

SOUTH WEBER PLANNING COMMISSION AGENDA

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

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday February 10, 2022, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

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

1. Pledge of Allegiance: Commissioner Johnson
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
 - a. Individuals may speak once for 3 minutes or less
 - b. State your name and address
 - c. Direct your comments to the entire Commission
 - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
 - a. PC2022-01-13 Minutes
4. Welcome new Planning Commissioner Marty McFadden
5. Appointment of Chair and Vice Chair
6. **Public Hearing & Action on 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 approx. 1550 E/South Weber Drive. Applicant Rob Edwards.**
7. **Public Hearing & Action on Rezone (Ordinance 2022-02) for Parcel ID# 130330093 3 acres located on the SE corner of 2100 E & South Weber Drive. This property is currently zoned C-O (a zone that was repealed by Ordinance 19-15 on 9/24/2019) to C-H (the zone that is shown on the General Plan Projected LandUse Map) Applicant: South Weber City**
8. **Public Hearing & Action on (Ordinance 2202-04) amending South Weber City Code Chapter 15 Landscape Regulations.**
9. **Public Hearing & Action on (Ordinance 2022-03) amending South Weber City Code Section 10-8-5 Number of Parking Spaces.**
10. Commissioner Training provided by Jayme Blakesley
11. Planning Commissioner Comments
12. Adjourn

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

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

DATE: February 4, 2022

DEVELOPMENT COORDINATOR: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 January 2022

TIME COMMENCED: 6:01 p.m.

LOCATION: 1600 E. South Weber Drive, South Weber, Utah

PRESENT: COMMISSIONERS:

Gary Boatright (excused)
Jeremy Davis
Wes Johnson
Julie Losee
Taylor Walton (excused)

COMMUNITY SERVICE DIRECTOR:

Trevor Cahoon

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Paul Sturm, Michael Grant, Dan Murray, Layne Kap, and Jeremy Draper.

Commissioner Davis welcomed those in attendance and excused Commissioners Walton and Boatright.

PLEDGE OF ALLEGIANCE: Commissioner Johnson

2. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date.

Comments will also be accepted at publiccomment@southwebercity.com

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

Paul Sturm, 2127 Deer Run Drive, thanked Wes Johnson for serving on the Planning Commission and his emphasis on wildlife preservation.

ACTION ITEMS:

3. Approval of Consent Agenda

- **Planning Commission Minutes of 9 December 2021**

Development Coordinator Kimberli Guill reported the public comment for 9 December 2021 was not included in the Planning Commission packet but will be attached to the final approval.

Commissioner Johnson moved to approve the consent agenda with attached public comments from Paul Sturm. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

Commissioner Losee moved to open the public hearing for Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

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

4. Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson

Trevor Cahoon, Community Services Director, and Brandon Jones, City Engineer, have reviewed the preliminary application and found its contents to be consistent with City Code and recommend approval of the preliminary application and subsequent rezone of the property.

Trevor noted the following items:

- This property will be split zoned to maintain compliance with the zoning acreage restriction of the Residential Patio zoning district. This subdivision is consistent with the general plan.
- Landscape requirement request for a reduction to 10% required landscaped space for exceptional design. The minimum landscape that is required for a project utilizing the R-P zoning designation is 15% but with exceptional design the developer can request a 10% minimum. Developer has included a paved walking path, as well as many trees and a pavilion for the detention basin. Staff feels that these improvements will make this park more usable and will generate a better asset than a simple grassed detention basin. (See City Code 10-5P-10)
- Phasing for the project will have 3 components. Phase one will not have more than 30 units feeding through the single outlet and so would be permissible under the code requirements. Construction of Old Fort Road would be required prior to any other occupancy on the second two phases. This is set to happen in phase 2.
- 6' solid vinyl fence is proposed between R-P and R-M zones. 6' chain link is proposed along the east and south boundaries. 6' masonry fence is proposed along Old Fort Road.
- A turn around on Old Fort Road will be required for the construction of this road because the length exceeds the maximum required. This turn around will be temporary once the road continues through to the next property and will be removed.
- A Cost Share (Reimbursement) Agreement is needed before final approval. This will cover what the City owes the developer for the upsize of Old Fort Road, storm drain facilities, water facilities. This cost will be reimbursed to the developer through the collection of impact fees.

Commissioner Davis asked if there was any public comment. There was none.

Commissioner Johnson moved to close the public hearing for Preliminary Plat, Improvement Plans, and Rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

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

Commissioner Johnson queried about the concrete trail leading to the detention basin and if a fence is going to be installed.

Jeremy Draper, of Reeves & Associates, replied he will include a fence for that location.

Commissioner Johnson asked about the temporary turnaround. Trevor replied, a temporary turnaround will be recorded so the adjacent property owners understand the future of the turnaround. Commissioner Johnson asked if the pavilion will be managed by the city. City Engineer Brandon Jones replied the city will maintain it.

Commissioner Losee asked how the turnaround affects the masonry fencing. Brandon replied, a vinyl fence will be installed by the turnaround and when it is extended the developer to the east will take down the vinyl fence, construct the curb, gutter, and sidewalk and install the masonry fence.

Discussion took place regarding the fencing around the regional detention basin. It was stated the fence is required to follow city standard.

Commissioner Losee suggested the landscape in the detention basin include more xeriscaping. It was suggested the construction vehicles use Old Fort Road.

Commissioner Johnson queried when the city will install the trail. Brandon estimated the trail to be installed when the Stephens property is developed.

Jeremy reported the 18" irrigation pipeline will be replaced.

Commissioner Losee moved to approve the Preliminary Plat, Improvement Plans, and recommend the rezone for The Meadows Subdivision (34 Lot Plat) (Combined R-P & R-M Zoning) 13.75 acres located at approx. 750 E Old Fort Rd. by Applicant: Duane Johnson. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

5. Site Plan Amendment South Weber Commercial: The Shops (previously approved as alpha coffee) located at approx. 2532 E South Weber Dr. by Applicant: Dan Murray

Trevor Cahoon reported this area has been previously approved for site plan. The applicant had a tenant remove their interest in the property and was approached by a new tenant. The developer now wishes to maintain ownership of the property and adjust the site to accommodate for the new tenant.

- An Encroachment Permit from UDOT will be required prior to construction for connection to UDOT's storm drain infrastructure in South Weber Drive.
 - The plans show the water service as existing. If not, it will need to be part of the UDOT encroachment permit.
- Culinary water will be used for outdoor use. The required backflow preventer on the culinary service line to the sprinkler system is being provided.
- Developer has proposed to xeriscape the property which equates to 13.7% of total landscaped area which is under the 15% required. The code does allow the Planning Commission to approve landscaping down to 10% for exceptional design.
- Access to the site will function off the main entrance that is already in place, however, the developer is proposing the creation of a secondary outlet for the property further down on the property. The developer will obtain a cross access agreement with the neighboring property owner to place the access. This secondary access will allow for better queuing in and out of the property.

Commissioner Davis asked about the garbage collection site and if there is enough space for a garbage truck to access. Dan Murray replied we hope it is not an issue and Robinson Waste will time it right. He feels this site may provide some parking relief from the commercial site to the east.

Commissioner Losee questioned if there is sufficient parking. Dan replied he owns both parcels and so the parking must be contained on them. The soda shop anticipates 98% of their customers will use the drive thru. The other tenant is a ski shop which may be closed a few months out of the year. Brandon pointed out in Chapter 8 of the city code the requirement 3.5 spaces per 1,000 sq. ft. of floor space and they have 29 parking spaces.

Commissioner Losee discussed her concerns with the spacing of the entrance in regard to Highmark Charter School. Brandon replied it is a valid concern. Dan understands that UDOT will be restriping the road. Brandon expressed UDOT may wait and see what concerns may arise before changing anything.

Mr. Murray thanked Commissioner Johnson for his service on the Planning Commission.

Commissioner Johnson moved to approve the South Weber Drive Commercial - The Shops (Sodalicious & Ski N See) Site Plan Amendment. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

6. Architectural Review for: Davis Aqueduct Reach 1 Pump Station located at approx. 7692 S Hwy 89 by Applicant: Weber Basin Water Conservancy District

Trevor Cahoon reported after review of the application for Davis Aqueduct Reach 1 Pump Station Architectural/Site Plan, staff would recommend approval. The following are items of note:

- The use classification for this project is found under Building, Public and is a permitted use within the commercial zone. Weber Basin Water Conservancy District is a public entity as designated by the State of Utah to distribute water for public use.

- o Definition Public Building: A building owned and operated or owned and intended to be operated by a public agency of the United States of America or the State of Utah or any of its subdivisions in connection with public use. (See 10-1-10 of city code.)
- It is proposed that the site be irrigated primarily by a connection to the new aqueduct utilizing secondary water. A second connection is proposed that would connect to the culinary service. This would only be used during times when the aqueduct is down for maintenance. The required backflow preventer on the culinary service line to the sprinkler system is being provided.
- The park strip will be landscaped with trees and decorative gravel.
- A 6' black vinyl-coated chain link fence will be provided all along the street frontage. Both street entrances will have gates. The fencing along the canal will be regular galvanized chain link fence. The fence along the north side of the site will be a masonry fence, as required by code.
- A buffer yard is required along the north property line. With the masonry fence, proposed trees and decorative rock mulch, it appears that project complies with the requirements of the code.
- According to review, the project complies with City Code 10-15 (Landscape Regulations).
- An Encroachment Permit from UDOT will be required prior to construction for connection to UDOT's storm drain infrastructure in the frontage road.
- All new piping outside of the site that is inside South Weber City Street ROW's will need to be approved separately prior to any construction.
- It does not look like a lighting plan was provided. There are lights on the building itself, but it doesn't appear that there is lighting anywhere else. However, based on the use, any other site lighting would not be necessary.
- As it relates to City Code 10-12 (Architectural Site Plan Review), the Planning Commission "shall determine if the proposed architectural and development plans submitted are consistent with this Chapter and with the purpose and objectives of this Title."
 - o Upon staff review, the project complies with City Code 10-12, architectural review falls under the purview of the Planning Commission and a certain level of subjectivity can be used.

CONSIDERATIONS FOR ARCHTECTURAL SITE PLAN REVIEW

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

- a) The effect of the site development plan on traffic conditions on abutting streets.
- b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.
- c) The arrangement and accuracy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 8 of this Title.
- d) The location, arrangement and dimension of truck loading and unloading facilities.
- e) The circulation patterns within the boundaries of the development.
- f) The surfacing and lighting of off-street parking facilities.

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

Landscaping: Considerations relating to landscaping:

- a) The location, height and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
- b) The placement of ground covers, shrubs, and trees.

- c) The unnecessary destruction of existing healthy trees.
- d) A layout plan for a sprinkling system.

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

Commissioner Johnson asked the time frame. Brian Jacobson, of Weber Basin, reported they have applied for FEMA funding and are waiting to hear back. He estimated the earliest this will happen is fall 2022 or spring of 2023. He then reviewed the location of the pipeline. Brandon reported the city has been working with Weber Basin concerning the piping and finalizing agreements. Brian estimated construction of the pump station in one to two years.

Commissioner Johnson moved to approve the Davis Aqueduct Reach 1 Pump Station Architectural/Site Plan. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

7. Planning Commission Comments (Boatright, Davis, Losee, Johnson, Walton) - None

8. Special Recognition for Outgoing Planning Commissioner Wes Johnson (2014-2021)

Trevor Cahoon recognized Commissioner Johnson's service on the Planning Commission and thanked him for his service to the community. Commissioner Johnson expressed it has been a fun seven years. He encouraged the city to complete the trails.

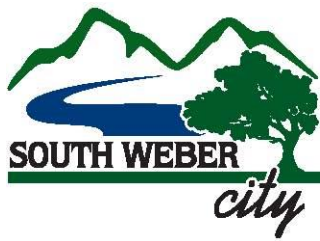
ADJOURNED: Commissioner Johnson moved to adjourn the Planning Commission meeting at 7:14 p.m. Commissioner Losee seconded the motion. Commissioners Davis, Johnson, and Losee voted aye. The motion carried.

APPROVED: _____ **Date**

Chairperson: Jeremy Davis

Transcriber: Michelle Clark

Attest: Development Coordinator, Kimberli Guill



PLANNING MEMORANDUM

6 Sophia's Haven Preliminary

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Sophia's Haven Preliminary Application and Rezone

Project Information	
Project Name	Sophia's Haven
Site Location	1589 E South Weber Drive
Tax ID Number	13-030-0003, 13-012-0061, 13-012-0057, 13-012-0074
Applicant	Robert Edwards
Owner	Robert Edwards
Proposed Actions	Preliminary Approval of Subdivision & Rezone Recommendation
Current Zoning	Commercial
General Plan Land Use Classification	Residential Moderate Density
Gross Site	1.41

ACTION

Administrative Action: Consider approval of Sophia's Haven project and recommend action on the subsequent rezone request with this project.

STAFF REVIEW SUMMARY

After a review of the preliminary application for Sophia's Haven, staff would recommend approval. Some considerations to note on this project are:

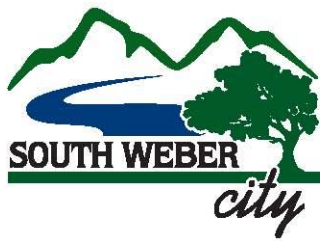
- Rezone: The developer is requesting a rezone from Commercial to Residential Moderate Density. This request is consistent with the General Plan zoning designation and meets the characteristics of the surrounding area.
- Access on South Weber Drive: One lot in this project will have an access on South 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.
- All other provisions have been met in the staff's review of the preliminary design and are notated either on the designs or within the application.

PLANNING COMMISSION RECOMMENDATION OPTIONS

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. 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.
2. 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 with the following conditions:
 - a. *(Any other conditions that need to be met)*
3. Approve the Preliminary Application for Sophia's Haven and recommend the denial 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.
4. Deny the Preliminary Application for Sophia's Haven and recommend the denial 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.
5. Continue the Preliminary Application for Sophia's Haven and recommendation of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to *(a future date)*.



PLANNING MEMORANDUM

6 Sophia's Haven Preliminary

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Public Notice
From: Trevor Cahoon, Community Services Director

Re: Sophia's Haven

CODE REQUIREMENTS

PL-1: Zoning

- A) **COMPLETED:** Current zoning is Commercial. The property will need to be rezoned to Residential Moderate Density for project to comply. This zoning would be consistent with the General Plan

PL-2: Project Size

- A) **COMPLETED:** Total project area 2.02. No issues.

PL-3: Lot Area/Density

- A) **COMPLETED:** Each lot is above the 9,000 sq ft this meets the requirements. Project is including an existing ROW in the acreage which should not be considered as part of the density. With a density calculation of 2.8 units an acre the project would only qualify for 3.95 units. This would mean that the project would need to decrease the lots from 4 to 3. 4/1

1) **Developer has reduced lots to 3 which brings the density into compliance with the code.**

PL-4: Lot Width

- A) **COMPLETED:** Lot 3 needs to have some clarification on the width. The minimum width for the R-M zone is 80 feet. The rear indicates 76.41 feet. Can we get some clarification on the width.

1) **Developer has modified the number of lots which makes the widths comply.**

PL-5: Setbacks

- A) **COMPLETE:** Setbacks indicated on the Lot Notes state that the Side yard non-garage setback is 8 feet and the garage setback is 12 feet. Setbacks need to be set at 10 feet minimum.

1) **The drawings reflect the correct setbacks.**

PL-6: Access

- A) **COMPLETE:** Drawings indicate a shared drive access to lot 3 and 4 off South Weber Drive. With one access point an access easement for each lot would be needed to ensure each owner has the access to their property.

1) **Developer removed lot 4.**

- B) **COMPLETE:** On the rear existing drive access, is lot 3 intending to use this for access as well? Is this roadway going to be improved?

1) **Drawings indicate the access points.**

PL-7: Roads

- A) **COMPLETE:** The only inclusion of roads is an existing private drive isle.

PL-8: Landscaping

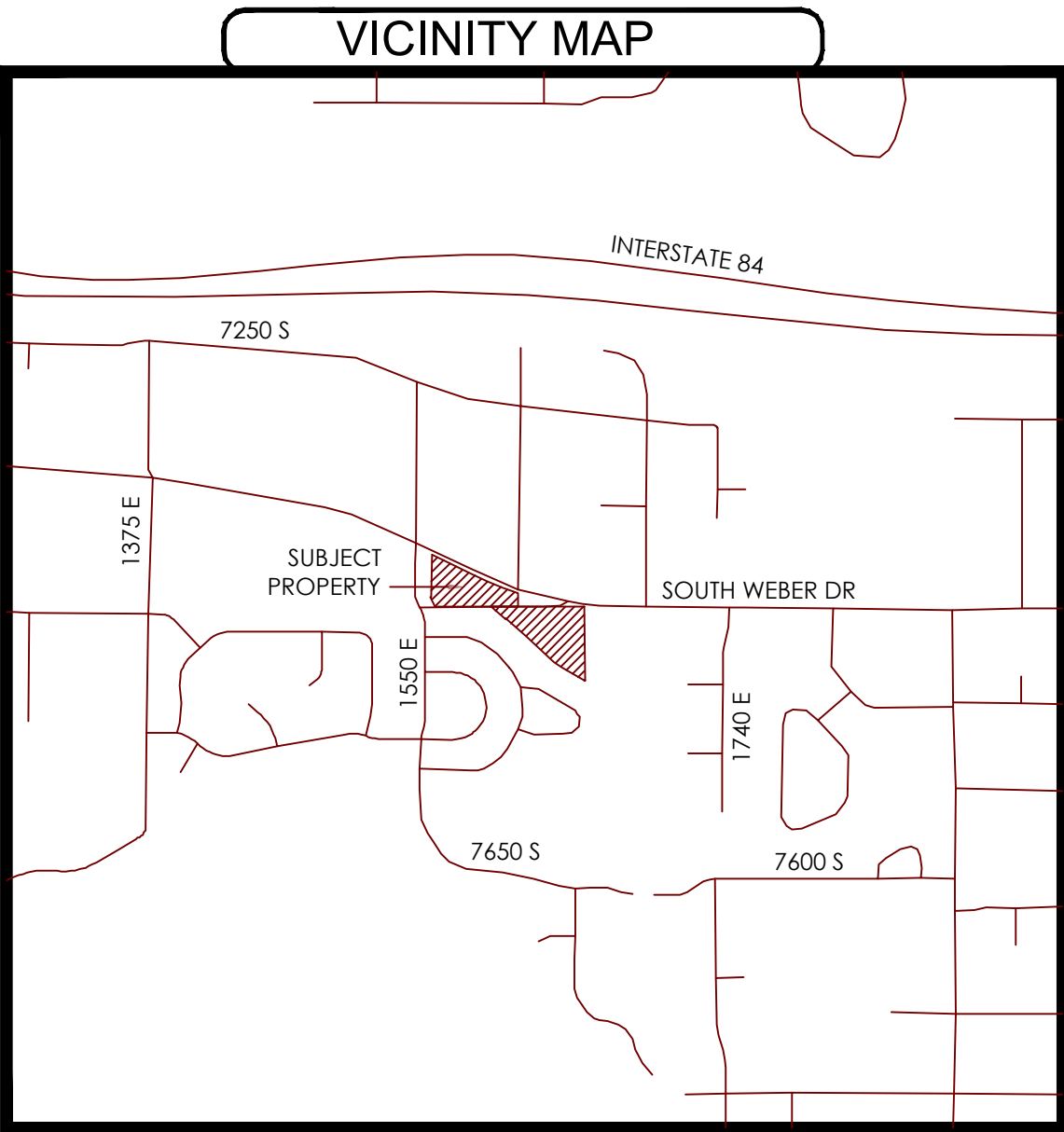
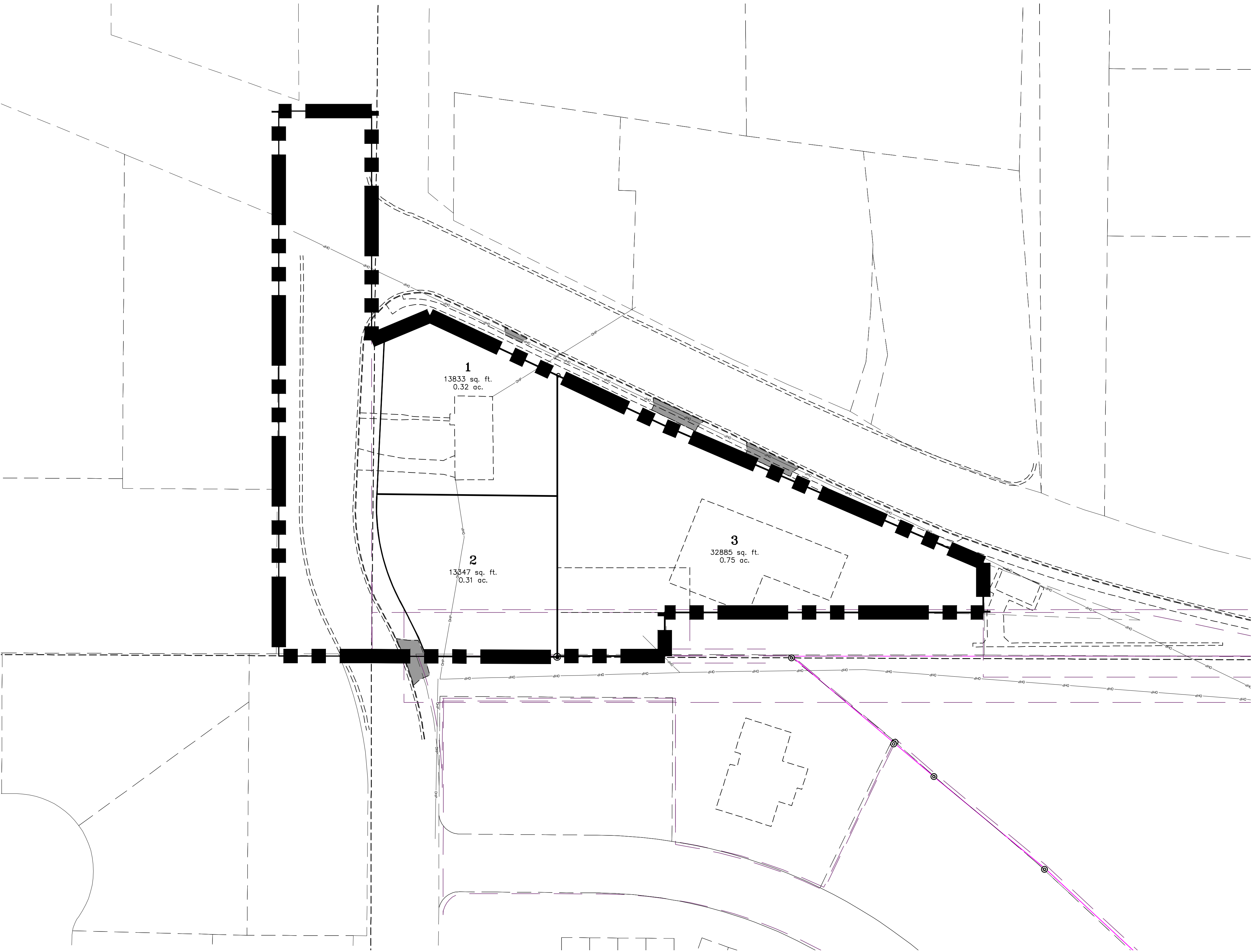
- A) No landscaping requirements.

PL-9: Open Space

- A) No open space requirements.

SOPHIA'S HAVEN PLAT 'A'
RESIDENTIAL DEVELOPMENT

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



SCALE 1" = 20'
SCALE 1" = 40'

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)

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO SOUTH WEBER CITY STANDARD PLANS AND SPECIFICATIONS.
4. 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
robwedwards@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 / PRELIMINARY PLAN
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:12.6.2021
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES
SHEET:
CS-01

Title Information

US TITLE INSURANCE COMPANY, File Number 044092, With an effective date of July 21, 2021 at 8:00 a.m.

Land Area

166,746 SQ FT OR
3.83 ACRES OF LAND

Basis of Bearings

THE BASIS OF BEARING IS BETWEEN THE NORTH ¼ CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MONUMENTS WERE FOUND



NORTH

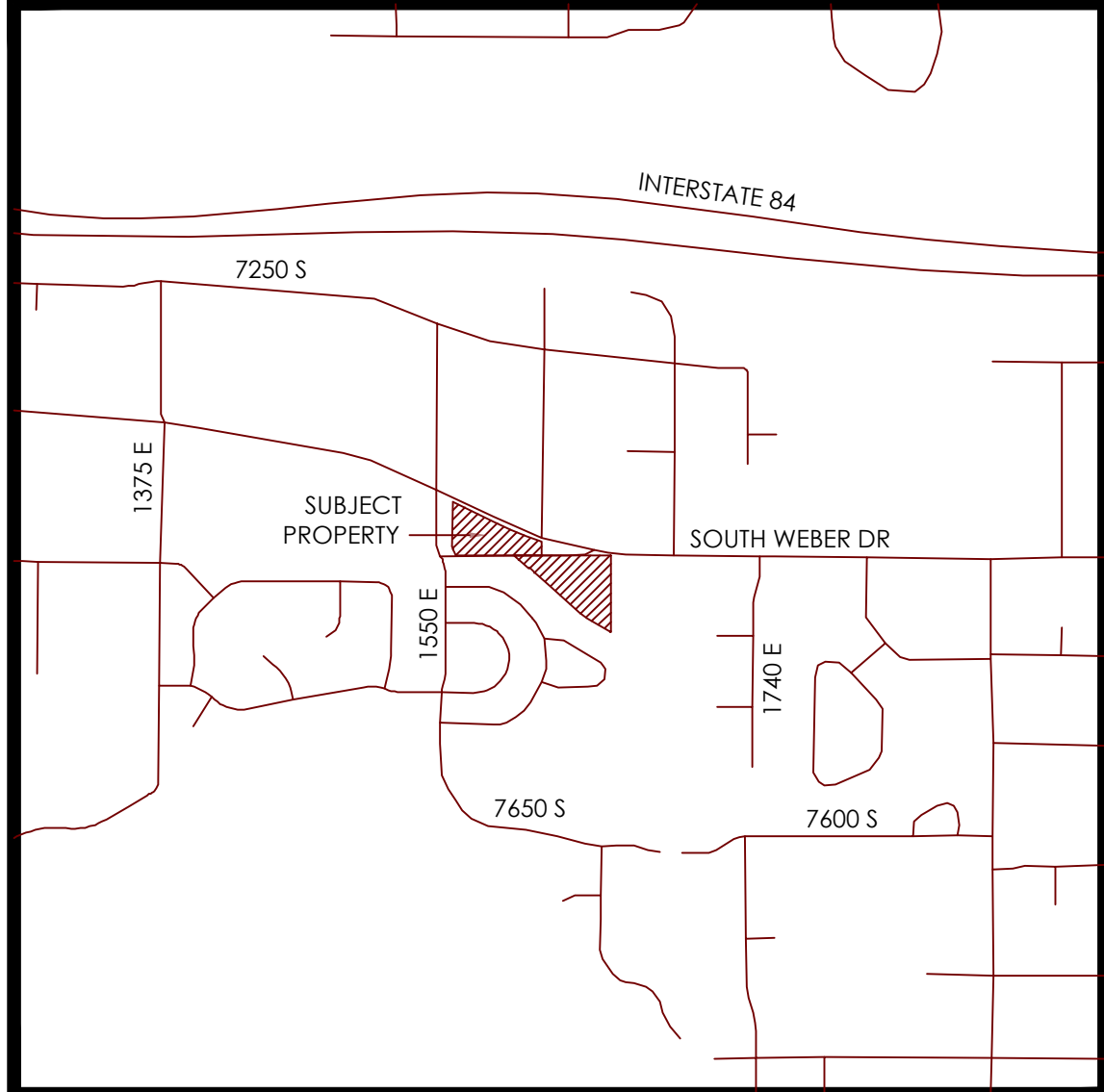
Scale

0 40 80
SCALE: 1"=40'

Schedule "B" Items

1-17 GENERAL EXCEPTIONS, NOT PLOTTED
18. Easement in favor of Utah Power & Light Company, its successors and assigns, recorded June 22, 1979 as Entry No. 535871 in Book 776 of Page 326 of Official Records.
19-27 GENERAL EXCEPTIONS, NOT PLOTTED
28. Grant of Easement and/or Right-of-Way in favor of Uintah Pipeline Company, recorded April 8, 1929 as Entry No. 45416 in Book 1 at Page 32 of Official Records. (SURVEYOR NOTES: This is a blanket easement and affects all of parcels 2 & 3, not shown on plot.)
29. Grant of Easement and/or Right-of-Way in favor of Ivan Ray, recorded November 29, 1985 as Entry No. 720192 in Book 1063 at Page 998 of Official Records. (SURVEYOR NOTES: This easement falls south of parcel 2, does not affect any parcel. Shown on plot.)
30. Grant of Easement and/or Right-of-Way in favor of Ivan Ray, recorded April 24, 1986 as Entry No. 734407 in Book 1084 at Page 1195 of Official Records. (SURVEYOR NOTES: This easement falls south of parcel 2, does not affect any parcel. Shown on plot.)
31. Agreement and Grant of Easement between South Weber City and Hilma M. Ray, recorded June 3, 1992 as Entry No. 975582 in Book 1502 at Page 316 of Official Records. (SURVEYOR NOTES: The temporary easement affects parcel 3 and the west side of parcel 2, Shown on plot. The permanent easement for the sewer line is illegible and is not plotted.)
32. 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. 3269558 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plot.)
33. 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 plot.)

VICINITY MAP



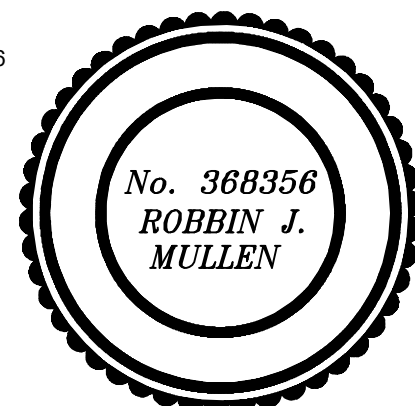
Surveyor's Certification

To Cottonwood Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on February 8, 2021.

Date of Plat or Map:
February 15, 2021

Robbin J Mullen, PLS
(Name of Surveyor)
Registration No.368356



PROPOSED DESCRIPTION

AS SURVEYED DESCRIPTION- PARCEL 3

BEGINNING AT A POINT THAT IS EAST 0.52 FEET ALONG THE SECTION LINE AND NORTH 51.57 FEET FROM THE NORTH ¼ CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
THENCE N.0°34'22"E. 174.01 FEET; THENCE N.67°17'34"E. 42.54 FEET; THENCE S.64°56'09"E. 100.03 FEET; THENCE SOUTH 200.16 FEET; THENCE WEST 107.08 FEET TO A 246.97-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE 23.58 FEET ALONG SAID CURVE, HAVING A CHORD BEARING N.23°59'22"W. 23.58 FEET; THENCE N.27°51'12"W. 23.35 FEET TO A 147.92-FOOT RADIUS CURVE TO THE RIGHT; THENCE 10.32 FEET ALONG SAID CURVE, HAVING A CHORD BEARING N.22°56'53"W. 10.32 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS Land Title Survey

Project Address:
1550 EAST SOUTH WEBER DRIVE
Project Location:
SOUTH WEBER, UTAH

Project Name:
SOUTH WEBER ALTA
Job Number:
#2021_033

Copy Sent Date:

Title Description

Parcel 1: 13-030-0003
Beginning 298.55 feet East from the Northwest corner of the Northeast Quarter of Section 34, Township 5 North, Range 1 West, Salt Lake Meridian, and running thence East 467.7 feet; thence South 373.09 feet; thence North 60°16' West 131.05 feet; thence North 51°15' West 47.8 feet; thence North 47°01' West 184.65 feet; thence North 50°21' West 102.6 feet; thence North 49°45' West 134.35 feet to the point of beginning.
Together with the vacated portion of 7400 South Street, Entry No. 3032809 in Book 6808 at Page 399 of Official Records.

Parcel 2: 13-012-0057
A part of the Southeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base & Meridian: Beginning on the North line of a road, said point being East 132.11 feet from the South Quarter corner of Section 27; thence North 199.62 feet, more or less, to the Southerly line of a state road; thence South 64°51'50" East 84.40 feet and Southeasterly 247.2 feet along said Southerly line of a state road; thence South 35.20 feet, more or less, to the North line of a road; thence West 226.2 feet, thence South 30.96 feet; thence West 76.41 feet, more or less, to the point of beginning.

Parcel 3: 13-012-0061
Beginning at a point North 45.94 feet from the Southwest corner of the Southeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base & Meridian, and running thence North 166.06 feet to the Southerly line of state highway #U60, South 63°47' East along said line of highway 99.60 feet, South 199.62 feet to the section line, West 109.11 feet to a point on a 250.25 foot radius curve to the left; thence along the arc of said curve 35.42 feet to a point on a 150.81 foot radius curve to the right, thence 15.73 feet along the arc of said curve to beginning.

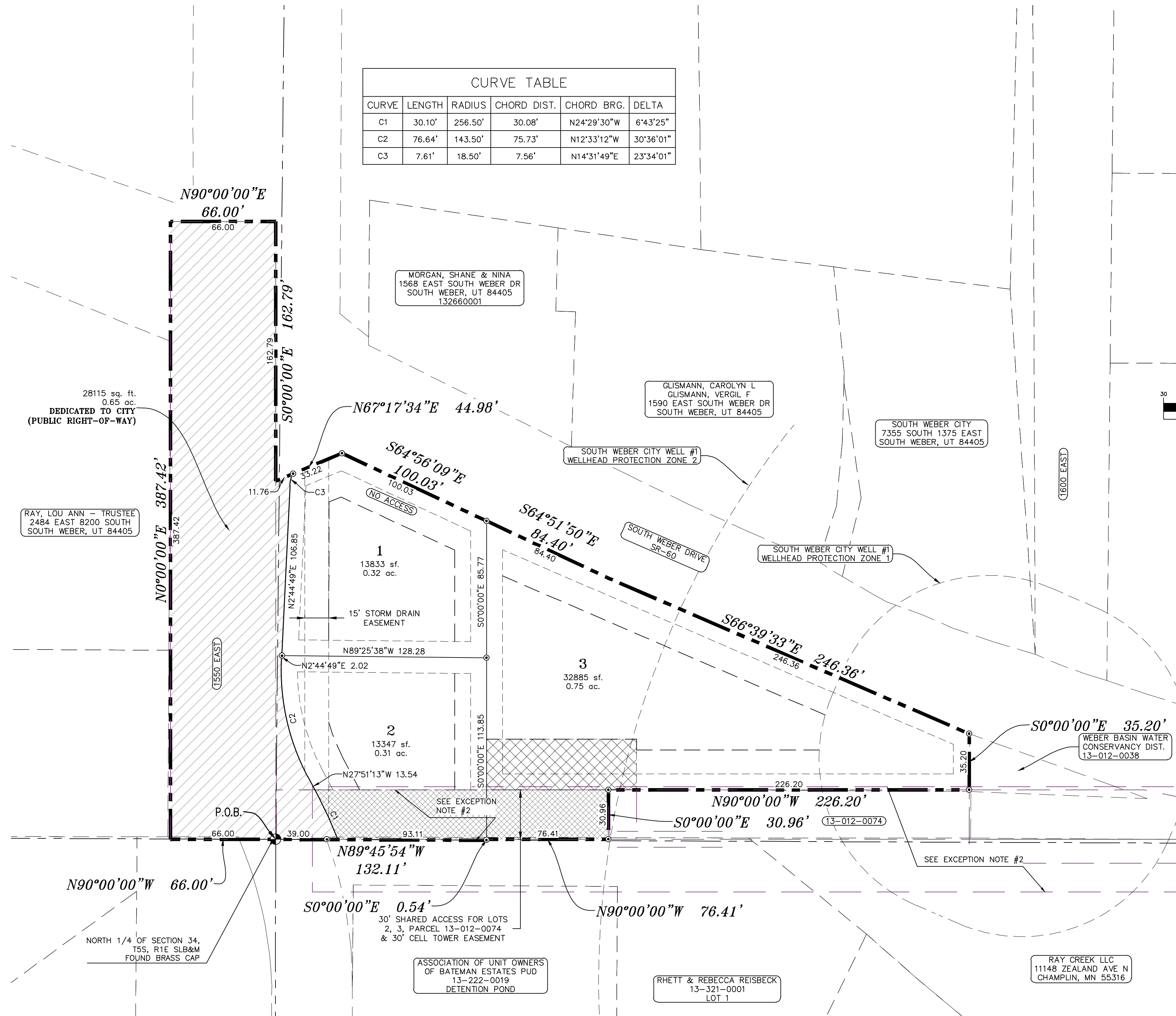
Surveyor Title Block

Surveyors Name:
Region Engineering & Surveying
Address: 1776 N. State Street,
Orem, UT 84057
Telephone Number:
801-367-5274

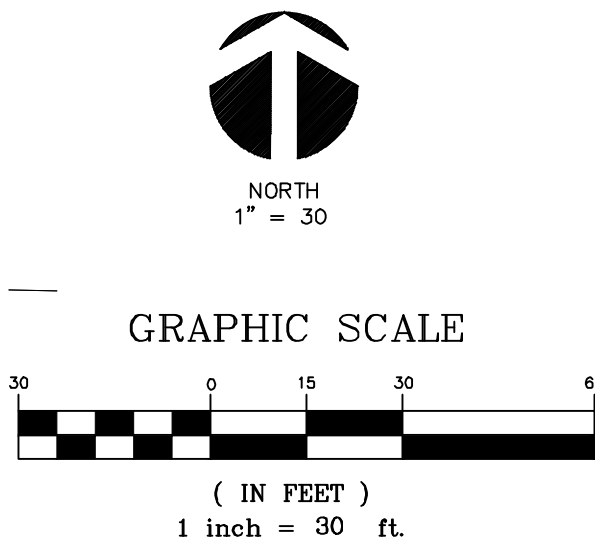
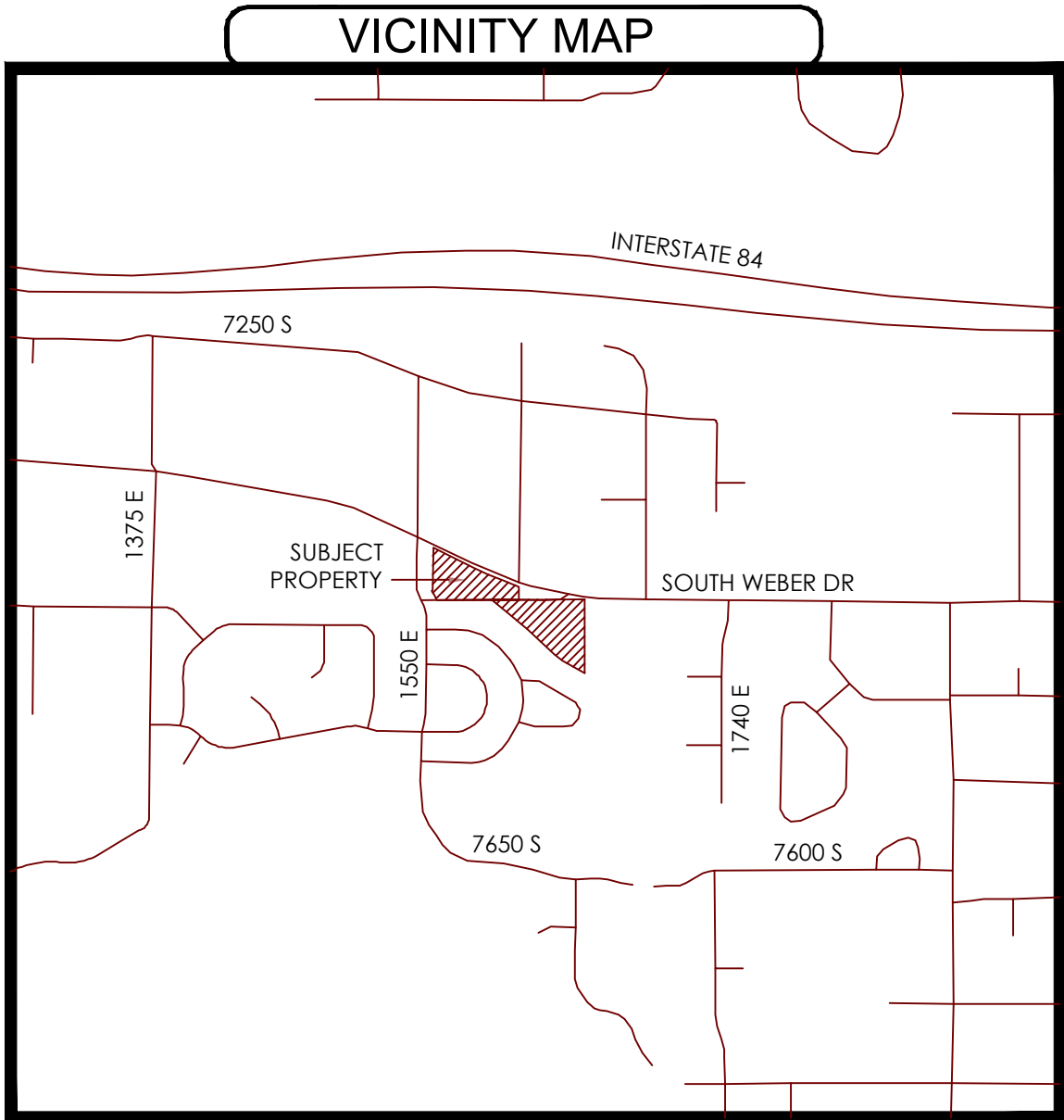
Drawn by: RJM	Survey Ref: No. 2021_033
Approved by:	Field Date: 5/06/2021
Revision Box	
Date:	Revision:

SOPHIA'S HAVEN A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SOUTH WEBER CITY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.10'	256.50'	30.08'	N24°29'30\"W	6°43'25\"
C2	76.64'	143.50'	75.73'	N12°33'12\"W	30°36'01\"
C3	7.61'	18.50'	7.56'	N14°31'49\"E	23°34'01\"



LEGEND	
	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
	FOUND CLASS 1 STREET MONUMENT
	SET STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	SECTION LINE
	CALCULATED POINT (NOT SET)
	GENERAL UTILITY EASEMENT (NO FENCING ALLOWED)
	30' SHARED ACCESS FOR LOTS 2, 3, PARCEL 13-012-0074 & 30' CELL TOWER EASEMENT
	CELL TOWER ACCESS/MAINTENANCE/EXPANSION AREA
	PUBLIC RIGHT-OF-WAY DEDICATED TO SOUTH WEBER CITY

- 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.

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
robwedwards@gmail.com
801-558-4740

PROJECT ENGINEER & SURVEYOR

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

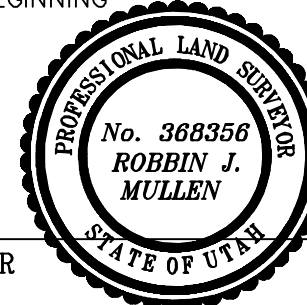
Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

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

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



OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract, and do hereby dedicate, grant and convey to South Weber City, Davis County, Utah, all parts of said tract of land designated as 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, with no buildings or structures being erected within such easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SPRINGSIDE MEADOWS PLAT "P" SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR

ATTEST

CLERK-RECORDER

(See Seal Below)

CITY ENGINEER

(See Seal Below)

CITY ATTORNEY

(As to Form)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DEVELOPMENT SERVICES DIRECTOR

PLANNING COMMISSION CHAIR

SOPHIA'S HAVEN A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SOUTH WEBER

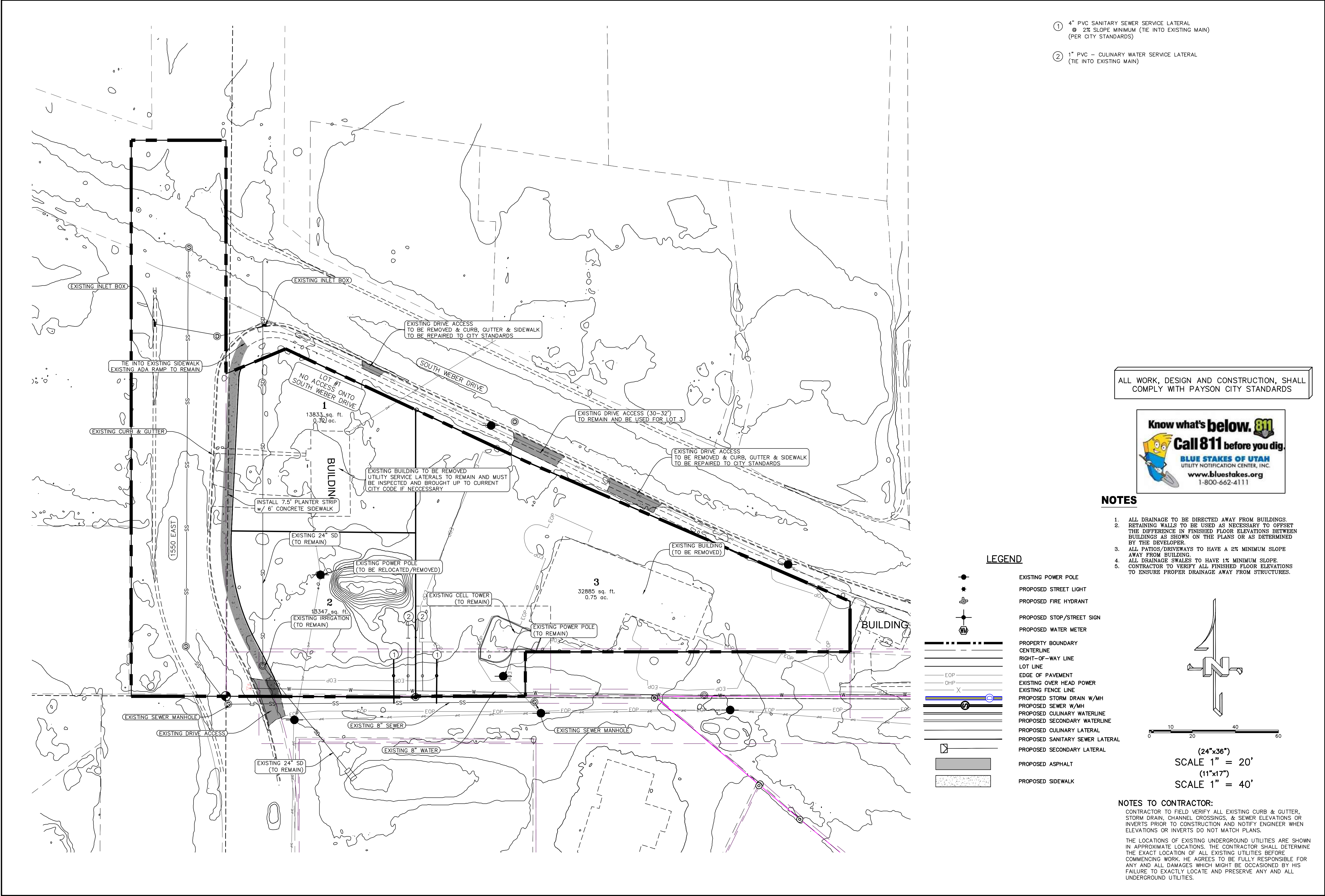
DAVIS, UTAH

SCALE: 1" = 40 FEET

CITY RECORDER SEAL

CITY ENGINEER SEAL

DAVIS COUNTY RECORDER SEAL



C:\USERS\SHERRING\PROJECTS\REGION PROJECTS\REGION ENGINEERING PROJECTS\PROJECTS\2021\2021_033_SOUTH WEBER ALTA\SHEET FILES\UP-01

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



SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT

Location
NE 1/4 of Sec. 34,
T5N, R1W, S16&M

DATE: 12.6.2021

PROJECT #

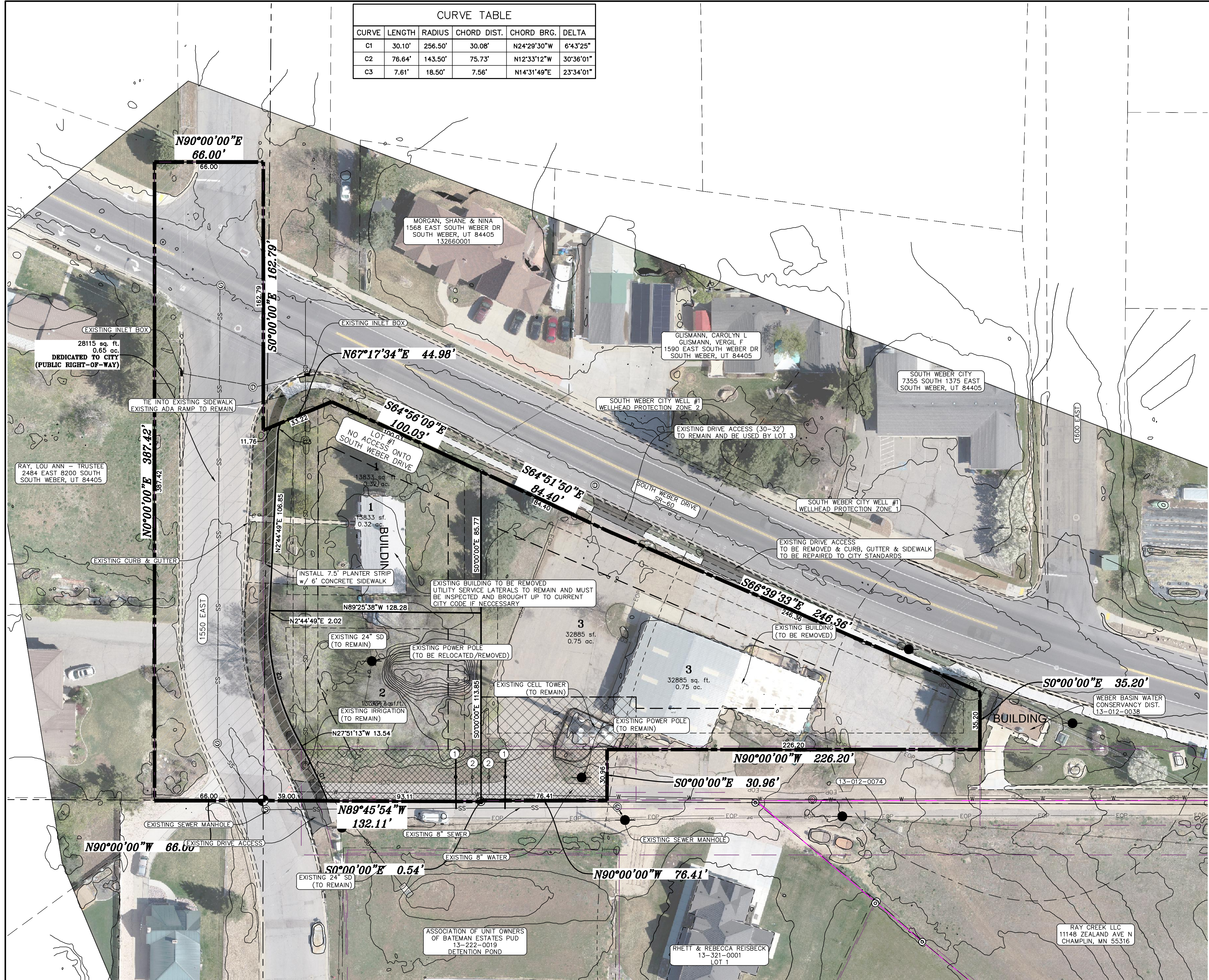
REVISIONS:

1	
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3	

SHEET NAME:
UTILITY PLAN

SHEET:

UP-01



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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C2	76.64'	143.50'	75.73'	N12°33'12"W	30°36'01"
C3	7.61'	18.50'	7.56'	N14°31'49"E	23°34'01"

- 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)

AS SURVEYED PARCEL
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:
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CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

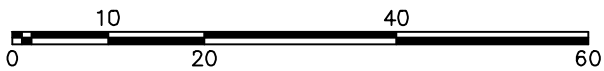
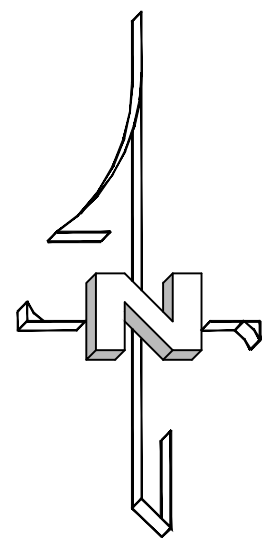
PHASE STATISTICS	
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TOTAL LOTS =	3 LOTS
ROW AREA =	28115 sq ft 0.65 ac
LOT AREA =	60,065 sq ft 1.37 ac
AVG LOT AREA =	20,021 sq. ft.

ALL WORK, DESIGN AND CONSTRUCTION, SHALL
COMPLY WITH PAYSON CITY STANDARDS



NOTES

- ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
- 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.
- ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
- ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.
-



(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.

Engineering & Surveying
region
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, S16&M

DATE:12.6.2021

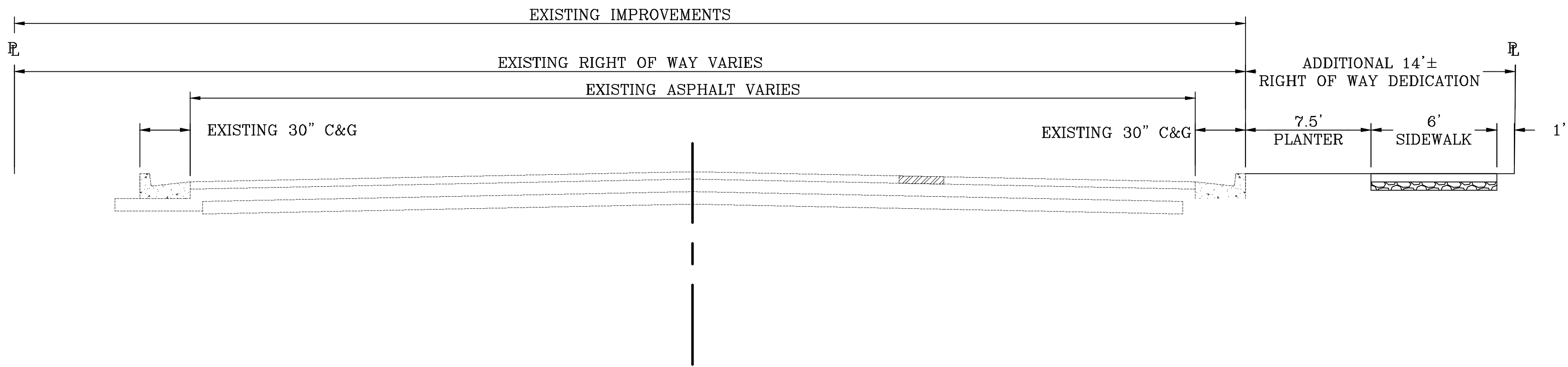
PROJECT #

REVISIONS:

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| 3 | |

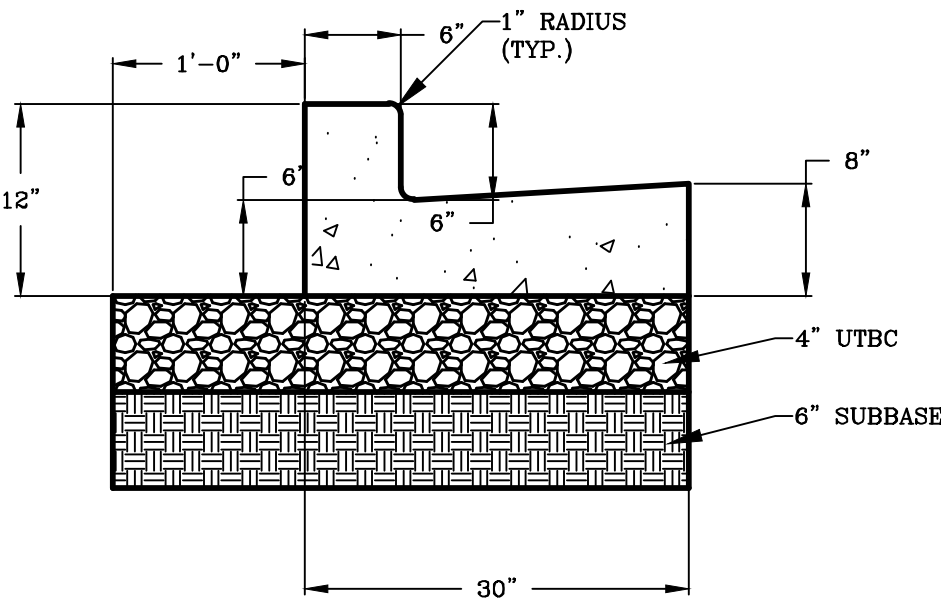
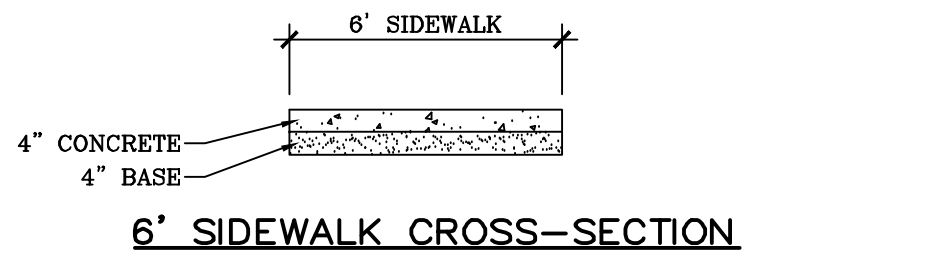
SHEET NAME:
PRELIM PLAN - IMAGE

SHEET:
UP-02



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

ALL DETAILS PER SOUTH
WEBER CITY STANDARDS



TYPICAL 30" C&G

Engineering
& Surveying

region

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

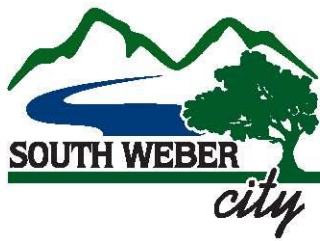
SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT

Location
NE 1/4 of Sec. 34,
T5N, R1W, S1E&M

DATE:12.6.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



PLANNING MEMORANDUM

7 (Ord 2022-02) Rezone 2100/SW Drive

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission

From: Trevor Cahoon, Community Services Director

Re: Public Hearing & Action on ORD 2022-02 Rezone for Parcel ID# 130330093 3 acres located on the SE corner of 2100 E & South Weber Drive. This property is currently zoned C-O (a zone that was repealed by Ordinance 19-15 on 9/24/2019) to C-H (the zone that is shown on the General Plan Projected Land Use Map) Applicant: South Weber City

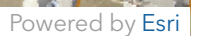
PURPOSE

Planning Commission to Recommend rezone of the property located at approximately 2100 E South Weber Drive from Commercial Overlay (C-O) to Commercial Highway (C-H).

BACKGROUND

In the September 24, 2019 City Council meeting the City Council voted to repeal the C-O Zone from the zoning code. The City has two properties within the City zoned C-O. One of those properties has a development agreement in place which allows the entitlement of those rights of the C-O zone, however the second property (the property subject to this ordinance) needs to be rezoned to come into compliance with current code.

The property owner was notified at the time of the repeal of the C-O zone that the property would need to be rezoned in order to be considered for development. The City is now acting on that need to rezone the property. The City is requesting the zone to be designated as C-H which is in compliance with the General Plan zoning map.



SOUTH WEBER CITY

ORDINANCE NO. 2022-02

**AN ORDINANCE OF THE CITY COUNCIL OF SOUTH WEBER CITY REZONING
CERTAIN PROPERTY LOCATED AT APPROXIMATELY 2100 E. SOUTH WEBER
DRIVE.**

WHEREAS, the Planning Commission of South Weber City, after a public hearing, has made a positive recommendation to the City Council for a change in the zoning of property located at approximately 2100 E. South Weber Drive, known as Parcel No. 130330093, from Commercial Overlay Zone (CO) to Highway-Commercial Zone (C-H); and

WHEREAS, the City Council has held a public hearing on the proposed re-zoning application;

WHEREAS, the City Council of South Weber City desires to rezone the property as requested by the applicant;

NOW, THEREFORE, BE IT ORDAINED by the South Weber City Council as follows:

Section 1. Rezone. That certain property located at approximately 2100 E. South Weber Drive, known as Parcel No. 130330093, is hereby rezoned from its current zoning designation of Commercial Overlay Zone (CO) to Highway-Commercial Zone (C-H).

Section 2. Zoning Map Amendment. The Zoning Map of South Weber City is hereby amended to reflect the rezoning referenced in paragraph 1, above.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this ____ day of February, 2022.

By: _____
Rod Westbroek, Mayor

[SEAL]

VOTING:

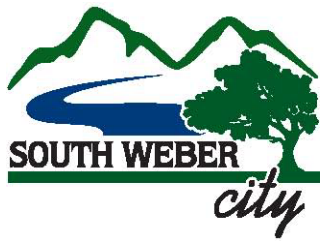
Joel Dills	Yea ____	Nay ____
Angie Petty	Yea ____	Nay ____
Blair Halverson	Yea ____	Nay ____
Quin Soderquist	Yea ____	Nay ____
Hayley Alberts	Yea ____	Nay ____

ATTEST:

Lisa Smith, City Recorder

DEPOSITED in the office of the City Recorder this ____ day of February, 2022.

RECORDED this ____ day of February, 2022.



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director

Re: Landscape Ordinance Review

PURPOSE

Recommend a Landscape Ordinance to the City Council.

BACKGROUND

Due to current impacts of the prolonged drought across the state, it has become necessary to reduce water usage to preserve this resource for future generations. A particular concern for water usage is the impact that landscape maintenance has on the supply. Excessive watering for non-native and drought intolerant vegetation brings a need for change.

Weber Basin as well as other water districts throughout the state are implementing incentive programs to help users convert current vegetation to a more water-wise solution, and are encouraging municipalities to update ordinances to promote, encourage, or require water-wise landscaping on new construction. Weber Basin has provided a draft ordinance for cities to consider. Cities must adopt a water-wise landscape ordinance in order to qualify for incentive programs.

At the October Planning Commission, the commission heard a presentation from Weber Basin Water Conservancy District about the programs that are available and discussed what changes they would implement in a draft ordinance. City Staff has reviewed the ordinance and made some revisions. The Planning Commission will discuss those revisions and finalize an ordinance for recommendation to the City Council.

WATER EFFICIENT LANDSCAPE ORDINANCE

ORDINANCE NUMBER 2022-04

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Section 1. Preamble

- A. Whereas, water is an increasingly scarce resource, of limited supply, and are subject to ever increasing demands;
- B. Whereas, it is the policy of <CITY NAME> to promote the conservation and efficient use of water and to prevent waste of this valuable resource;
- C. Whereas, <CITY NAME> recognizes that landscapes provide areas for active and passive recreation;
- D. Whereas, landscape design, installation, maintenance and management can and should be water efficient;
- E. Whereas, <CITY NAME> desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient;
- F. Whereas, <CITY NAME> can accomplish these goals by adopting this ordinance; and,
- G. Whereas, <CITY NAME> has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so.

Section 2. Ordaining Clause

Be it ordained by the <CITY NAME>, that the Water Efficient Landscape Ordinance, Number 2022-04.

Section 3. Title, Water Efficient Landscape Requirements

- A. An ordinance amending the Zoning Code of the City of <CITY NAME> so as to add a Water Efficient Landscape Ordinance of minimum landscape requirements. This ordinance shall be referred to as "<CITY NAME> City Water Efficient Landscape Ordinance".

Section 4. Purpose

The City Council has found that it is in the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for designing, installing and maintaining water efficient landscapes throughout the City.

Section 5. Definitions

The following definitions shall apply to this ordinance:

Applied Water: The portion of water supplied by the irrigation system to the landscape.

Bubbler: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.

Drip Emitter: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

Effective Precipitation: The portion of total precipitation which becomes available for plant

growth.

Established Landscape: The point at which plants in the landscape have developed significant root growth into the soil.

Establishment Period: the first year after installing the plant in the landscape.

Evapotranspiration (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.

Irrigation System Audit: an in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Irrigation Landscaped Area: All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.

Irrigation Efficiency: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

Landscape Education Package: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City's water rates, billing format for water use and commitment to water conservation may also be included.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same

schedule.

Landscaping: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

Localscapes®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

Maximum Applied Water Allowance (MAWA): the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

Microclimate: The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.

Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant Adjustment Factor: A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

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Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rehabilitated Landscaping: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

Smart Automatic Irrigation Controller: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

Special Landscape Area: (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.

Turf: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

Waste of Water: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

Section 6. Applicability of Water Efficient Landscape Ordinance

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private commercial and industrial development projects, developer-installed landscaping in multi-family and single-family residential projects, ~~and homeowner provided landscape improvements within the front, side, and rear yards of single and two-family dwellings.~~

Section 7. Landscape Design Standards

A. Plant Selection.

1. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.

2. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
3. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants, that do not a mass planting of any type of plant material requiring uniform overhead spray irrigation.

Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).

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- B. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
- C. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.
- D. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
 1. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
 2. Low-growing trees shall be selected for spaces under utility wires;
 3. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;
 4. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
 5. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles; and
 6. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper.

Section 8. Irrigation Design Standards

- A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and shall be setup to operate in "smart" mode.
- B. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant

materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

- C. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
- D. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
- E. Sprinklers shall have matched precipitation rates with each control valve circuit.
- F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- G. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
- I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.
- J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation or other environmental conditions not suitable for irrigation.
- K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.
- L. Meter Installation: Meters shall be specified by the <CITY NAME> for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output. <DEFINE INSTALLATION REQUIREMENTS INCLUDING METER MANUFACTURER AND ENCLOSURE DEPTHS ETC>
- M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. <DEFINE AMR TRANSMITTER AND INSTALLATION REQUIREMENTS>

Each new development or rehabilitated landscape that uses primary potable water for landscape irrigation must provide a water budget calculation to demonstrate a Maximum Applied Water Allowance (MAWA) for the new landscape or development. For parcels using secondary water, the MAWA is determined by the secondary water provider based on parcel size and is referred to as an allocation.

The Maximum Applied Water Allowance shall be calculated using the following equation:

$$MAWA = (ET_o) (0.62)(1.15)[(0.8 \times LA) + (0.3 \times SLA)]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ET_o = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station.

0.62 = Conversion Factor (to gallons)

1.15 = Delivery Inefficiency Factor (sprinkler system uniformity etc.)

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Model Landscape Ordinance
Draft: November 15, 2018

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0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf)
 LA = Landscape Area including SLA (square feet)
 0.3 = Additional Water Allowance for SLA
 SLA = Special Landscape Area (square feet)

ETo values can be obtained directly from the USU Climate Center where a data base of weather data from local stations is collected, analyzed, and stored. If you cannot find the ET data you need, please contact the City.

Additional details and examples of calculations are found in Appendix A

Section 9. Landscapes in New Single-family Residential Developments

- A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
- B. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
- C. New Construction homes shall have landscaping and irrigation plans approved by the City Planning Department prior to issuance of building permits, for which no variance may be granted, and which meet the aforementioned requirements.
- D. Model homes shall include an informational brochure on water-efficient landscaping or Locascapes. Locascapes brochures can be obtained from the City Planning Department.
- E. ~~When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 18 months from the time of occupancy to complete the front yard and no more than three years to complete the total landscape.~~

Commented [TC3]: This section we tried to craft it so that if a developer is putting in the landscaping we would require waterwise landscaping. If a home owner is putting in the landscaping we would not have the same requirements, however, we would still encourage it.

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Section 10. Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation

- A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
 1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or
 2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

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Section 11. Landscapes in Commercial, Industrial, and Institutional Developments

- A. Commercial, industrial and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

Section 12. Documentation for Commercial, Industrial, and Institutional Projects

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:

A. Project Data Sheet. The Project Data Sheet shall contain the following:

1. Project name and address;
2. Applicant or applicant agent's name, address, phone number, and email address;
3. Landscape architect's name, address, phone number, and email address; and
4. Landscape contractor's name, address, phone number and email address, if available at this time.

B. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:

1. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
2. Property lines and street names;
3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
4. Existing trees and plant materials to be removed or retained;
5. Scale: graphic and written;
6. Date of Design;
7. Designation of a landscape zone, and
8. Details and specifications for tree staking, soil preparation, and other planting work.

C. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

1. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
2. Static water pressure in pounds per square inch (psi) at the point of connection to the

public water supply;

3. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and
4. Installation details for irrigation components.

D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:

1. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

Section 13. Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects

- A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.
- B. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
- C. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.
- D. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.
- E. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

Section 14. Exceptional Design Criteria

When landscape requirements of a specific zoning district allow for a reduction in landscape acreage based upon exceptional design and materials, the Planning Commission may use the following criteria in the review:

A. <Planning Commission to list criteria.>

Section 14.15. Prohibited Watering Practices

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

Section 14.16. Enforcement, Penalty for Violations

The Public ~~Works Director, Planning Services Director, Utilities Director~~ and other employees of the Public ~~Utilities-Works~~ Department are authorized to enforce all provisions of this Ordinance.

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Section 17. Redaction of the following Sections

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10-15-3: LANDSCAPE PLAN:

A. Landscape Plan: A landscape plan shall be required in high density residential, commercial, planned unit development, professional office, industrial and natural resource excavation zones as specified in the various provisions of this code. Such plans shall be drawn in conformance with the requirements specified in this chapter and shall be included with the preliminary and final plat plans, conditional use permit applications and site plan approval applications.

B. Content Of Landscape Plan: All landscape plans shall contain the following information:

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, refuse disposal and recycling areas, fences, freestanding electrical equipment, tot lots and other recreational facilities;

2. The location, quantity, size and name, both botanical and common names, of all proposed plants;

3. The location, size and common names of all existing plants including trees and indicating plants to be retained and removed;

4. Existing and proposed grading of the site indicating contours at two foot (2') intervals. Proposed berming shall be indicated using one foot (1') contour intervals;

5. Elevations of all fences and retaining walls proposed for location on the site;

6. Elevations, cross sections and other details as determined necessary by the sketch plan committee and planning commission;

7. Irrigation system including head types and locations; pipe sizes, types and locations; control valve types, sizes and locations; main shutoff valve, drain valves and isolation valves; automatic controller type and location;

8. Summary data indicating the area of the site in the following classifications:

a. Total area and percentage of the site in landscape area,

b. Total area and percentage of the site in domestic turf grasses. (Ord. 2001-6, 2-27-2001; amd. Ord. 07-02, 2-13-2007)

10-15-4: SELECTION, INSTALLATION AND MAINTENANCE OF PLANT MATERIALS:

A. Selection: Plants used in conformance with the provisions of this chapter shall be of good quality. Size and density of plants both at the time of planting and at maturity shall be considered by the planning commission and city council when approving the landscaping plan.

B. Installation: All landscaping shall be installed consistent with prudent and recognized construction management practices. The installation of all plants required by this chapter may be delayed until the next optimal planting season, as determined by the zoning administrator.

C. Maintenance:

1. Responsibility: The owner, owners, tenants, lessees or occupants of the property or development shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers.

2. Landscaping Materials: All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plants not in this condition shall be replaced when necessary and shall be kept free of refuse and debris.

3. Fences, Walls And Hedges: Fences, walls and hedges shall be maintained in good repair.

4. Irrigation Systems: Irrigation systems shall be maintained in good operating condition to promote the conservation of water. (Ord. 2001-6, 2-27-2001; amd. Ord. 07-02, 2-13-2007)

10-15-5: DESIGN STANDARDS AND GUIDELINES:

Landscape plans shall be prepared based on the following design standards and guidelines. Design standards are numerically measurable design requirements that can be definitively evaluated for compliance. Design guidelines are not precisely measurable, but compliance can be determined through the evaluation process of landscape plan review. The evaluation and approval of landscape plans shall be based on compliance with both the design standards and guidelines.

A. Design Standards At Time Of Planting:

1. Deciduous Trees: All deciduous trees shall have a minimum trunk size of two inches (2") in caliper, unless otherwise specified.

2. Evergreen Trees: All evergreen trees shall have a minimum trunk size of five feet (5') in height, unless otherwise specified.

3. Ornamental Trees: All ornamental trees shall have a minimum trunk size of one and one-half inches (1½") in caliper, unless otherwise specified.

4. Shrubs: All shrubs shall have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.

5. Existing Street Trees: The removal of trees within the street right of way is prohibited without the approval of the zoning administrator.

B. Design Guidelines:

1. Scale And Nature Of Landscaping Material: The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scaled buildings, for example, should generally be complemented by larger scaled plants.

2. Selection Of Plants: Plants shall be selected for form, texture, color, pattern of growth and adaptability to local conditions.

3. Evergreens: Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.

4. Softening Of Walls And Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.

5. Planting Beds: Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.

6. Detention/Retention Basins And Ponds: Detention/retention basins and ponds shall be landscaped. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf, ground cover and/or other plant materials.

7. Preservation Of Existing Plants: Existing plants should be incorporated into the landscape treatment of a site as required herein or as required by the site plan review process. Trees in the public right of way shall not be removed without the approval of the zoning administrator.

8. Calculation Of Landscaped Area: Park strip landscaping shall not be used when calculating the total landscaping area.

9. Buffer Yards: Buffer yard landscaping shall not be used when calculating the total landscaping area except as determined by the planning commission and city council. For use of exceptional design and materials, as determined by the planning commission, fifty percent (50%) of the buffer yard may be used when calculating the total landscaping area. (Ord. 2001-6, 2-27-2001; amd. Ord. 07-02, 2-13-2007)

10-15-6: PARK STRIP LANDSCAPING:

A. Intent: The intent of these requirements is to maintain the appearance of park strips, protect the users of park strips by prohibiting the use of materials that may cause harm or injury to pedestrians or vehicles, provide for safe and convenient access across park strips to and from vehicles that may park at the curb, expand landscape design flexibility while not unreasonably inhibiting access for repair and maintenance of public utilities.

B. Applicability: The requirements of this section shall apply to all nonresidential and nonagricultural "park strips", defined as the ground area within the street right of way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right of way line.

1. Properties With Curbs And Gutters: These standards apply to all nonresidential and nonagricultural properties in the city, including vacant lots, that have street curb and/or gutter. Owners of property on streets that do not have curb and gutter are not required to maintain formal landscaping within the public right of way.

2. Discretionary Authority: The zoning administrator may modify the standards of this section to better achieve its intent and address site specific conditions such as, among other things, steep grades between the curb and sidewalk or the presence of canals or drainage channels.

C. General Landscape Requirements:

1. Property Owner Responsibility: All park strips shall be landscaped by the abutting property owner, in conformance with the provisions of this section. For permits involving new construction of a principal building, the contractor shall be responsible for landscaping the park strips as part of the building permit. In general, this landscaping will involve improving the ground surface of the park strip with plant material, or hard surface treatments where permitted. Park strip trees shall also be provided as required herein.

2. Maintenance: All park strip landscaping shall be maintained in a safe and well kept condition by the abutting property owner. Trash, other debris, and noxious weeds shall not be allowed to collect or grow in these areas.

3. Watering: An irrigation plan designed to maintain all landscaped areas in a healthy condition.
- D. Park Strip Trees:
1. Spacing And Size: Park strip trees, when required, shall be provided at the equivalent of at least one tree for each thirty feet (30') of street frontage and may be clustered or spaced linearly as deemed appropriate by the zoning administrator. Tree size shall be a minimum of two inch (2") caliper (measured at a point of 6 inches above the soil line) at time of planting.
2. Tree Types: In park strips that are ten feet (10') wide or greater, canopy trees shall be planted. In park strips that are less than ten feet (10') wide, understory trees shall be planted. The Zoning Administrator shall keep a list of recommended trees. This list is not meant to be comprehensive, but to serve as a guide.
3. Tree Grates: If new trees are proposed in a park strip in which the area surrounding the tree will have an impervious surface, tree wells with gates shall be provided which have dimensions adequate to accommodate the recommended tree species.
4. Paving Materials Near Existing Street Trees: Poured concrete shall not be placed in any park strip with existing street trees. Other paving materials shall be kept a minimum of eighteen inches (18") away from existing street trees. (Ord. 2001-6, 2-27-2001; amd. Ord. 07-02, 2-13-2007)

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Any consumer who violates any provisions of this Ordinance shall be issued a written notice of violation. This notice shall be affixed to the property where the violation occurred. The notice will describe the violation and order that it be corrected, cured or abated immediately or within times specified by the City. Failure to receive a notice shall not invalidate further actions by the City. If the order is not complied with, the City may terminate water service to the customer and/or issue a citation.

Section 16. Effective Date

This ordinance shall be effective as of <EFFECTIVE DATE>.

Dated: _____	<CITY NAME>
_____	By: _____
_____	Its: _____ Mayor
[Municipal Recorder Attestation and Seal]	

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Appendix A

The Maximum Applied Water Allowance shall be calculated using the equation:
 $MAWA = (ET_o) (0.62) (1.15) [(0.8 \times LA) + (0.3 \times SLA)]$

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ET_o values used in these calculations are examples only but are real ET_o values from Weber Basin's weather station and should be substituted for actual ET_o values for your specific city. For actual irrigation scheduling, automatic smart irrigation controllers are required and shall use current reference evapotranspiration data (most of which is part of each controller company's supporting weather network) or soil moisture sensor data.

(1) Example MAWA calculation: a hypothetical landscape project in Layton Utah with an irrigated landscape area of 20,000 square feet without any Special Landscape Area ($SLA = 0$, no edible plants, or recreational areas). To calculate MAWA, the annual reference evapotranspiration value for Layton is 32.8 inches as documented from the Weber Basin weather station data.

$$MAWA = (ET_o) (0.62) (1.15) [(0.8 \times LA) + (0.3 \times SLA)]$$

MAWA = Maximum Applied Water Allowance (gallons per year)
 ET_o = Reference Evapotranspiration (inches per year)
 0.62 = Conversion Factor (to gallons)
 1.15 = Delivery Inefficiency Factor (sprinkler system uniformity etc.)
 0.8 = ET Adjustment Factor (ETAF) typical for cool season turf
 LA = Landscape Area including SLA (square feet)
 0.3 = Additional Water Allowance for SLA
 SLA = Special Landscape Area (square feet)

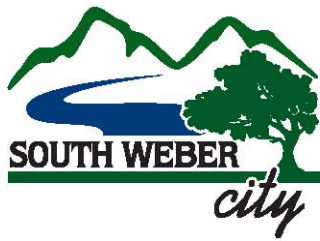
$$MAWA = (32.8 \text{ inches}) (0.62) (1.15) [(0.8 \times 20,000 \text{ square feet}) + (0.3 \times 0)] = \mathbf{374,182 \text{ gallons per year}} \text{ (or } 1.15 \text{ AF/yr)}$$

(2) In this next hypothetical example, the landscape project in Ogden Utah has the same ET_o value of 32.8 inches and a total landscape area of 15,000 square feet. Within the 15,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

$$MAWA = (ET_o) (0.62) (1.15) [(0.8 \times LA) + (0.3 \times SLA)]$$

$$MAWA = (32.8 \text{ inches}) (0.62) (1.15) [(0.8 \times 15,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})]$$

$$= 20.34 \times [12,000 + 600] \text{ gallons per year} = \mathbf{280,696.8 \text{ gallons per year}} \text{ (or } .86 \text{ AF/year)}$$



PLANNING MEMORANDUM

9 (Ord 2022-03) amending Parking Spaces

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: 10-8-5: NUMBER OF PARKING SPACES

PURPOSE

Recommend a Parking Space Ordinance to the City Council.

BACKGROUND

After review of the Private Right-of-way ordinance, the City Council has asked for a review of the parking space requirements that are currently part of the City Code feeling that there were inadequacies listed. Staff has reviewed the ordinance and has presented changes that would allow our ordinance to answer most uses that could be developed within the City. The list that was modified used the International Building Code as reference. Below is a comparison of the two tables.

Current Code

1. Residential; all dwelling types	2 parking spaces per primary dwelling unit, plus 1 additional space per 3 units for multi-unit dwellings, and 1 additional space per IADU.
2. Golf courses, tennis courts and similar recreation areas	Determined by specific review by Planning Commission
3. Hotel, motel, and lodge	1 space per each 1 rental units, plus 1 space per 200 square feet of assembly, banquet, and restaurant area
4. Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor space
5. Less intensive commercial business, such as furniture, appliance, and lumber sales	1.5 spaces for each 1,000 square feet of floor area
6. Offices and personal services, including medical and dental clinics	2 spaces for each 1,000 square feet of floor area, plus 1 space for each employee per shift
7. Restaurants, bars, dining rooms	1 space for every 4 seats
8. Churches, auditoriums, assembly halls, theaters	1 space for every 5 seats
9. Bowling alleys, skating rinks	2 spaces for every 1,000 square feet of floor area
10. Industrial and wholesale establishments; industrial park	1 space for every 2 employees on the largest shift
11. Hospitals, schools, civic buildings	Determined by specific review by Planning

	Commission
12. Shopping centers, complexes, or rentable commercial space	At least 3.5 spaces per 1,000 square feet of floor

Updated Table

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

ORDINANCE 2022-03

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council wishes to clarify and instruct the development process.

WHEREAS, the South Weber City Council desires to modify the parking requirements for various development types.

WHEREAS, the current South Weber City Code does not clarify all use types when determining parking requirements.

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

Section 1. Chapter amended. 10-8-5: NUMBER OF PARKING SPACES:

- A. Required: Except as may be provided elsewhere in this title, there shall be provided at the time of construction of any building or at any time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. If any land, structure or use is changed from one use to another which requires more off- street parking spaces as specified in subsection C of this section, there shall be provided such additional off-street parking for the new use as is required by this chapter.
- B. Parking Lot Characteristics: On each parcel of land developed for nonresidential uses, lots shall be constructed as follows:
 - 1. Surfacing: Each lot shall have an all-weather surfacing material and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.
 - 2. Grading: Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice.
 - 3. Lighting: Lots shall be properly illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.
 - 4. Size Of Spaces: Each parking space shall measure at least nine feet (9') wide by eighteen feet (18') long.
- C. Specific Requirements For Each Land Use: Required off- street parking shall be provided for each use as listed below. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission. Parking shall be provided as follows, with spaces passed upon one or a combination of uses listed:

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

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

Section 3. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, 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 th day of 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

CERTIFICATE OF POSTING

ORD 2021-xx Short Title

I hereby certify that Ordinance 2021-xx was passed and adopted the th day of 2021 and that complete copies of the ordinance were posted in the following locations within the City thisth day of 2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder