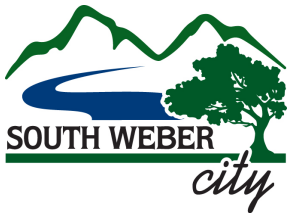
PURPOSE

Introduce new employees to the City Council

BACKGROUND

Erin White was hired to fill the position left vacant by Marcela White (no relation). She will be the receptionist greeting all customers in person and by phone. She will also be responsible for utility billing and serve as the prosecutor's assistant.

Kyle Christensen was hired full-time for the public works department and is currently cross training to help in all areas. Nate Robinson was hired for summer to assist with parks. They are both young and energetic and are doing a great job.



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

Mark McRae
Finance Director

ITEM TYPE

Presentation

ATTACHMENTS

Email from Association

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Certification Presentation by Utah Municipal Clerks Association (UMCA)

PURPOSE

Recognize Lisa Smith, South Weber City Recorder, for her dedication to professionalism and education

RECOMMENDATION

Congratulate Lisa Smith on her accomplishment

BACKGROUND

Lisa has earned the designation of Certified Municipal Clerk (CMC), which is awarded by the International Institute of Municipal Clerks (IIMC), Inc. IIMC grants the CMC designation only to those municipal clerks who complete demanding education requirements; and who have a record of significant contributions to their local government, their community and state.

ANALYSIS

NA

From: Kellie Siggson <kellie@iimc.com>
Sent: Tuesday, June 28, 2022 4:32 PM
To: David J. Larson <dlarson@southwebercity.com>
Subject: IIMC Congratulates Lisa Smith, CMC



06/28/2022

David Larson
City Manager
Sent to email: dlarson@southwebercity.com

Dear David Larson,

Lisa Smith, CMC of City of South Weber, has earned the designation of Certified Municipal Clerk (CMC), which is awarded by the International Institute of Municipal Clerks (IIMC), Inc.

IIMC grants the CMC designation only to those municipal clerks who complete demanding education requirements; and who have a record of significant contributions to their local government, their community and state.

The International Institute of Municipal Clerks, founded in 1947, has 14,000 members throughout the United States, Canada and 15 other countries, and the mission of this global non-profit corporation is to enhance the education opportunities and professional development of its diverse membership.

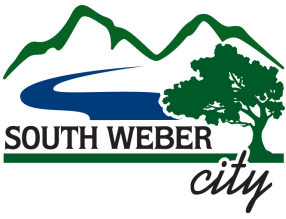
In light of the speed and drastic nature of change these days, lifelong learning is not only desirable, it is necessary for all in local government to keep pace with growing demands and changing needs of the citizens we serve. Your City can take immense pride in Lisa's educational accomplishments and achievement of this milestone.

On behalf of the IIMC Board of Directors, I am honored to endorse the conferring of CMC to Lisa Smith, CMC of City of South Weber. We share your pride in this achievement and we applaud your support of the role Lisa plays in your city.

Sincerely,

Pamela Smith, MMC
IIMC President

Sent by: Kellie Siggson
Certification Manager
IIMC Education Department



#6 Maryn
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

Mark McRae
Finance Director

ITEM TYPE

Presentation

ATTACHMENTS

Press Release

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Certification Presentation by the Utah Association of Public Treasurers (UAPT)

PURPOSE

Recognize Maryn Peterson, South Weber City Treasurer, for her dedication to professionalism and education

RECOMMENDATION

Congratulate Maryn Peterson on her accomplishment

BACKGROUND

Maryn has earned the Certified Public Funds Investment Manager (CPFIM) certification from the Association of Public Treasurers United States and Canada. The nationally recognized CPFIM certification program is designed to provide treasury professionals with the confidence and knowledge to better manage investments on behalf of their municipalities. The CPFIM is awarded to approximately 125 individuals annually.

ANALYSIS

NA



Association of Public Treasurers of the United States and Canada

EXECUTIVE BOARD

CLINT LICHTENWALTER
PRESIDENT

JULIE SILBERNAGEL
PRESIDENT ELECT

TRICIA WIGGLE-BAZZY
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ASHLEY VANDEBURGH

PARLIAMENTARIAN

LINDSEY GRIGG

HISTORIAN

BLINDA BAKER

July 1, 2022

PRESS RELEASE

Contact Information:

Shelley Buresh, APT US&C Executive Director
shelley@aptusc.org; 989-820.5205

South Weber City, UT Official Recognized for National Certification Achievement

Mark O. McRae, Finance Director and Maryn J. Peterson, Treasurer with South Weber City, Utah have earned the Certified Public Funds Investment Manager (CPFIM) Certification from the Association of Public Treasurers of the United States and Canada (APT US&C).

The nationally recognized Certified Public Funds Investment Manager certification program is designed to provide treasury professionals with the confidence and knowledge to better manage investments on behalf of their municipalities.

To earn the CPFIM certification, individuals must participate in a six-hour certification training and successfully pass a comprehensive exam on the following training objectives components: identifying and understanding investment options; how and where to buy investments; establishing internal controls and developing procedures; identifying and mitigating risk in the portfolio; quantifying and reporting safety measures; understanding liquidity needs and yield calculations; managing and forecasting investments; and, implementing and monitoring strategy.

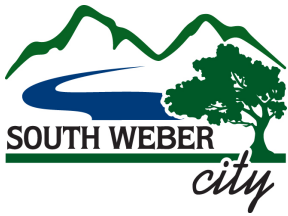
The CPFIM is awarded to approximately 125 individuals annually. In order to maintain the certification, recipients must demonstrate continued investment training through a reapplication process every five years.

APT US&C is a national organization formed in 1967. It was founded to support public treasury managers, financial officers, and private sector representatives with quality treasury management education and training, professional certifications and peer networking opportunities to strengthen their commitment to public service.

Additional information on APT US&C can be found at www.APTUSC.org.

www.aptusc.org

Post Office Box 591 · Tawas City, MI 48764-0591 · info@aptusc.org · (p) 989-820-5205



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Presentation

ATTACHMENTS

None

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Employee Years of Service Recognition

PURPOSE

Publicly recognize employees who have hit major milestones for years of service to the South Weber community

RECOMMENDATION

Recognize the dedication of employees who have served South Weber for more than 10 years

BACKGROUND

South Weber City policy is to recognize the years of service and meritorious performance of employees. It is the intention moving forward to publicly recognize during City Council Meeting employees that reach major decade milestones in their length of service (i.e. 10, 20, 30 years, etc.). The following employees have shown dedicated service to the community for more than 10 years.

Employee Name	Department	Years of Service
Mark Larsen	Public Works	32
Michelle Clark	Administration	28
Bryan Wageman	Public Works	26
Travis Nicholson	Fire	20
Roney Ketts	Fire	19
Derek Tolman	Fire	13
Curtis Brown	Recreation	12

ANALYSIS

NA

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 28 June 2022

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR: Rod Westbrook

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty (excused)
Quin Soderquist

CITY MANAGER: David Larson

CITY ATTORNEY: Jayme Blakesley

CITY RECORDER: Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Sergeant Boucher, A. Fisher, and M. Bateman.

Mayor Westbrook called the meeting to order, excused Councilwoman Petty, and welcomed those in attendance.

1. Pledge of Allegiance: Mayor Westbrook

2. Prayer: Councilman Dills

3. Public Comment:

Please respectfully follow these guidelines.

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & address and direct comments to the entire Council (They will not respond).

Paul Sturm, 2527 Deer Run Drive, opined Davis County Sheriff's Department should cover only residential areas because all other roads within South Weber City boundaries are either state or federal roadways. He also expressed concerns with document formatting.

PRESENTATIONS

4. New Employee Introduction – Erin White

Mayor Westbrook reported Erin White was unable to attend tonight's meeting because she is ill.

ACTION ITEMS

Councilman Halverson moved to open the public hearing to amend 2021-22 Budget. Councilman Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

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

5. Public Hearing to Amend 2021-22 Budget

The current city budget for 2021-2022 was adopted on August 24, 2021. Since the adoption of the budget, several additional items have come before the Council that were not included in the original budget. These amendments address the following unforeseen expenditures:

ANALYSIS

10-36-900 Sundry Revenue	\$ 10,000
10-57-250 Fire – Equipment: Maint. & Supplies 2018 Rosenbauer damaged by deer	\$ 10,000
10-31-100 Prior Yr. Property Tax	\$ 20,000
10-31-300 Sales Tax	\$ 47,000
10-33-550 Wildland Fire Fighting	\$ 3,000
10-39-800 Fire Agreement/ County	\$ 10,000
10-57-120 Fire – Salaries and Benefits	\$ 65,000
10-70-110 Park – Salaries and Benefits	\$ 15,000
20-34-757 Recreation – Soccer	\$ 4,000
20-71-210 Recreation – Subscriptions & Memberships	\$ 4,000

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

Councilwoman Alberts moved to close the public hearing to amend 2021-22 Budget. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

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

6. Resolution 22-30: 2021-2022 Budget Amendment #2

Councilman Soderquist moved to approve Resolution 22-30: 2021-2022 Budget Amendment #2. Councilman Halverson seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

7. Resolution 22-31: Davis County Sheriff’s Office Contract for Law Enforcement Services

South Weber City entered into the current law enforcement contract with Davis County Sheriff’s Office (DCSO) in 2019 with a one-year term that was extended two more years. The current contract is set to expire June 30, 2022. The Public Safety Committee analyzed options for the Council’s consideration and has been working on that since fall of 2021, meeting with the sheriff and other representatives from Davis County, inquiring neighboring jurisdictions whether they would “bid” on our services, and researching the operational and cost considerations of setting up our own police department. Of the many options analyzed, remaining with DCSO is the least expensive, contracting with Layton City is more expensive, and establishing the City’s own police force is the most expensive.

New Contract Terms

The contract includes Davis County’s recent adjustment to the method for calculating the cost of providing law enforcement from a per hour to a per patrol unit rate which is defined as one patrol officer

for their allotted 40-hour work week. The proposed contract has two patrol units and expires after one year.

Councilwoman Alberts recommended patrols not have predictable patterns. City Manager David Larson reported there have been conversations with DCSO about that concern and the assigned hours would not be discussed in open public meetings.

Councilman Dills referencing Paul Sturm's public comments concerning patrolling state roads questioned whether DCSO would focus only on neighborhoods. DCSO replied priorities are up to each city, however by patrolling South Weber Drive, it provides visibility of deputies in hopes of discouraging any criminal activity. Councilman Dills voiced he prefers more patrolling in neighborhoods and tickets rather than warnings. Councilman Soderquist pointed out it does not make sense to eliminate the state roads.

Councilman Halverson moved to approve Resolution 22-31: Davis County Sheriff's Office Contract for Law Enforcement Services. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

8. Resolution 22-32: Amending Policies & Procedures Manual 7.110 (j) Vehicle Take-Home Use

City Manager David Larson reported this is an updated policy. Currently, the city does not allow employees to drive city vehicles home. Various departments have requested taking a vehicle home if they are on call so they can respond more quickly. Public Works is the most regular department that will be affected by this policy change. There is one employee on call each week which means the anticipated impact during non-snow months would be just one employee. In the case of winter storm warnings, it could potentially be all public works employees if deemed necessary. The time that they get called out varies from month to month but on average it is 1-3 times a week. Staff is compensated \$22 per day for on-call status. When they are called out, they receive a minimum of two hours pay.

All departments would have the option if so needed and approved by the City Manager and Department Head. It is anticipated the cost to be minimal with the price of fuel. In essence, it is a tangible benefit the city can offer its staff. The mileage and gas consumption was a concern expressed early on when staff was considering this change. Overall, the budget is built to handle this request.

Councilman Dills shared his concern about the potential for abuse using the city vehicle as a person's main vehicle. Councilman Soderquist iterated the city manager and department head have the discretion to rescind this if need be. He encouraged Mark McRae to track it for a few months and report on any impact.

Councilwoman Alberts moved to approve Resolution 22-32: Amending Policies & Procedures Manual 7.110 (j) Vehicle Take-Home Use. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

9. Resolution 22-33: Annual Policies & Procedure Update

City Manager David Larson explained the Administration/Finance Committee was tasked to recommend an annual "cleanup" of the policies & procedures manual each year after the legislative session to ensure state code compliance and to address any potential issues confronted during the year. The update is not a comprehensive review of the entire manual. The recommended amendments are items that the staff presented to the committee for clarification and standardization reasons. Below is a brief description of the proposed changes:

PAGE #	DESCRIPTION
1	Update to adoption date and resolution number
2	Correct spelling error. Add flag display section # to chapter list
11	Update on-call amount
13	Clarify amount paid per holiday to 8 or 10 hours depending on regular work schedule
13	Add Juneteenth to annual holiday list
21	Clarify that bereavement leave includes miscarriage per SB63
35	Add flag display section # to section heading list
58	Add policy regarding medical cannabis according to new state law
75	Put into documented policy the practice of only displaying flags of the City, state, and country on city-owned property

Councilman Halverson expressed it may be time to look at which holidays should be paid holidays as the current 13 is getting excessive. Mayor Westbrook agreed. Councilman Halverson suggested capping at 13 days. Councilwoman Alberts agreed. Councilman Dills acknowledged the need to update the formatting of the policies and procedures manual.

Councilman Soderquist moved to approve Resolution 22-33: Annual Policies & Procedure Update with amendments to move Juneteenth into its chronological order and cap paid holidays to 13 with any future state and federal holiday additions being discussed by management. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

10. Resolution 22-34: Award Source Meter Project

New state and Division of Drinking Water rules (Utah Code 19-4-14 and Admin Rule R309-510, respectively) require the establishment of system-specific source and storage sizing requirements for public water systems. The system-specific sizing requirements will be based on water use data that water systems are required to collect and report to the Division of Water Rights. To collect and provide this data requires the installation of system meters at key locations in the water system. This project was designed to meet the requirements. The project was publicly advertised, and bids were opened on June 14, 2022 at City Hall. Five (5) bids were received and tabulated. The city staff is recommending Ormond which was the second lowest bidder because they are familiar with this project. It was declared this project could be funded by ARPA funds.

Councilman Soderquist moved to approve Resolution 22-34: Award Source Meter Project to Ormond Construction Inc. in the amount of \$99,609.59. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

11. Resolution 22-35: Final Acceptance Ray Creek

On July 30, 2020, Ray Creek Estates was granted conditional acceptance. This started the 1-yr guarantee period. City Manager David Larson announced in accordance with Section 11-4-2K of City Code, the developer of any subdivision or development where public improvements have been built must request in writing that the subdivision receive final acceptance by the City Council. As required, the public improvements have been inspected and found to be in good working order and meeting the adopted city standards, except for a small, settled trench that requires some asphalt repair. The estimated cost of this repair is \$10,866. The option of the city removing this amount from the current escrow and making the

repair as part of the city's annual street maintenance projects was presented to the developer. This option gives city more control over ensuring the repair is done properly. Final acceptance may be granted with the amount referenced above taken from the escrow account and releasing all remaining escrow funds. Councilman Halverson queried if the estimate will be accurate for completing the work. Mr. Larson replied he discussed that concern with City Engineer Brandon Jones and Mr. Jones was comfortable with the amount.

Councilman Soderquist moved to approve Resolution 22-35: Final Acceptance Ray Creek. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

12. Resolution 22-36: Hill Air Force Base (HAFB) License Agreement

City Manager David Larson reported Hill Air Force Base (HAFB) is required to monitor potential groundwater pollutants in certain areas of the city. They already have monitoring wells on private and city-owned property. They are requesting a new licensing agreement with the city to continue the current monitoring wells and add additional locations in the future if needed. Mr. Larson stated HAFB staff has been tasked with making sure all their monitoring well license agreements are up to date and in place properly. City staff met and discussed with HAFB staff on June 15 the need for current and additional wells on city property or within public rights-of-way and an updated agreement. The licensing agreement is a general license for HAFB to place up to 20 monitoring wells on city property. The agreement was back dated to show a continuation of coverage with previous monitoring agreements with the city. Specific location requests will be reviewed and evaluated by staff if/when they are requested. Councilman Soderquist inquired what other cities are being paid to have the HAFB monitoring wells on their property and the amount was unknown.

Councilman Halverson moved to approve Resolution 22-36: HAFB License Agreement. Councilman Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

REPORTS

13. New Business

Parks: Councilman Dills reported there have been a number of improvements made at the new dog park. New picnic tables have been added. The city is requesting individuals remove any dog toys so that the mower does not hit them. Councilman Dills announced some vandalism took place at some of the city parks. The parks are closed at 10:00 p.m. If anyone sees someone in the park after 10:00 p.m., please contact Davis County Sheriff's Department. Pickleball courts are open. Councilwoman Alberts asked if signs can be posted for no skateboarding or roller blading. Mr. Larson reported the signs have been ordered and include that rule.

Long-term Rental Code: Mayor Westbrook suggested reviewing city code for long-term rentals. City Attorney Jayme Blakesley reported the city code states no more than four unrelated people can live in a residence. He recommended the city try to enforce this law by getting statements from neighbors. Business licenses are currently not required for long term rentals which may be something that should be reviewed. Mr. Blakesley expressed cities do not usually require them because it is difficult to administer. He suggested the city look at room by room rental legislation. He will research other cities multi-contract rental laws.

14. Council & Staff

Councilwoman Alberts: reported Code Committee reviewed R-7 code. City staff will bring it before the City Council in two weeks.

Councilman Soderquist: stated there are no new developments for the gravel pits. The city is still monitoring the dust collection boxes. Staker Parson Company is looking into other options to mitigate dust besides watering.

Councilman Halverson: shared HAFB Restoration Advisory Board Meeting will be held Thursday at Sunset City Office at 6:30 pm. Public is welcome to attend and comment. He will not attend the Country Fair Days Parade.

City Manager David Larson: announced the ribbon cutting for Canyon Meadows West Park will take place on July 2nd at 9:00 a.m. There will be a pickleball clinic and food trucks. He reported the moving of the city digital sign has been discussed with UDOT and the city is waiting to hear back.

ADJOURN: Councilman Soderquist moved to adjourn the council meeting at 7:18 p.m. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, and Soderquist voted aye. The motion carried.

APPROVED: _____ **Date** 07-26-22

Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

**Comments to South Weber City Council
for 28Jun22Meeting
by Paul A. Sturm**

**1) Public Comment on Action Item #7 - DCSO Contract for Law Enforcement Services
Reference Packet Page 5 to 28 of 287**

7. Resolution 22-31: Davis County Sheriff's Office Contract for Law Enforcement Services

During the last City Council meeting, during discussions on DCSO services, comments were made regarding providing additional coverage in residential areas. I believe that the SWC contract with DCSO should cover ONLY residential areas! All other roads within SWC boundaries are either State or Federal roadways, and that coverage cost should be attributed to those entities and not SWC!

**2) Public Comment on Action Item #8- Vehicle Take Home Use
Reference Packet Page 29 of 287 - Staff Summary - Sample Motion Language**

8. Resolution 22-32: Amending Policies & Procedures Manual 7.110 (j) Vehicle Take-Home Use

A) The Sample Motion Language shown is not consistent with other presentations. I believe that the Sample Motion Language shown on Page 35 of 287 for the Policies & Procedures Manual better represents the options that are available to the City Council for their consideration.

B) The text of 7.110(j) shown on Pages 32 to 33 of 287 is not formatted for approval, and as a result, was not properly inserted into the official SWC document for approval.

**3) Public Comment on Action Item #9- Annual Policies & Procedures Update
Reference Packet Pages 34 to 274 of 287**

9. Resolution 22-33: Annual Policies & Procedure Update

PAGE #	DESCRIPTION
1	Update to adoption date and resolution number

A) The paragraph on Page 34 of 287 does not mention the major addition of the Vehicle Take Home Policy to the P&P Manual.

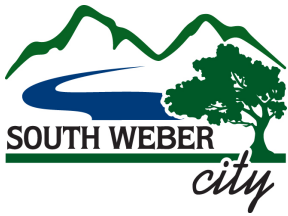
B) The Sample Motion Language is not consistent with other presentations. I believe that the Sample Motion Language shown on Page 35 of 287 for the Policies & Procedures Manual better represents options available to the CC and provides the CC with more options.

C) This revised P&P Manual, being an official SWC document, lacks substantial consistency in formatting. It is more likely a simple cut and paste without reformatting.. This is important because order of precedence is achieved with standardized formatting, including indentures. Examples: 4.080-Holiday Pay - Juneteenth was not inserted in "date" order (P. 169 of 287). 7.110 (j) (P. 207 of 287) is not formatted (See 7.110 (l) as an example). Blank spaces (P. 215 of 287, and many others examples. This is what the City Council is signing off as an official SWC document!!

**4) Public Comment on Action Item #10- Award Source Meter Project
Reference Packet Pages 275 to 277 of 287**

10. Resolution 22-34: Award Source Meter Project

Reading AI #10 was very confusing at first. Who is Dana Shuler (sp Schuyler)? That question is not answered, even partially, until Resolution 22-34 text awaiting CC signature. Mr. Shuler/Schuyler should have been initially identified as an Jones & Associates engineer. It is also impossible to correlate the "Budget" numbers with the vendor bids shown.



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

April 12, 2022

PREPARED BY

Trevor Cahoon
Community Services Dir

ITEM TYPE

Discussion

ATTACHMENTS

Draft Ordinance

PRIOR DISCUSSION DATES

May 24, 2022

AGENDA ITEM

Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap

Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap

PURPOSE

The City Council is to consider the ordinance for the rezone request and the final plat for the subdivision.

BACKGROUND

Preliminary/Final Plat Application. City code allows an applicant for a Minor Subdivision (Number of lots between 1-10) to request a combined Preliminary and Final Application. The Sketch Committee recommends that this would be the case for this request. For More Details See [11-3-2](#) in City Code. Items to Consider:

- *Number of Parcels:* 1
- *Proximity to Street:* 2600 E runs parallel to this property.
- *Existing Streets and Utilities:* Applicant will be responsible for the right of way (ROW) improvements to the sidewalks on 2600 E. Utility access is available and sufficient for the development of this property.
- *Character:* The boundaries of this parcel are consistent with the surrounding neighborhood. The shape of the lot is long and narrow, but this will provide better buffer between properties.
- *Effect on Adjoining Property:* There will be no adverse impacts to surrounding properties. Applicant will be responsible for fencing that will be placed near the canal property which is consistent with code.
- *Utility Easements:* General Utility Easement is accounted for and no other easements were available on the title report.

- **Rezone Request.** The property is currently zoned R-L which matches the surrounding area. However, the general plan designation for the area is consistent with the R-M request. The shape of the lot makes complying with the R-L lot requirements difficult. To have better use of the property because of the setbacks, the applicant is requesting a change to R-M.

PLANNING COMMISSION RECOMMENDATION

During the June 9, 2022 the Planning Commission reviewed the application for the preliminary/final and rezone request and recommended approval through a unanimous vote.



STAFF REVIEW SUMMARY

City Staff has done a review of the Belnap Estates Subdivision and have reviewed the Following Items:

Planning Review:

- PL-1: Use – **Complies**
Dwelling: Single Family is a permitted use in the R-M Zone

- PL-2: Lot Requirements – **Complies**
Density: less than 2.80 units per acre
Lot Area: Greater than 9000 sq ft
Lot Width:

- PL-3: Set Backs – **Able to Comply**
On a 60 ft ROW dwelling must be 25 feet from front, 10 feet on the side and 25 feet on the rear.



PL-4: Parking – Able to Comply

PL-5: Necessary Documents - Complies

Applicant has submitted all required documents for a Preliminary/Final Plan Review

Engineering Review:

EN-1: All proposed improvements (with the exception of the sidewalk) will need to be installed or escrowed for before the plat can be recorded. A 10% Guarantee in escrow will be required. The plat will need to be recorded before a building permit can be issued. The sidewalk will need to be installed before a certificate of occupancy can be issued.

SAMPLE MOTION LANGUAGE REZONE

Approve – Move to approve Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap.

Deny – Move to deny Ordinance 2022-11: Rezone for Belnap Estates at approximately 7888 S 2600 E from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Tyker Belnap.

SAMPLE MOTION LANGUAGE FINAL PLAT

Approve – Move to approve Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap.

Deny – Move to deny Resolution 22-37: Final Plat for Belnap Estates at approximately 7888 S 2600 E by Applicant Tyker Belnap.

Excerpt from PC Minutes 06-09-2022

Commissioner Walton moved to open the public hearing on Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approximately .628 acres from R-L to R-M) located at approximately 7888 S 2600 E by Applicant: Tyker Belnap. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

4. Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approximately .628 Acres from R-L to R-M) located at approximately 7888 S 2600 E by Applicant: Tyker Belnap

Community Service Director Trevor Cahoon explained city code allows an applicant for a Minor Subdivision (Between 1-10 Lots) to request a combined Preliminary and Final Application. The Sketch Committee recommends that this would be the case for this request.

Trevor expressed the property is currently zoned R-L which matches the surrounding area. However, the general plan designation for the area is consistent with the R-M request. The shape of the lot makes complying with the R-L lot requirements difficult. To have better use of the property the applicant is requesting a change to R-M.

Commissioner Losee asked if there was any public comment.

Paul Sturm, 2527 Deer Run Drive, queried if the developer is subdividing the property into more than one lot.

Commissioner Boatright moved to close the public hearing on Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approximately .628 Acres from R-L to R-M) located at approximately 7888 S 2600 E by Applicant: Tyker Belnap. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

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

Robin Belnap, 7841 S. 2600 E., explained her son will be building a home on this family- owned property.

Commissioner Walton queried on the access. Trevor replied there are no concerns with the access. Commissioner Losee asked if a site plan is required. Trevor pointed out a site plan is only required for commercial, industrial, and multi-family developments.

Commissioner McFadden moved to approve the Preliminary Application for Belnap Estates (1 Lot Plat), with a recommendation to the City Council to approve the Final Application and Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approximately .628 acres from R-L to R-M) located at approximately 7888 S 2600 E. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

ORDINANCE 2022-11

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY’S ZONING MAP PARCEL# 130360101, BELNAP ESTATES SUBDIVISION, FROM RESIDENTIAL LOW (R-L) TO RESIDENTIAL MODERATE (R-M)

WHEREAS, applicant Tyker Belnap applied to rezone parcel 130360101 of 0.569 acres at approximately 7894 S 2600 E from residential low (R-L) to residential moderate (R-M); and

WHEREAS, a public hearing was held before the planning Commission on the 9th of June 2022; and

WHEREAS, after careful review the Planning Commission unanimously recommended approval of this rezone request; and

WHEREAS, the City Council has considered the information available along with the recommendation and finds rezoning of the property described is consistent with the City’s General Plan and determines that it is in the best interest of the City to approve the change of zoning;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment: The Zoning Map referenced in section 10-1-5 is amended to change 130360101 to Residential Moderate (R-M) density with legal description below.

Property Owner: Robin Belnap

Site Address: 7894 S 2600 E

Davis County Parcel #: 13-036-0101

Total Number of Acres: 0.569

Legal Description:

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING S00°06'31"W 730.55 FEET AND N89°53'29"W 15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING S89°53'29"E 2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF 115°47'41", A CHORD BEARING OF N13°36'06"E, AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF 44°24'15", A CHORD BEARING OF N22°05'37"W, AND A CHORD LENGTH OF 15.11 FEET; AND (3) N00°06'31"E 105.99 FEET; THENCE S89°53'29"E 126.09 FEET TO THE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S07°55'24"W 27.25 FEET; (2) S17°15'24"W 232.50 FEET; AND (3) S45°00'00"W 95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE N00°06'25"W ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2022-11 was passed and adopted the 26th day of July 2022 and that complete copies of the ordinance were posted in the following locations within the City this 27th day of July 2022.

1. South Weber Family Activity Center, 1181 E. Lester Drive
2. South Weber City Building, 1600 E. South Weber Drive
3. City Website www.southwebercity.com
4. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

RESOLUTION 22-37

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR BELNAP ESTATES SUBDIVISION

WHEREAS, an application to plat 0.529 acres at approximately 7894 S 2600 E into one building lot was submitted by Tyker Belnap; and

WHEREAS, both the Community Services Director and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission; and

WHEREAS, the South Weber City Planning Commission held a public hearing on the 9th of June 2022; and

WHEREAS, the Planning Commission reviewed all the supporting documents at that meeting and voted unanimously to recommend approval by the City Council; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 26th of July 2022 and after thorough consideration approves the plat and plans as presented;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: Final Plat for Belnap Estates Subdivision at 7894 S 2600 E is hereby approved as attached in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder

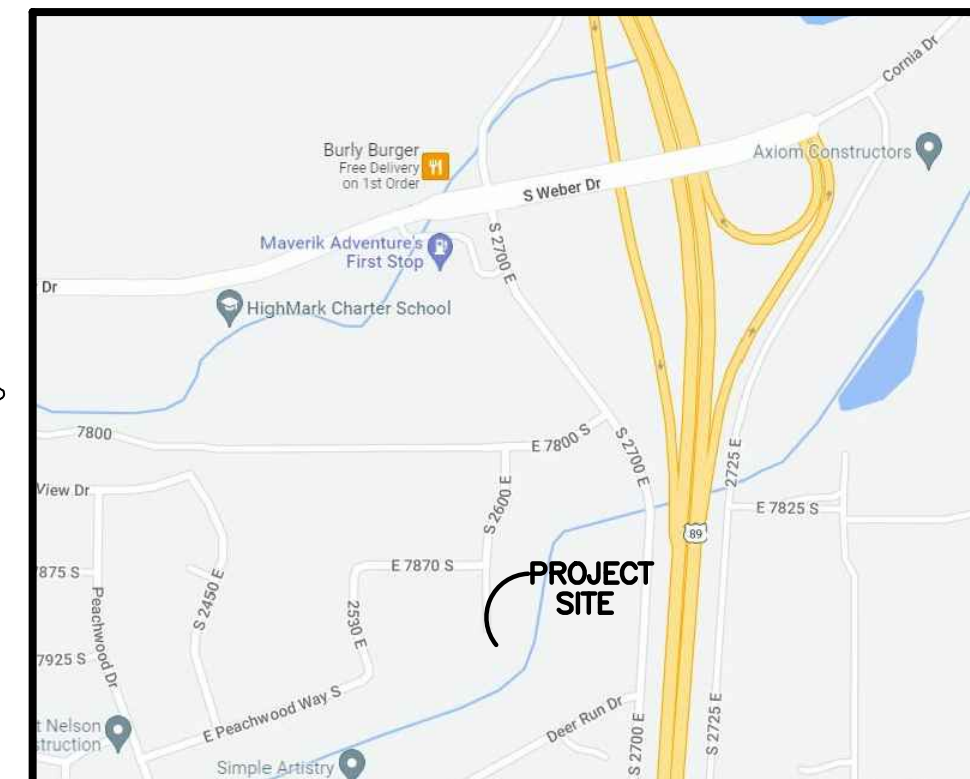
EXHIBIT 1

BELNAP ESTATES PLAT

SHEET 1 OF 1

BELNAP ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
APRIL, 2022



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. THE NORTH LINE WAS DETERMINED BY DEED. THE WEST LINE WAS DETERMINED BY THE MOUNTAIN VIEW SUBDIVISION. THE EAST LINE WAS DETERMINED BY THE CANAL RECORD DEED FOUND IN BOOK 1-J, PAGE 463 CALLING TO THE ORIGINAL RIGHT OF WAY 33' FROM CENTER LINE OF EXISTING CANAL AND GOING AN ADDITIONAL 25 FEET PARALLEL TO SAID CENTERLINE. COMPARING EARLY AERIAL PHOTOS OF THE SITE TO THE CURRENT SURVEY, THE CENTERLINE APPEARS TO BE IN THE SAME POSITION AFTER THE RECENT IMPROVEMENTS. THE WESTBROOK PROPERTY DEED WAS ALSO CONSIDERED IN THE LOCATION OF THE EASTERLY BOUNDARY. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING 000'06'31"W 730.55 FEET AND N89'53'29"W 15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING S89'53'29"E 2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF 115°47'41", A CHORD BEARING OF N13°36'06"E, AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF 44°24'15", A CHORD BEARING OF N22°05'37"W, AND A CHORD LENGTH OF 15.11 FEET; AND (3) N00°06'31"E 105.99 FEET; THENCE S89'53'29"E 126.09 FEET TO THE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S07°55'24"W 27.25 FEET; (2) S17°15'24"W 232.50 FEET; AND (3) S45°00'00"W 95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE N00°06'25"W ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

BASIS OF BEARINGS

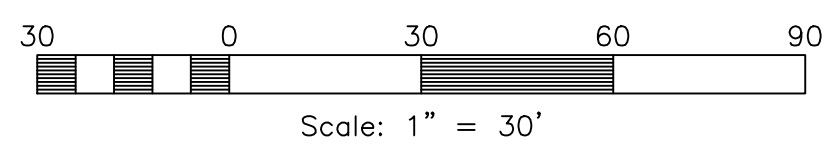
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°53'29"W. (NAD83 BEARING IS N89°32'25"W)

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	101.05'	84.71'	79.70'	N13°36'06"E	115°47'41"
C2	20.00'	15.50'	15.11'	8.16'	N22°05'37"W	44°24'15"

LEGEND

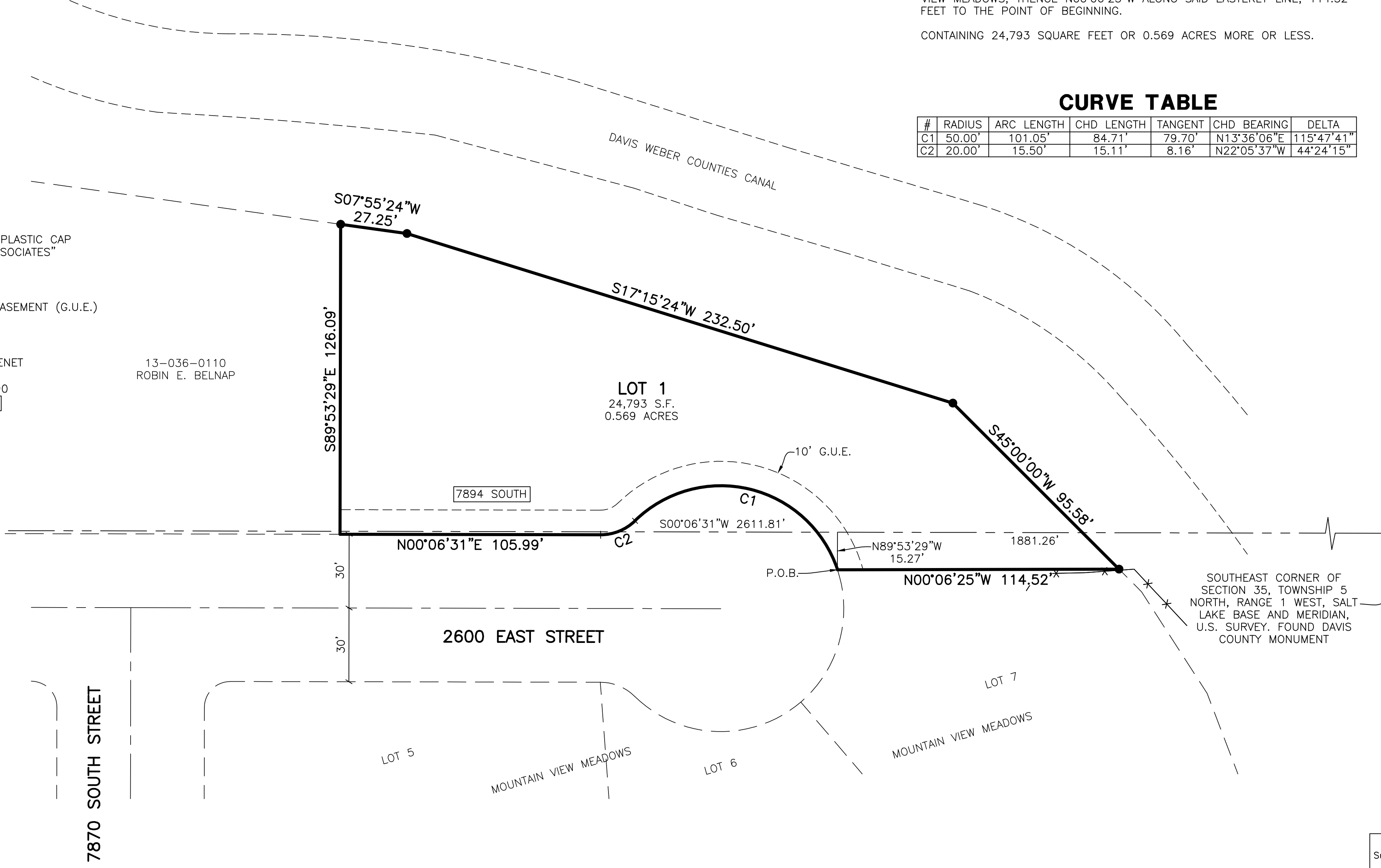
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- = EXISTING FENCE
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT



EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT

(BASIS OF BEARINGS) N89°53'29"W 2647.11'

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT



<p>SOUTH WEBER CITY PLANNING COMMISSION</p> <p>APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.</p> <p>CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION</p>	<p>SOUTH WEBER CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>SOUTH WEBER CITY ENGINEER DATE</p>	<p>SOUTH WEBER CITY COUNCIL</p> <p>PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>SOUTH WEBER CITY MAYOR CITY RECORDER</p>	<p>SOUTH WEBER CITY ATTORNEY</p> <p>APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.</p> <p>SOUTH WEBER CITY ATTORNEY</p>
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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 **BELNAP ESTATES SUBDIVISION** 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____.

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 ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **BELNAP ESTATES SUBDIVISION**, AND 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 WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

ROBIN E. BELNAP

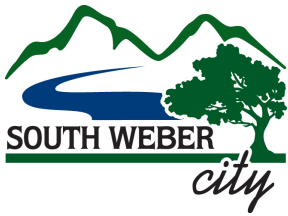
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

<p>PROJECT INFORMATION</p> <p>Surveyor: T. HATCH</p> <p>Designer: N. ANDERSON</p> <p>Begin Date: 3-8-2022</p>	<p>Project: BELNAP ESTATES SUBDIVISION</p> <p>Number: 5644-01</p> <p>Scale: 1"=30'</p> <p>Revision: _____</p> <p>Checked: _____</p>	<p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR: _____</p> <p>DAVIS COUNTY RECORDER _____ DEPUTY, _____</p>
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#11-12 Sophia's
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

Trevor Cahoon
Community Services Dir

ITEM TYPE

Legislative Rezone
Request

Administrative Final
Application

ATTACHMENTS

Final Plat

PRIOR DISCUSSION DATES

AGENDA ITEM

Ordinance 2022-12: Rezone for Sophia's Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards

Resolution 22-38: Final Plat for Sophia's Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards

PURPOSE

The City Council is to consider the ordinance for the rezone request and the final plat for the subdivision.

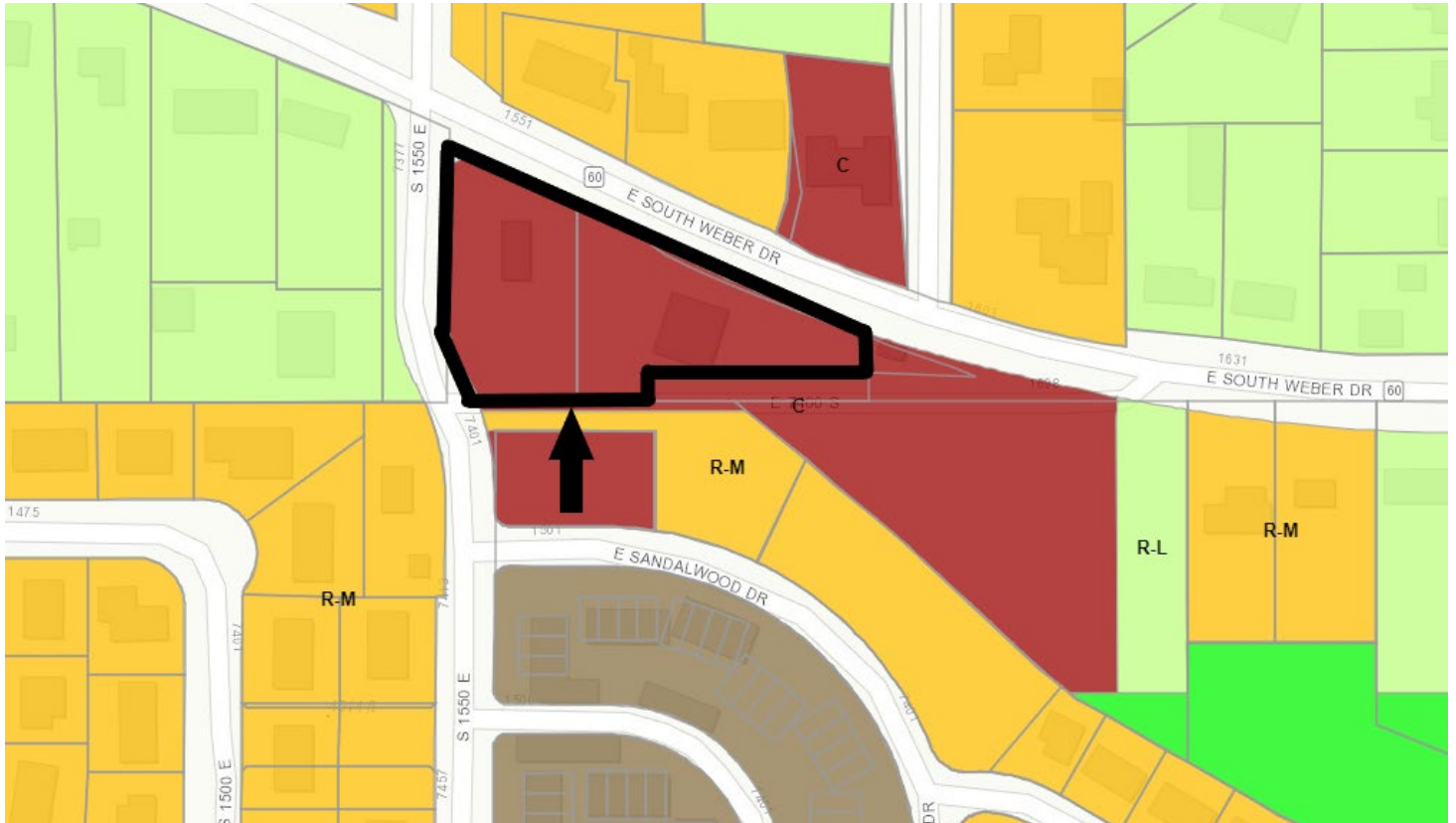
BACKGROUND

Final Plat. After the preliminary plan approval, the next step in the process is recommending approval or denial of the Final Plat to the City Council. The Planning Commission as the Land Use Authority has made approvals of the preliminary plans after which the City Staff verifies the improvement plans are finalized to construction ready drawings. The Plat is the only item that needs City Council approval as this is a decision about how to subdivide the property. Sophia's Haven Final Plat Items to Consider:

- **Legal Description:** This has been supplied
- **Subdivision Name:** The Subdivision name appears on the plat and is consistent with the application that has been submitted.
- **Lot Sizes and Orientation:** Lot sizes and widths comply with the R-M zoning designation and the orientation of the lots coincide with the location of the Right of Way (ROW).
- **Addresses and Street Names:** Addresses and Street Names are shown.
- **Parcel Numbers or Lot Numbers of Surrounding Properties:** When recording the plat, it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.
- **Right-of-Way (ROW) Dedication:** The applicant was asked to include 1550 West in this subdivision to dedicate this area as a ROW. The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards.
- **Utility Easements:** The General Utility Easement required for each property has been indicated on the plat. Storm Drain Easements are indicated on the plat and are consistent with existing recorded easements or new requirements.
 - *Public Works has identified that the water service* for the home across the street (1590 E. South Weber Dr.) crosses Lot 3. An easement for this service line will need to be added once the exact location of this service can be identified by Public Works.
- **Signature Boxes:** All signature boxes are supplied.

Rezone. The applicant is requesting a rezone from Commercial to Residential Moderate. The request is consistent with the general plan land use recommendation.

Current Land Use Designation



APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

Improvement Plans: The planning commission reviewed the preliminary improvement plans at the February Planning Commission Meeting. City Staff has verified that a complete set of construction drawings were submitted with the Final Plan Submittal which comply with all requirements of the submittal.

Zone Change Recommendation: The planning commission recommended approval of the requested zone change from Commercial (C) to Residential Moderate (R-M) in the February Planning Commission Meeting.

[PLANNING COMMISSION RECOMMENDATION](#)

During the June 9, 2022 meeting the Planning Commission reviewed the application for the final and recommended approval through a unanimous vote.

During the February 10, 2022 meeting the Planning Commission reviewed the application for the rezone and recommended approval to the City Council.

[STAFF REVIEW SUMMARY](#)

City Staff has done a review of the Sofia’s Haven PUD and have reviewed the following items:



Planning Review:

- PL-1: Use – Complies
Dwelling: Single Family is a permitted use in the R-M zone.

- PL-2: Lot Requirements – Complies
Density: less than 2.80 units per acre
Lot Area: Greater than 9000 sq ft
Lot Width: Greater than 80 ft and comply with the percentages required by code

- PL-3: Setbacks – Able to Comply
There is enough room within lots to have an allowable buildable area.

- PL-4: Parking – Able to Comply

- PL-5: Existing Conditions – No Action Needed
Developer has begun demolition of the current structures on the property. City will continue to work with applicant to ensure the materials are cleared in a timely manner.

- PL-6: Access – Complies
The development includes many cross-access agreements. Agreements have been verified and provide necessary protections for the project.

- PL-7: Necessary Documents - Complies
Applicant has submitted all required documents for a Final Plan Review.

Engineering Review:

- EN-1: The location of the water service to the home on 1590 E. South Weber Dr. needs to be identified by Public Works and a corresponding easement provided on the plat per the Planning Commission recommendation.
- EN-2: The location of the fiber optic line has been notated on the drawings per the Planning Commission recommendation.

SAMPLE MOTION LANGUAGE REZONE

Approve – Move to approve Ordinance 2022-12: Rezone for Sophia’s Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards.

Deny – Move to deny Ordinance 2022-12: Rezone for Sophia’s Haven at approximately 1598 E South Weber Drive from Commercial (C) to Residential Moderate (R-M) by applicant Rob Edwards.

SAMPLE MOTION LANGUAGE FINAL PLAT

Approve – Resolution 22-38: Final Plat for Sophia’s Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards.

Deny – Resolution 22-38: Final Plat for Sophia’s Haven at approximately 1550 E South Weber Drive by Applicant Rob Edwards.

Excerpt from Planning Commission minutes 02-10-2022

Commissioner Losee moved to open the public hearing for Preliminary Plat, Improvement Plans & Rezone (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres located at 1589 East South Weber Drive. Applicant Rob Edwards. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

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

6. Preliminary Plat, Improvement Plans & Rezone (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres located at 1589 East South Weber Drive. Applicant Rob Edwards.

Trevor Cahoon, Community Service Director, reported this property is located across the street from South Weber City Hall. After a review of the preliminary application for Sophia's Haven, staff would recommend approval. Some considerations to note on this project are:

- Rezone: The developer is requesting a rezone from Commercial to Residential Moderate Density. This request is consistent with the General Plan zoning designation and meets the characteristics of the surrounding area.
- Access on South Weber Drive: One lot in this project will have an access on South Weber Drive. This access point is an existing access, and the Utah Department of Transportation has approved this access. All remaining will be removed.
- Existing private drive access: There is an existing private drive that is on the south side of the property feeding off of 1550 E. The access easements are in place and will provide access to the cell tower in the rear.
- Dedication of Right-of-way: The plat includes 1550 E with some other minor dedications. 1550 E is owned by South Weber City. However, it is owned as a parcel and not a ROW. By including it in this subdivision and dedicating it as a ROW this corrects this issue.
- Wellhead Protection Zone: This project includes a source protection zone. This is notated on the drawings.
- Demolition of Buildings: The plans indicate that all buildings outside of the cell tower will be removed prior to construction.
- Pedestrian ROW: The development will update the sidewalk along 1550 E within the project area and dedicate the ROW to the City.
- Easements: All easements have been noted on the drawings.

Commissioner Davis asked if there was any public comment.

Ivan Ray, 7268 S. 1600 E., stated he and his sister-in-law were the previous owners of the property located on 1589 E. South Weber Drive. He acknowledged the property was sold 30 March 2020. At the time he included a \$20,000 grant to clear the property. The day after the property was sold, a representative from True Homes took the \$20,000 from the bank. It was a 90 day agreement, but nothing happened. He is concerned because he retained ownership of the property south of the metal building. He identified the yellow highlighted area on his map in which the property is still in his name. He also identified the location of the cell tower, and an orange fiber optic cable that is buried. The cell tower links up South Ogden, Layton, Roy, and Morgan. He has retained this property so the cell tower people can work on the cell tower. He is concerned about the fiber optic cable, and he doesn't want the cell tower to be compromised.

Paul Sturm, 2527 Deer Run Drive, voiced his concern with not having legends on several of the drawings. He stated the information on the plat map on page 13 of 40 does not match the information provided on pages 12 and 14-16 of the packet. There are different areas and numbers shown. He pointed out the drawings also seem to show the subdivision includes a portion of South Weber Drive which is UDOT property. He questioned if an Environmental Assessment/Review needs to be performed since this site had USTs. He identified this property contain a potential historical site. The brick building in the middle of the property is the site of the remains of South Weber Amusement Hall that was built in 1897. He believes any building more than 100 years old needs to be considered as a potential historical site by the Federal Government and that they should be contacted. He suggested the State of Utah should be informed, especially the Utah Division of State History or the Utah State Historic Preservation Office regarding any potential change/destruction of this site so that any required preservation or documentation can be accomplished.

Commissioner Boatright moved to close the public hearing for Preliminary Plat, Improvement Plans & Rezone (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres located at 1589 East South Weber Drive. Applicant Rob Edwards. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

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

Mr. Edwards answered in regards to the access two will be removed and one will remain. There will be access from 1555 East as well, which is where the easement is for the cell phone tower. He explained there is a cross access agreement for the adjacent landowner that has been recorded.

Commissioner Losee discussed the information received tonight from Ivan Ray concerning the cell phone tower parcel. She requested more clarification because the information from Mr. Ray doesn't match the parcel number. Trevor replied that property isn't included in the subdivision plat.

Trevor discussed the cross access agreement was signed between True Homes and the Reisbeck because of the access to 1550 East. He explained there is some discrepancies that happened on the county side, but the city is not aware of why they recorded that cross access agreement against Ivan Ray's property because it wasn't listed in the original application, but was written in afterwards. He explained the exhibit that was recorded with the county that Mr. Ray has spoken of listed his parcel (Parcel A) in that exhibit as part of when the city vacated the road and granted that property to Ivan Ray. Brandon Jones stated there is no issue with the vacation. He explained Mr. Ray's concern is the cross access easement includes the parcel number of the property he stills owns, along with references in the cross access easement need to be fixed.

Commissioner Davis asked if city staff has any concerns. Brandon feels what has been presented is ready for preliminary but there are items that need to be fixed before final approval.

Ivan Ray requested the map he presented tonight be included in the minutes.

Commissioner McFadden stated he has a lot of questions for Rob Edwards, owner of the property, who is not in attendance. He asked if there was any communication with the cell tower company to move the fiber optic line. Brandon Jones, City Engineer, discussed the fiber easement and described it goes through the property where a future home would go.

Commissioner McFadden asked about the historical building section. Brandon reported there hasn't been any historical investigation on that.

Commissioner McFadden asked Mr. Edwards if there has been any contact with the cell tower owners as to how to re-locate the fiber optic line because it is currently not in a utility easement on the property.

Rob Edwards, 2704 New Castle Drive, Sandy, Utah, reported they there has been some discussion and they have decided they will be leaving the fiber line where it is and provide an easement.

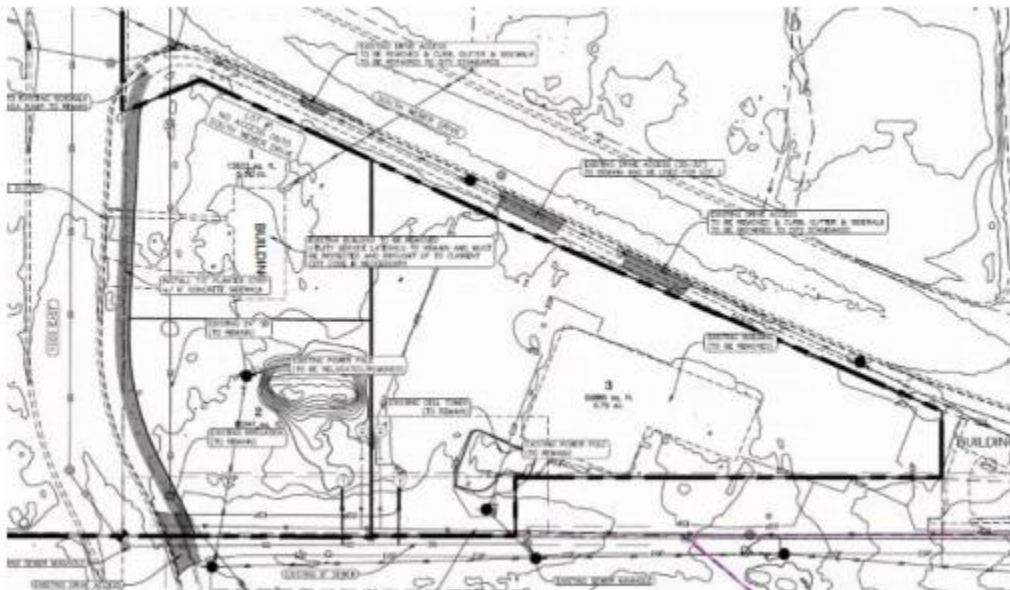
Commissioner McFadden asked Mr. Edwards if there has been any communication with the State Historic Preservation Officers (SHPO) in regards to the 100 year old building on the site, which may be considered a historical building. Rob reported he will look into that.

Commissioner Losee acknowledged she has concerns. She asked if the property is being used as a storage unit. She asked if this is an allowed use on the property.

Mr. Edwards explained it is not being used as commercial storage.

Jayne recommended Trevor look into it to make sure it isn't going against any city code.

Commissioner Losee questioned the access onto South Weber Drive.



Commissioner Boatright moved to approve the Preliminary Application for Sophia's Haven and recommend the approval of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to the City Council. Commissioner Davis seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, and McFadden voted aye. Commissioner Losee voted nay. The motion carried 3 to 1.

ORDINANCE 2022-12

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY'S ZONING MAP CHANGING SOPHIA'S HAVEN SUBDIVISION FROM COMMERCIAL (C) TO RESIDENTIAL MODERATE DENSITY(R-M)

WHEREAS, applicant Rob Edwards applied to rezone parcels 130120061, 130120057, and 130120082 of 2.02 acres at approximately 1589 E South Weber Drive from commercial (C) to residential moderate density (R-M); and

WHEREAS, a public hearing was held before the planning Commission on the 10th of February 2022; and

WHEREAS, after careful review the Planning Commission recommended approval of this rezone request by a vote of three to one; and

WHEREAS, the City Council has considered the information available along with the recommendation and finds rezoning of the property described is consistent with the City's General Plan and determines that it is in the best interest of the City to approve the change of zoning;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment: The Zoning Map referenced in section 10-1-5 is amended to change 130120061, 130120057 and 130120082 to Residential Moderate Density (R-M) with the legal description below.

Property Owner: True Homes LLC

Property Address: 7386 S 1550 E

Davis County Parcel #: 13-012-0061, 13-012-0057, 13-012-0082

Total Number of Acres: 2.02

Legal Description:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.
THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.
THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.
THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.
THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.
THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2022-12 was passed and adopted the 26th day of July 2022 and that complete copies of the ordinance were posted in the following locations within the City this 27th day of July 2022.

1. South Weber Family Activity Center, 1181 E. Lester Drive
2. South Weber City Building, 1600 E. South Weber Drive
3. City Website www.southwebercity.com
4. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

7. Action on Final Plat (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning, 1.41 acres located at approx. 1550 E/South Weber Drive. Applicant Rob Edwards. a's
Trevor explained the 2.02 acreage includes the dedicated right-of-way.

ITEMS FOR PLANNING COMMISSION REVIEW

• **Final Plat.** After the preliminary plan approval, the next step in the process is recommending approval or denial of the Final Plat to the City Council. The Planning Commission as the Land Use Authority has made approvals of the preliminary plans after which the City Staff verifies the improvement plans are finalized to construction ready drawings. The Plat is the only item that needs City Council approval as this is a decision about how to subdivide the property. Sophia's Haven Final Plat Items to Consider:

- Legal Description: This has been supplied
- Subdivision Name: The Subdivision name appears on the plat and is consistent with the application that has been submitted.
- Lot Sizes and Orientation: Lot sizes and widths comply with the R-M zoning designation and the orientation of the lots coincide with the location of the Right of Way (ROW).
- Addresses and Street Names: Addresses and Street Names are shown.
- Parcel Numbers or Lot Numbers of Surrounding Properties: When recording the plat it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.
- Right-of-Way (ROW) Dedication: The applicant was asked to include 1550 West in this subdivision to dedicate this area as a ROW. The ROW has been indicated on the drawings for dedication to the city and the widths comply with the City Standards.
- Utility Easements: The General Utility Easement required for each property has been indicated on the plat. Storm Drain Easements are indicated on the plat and are consistent with existing recorded easements or new requirements.
 - Public Works has identified that the water service for the home across the street (1590 E. South Weber Dr.) crosses Lot 3. An easement for this service line will need to be added once the exact location of this service can be identified by Public Works.
- Signature Boxes: All signature boxes are supplied

APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

- Improvement Plans: The planning commission reviewed the preliminary improvement plans at the April Planning Commission Meeting. City Staff has verified that a complete set of construction drawings were submitted with the Final Plan Submittal which comply with all requirements of the submittal.
- Zone Change Recommendation: The planning commission recommended approval of the requested zone change from Commercial (C) to Residential Moderate (R-M) in the February Planning Commission Meeting.

STAFF REVIEW SUMMARY

City Staff has done a review of the Petersen Farms PUD and have reviewed the following items:

Planning Review:

PL-1: Use – **Complies**

Dwelling: Single Family is a permitted use in the R-M zone.

PL-2: Lot Requirements – **Complies**

Density: less than 2.80 units per acre

Lot Area: Greater than 9000 sq. ft.

Lot Width: Greater than 80 ft. and comply with the percentages required by code

PL-3: Setbacks – **Able to Comply**

There is enough room within lots to have an allowable buildable area.

PL-4: Parking – **Able to Comply**

PL-5: Existing Conditions – **No Action Needed**

Developer has begun demolition of the current structures on the property. City will continue to work with applicant to ensure the materials are cleared in a timely manner.

PL-6: Access – **Complies**

The development includes many cross-access agreements. Agreements have been verified and provide necessary protections for the project.

PL-7: Necessary Documents - **Complies**

Applicant has submitted all required documents for a Final Plan Review.

Engineering Review:

EN-1: The location of the water service to the home on 1590 E. South Weber Dr. needs to be identified by Public Works and a corresponding easement needs to be provided on the plat prior to recording of the plat.

Discussion took place regarding the fiber optic line. City Engineer Brandon Jones explained before the plat is recorded the fiber optic line will be located and/or possibly relocated. Rob Edwards explained he has an agreement with Crown Castle (owner of the cell tower).

Commissioner Losee questioned Lot 3 access point. Brandon replied; the developer has received approval from UDOT on the access from South Weber Drive. It is actually an existing access.

Commissioner Walton moved to recommend the City Council approve the Final Plat (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres located at approximately 1550 E/South Weber Drive for applicant Rob Edwards with the condition that the location of fiber optic line and water utility line be identified on the final plat. Commissioner Davis seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and Walton voted aye. The motion carried.

RESOLUTION 22-38

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR SOPHIA’S HAVEN SUBDIVISION

WHEREAS, an application for subdividing 2.02 acres at approximately 1589 E South Weber Drive into three building lots was submitted by Rob Edwards; and

WHEREAS, both the Community Services Director and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission; and

WHEREAS, the South Weber City Planning Commission held a public hearing for the subdivision on the 10th of February 2022; and

WHEREAS, the Planning Commission reviewed all the supporting documents in an open public meeting on June 9, 2022 and gave a favorable recommendation for final approval with a three to one vote at the same hearing; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 26th of July and after thorough consideration approves the plat as presented;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: Final Plat for Sophia’s Haven Subdivision at 1589 E South Weber Drive is hereby approved as presented in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder

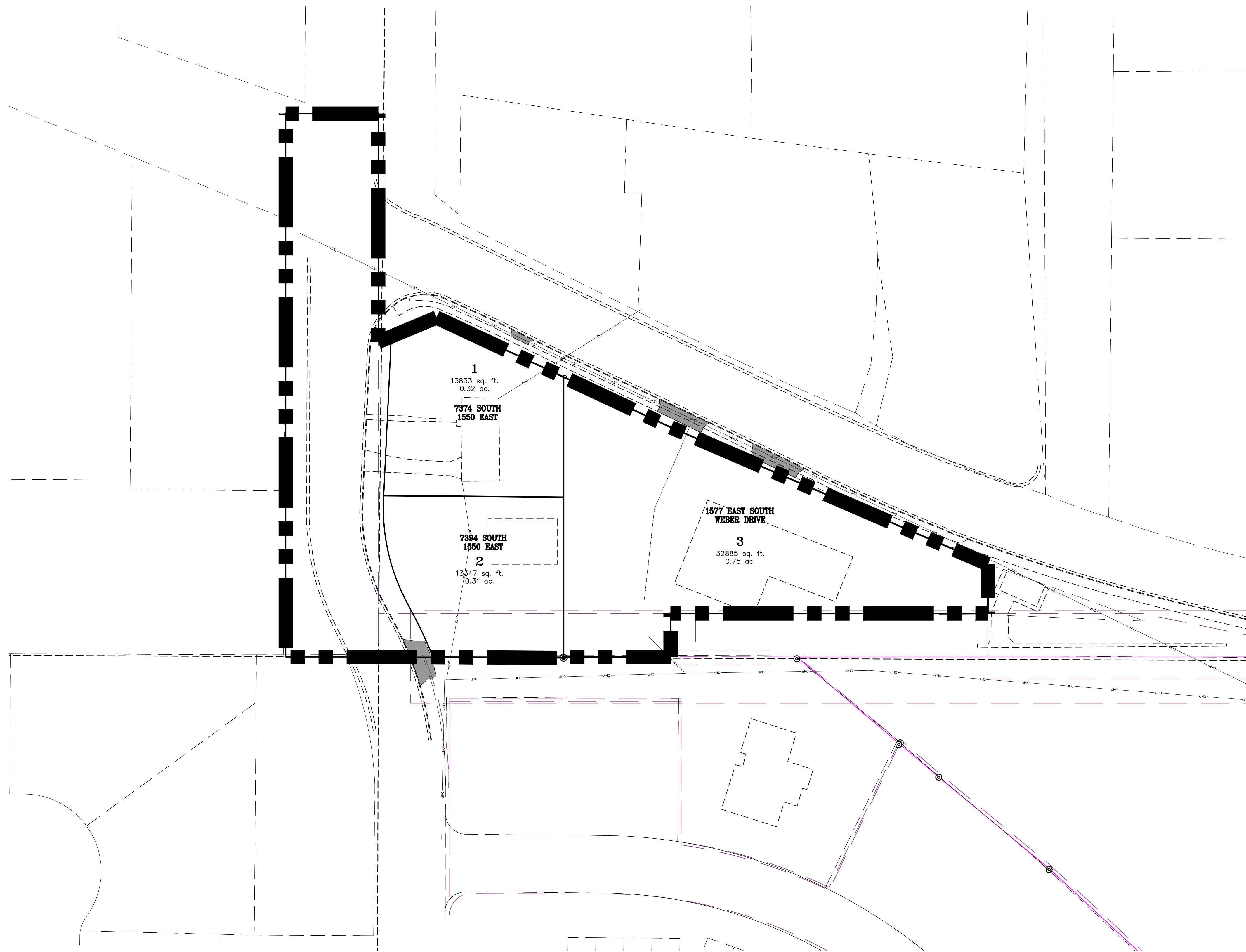
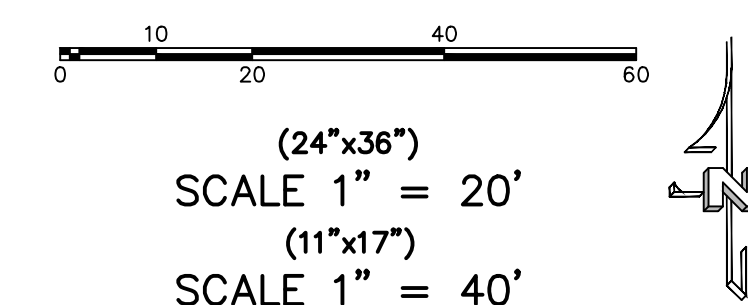
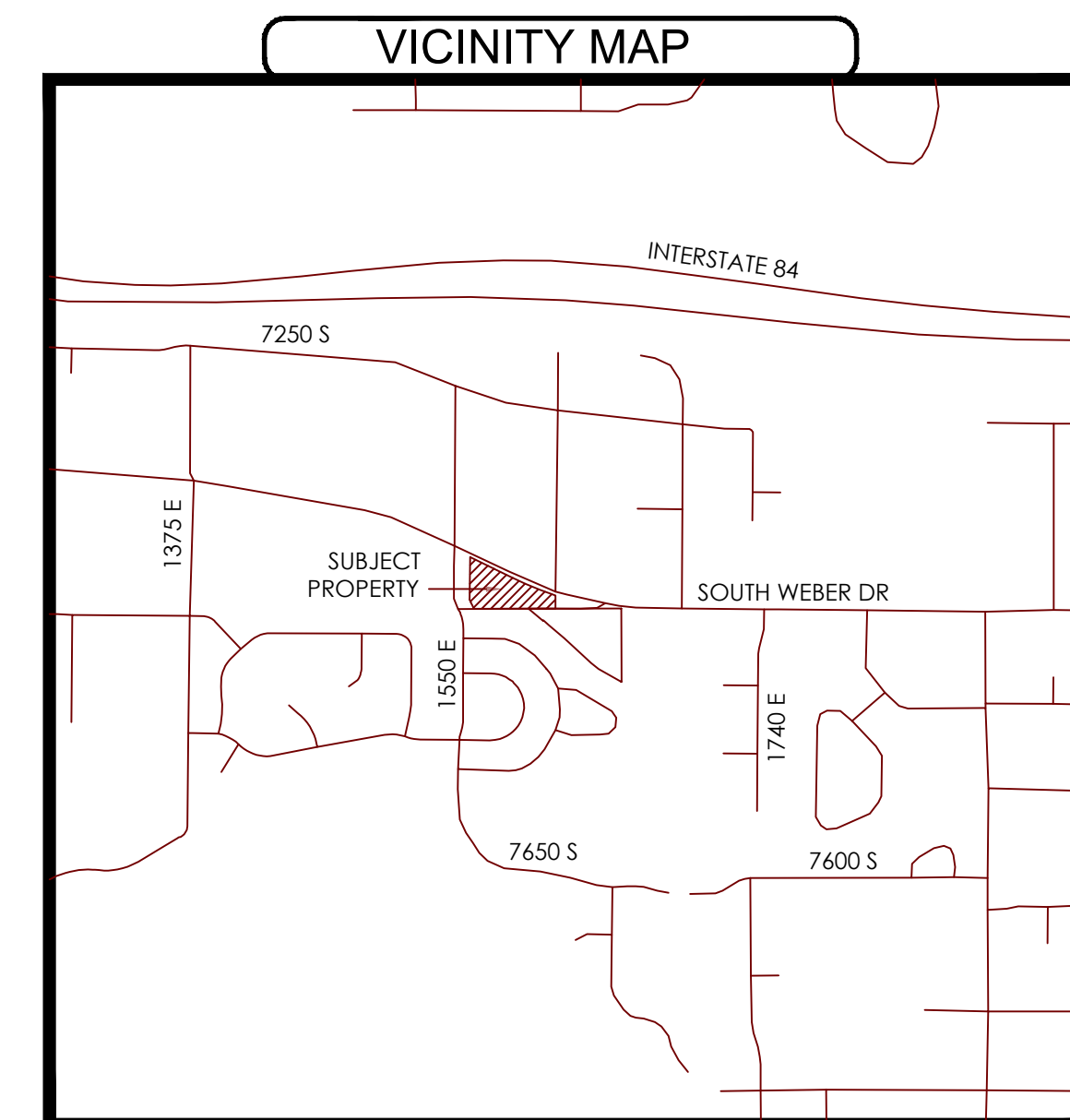
EXHIBIT 1

SOPHIA'S HAVEN PLAT

:

SOPHIA'S HAVEN RESIDENTIAL DEVELOPMENT

Location: NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M



SITE NARRATIVE - SINGLE FAMILY RESIDENTIAL

LOCATED IN: SOUTH WEBER, DAVIS COUNTY

ORIGINAL PROPERTY: ± 1.41 ACRES TOTAL

UNIT COUNT: 3
DENSITY: ± 2.13 UNITS/ACRE (EXCLUDING CITY PROPERTY)

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SOUTH WEBER CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

PHASE STATISTICS	
PHASE AREA =	88180 sq ft 2.02 ac
TOTAL LOTS =	3 LOTS
ROW AREA =	28115 sq ft. 0.65 ac
LOT AREA =	60,065 sq ft. 1.37 ac
AVG LOT AREA =	20,021 sq. ft.

PROJECT DEVELOPER
ROB EDWARDS
robwardw@gmail.com
801-558-4740

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
ALTA	ALTA SURVEY
PLAT SHEET	PLAT
UP-01	UTILITY PLAN
UP-02	UTILITY PLAN w/ IMAGE
DT-01	TYPICAL DETAILS

region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M

DATE: 7.14.2022

PROJECT #

REVISIONS:

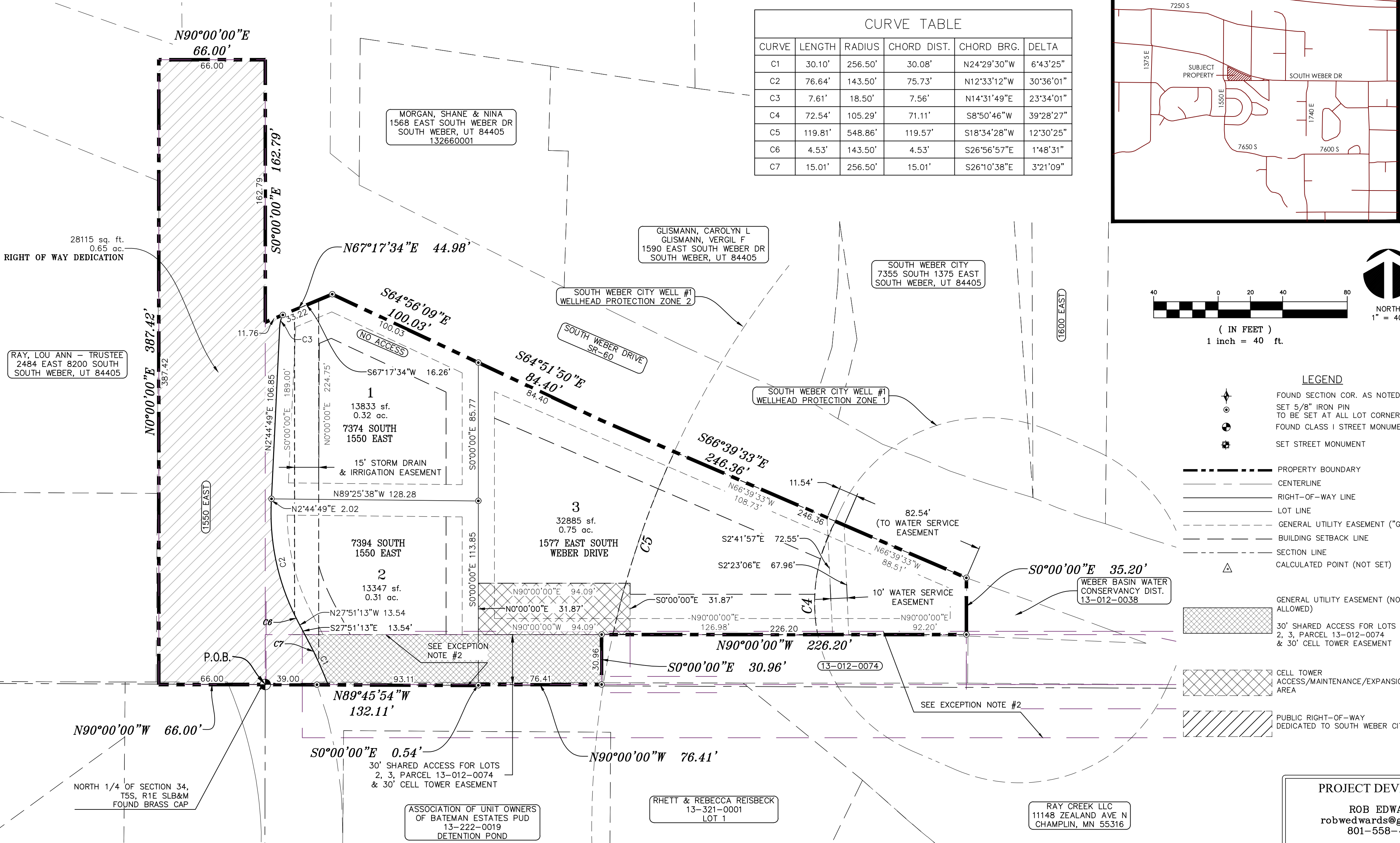
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

SOPHIA'S HAVEN

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



Surveyor's Certificate

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A 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 SOPHIA'S HAVEN 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 RECORDERS 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____.

UTAH LICENSE NUMBER - 368356

DATE _____ SURVEYOR _____

Owners Dedication and Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SOPHIA'S HAVEN AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC 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 ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

BY: TERI KANE - MANAGER - SOPHIA'S HAVEN, LLC

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF WEBER

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

LOT NOTES:

- SIDE SETBACKS:
 - NON-GARAGE - 10 FEET
 - GARAGE SIDEYARD - 10 FEET
 - ROAD SIDE - 20 FEET
- FRONT/REAR SETBACKS:
 - FRONT - 25 FEET FROM RIGHT-OF-WAY
 - REAR - 25 FEET
- PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT
- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8 x 24 REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
- PUBLIC UTILITY EASEMENTS:
 - 10' FRONT/SIDE/CORNER

DRINKING WATER SOURCE PROTECTION ZONE RESTRICTIONS:

ZONE 1 - NO BUILDINGS ALLOWED (INCLUDING SHEDS). THE USE OF FERTILIZERS, HERBICIDES, INSECTICIDES, ETC. SHOULD BE KEPT TO A MINIMUM. ALL CONTAINERS WHICH CONTAIN CHEMICALS OR ANY SUBSTANCE THAT MAY BE CONSIDERED A POTENTIAL CONTAMINATION SOURCES SHOULD BE STORED INDOORS ON AN IMPERVIOUS SURFACE.

ZONE 2 - SAME AS ZONE 1, w/ BUILDINGS BEING ALLOWED.

AS SURVEYED PARCEL

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.

THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.

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THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

SURVEY EXCEPTION NOTES

- Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records. Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
- An Ordinance vacating a portion of Street Right-of-Way known as 7400 South, located between 1550 East and South Weber Drive, recorded July 17, 2017 as Entry No. 3032809 in Book 6808 at Page 399 of Official Records. (SURVEYOR NOTES: Affects the south of parcel 2 and 3 and the north of parcel 1, Shown on plat.)

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 ATTORNEY THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY

South Weber Water Improvement District

PRESENTED TO THE South Weber Water Improvement District THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SWWID REPRESENTATIVE

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

ROB EDWARDS
robwardsw@gmail.com
801-558-4740

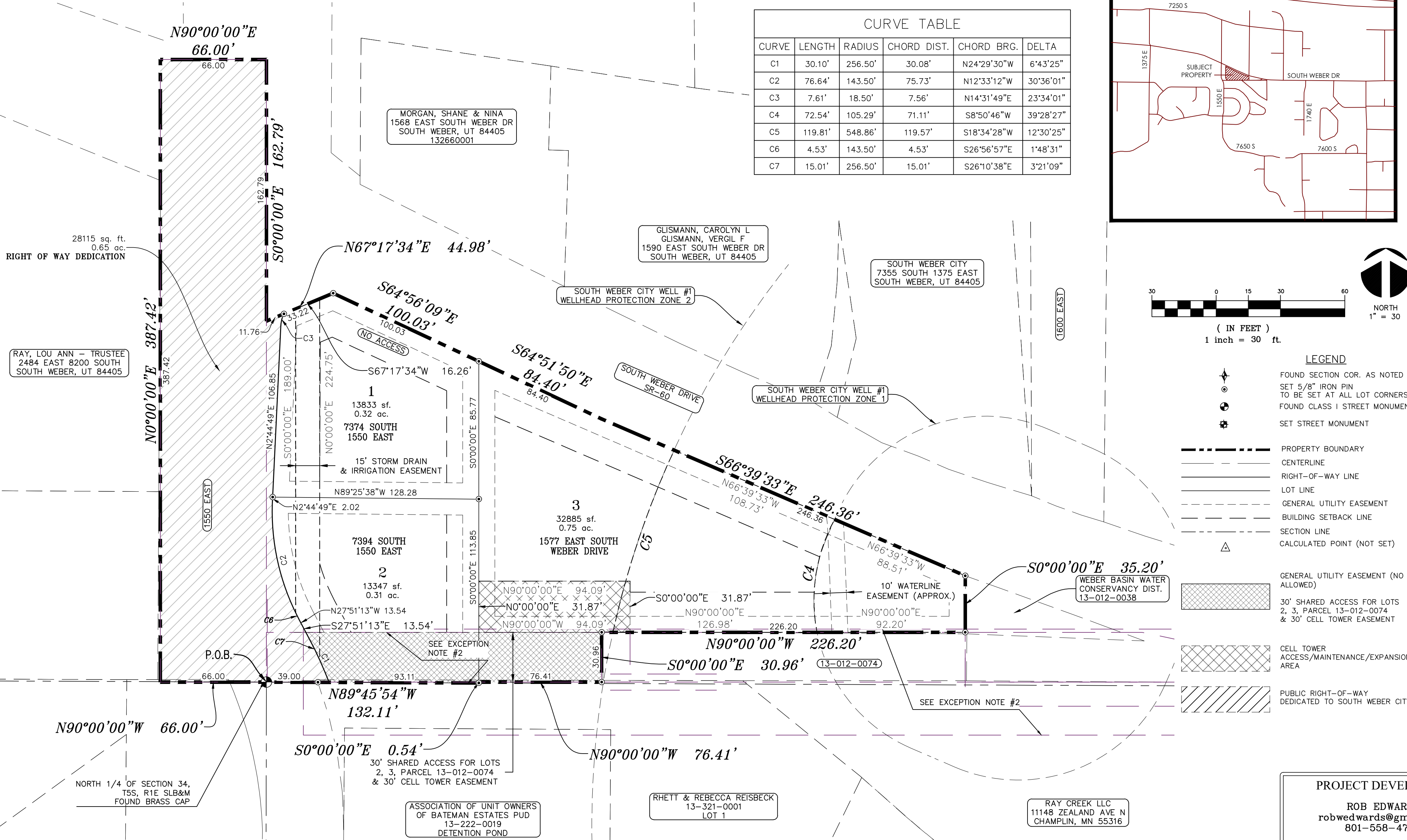
RAY CREEK LLC
11148 ZEALAND AVE N
CHAMPLIN, MN 55316

RHETT & REBECCA REISBECK
13-321-0001
LOT 1

ASSOCIATION OF UNIT OWNERS OF BATEMAN ESTATES PUD
13-222-0019
DETENTION POND

SOPHIA'S HAVEN

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



Surveyor's Certificate

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A 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 SOPHIA'S HAVEN 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 RECORDERS 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____

UTAH LICENSE NUMBER - 368356

DATE _____ SURVEYOR _____

Owners Dedication and Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SOPHIA'S HAVEN AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC 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 ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS _____ DAY OF _____, 20____

BY: TERI KANE - MANAGER - SOPHIA'S HAVEN, LLC

ACKNOWLEDGEMENT

STATE OF UTAH S.S. COUNTY OF WEBER

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

LOT NOTES:

- SIDE SETBACKS:
 - NON-GARAGE - 10 FEET
 - GARAGE SIDEYARD - 10 FEET
 - ROAD SIDE - 20 FEET
- FRONT/REAR SETBACKS:
 - FRONT - 25 FEET FROM RIGHT-OF-WAY
 - REAR - 25 FEET
- PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT
- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8 x 24 REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
- PUBLIC UTILITY EASEMENTS:
 - 10' FRONT/SIDE/CORNER

DRINKING WATER SOURCE PROTECTION ZONE RESTRICTIONS:

ZONE 1 - NO BUILDINGS ALLOWED (INCLUDING SHEDS). THE USE OF FERTILIZERS, HERBICIDES, INSECTICIDES, ETC. SHOULD BE KEPT TO A MINIMUM. ALL CONTAINERS WHICH CONTAIN CHEMICALS OR ANY SUBSTANCE THAT MAY BE CONSIDERED A POTENTIAL CONTAMINATION SOURCES SHOULD BE STORED INDOORS ON AN IMPERVIOUS SURFACE.

ZONE 2 - SAME AS ZONE 1, w/ BUILDINGS BEING ALLOWED.

BOUNDARY DESCRIPTION

AS SURVEYED PARCEL BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.

THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.

THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.

THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.

THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.

THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.

THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

SURVEY EXCEPTION NOTES

- Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records. Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
- An Ordinance vacating a portion of Street Right-of-Way known as 7400 South, located between 1550 East and South Weber Drive, recorded July 17, 2017 as Entry No. 3032809 in Book 6808 at Page 399 of Official Records. (SURVEYOR NOTES: Affects the south of parcel 2 and 3 and the north of parcel 1, Shown on plat.)

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 Water Improvement District

PRESENTED TO THE South Weber Water Improvement District THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SWWID REPRESENTATIVE _____

SOUTH WEBER CITY COUNCIL

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

SOUTH WEBER CITY ATTORNEY CITY RECORDER

PROJECT DEVELOPER

ROB EDWARDS
robwardsw@gmail.com
801-558-4740

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

SOPHIA'S HAVEN

PHASE AREA = 88180 sq ft 2.02 ac
TOTAL LOTS = 3 LOTS
ROW AREA = 28115 sq ft. 0.65 ac
LOT AREA = 60,065 sq ft. 1.37 ac
AVG LOT AREA = 20,021 sq ft.

DAVIS COUNTY RECORDER

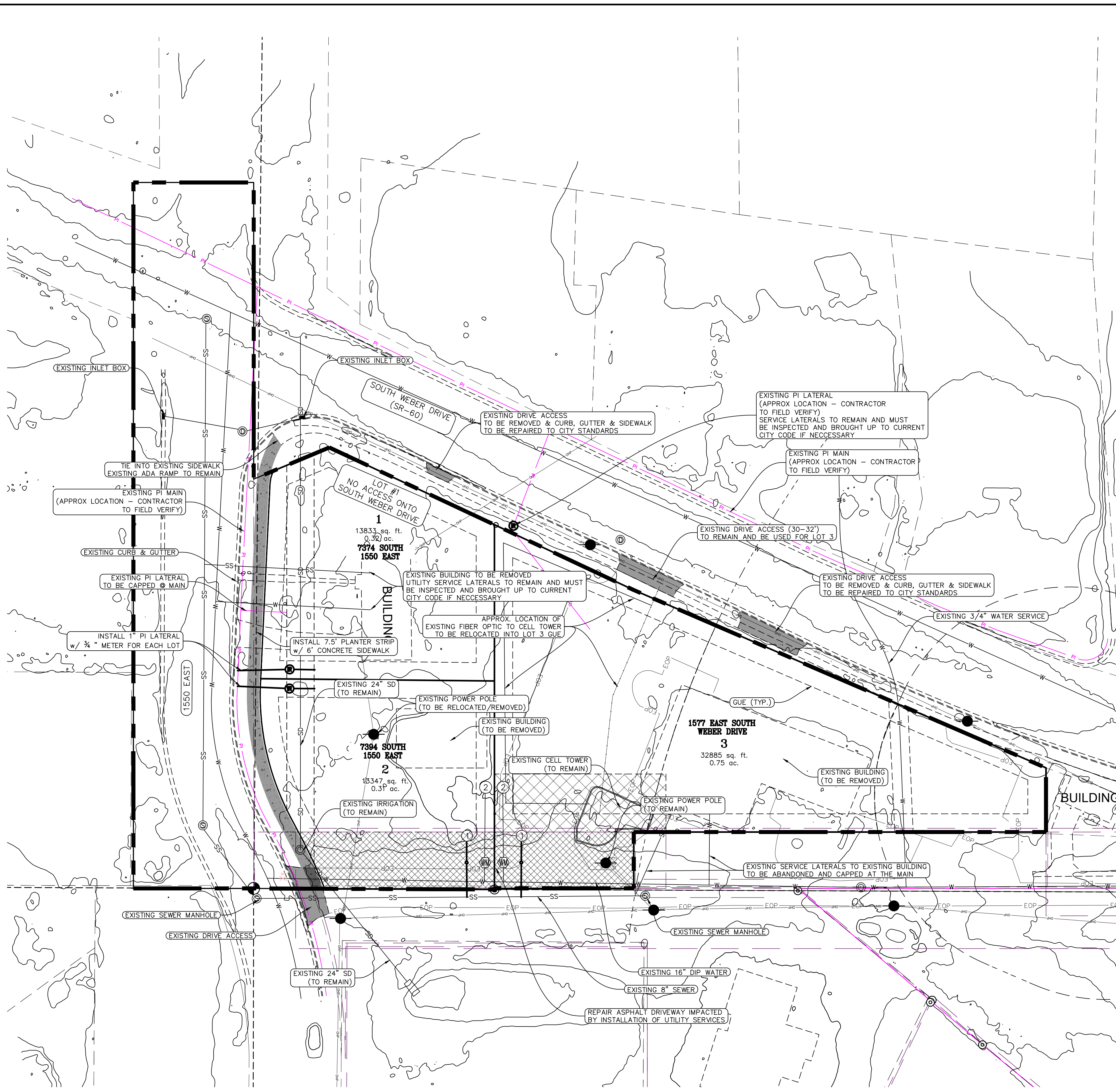
ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY



- ① 4" PVC SANITARY SEWER SERVICE LATERAL
● 2% SLOPE MINIMUM (TIE INTO EXISTING MAIN)
(PER CITY STANDARDS)
- ② 1" COPPER - CULINARY WATER SERVICE LATERAL
(TIE INTO EXISTING MAIN)

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH SOUTH WEBER CITY STANDARDS

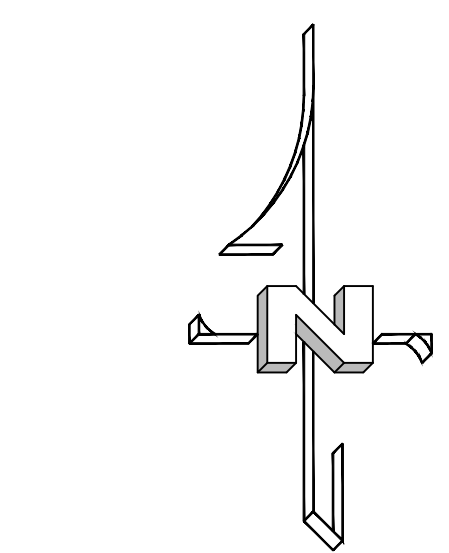


NOTES

1. ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
2. RETAINING WALLS TO BE USED AS NECESSARY TO OFFSET THE DIFFERENCE IN FINISHED FLOOR ELEVATIONS BETWEEN BUILDINGS AS SHOWN ON THE PLANS OR AS DETERMINED BY THE DEVELOPER.
3. ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
4. ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.

LEGEND

- EXISTING POWER POLE
- ★ PROPOSED STREET LIGHT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED STOP/STREET SIGN
- ⊙ PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK



0 10 20 40 60
 (24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region
 Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com

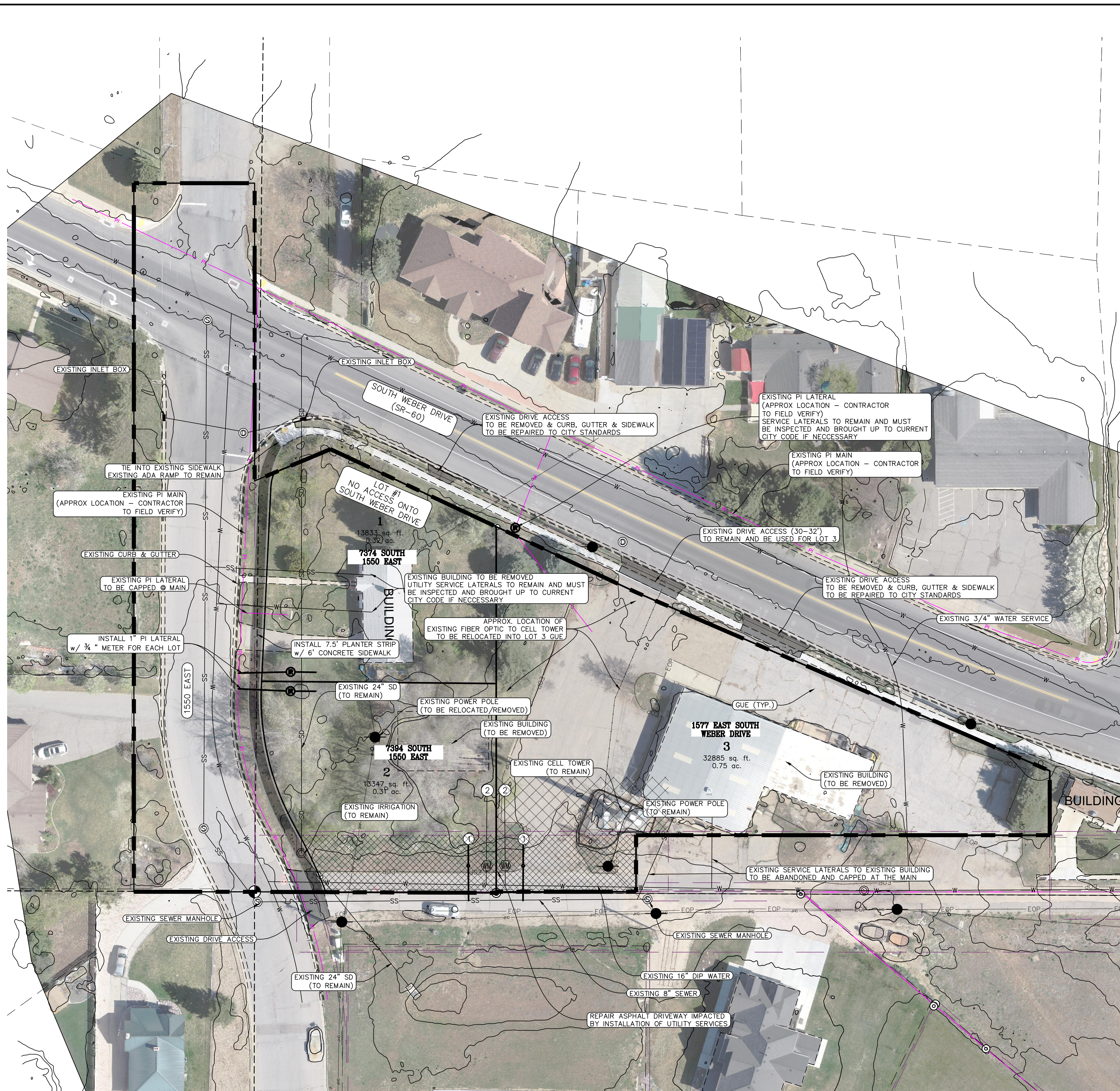


SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT
 Location
 NE1/4 of Sec. 34,
 T5N, R1W, S1E&M

DATE: 7.14.2022
 PROJECT #
 REVISIONS:

1	
2	
3	

SHEET NAME:
 UTILITY PLAN
 SHEET:
 UP-01



- ① 4" PVC SANITARY SEWER SERVICE LATERAL
● 2% SLOPE MINIMUM (TIE INTO EXISTING MAIN)
(PER CITY STANDARDS)
- ② 1" PVC - CULINARY WATER SERVICE LATERAL
(TIE INTO EXISTING MAIN)

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH SOUTH WEBER CITY STANDARDS

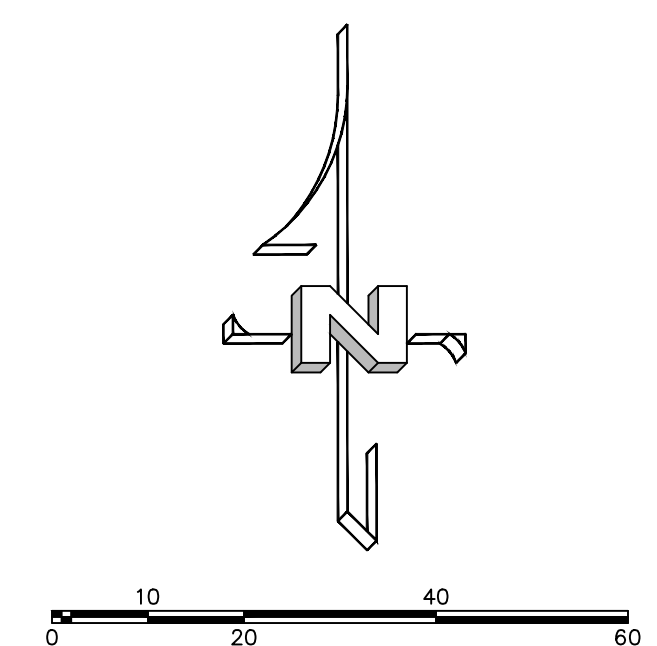


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LEGEND

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- PROPOSED FIRE HYDRANT
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- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK



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region
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P: 801.376.2245
regiondesignllc.com



**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
NE1/4 of Sec. 34,
T5N, R1W, S1E&M

DATE: 7.14.2022

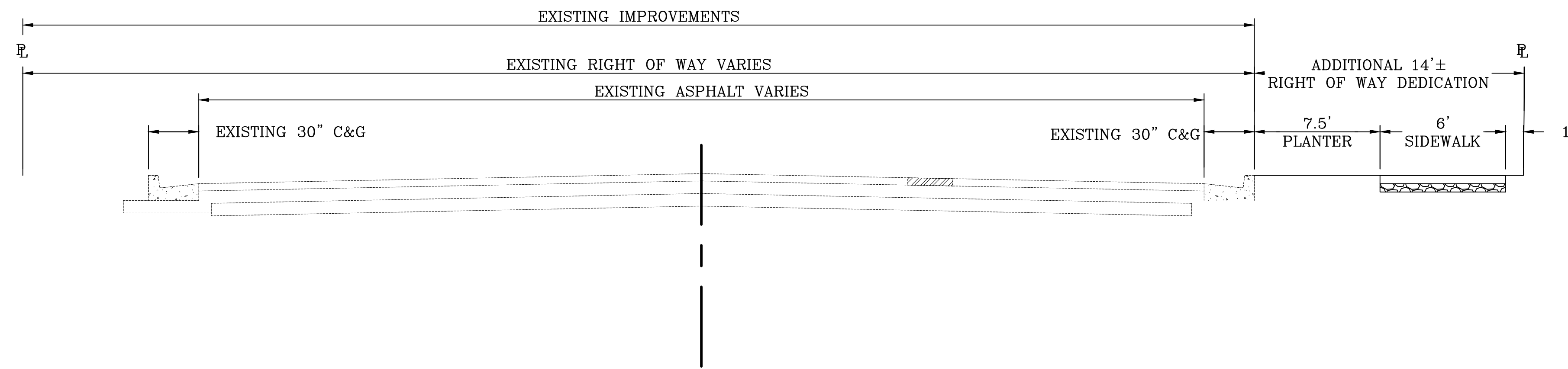
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLAN w/ IMAGE

SHEET:
UP-02



**RIGHT-OF-WAY
(MODIFIED TO FIT EXISTING CONDITIONS)**

ALL DETAILS PER SOUTH
WEBER CITY STANDARDS

Engineering
& Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com




**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, S1E&M

DATE: 7.14.2022

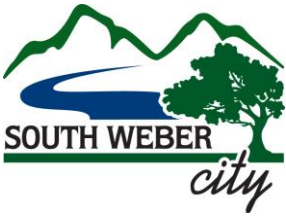
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

Resolution 22-39
License Agreement

PRIOR DISCUSSION DATES

June 28, 2022

AGENDA ITEM

Resolution 22-39: Hill Air Force Base (HAFB) License Agreement

PURPOSE

Support HAFB's efforts to monitor potential groundwater pollution

RECOMMENDATION

Staff recommends approval

BACKGROUND

City Council approved an updated license agreement with HAFB on June 28, 2022. HAFB officials are requesting modification of the indemnity elements of that agreement due to federal law that prohibits the United States Air Force from agreeing to indemnity provisions that amount to undefined future obligations in advance of appropriations.

ANALYSIS

Legal staff is comfortable with the adjustment to the indemnity language. The sections of the agreement that have changed from the June 28 agreement (sections 3 and 20) are outlined below as a redline version. Attached is a fully clean copy of the complete agreement.

3. The routes of ingress and egress to, from and across the Premises for Project purposes are primarily via covered roadways maintained by the Grantor. It is agreed that the USAF will have access daily to the Premises by vehicle to collect water samples, measure groundwater levels, and conduct any necessary maintenance at the location of each monitoring well.
4. The USAF agrees to carry out its operations at its own risk and expense, and the Grantor shall not be responsible or liable for any injuries to persons or damage to property when such injuries or damage is caused by or results from the operations, acts or omissions of the USAF in the exercise of its rights and use of the Premises for Project purposes under this license and is not due to the negligence of the Grantor. This License is not intended to, and does not, create any right or benefit enforceable at law or in equity by any party, other than the Grantor, against the United States, its officers, employees, or agents.
5. USAF agrees to discuss and negotiate the repair of any damage to the Premises as a result of the Project with the Grantor. Rental amounts include wear to roadways due to the ingress and egress to access monitoring locations.

~~20. USAF hereby indemnifies and agrees to hold Grantor, its officers, employees, representatives, successors and assigns (“Indemnified Parties”) for, from and against any and all claims, liabilities, losses, suits, judgments, causes of action, fines, penalties, costs and expenses, including but not limited to court costs and attorney fees and cost of investigation, of any nature, kind or description which may be incurred by the Indemnified Parties, or any of them, at any time as a result of any damage to any property or persons in connection with or arising out of the location, construction, installation, operation, use, maintenance or existence of the Project and any related improvements constructed or installed over and through the Premises in any manner associated therewith unless such claims arise from and are materially attributed to the gross negligence of the Indemnified Parties.~~

SAMPLE MOTION LANGUAGE

Approve – Move to approve Resolution 22-39: Hill Air Force Base (HAFB) License Agreement

Modify – Move to approve Resolution 22-39: Hill Air Force Base (HAFB) License Agreement with the following amendments: (list)

Deny – Move to deny Resolution 22-39: Hill Air Force Base (HAFB) License Agreement

Continue – Move to continue Resolution 22-39: Hill Air Force Base (HAFB) License Agreement

RESOLUTION 22-39

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
REPLACING HILL AIR FORCE BASE AGREEMENT**

WHEREAS, South Weber City Council approved a groundwater monitoring license agreement on June 28, 2022; and

WHEREAS, Hill Air Force Base (HAFB) had some concerns with the indemnity provisions; and

WHEREAS, City Attorney Jayme Blakesley has reviewed the suggested changes and is comfortable moving forward;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Replacement: The HAFB License Agreement adopted in Resolution 22-36 is hereby replaced with the agreement attached in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT 1

HAFB WELL LICENSE AGREEMENT

HILL AIR FORCE BASE, UTAH LICENSE NO. USAF-AFMC-KRSM-20-1-0072

LICENSE

BETWEEN

SOUTH WEBER CITY

AND

THE UNITED STATES AIR FORCE

WHEREAS, South Weber City, a body politic of the State of Utah, (hereinafter “Grantor”) whose business address is 1600 East South Weber Drive, South Weber, Utah 84405-9659, has agreed to grant the United States Air Force (hereinafter “USAF”), a license which allows the USAF to locate and maintain groundwater monitoring wells and conduct groundwater and soil testing in connection with its groundwater monitoring project (hereinafter “Project”), at various locations (hereinafter “Premises”) which are located within the boundaries of South Weber City and owned by the Grantor.

WHEREAS, the Grantor and the USAF entered into that certain License No. AFMC-HL-7-13-770, to conduct the Project within the Premises (defined above), which by its terms expired on 28 February 2018.

WHEREAS, the Parties acknowledge that USAF has continued to conduct the Project within the Premises since 1 March 2018; and

WHEREAS, this License continues to grant USAF permission to conduct the Project within the Premises in accordance with the terms set forth in Section 1 hereof.

NOW, THEREFORE, the Grantor and the USAF agree as follows:

AGREEMENT

1. Subject to the terms and conditions set forth herein, the Grantor hereby grants to USAF a non-exclusive and temporary right to access the Premises for the exclusive purpose of conducting the Project on the Premises. The USAF shall have access to the Premises to conduct the Project for a term of **one year beginning 1 March 2018 through 28 February 2019**. The USAF shall have **nineteen** one-year options to renew this license, and provided that unless and until the USAF shall give notice of termination in accordance with provision 7 hereof, this license shall remain in force thereafter from year to year without further notice; provided further that adequate appropriations are available from year to year for payment of rentals. This license shall in no event extend beyond **28 February 2038**.

2. In consideration of and for the rights granted under this license, and subject to the availability of appropriations therefore, the USAF shall pay the Grantor rent at the following rate: **five hundred dollars (\$500.00) per year**, payable at the end of the term and at the end of each renewal term. Payment shall be made by the Defense Finance and Accounting Service. If the

license is terminated for any reason before the end of a full term, rental periods of less than one year shall be prorated.

3. The routes of ingress and egress to, from and across the Premises for Project purposes are primarily via covered roadways maintained by the Grantor. It is agreed that the USAF will have access daily to the Premises by vehicle to collect water samples, measure groundwater levels, and conduct any necessary maintenance at the location of each monitoring well.

4. The USAF agrees to carry out its operations at its own risk and expense, and the Grantor shall not be responsible or liable for any injuries to persons or damage to property when such injuries or damage is caused by or results from the operations, acts or omissions of the USAF in the exercise of its rights and use of the Premises for Project purposes under this license and is not due to the negligence of the Grantor. This License is not intended to, and does not, create any right or benefit enforceable at law or in equity by any party, other than the Grantor, against the United States, its officers, employees, or agents.

5. USAF agrees to discuss and negotiate the repair of any damage to the Premises as a result of the Project with the Grantor. Rental amounts include wear to roadways due to the ingress and egress to access monitoring locations.

6. The Grantor agrees that access to the Premises shall be granted to the Utah Department of Environmental Quality, or its successor, under the same terms and conditions as access is granted to the USAF.

7. If Grantor decides to sell any interest in the Premises, Grantor shall inform the purchaser of the terms of this license before the sale is finalized. Grantor also agrees to notify by certified mail, the Hill Air Force Base Installation Support Team of the Environmental Directorate – Operations for the Air Force Civil Engineer Center, with an address of:

AFCEC/CZOM
7290 Weiner St (Bldg 383)
Hill AFB UT 84056-5003

of the Grantor's intent to sell any interest in the Premises at least thirty days prior to any conveyance of the Premises. If the Grantor fails to notify the USAF of the conveyance, all rentals accrued during the preceding payment period shall be forfeited.

8. The USAF shall have the right, during the existence of this license to attach fixtures, and erect structures or signs, in or upon the Premises hereby granted. Said fixtures shall consist of up to **20 monitoring wells or piezometers** to be placed at various locations. The actual number and location of monitoring wells or piezometers (not to exceed the maximum number) may vary during the duration of this license based on the needs of the USAF or the city. The USAF shall provide updated maps and location information both initially after signature of this license and then subsequently each time a monitoring well or piezometer is added or removed. Such notification shall be made in writing to the addresses in Paragraph 8 below. Monitoring wells or piezometers which may be required by the USAF after the signature of this license shall be installed only with the approval of an authorized official of the Grantor. In no case shall the

USAF install a monitoring well or piezometer without the authorization of the Grantor. Any such fixtures, structures, or signs, so placed upon or attached to the Premises shall be and remain the property of the USAF and may be removed or otherwise disposed of by the USAF. Subject to the appropriations therefore, if Grantor finds that any fixture, structure, or sign (existing or new) poses a threat to public safety, Grantor is responsible to notify USAF in writing and USAF will be responsible to negotiate a remedy to the threat within thirty (30) days of notification.

9. Either party may terminate this license at any time by giving thirty day notice in writing to the other party, and no rental shall accrue after the effective date of termination.

10. Any notice under the terms of this license shall be in writing signed by a duly authorized representative of the party giving such notice. If given by the USAF, notice shall be addressed to:

South Weber City
Attn: City Manager
1600 E South Weber Dr.
South Weber, UT 84405-9659

If given by the Grantor, notice shall be addressed to

75 CEG/CL
5713 Lahm Ln (Bldg 593 N)
Hill AFB UT 84056-5410

11. The Grantor warrants that no person or selling agency has been employed or retained to solicit or secure this license upon any agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Grantor for the purpose of securing business. For breach or violation of this warranty the USAF shall have the right to annul this license without liability or in its discretion to deduct from the license price or consideration the full amount of such commission, percentage, brokerage, or contingent fee.

12. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this license or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this license if made with a corporation for its general benefit.

13. (a) The USAF may, by written notice to the Grantor, terminate the right of the Grantor to proceed under this license if it is found, after notice and hearing, by the Secretary of the Air Force or his duly authorized representative, that gratuities (in the form of entertainment, gifts, or otherwise), were offered or given by the Grantor, or any agent or representative of the Grantor, to any officer or employee of the USAF with a view toward securing a license or securing favorable treatment with respect to the awarding or amending or the making of any determinations with respect to the performing of such license; provided that the existence of fact upon which the Secretary of the Air Force or his duly authorized representative makes such findings shall be an issue and may be reviewed in any competent court.

(b) In the event this license is terminated as provided in paragraph (a) hereof, the USAF shall be entitled (i) to pursue the same remedies against the Grantor as it could pursue in the event of a breach of the license by the Grantor, and (ii) as a penalty, in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Secretary of the Air Force or his duly authorized representative) which shall not be less than three nor more than ten times the costs incurred by the Grantor in providing any such gratuities to any such officer or employee.

(c) The rights and remedies of the USAF provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this License.

14. Within ninety (90) days after termination or expiration of this license, the USAF, at its cost and expense shall, subject to the availability of appropriations therefore, remove all above ground structures, signs and other appurtenances installed on the Premises, remove and cap the monitoring wells to natural ground level, and use all practicable efforts to return all affected ground surfaces of the Premises to the condition that existed immediately prior to the installation of the monitoring wells, reasonable wear and tear and damage by the elements or other circumstances over which the USAF has no control excepted.

15. The Grantor agrees that the Comptroller General of the United States or any duly authorized representatives shall, until the expiration of three years after final payment of the agreed rental, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Grantor involving transactions related to this license.

16. Other than as indicated in Paragraph 6, this agreement may only be modified or amended by mutual agreement of the parties in writing and signed by each of the parties hereto.

17. The Grantor warrants they are the owners of the property and if it is later determined they are not the owners, Grantor will reimburse the USAF the rentals paid during the term of this license.

18. If Grantor is a corporation, partnership, trust, estate or other entity, the person executing this agreement on its behalf warrants his or her authority to do so and to bind Grantor.

19. The conditions of this instrument shall extend to and be binding upon and shall inure to the benefit of the representatives, successors, and assigns of the Grantor.

20. The invalidity of any claims, part or provision of this agreement shall not affect the validity of the remaining portion or portions hereof.

21. This license is not subject to Title 10, U.S.C. 2662.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names.

SOUTH WEBER CITY

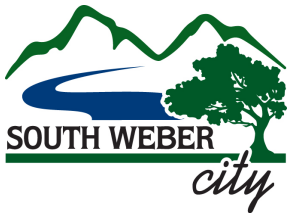
DAVID LARSON
City Manager

Date

THE UNITED STATES OF AMERICA
by The Secretary of the Air Force

JEFFREY P. DOMM, SES, DAF
Director, Installations Directorate

Date



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

Brandon Jones
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Original Concept Drawing
(WCG), dated 6/23/22

PRIOR DISCUSSION DATES

March 8, 2022

July 12, 2022

AGENDA ITEM

Transportation Capital Facilities Plan (CFP) – 2700 East Sub-Area Plan

PURPOSE

Discuss the additional information Wall Consultant Group (WCG) will present about the 2700 East draft Concept-Level Plan. Council to give direction on the scope of transportation elements to include in the CFP for master planning and cost estimating purposes.

RECOMMENDATION

Give careful consideration to WCG's recommendations for the 2700 East Sub-Area Plan as a part of the Transportation CFP.

BACKGROUND

At the March 8, 2022, City Council meeting WCG was selected to update the Transportation CFP. As part of the overall study, WCG was asked to analyze and provide more detailed recommendations for 2700 East. This is referred to as the Sub-Area Plan. Attached to this memo is a draft Concept Drawing which illustrates the projected needs for 2700 East through 2050. The final approved Concept Plan will be included in the final CFP and be used as guidance for the needs of 2700 East and design requirements for development along 2700 East.

During the July 12, 2022, City Council meeting the Council requested additional information about the concept plan. An engineer from WCG will attend the meeting to present the additional analysis and cost estimates requested.

FEEDBACK NEEDED

As general guiding principles, WCG was instructed to minimize congestion and maximize safety. This would mean that convenience may come secondary. If the council feels there are other higher guiding priorities, please provide that feedback.

The following are the major transportation elements of WCG's draft sub-area plan. Please consider each element and provide any feedback desired.

South Weber Drive

- 2 thru WB lanes



- 2 WB dedicated Left turn lanes (WB to SB)
- 2 thru EB lanes (each lane dedicated to NB 89 and SB 89)
- 1 EB dedicated Right turn lane into Maverik and 2700 East (EB to SB)

2700 East

- 2 SB lanes
- 1 thru NB lane
- 1 NB dedicated Left turn lane (NB to WB)
- 1 NB dedicated Right turn lane (NB to EB)
- ¾ access at Maverik/Morty's shared access w/ raised median (no Left turn out)
- Full access at Morty's south access (lined up with future access on east side)
- Roundabout at 7800 South (1 thru lane, with dedicated turn lanes)

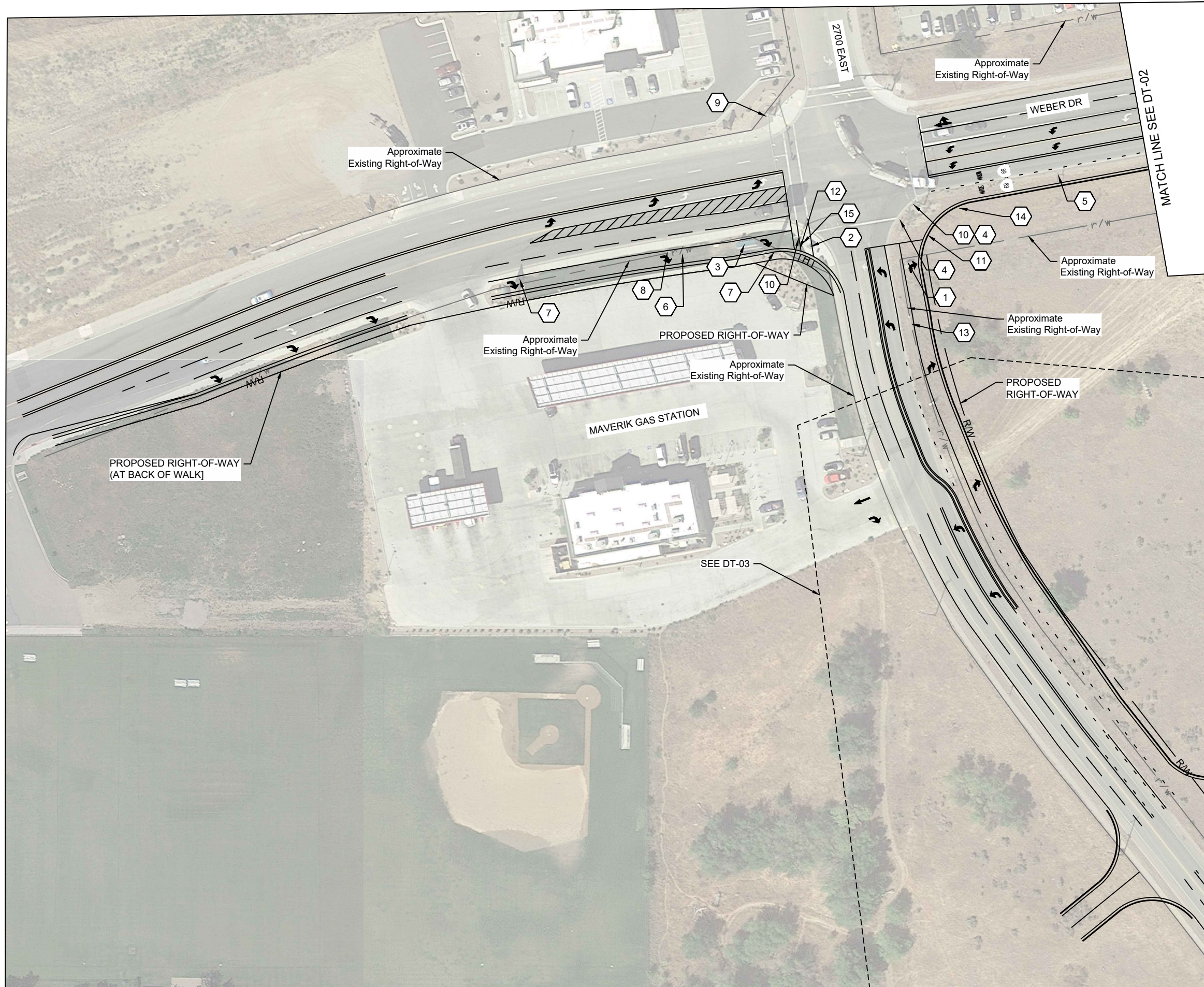
SAMPLE MOTION LANGUAGE

Approve – Move to approve the WCG Concept Plan dated _____ as presented.

Approve w/ revisions – Move to approve the WCG Concept Plan dated _____ as presented with the following revisions: *(list revisions)*

Continue – Move to continue the WCG Concept Plan to a future meeting to address the following revisions prior to moving forward: *(list revisions)*

Deny – Move to deny the WCG Concept Plan dated _____ as presented.



IMPACTS

#14 2700 E

1. RELOCATE TRANSFORMER.
2. RELOCATE SIGNAL EQUIPMENT INCLUDING CABINET, AND USP BEHIND NEW SIDEWALK.
3. REMOVE BUSINESS SIGN.
4. RELOCATE EXISTING R9-3 AND R9-3bP (NO PEDESTRIAN CROSSING USE NEXT CROSSWALK).
5. RELOCATE WAYFINDING SIGNS .
6. RIGHT-OF-WAY IMPACT.
7. RELOCATE BUSINESS SIGN (MAVERIK).
8. RELOCATE FIRE HYDRANT.
9. REPLACE WITH 65' MAST ARM. REPLACE LEFT-TURN SIGNAL HEAD WITH TYPE III SIGNAL HEADS.
10. REMOVE EXISTING SIGNAL POLE AND JUNCTION BOX.
11. INSTALL SIGNAL POLE WITH 65' MAST ARM.
12. INSTALL SIGNAL POLE WITH 50' MAST ARM AND TYPE C JUNCTION BOX.
13. RELOCATE FENCE.
14. INSTALL RIGHT-TURN MUST TURN RIGHT SIGN.
15. INSTALL PEDESTRIAN ACCESS RAMP.

DESIGN NOTES

- A. DUAL LEFT TURNS ADDED TO WESTBOUND MOVEMENT AND EASTBOUND RIGHT-TURN POCKET ADDED AT THE WEBER DR AND 2700 E INTERSECTION.
- B. ALL LANES ARE 12' WIDE.
- C. SHEETS DISPLAY CONCEPT DESIGN ONLY. FINAL DESIGN TO BE COMPLETED BY OTHERS.

CONCEPT DESIGN
NOT FOR CONSTRUCTION

SOUTH WEBER CITY
1600 EAST SOUTH WEBER DRIVE
SOUTH WEBER, UT 84405
PHONE: 801-476-9767

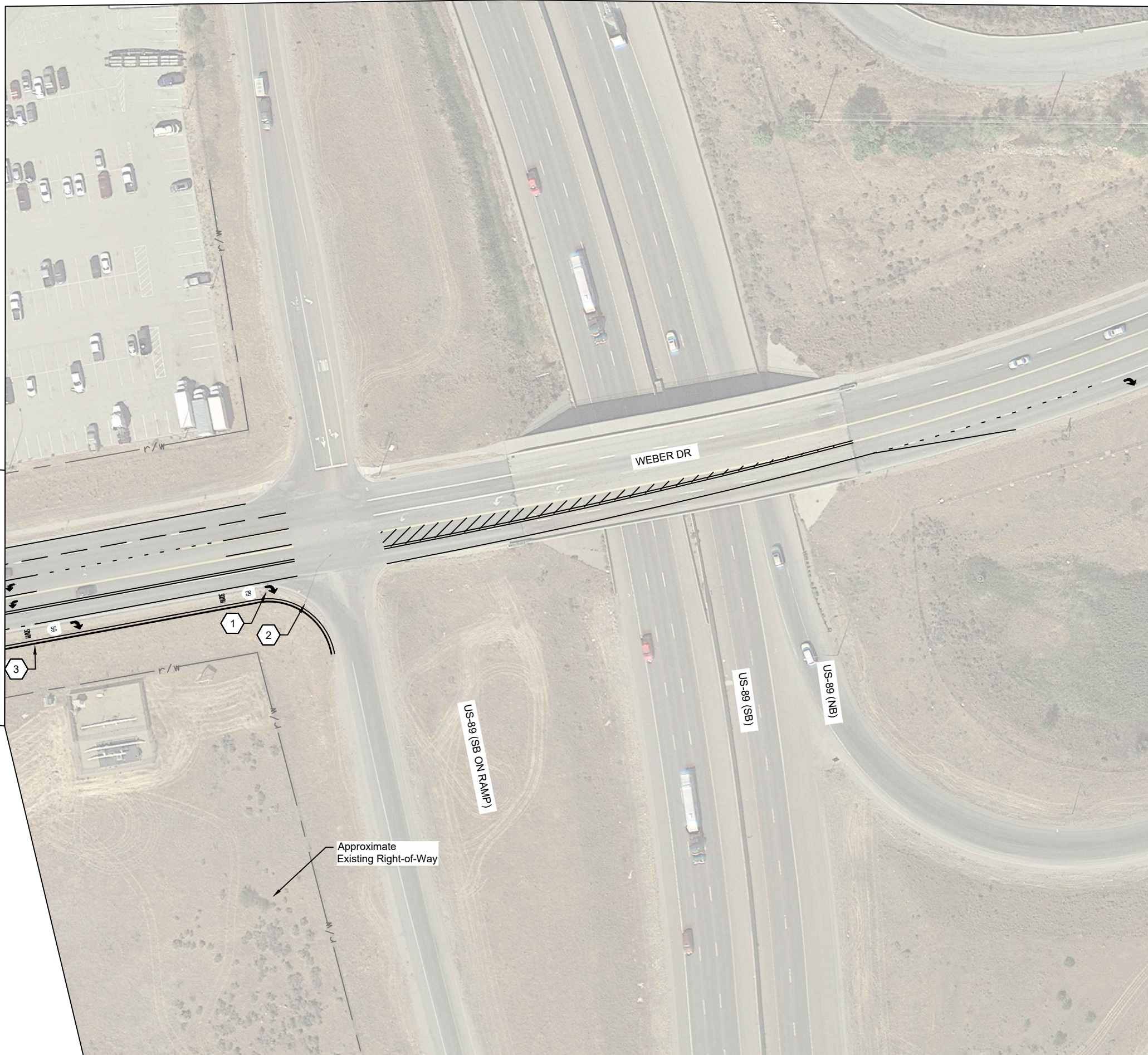
WALL CONSULTANT GROUP
2139 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-466-3847

SOUTH WEBER 2700 E
CONCEPT LAYOUT

22-133

DETAIL

SCALE: 80:1	DATE: 06/23/22	DESIGNED BY: CR	CHECKED BY: PLP
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IMPACTS #14 2700 E

1. RELOCATE WAYFINDING SIGNS .
2. RELOCATE LUMINAIRE.
3. INSTALL RIGHT-TURN MUST TURN RIGHT SIGN.

DESIGN NOTES

- A. SINGLE EASTBOUND THROUGH LANE, AFTER BRIDGE THERE IS A RIGHT-TURN POCKET FOR THE US-89 NORTHBOUND ON-RAMP.
- D. SHEETS DISPLAY CONCEPT DESIGN ONLY. FINAL DESIGN TO BE COMPLETED BY OTHERS.

CONCEPT DESIGN
NOT FOR CONSTRUCTION

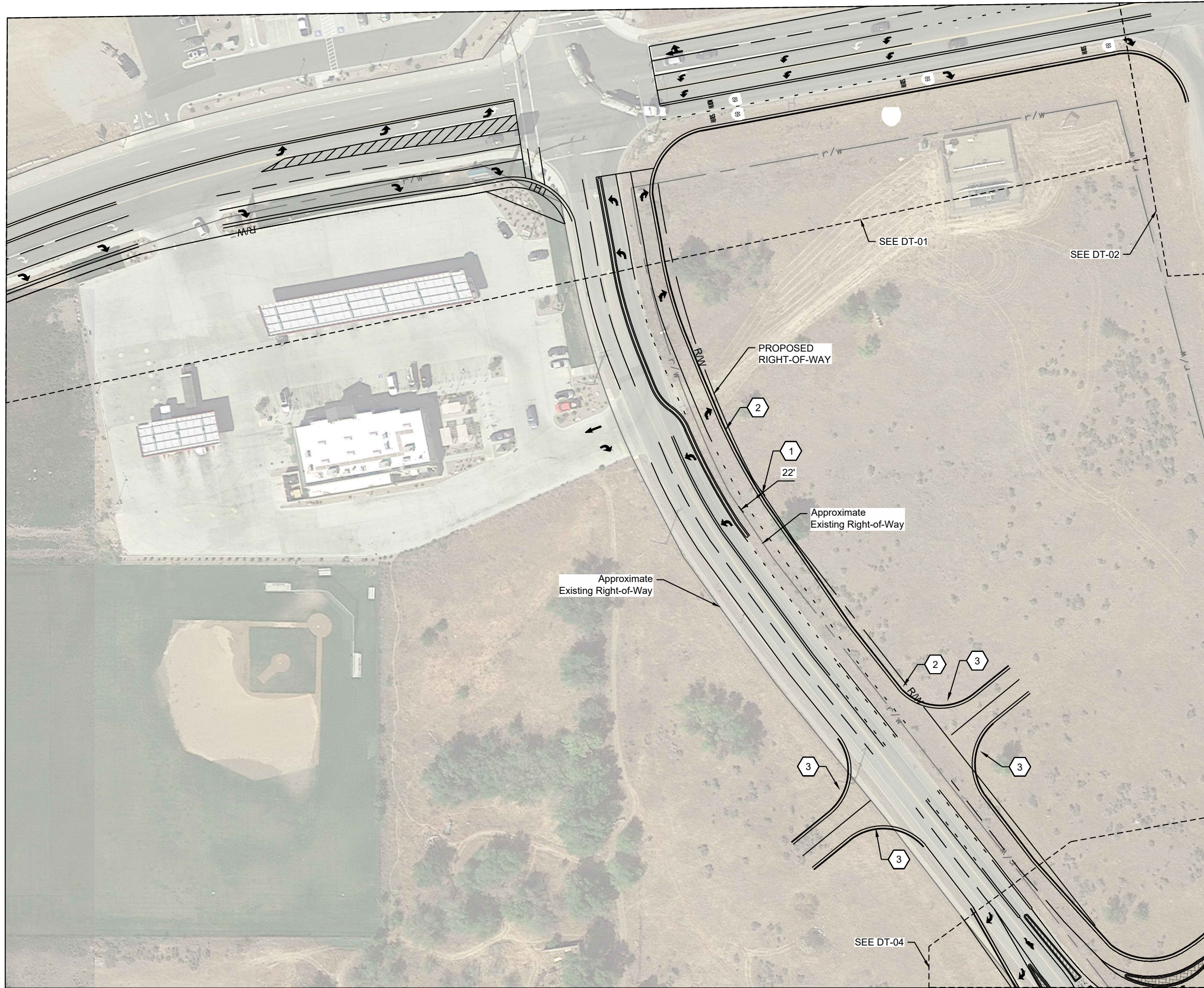
SOUTH WEBER CITY
1600 EAST SOUTH WEBER DRIVE
SOUTH WEBER, UT 84405
PHONE 801-476-9767

DATE: 06/23/22
DESIGNED BY: CR
CHECKED BY: PLP

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE 801-466-3847

SOUTH WEBER 2700 E
CONCEPT LAYOUT
22-133
DETAIL

PROJECT
PROJECT NUMBER



IMPACTS #14 2700 E

1. RIGHT-OF-WAY IMPACT.
2. INSTALL RIGHT-TURN MUST TURN RIGHT SIGN.
3. INSTALL PEDESTRIAN ACCESS RAMP.

DESIGN NOTES

- A. EAST MAVERIK ACCESS TURNED TO A $\frac{3}{4}$ ACCESS (NO LEFT-TURN OUT).
- B. NEW ACCESSES ADDED ON EITHER SIDE OF ROADWAY BETWEEN MAVERIK ACCESS AND THE ROUNDABOUT.
- C. ALL LANES ARE 12' WIDE.
- D. SHEETS DISPLAY CONCEPT DESIGN ONLY. FINAL DESIGN TO BE COMPLETED BY OTHERS.

CONCEPT DESIGN
NOT FOR CONSTRUCTION

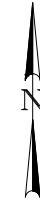
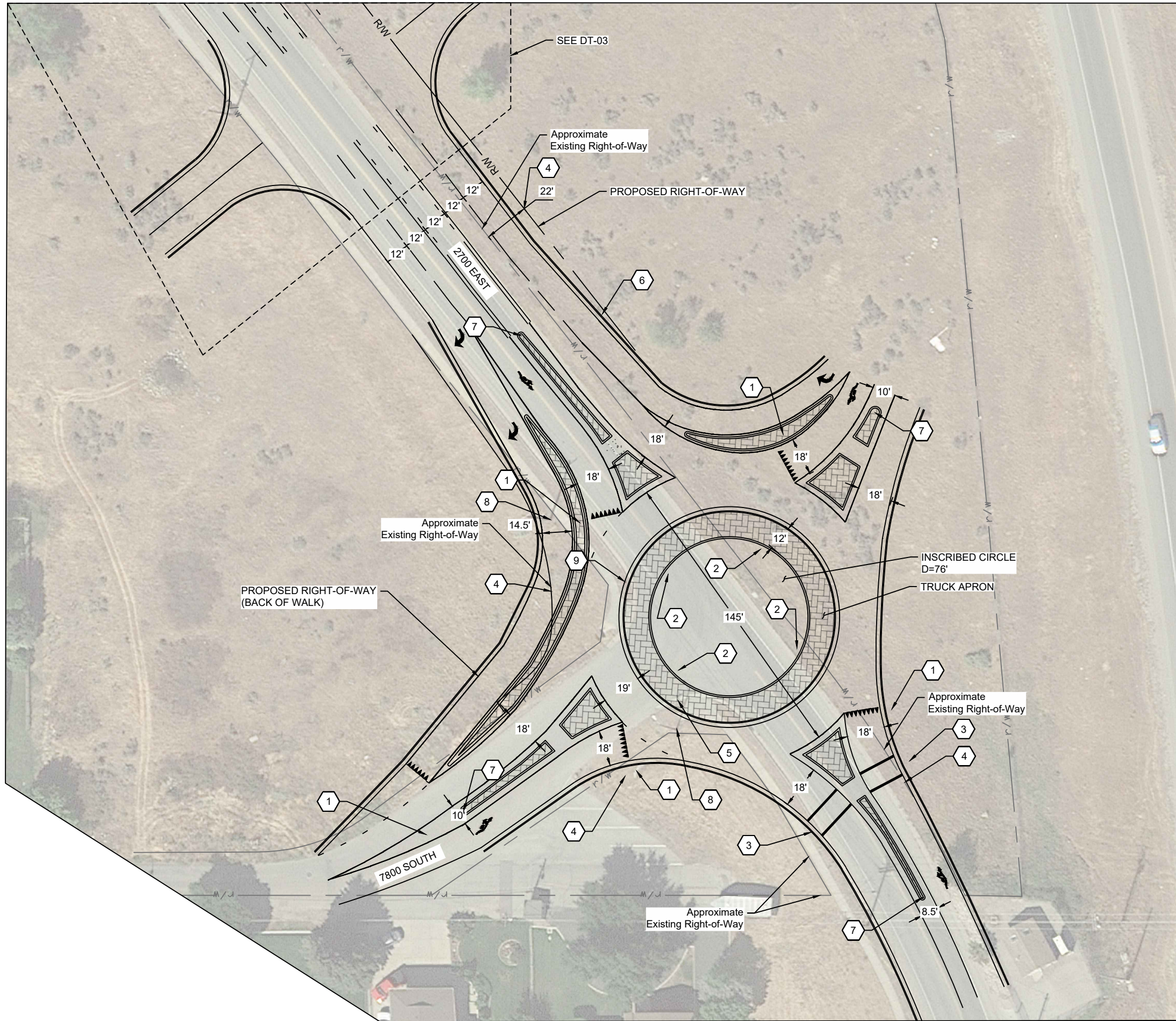
SOUTH WEBER CITY
1600 EAST SOUTH WEBER DRIVE
SOUTH WEBER, UT 84405
PHONE: 801-476-9767

DATE: 06/23/22
DESIGNED BY: CR
CHECKED BY: PLP

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

SCALE: 80:1
PROFESSIONAL ENGINEER

SOUTH WEBER 2700 E
CONCEPT LAYOUT
PROJECT NUMBER: 22-133
DETAIL



IMPACT #14 2700 E

1. INSTALL YIELD SIGN.
2. INSTALL ROUNDABOUT DIRECTIONAL SIGN R6-4.
3. INSTALL PEDESTRIAN ACCESS RAMP. RIGHT-OF-WAY IMPACT.
4. REMOVE SIGN
5. INSTALL ADDED LANE SIGN W4-3.
6. INSTALL OM3-L OBJECT MARKER SIGN.
7. RELOCATE POWER POLE.
8. RELOCATE FIRE HYDRANT.

DESIGN NOTES

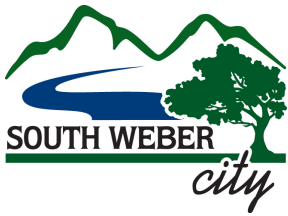
- A. SINGLE-LANE ROUNDABOUT PROPOSED AT THE 2700 E AND 7800 S INTERSECTION.
- B. RIGHT-TURN BYPASS LANES INCLUDED FOR THE SOUTHBOUND AND WESTBOUND RIGHT-TURN MOVEMENTS.
- C. CROSSWALKS INCLUDED IN THE WEST, SOUTH AND EAST LEGS.
- D. SHEETS DISPLAY CONCEPT DESIGN ONLY. FINAL DESIGN TO BE COMPLETED BY OTHERS.

**CONCEPT DESIGN
NOT FOR CONSTRUCTION**

SOUTH WEBER CITY 1600 EAST SOUTH WEBER DRIVE SOUTH WEBER, UT 84405 PHONE: 801-476-9767	DATE: 06/23/22	DESIGNED BY: CR	CHECKED BY: PLP
	SCALE: 40:1		

WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-466-3847	PROFESSIONAL ENGINEER
	APPROVED

SOUTH WEBER 2700 E	
CONCEPT LAYOUT	
PROJECT NUMBER	22-133
DETAIL	



#15 Stipend
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

July 26, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

None

PRIOR DISCUSSION DATES

June 28, 2022

AGENDA ITEM

Planning Commission Stipend

PURPOSE

Discuss the rate of stipend for the Planning Commission

RECOMMENDATION

NA

BACKGROUND

Planning Commissioners currently receive \$69 per month for their service on the Commission. During the budget process, City Council discussed raising that amount to \$150, ultimately deciding to leave the amount as is. That decision coincided with the Council discussing City Council compensation rate. During City Council meeting on July 12, 2022, the City Council decided to revisit the Planning Commission amount as a stand along discussion topic.

ANALYSIS

After the topic was raised to revisit this item, City Attorney Jayme Blakesley reviewed state law regarding the process for establishing compensation rates of City Council and Planning Commission members.

Based on the law-dictated process, if the City Council wants to adjust the rate, then a noticed public hearing would take place and the rate would have to be adopted by ordinance after the public hearing. Current City code outlines a different process than what state law dictates, necessitating a change to City code that would need to come forward in a future Council meeting prior to the adoption of the budget regardless of whether the Council maintains or adjusts the rate.

Council may decide tonight whether to leave the rate unchanged or propose a new rate that would kick off the public hearing process prior to a final decision.