

PLANNING COMMISSION AGENDA

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Thursday, August 14, 2025, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Commission.)

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

ACTION ITEMS

3. Consent Agenda
 - a. July 10, 2025, Minutes
4. Preliminary Plat – Boren Subdivision, located at approximately 7590 S 1375 E; Applicant: Oaklie Boren
5. Preliminary Plat – Brimley Subdivision, located at approximately 7513 S 1900 E; Applicant: Grandon Brimley

REPORTS

6. Commission
7. 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 Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 8/8/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 July 2025

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright
Julie Losee
Marty McFadden (excused)
Chris Roberts
Chad Skola (excused)

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

Commissioner Boatright called the meeting to order, welcomed those in attendance, and excused Commissioners McFadden and Skola.

1. Pledge of Allegiance: Commissioner Roberts

2. Public Comment: Commissioner Boatright opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire Planning Commission.
- Each speaker will have 3 minutes or less to speak.
- Note the Planning Commission will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

Commissioner Boatright closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- 8 May 2025 Minutes

Commissioner Losee moved to approve the consent agenda as written. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

4. Landscape Ordinance, Legislative Action: Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements

Community Development Manager Lance Evans explained this proposed code amendment to the City's Landscape Ordinance is to become compliant with Weber Basin Water Conservancy District's requirements for the Incentive Program "Landscape Lawn Exchange." This Incentive Program allows lawn areas anywhere in a resident's yard to be removed and replaced with low-water landscaping to qualify for an incentive. The incentive for this program will be \$2.50 per square foot for any area in the yard that is currently grass (lawn) that is removed and replaced with a more water-efficient alternative. The following changes to city code will allow the city to be compliant so that residents can receive these incentives and save money and water. This a part of the broader "landscape conversion incentive program" throughout the state.

Commissioner Losee contacted Weber Basin concerning the Landscape Lawn Exchange Incentive Program application process which she opined is very restrictive with all the meetings required etc. Discussion took place concerning the total area of lawn not exceeding thirty-five percent (35%) of the total landscaped area on the lot. Commissioner Boatright favored saving water but feels there are other ways to do it. Commissioner Roberts is concerned about 35% being minimal grass.

Commissioner Roberts moved to recommend denying to the City Council the Landscape Ordinance, Legislative Action: Code Amendment Title 10, Chapter 15, Water efficient Landscape Requirements. Commissioner Losee seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

Lance noted this item required a public hearing to receive public comment and it was not noticed on the agenda as per Section 52-4-202. Commissioner Losee suggested city staff obtain more information from Weber Basin concerning the lawn not exceeding 35% to the City Council.

5. Rezone Application Requirements Ordinance, Legislative Action: Code Amendment Title 10 Chapter 2-7, Adoption and Amendments

Community Development Manager Lance Evans stated the purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city. The Planning Commission and City Council have been concerned about approving zoning map amendments without a better vision of future development. The Code Committee developed the following draft code to require additional information at the zoning map amendment stage to provide this assurance.

Commissioner Boatright voiced concern about the cost to the applicant who is requesting a rezone of family property. Commissioner Roberts suggested removing some of the cost

elements. The Planning Commission agreed commercial development should be required to fulfill the requirements.

Commissioner Losee moved to recommend approval to the City Council the Rezone Application Requirements Ordinance, Legislative Action: Code Amendment Title 10 Chapter 2-7, Adoption and Amendments with the condition that a rezone with densities above Residential Low require all concept plan requirements for Item C #3 a. through k. and anything Residential Low and below will be based upon city staff's recommendation based on estimated cost. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

It was stated this item will need a public hearing as per Section 52-4-202.

REPORTS:

6. Commission

Community Development Manager Lance Evans: reported the Fall Planning Conference will be held October 9-10 in Salt Lake City. Commissioners Losee, Skola, and McFadden would like to attend. It was stated that Planning Commission is scheduled for October 9th and may be cancelled.

7. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 6:45 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, and Roberts voted aye. The motion carried.

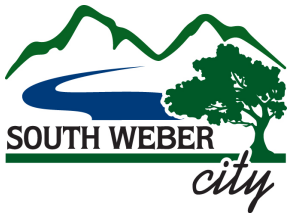
APPROVED: _____ **Date** _____

Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Raelyn Boman



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

August 14, 2025

PREPARED BY

Lance Evans
Community Development
Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Boren Preliminary Plat

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1).

RECOMMENDATION

Staff has reviewed the proposed preliminary plat and phasing plan and recommends approval.

BACKGROUND

Project Information	
Project Name	Boren Preliminary Subdivision
Site Location	7590 S 1375 E
Tax ID Number	130290056
Applicant	Oaklie Boren
Owner	Val Byrum
Proposed Actions	Preliminary Plat Approval
Current Zoning	A
General Plan Land Use Classification	Residential Moderate Density (R-M)
Gross Site	13.55 Acres
Number of Lots	1
Gross Density Calculation	0.71 dwelling units per acre

Zoning: This parcel is zoned Agricultural. The proposed subdivision proposed to divide 1.4 acres from the original 13.55 acre parcel for a single-family lot.



Subdivision Plat: the preliminary subdivision plat is being reviewed tonight by the Planning Commission. The preliminary subdivision contains a significant level of detail, and the improvement plans for the development of the utility and road infrastructure. The final plat will complete the subdivision process when it is reviewed, approved, and recorded. Construction of the proposed utilities and site improvements may begin after the preliminary plat approval by the Planning Commission and final approval of the plat and improvement plans by the ALUA Board, but lot sales may not begin until the final plat is recorded.

Engineering Comments: The City Engineer reviewed the Boren Preliminary Plat and recommends preliminary plat approval.

STAFF REVIEW

BOREN PRELIMINARY SUB	COMMENTS
11-4-1: Preliminary Plat And Improvement Plans	
11-4-1: PRELIMINARY PLAT AND IMPROVEMENT PLANS:	
A. Purpose: For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.	Completed
B. Application Required: The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.	Submitted/complies
1. Exception: When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.	NA
C. Complete Application: An application shall be considered complete and begin the first review cycle when the following items are Submitted/complies:	Submitted/complies
1. A completed Preliminary Subdivision Plat Application as provided by the City.	Submitted/complies
2. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see subsection 11-7-1D).	Studies Submitted: Geotechnical Report



3. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).	Submitted/complies
4. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.	Submitted/complies
5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.	Title and tax information confirmed. An updated report will be required prior to final plat submittal.
6. Will serve letters from all applicable service providers.	Submitted/complies, Enbridge Gas, Rocky Mountain Power, Davis Weber Counties Canal Company
7. A digital copy of the preliminary plat as outlined in the Public Works Standards.	Submitted/revisions required by City Engineer prior to final plat submittal
8. A digital copy of the preliminary improvement plans to include at a minimum the following:	Submitted/complies
a. Grading and drainage plan.	Submitted/complies
(1) Storm Drain calculations.	Submitted/complies
(2) Low Impact Design (LID) analysis and Water Quality Report.	Submitted/complies
b. Utility plan.	Submitted/complies
(1) Payment of fees as stated in the City's current adopted Fee Schedule.	Submitted/complies

EXHIBIT A: Boren Subdivision Preliminary Plat, April 2025**EXHIBIT B: Boren Subdivision Improvement Plans, April 2025**



contiguous property around land proposed to be subdivided.	
5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.	Title and tax information confirmed. An updated report will be required prior to final plat submittal.
6. Will serve letters from all applicable service providers.	Submitted/complies, Enbridge Gas, Rocky Mountain Power, Davis Weber Counties Canal Company
7. A digital copy of the preliminary plat as outlined in the Public Works Standards.	Submitted/revisions required by City Engineer prior to final plat submittal
8. A digital copy of the preliminary improvement plans to include at a minimum the following:	Submitted/complies
a. Grading and drainage plan.	Submitted/complies
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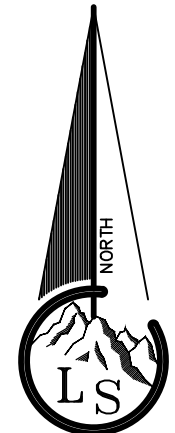
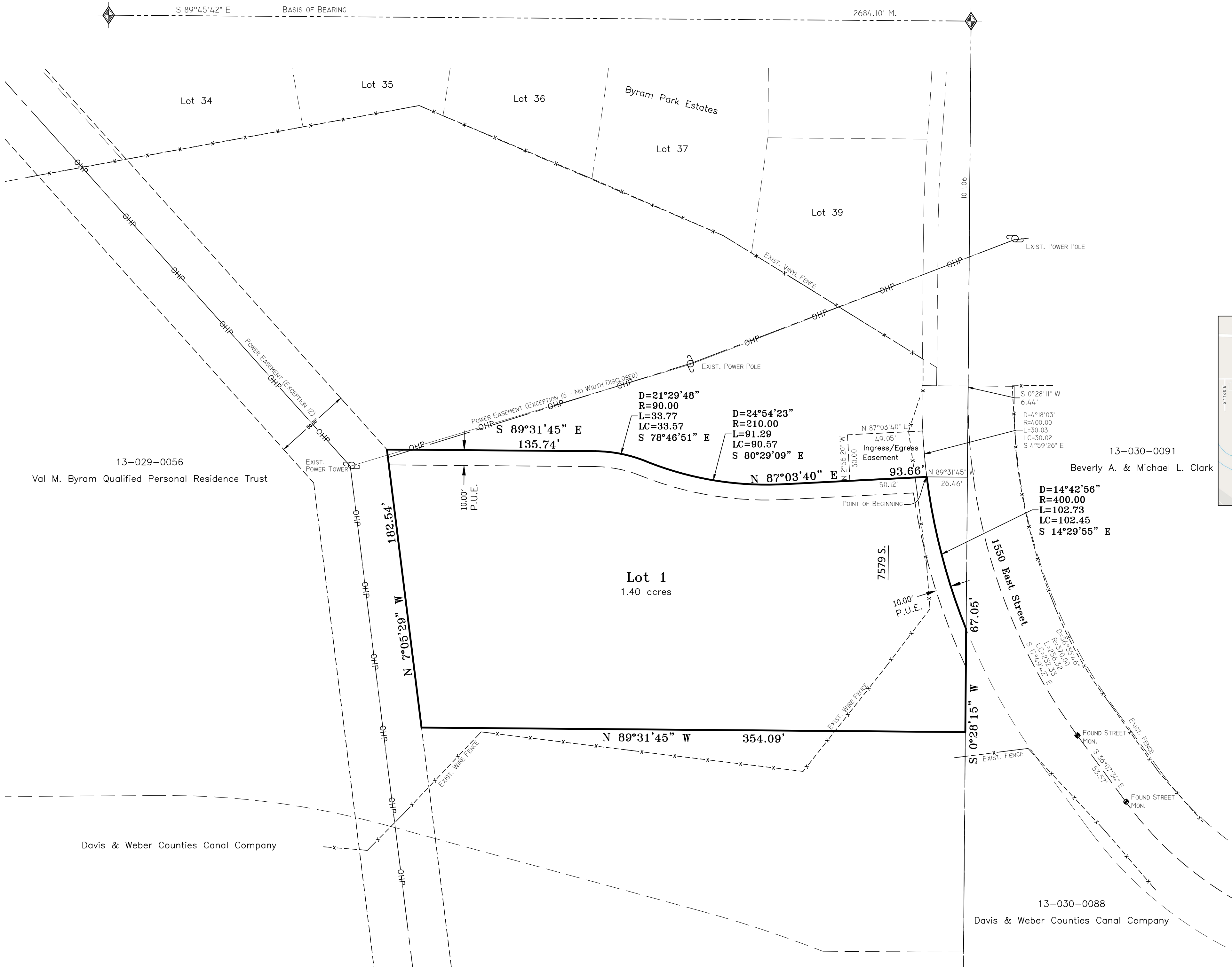
EXHIBIT A: Boren Subdivision Preliminary Plat, April 2025

EXHIBIT B: Boren Subdivision Improvement Plans, April 2025

EXHIBIT C: Engineering Review #1, August 4, 2025

EXHIBIT A

BYRAM SUBDIVISION
PART OF THE NW 1/4 OF SECTION 34 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH WEBER CITY, DAVIS COUNTY, UTAH – APRIL 2025



Scale ~ 1" = 40'

- Legend**
- x---x--- EXISTING FENCE
 - EASEMENTS
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ⊕ FND STREET MONUMENT
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

Vicinity Map

N.T.S.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract BYRAM SUBDIVISION:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)–of–way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Ingress/Egress Easement as access to the individual lot or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by said owners, their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said VAL M. BYRAM QUALIFIED PERSONAL RESIDENCE TRUST, dated December 30, 2012 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

VAL M. BYRAM

STATE OF UTAH)

COUNTY OF WEBER) SS

On the date first above written personally appeared before me [**signers names**], residing at [**addresses**], who, being by me duly sworn and affirmed, did say that [**he/she/they is/are**] the trustee(s) of [**full name of trust**] trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said [**signers names**] acknowledged to me that [**he/she/they**] as trustee(s), executed the same in the name of the trust.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

A tract of land in the Northwest Quarter of Section 34, Township 5 North, Range 1 West, Salt Lake Basene and Meridian, more particularly described as:

Beginning at a point on the Westerly right-of-way of 1550 East Street, said point being 1011.06 feet South 00°28'15" West along the Quarter Section line and 26.46 feet North 89°31'45" West from the North Quarter Corner of said Section 34; and running thence Southeasterly along the said right-of-way of 1550 East Street along the arc of a 400.00 foot radius curve to the left a distance of 102.73 feet (Central Angle is 14°42'56" and Long Chord bears South 14°29'55" East 102.45 feet) to the said Quarter Section line; thence South 00°28'15" West along said line 67.05 feet; thence North 89°31'45" West 354.09 feet; thence North 07°05'29" West 182.54 feet; thence South 89°31'45" East 135.74 feet; thence along the arc of a 90.00 foot radius to the right a distance of 33.77 feet (Central Angle is 21°29'48" and Long Chord bears South 78°46'51" East 33.57 feet); thence along the arc of a 210.00 foot radius curve to the left a distance of 91.29 feet (Central Angle is 24°54'23" and Long Chord bears South 80°29'09" East 90.57 feet); thence North 87°03'40" East 93.66 feet to the point of beginning.

Contains 1.40 acres

NARRATIVE

This survey was requested by Oaklie Boren to create a one lot subdivision.

Documents used to aide in this survey:

1. Davis County Tax Plat 13–029, 13–030.
2. Deeds of record as found in the Davis County Records Office subject and adjacent parcels.
3. Plats or record: #4081 Amended Highland View Estates, #4091 Byram Park Estates.
4. Record of Survey's: #3653, #4349, #5531

A Title Report was provided to aide in determining parent parcel boundaries and easements encumbering the property. Title Report was performed by Hickman Land Title Company, File No. 111792, with an effective date of 03/17/2025 at 8:00 am. Schedule B Exceptions that affect this parcel are shown on the plat:

Exception 12: Easement granted to Utah Light and Traction Company, Recorded April 10, 1941, Entry No. 76724, Book N, Page 156. (location adjusted to fit existing power towers).

Exception 15: Easement granted to Utah Power & Light Company, Recorded November 02, 1979, Entry No. 549381, Book 799, Page 726. (no width identified in description, location adjusted to fit existing power poles).

Right–of–way information of 1550 East Street was derived from plat #4081.

Basis of bearing is state plane grid from monument as shown.

SOUTH WEBER CITY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the City Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20____.

Signature

SOUTH WEBER CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the South Weber City Planning Commission on the ____ day of _____, 20____.

Chairman, South Weber City Planning Commission

SOUTH WEBER CITY ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by South Weber City, Davis County, Utah this ____ day of _____, 20____.

South Weber City Mayor

Attest: City Recorder

SOUTH WEBER CITY ENGINEER

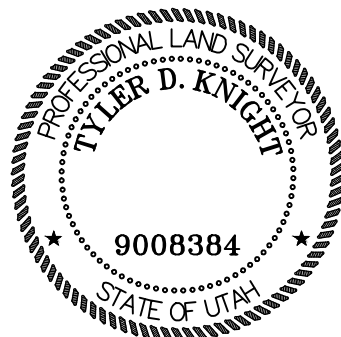
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signature

Date

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384–2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17–23–17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



DEVELOPER: Oaklie Boren

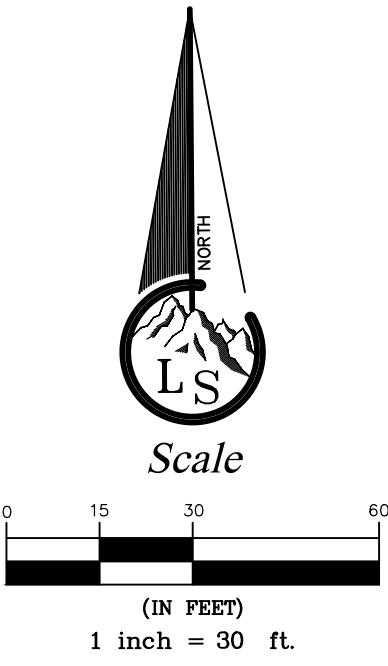
Address:

NW 1/4 of Section 24,
Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 4/21/2025
	FILE: 4533

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156–22–601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

EXHIBIT B: IMPROVEMENT PLANS



- LEGEND**
- CENTERLINE
 - - - EXISTING DRAINAGE DITCH
 - x-x-x- EXISTING FENCE
 - w-w-w- EXISTING WATER LINE
 - w-w-w- PROPOSED WATER LINE
 - s-s-s- EXISTING SANITARY SEWER
 - s-s-s- PROPOSED SANITARY SEWER
 - sd-sd- EXISTING STORM DRAIN
 - p-p-p- EXISTING OVERHEAD POWER LINE
 - g-g-g- EXISTING GAS LINE
 - c-c-c- EXISTING 1' CONTOUR
 - c-c-c- EXISTING 5' CONTOUR
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - ⊙ EXISTING STORM DRAIN INLET
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING WATER METER
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING VALVE
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING UTILITY POLE

NOTES

EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION.

ALL CONSTRUCTION WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE SOUTH WEBER CITY STANDARDS [HTTPS://JONESCIVIL.COM/CLIENTS/SOUTH-WEBER-CITY/](https://jonescivil.com/clients/south-weber-city/)

AT THE TIME OF CONSTRUCTION, THE CITY OF SOUTH WEBER MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEEL-CHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES AFFECTED BY THIS PLAT.

TRENCHING AND CONNECTION WITHIN THE ROADWAY WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY CONTROL DEVICES.

TEMPORARY COLD ASPHALT PATCH OR PERMANENT HOT ASPHALT PATCH WILL BE REQUIRED AT THE COMPLETION OF LATERAL CONNECTIONS IN 1550 EAST STREET. ALL CONSTRUCTION, CONNECTIONS, TRENCH AND ASPHALT COMPACTION SHALL BE DONE IN COMPLIANCE WITH SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS.

POWER IS AVAILABLE IN THIS AREA. THE INSTALLATION OF THE NEW ELECTRICAL SERVICE FOR THIS PROJECT WILL BE UNDER THE DIRECTION OF THE POWER COMPANY.

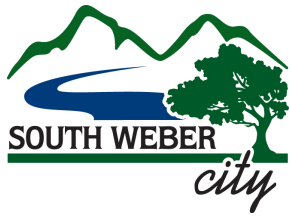


Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Oaklie Boren		1 of 2	
Contractor: Address: XXX City, UT 84XXX Ph: 801-624-9957			
BYRAM SUBDIVISION NW 1/4 of Section 24, T. 5 N., R. 1 W., S.L.B. and M.		Site, Utility, Plan	
Revisions		CHECKED BY:	DATE: 4/28/2025
		DRAWN BY: TK	PROJ: 435

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Engineer's seal in accordance with 8156-22-801 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

August 14, 2025

PREPARED BY

Lance Evans
Community Development
Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Brimley Preliminary Plat

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1).

RECOMMENDATION

Staff has reviewed the proposed preliminary plat and phasing plan and recommends approval.

BACKGROUND

Project Information	
Project Name	Brimley Preliminary Subdivision
Site Location	7513 South 1900 East
Tax ID Number	132910001
Applicant	Grandon Brimley
Owner	Grandon Brimley
Proposed Actions	Preliminary Plat Approval
Current Zoning	R-M – Residential Moderate Density Zone
General Plan Land Use Classification	Residential Moderate Density (R-M)
Gross Site	1.8 Acres
Number of Lots	4
Gross Density Calculation	2.2 dwelling units per acre

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 1.8 acre parcel into four residential single-family lots. The four lots comply with the maximum density allowed in the zone and the allowed land use.



Subdivision Plat Process- The preliminary subdivision plat is being reviewed tonight by the Planning Commission. The preliminary subdivision contains a significant level of detail, and the improvement plans for the development of the utility and road infrastructure. The final plat will complete the subdivision process when it is reviewed, approved, and recorded. Construction of the proposed utilities and site improvements may begin after the preliminary plat approval by the Planning Commission and final approval of the plat and improvement plans by the ALUA Board, but lot sales may not begin until the final plat is recorded.

Engineering Comments: The City Engineer reviewed the Boren Preliminary Plat and recommends preliminary plat approval.

STAFF REVIEW

BRIMLEY PRELIMINARY SUB	COMMENTS
11-4-1: Preliminary Plat And Improvement Plans	
11-4-1: PRELIMINARY PLAT AND IMPROVEMENT PLANS:	
A. Purpose: For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.	Completed
B. Application Required: The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.	Submitted/complies
1. Exception: When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.	NA
C. Complete Application: An application shall be considered complete and begin the first review cycle when the following items are Submitted/complies:	Submitted/complies
1. A completed Preliminary Subdivision Plat Application as provided by the City.	Submitted/complies
2. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see subsection 11-7-1D).	Geotechnical report is required



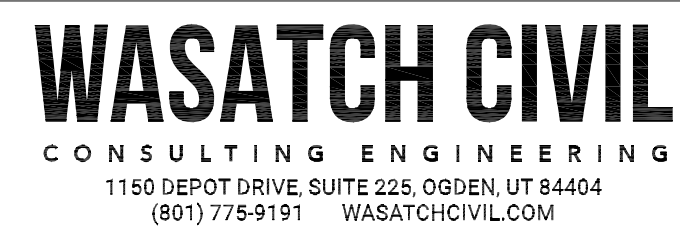
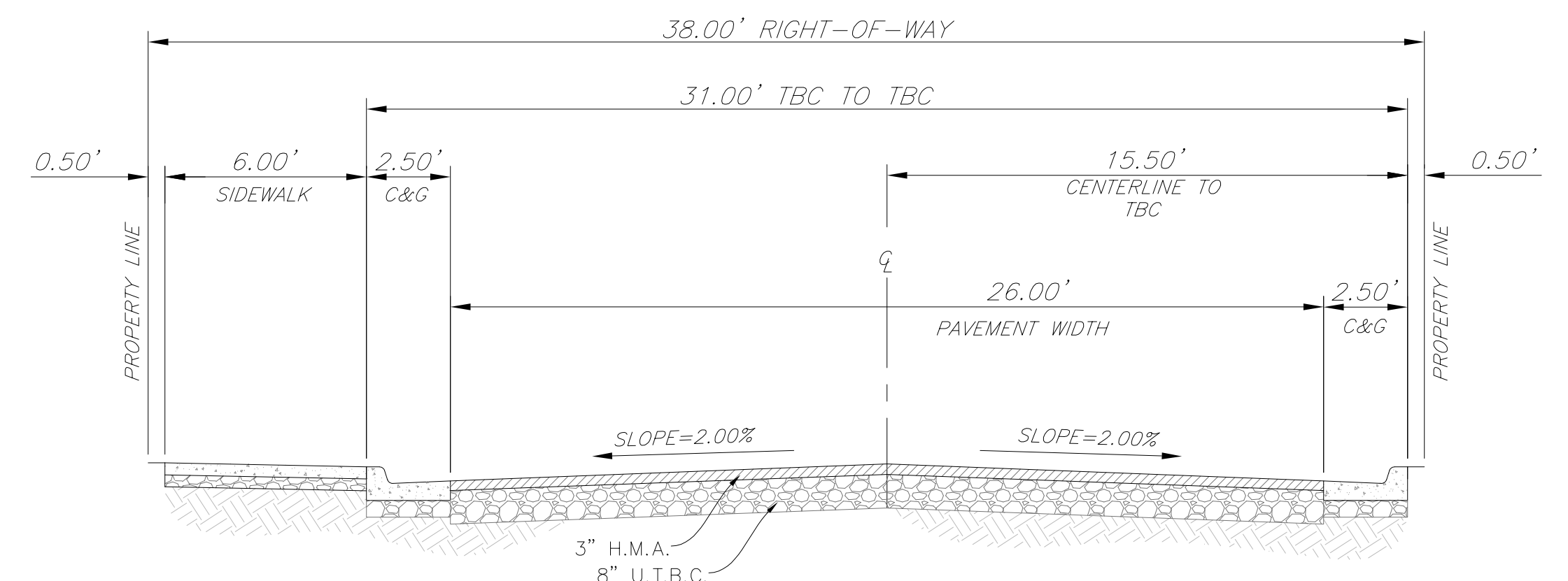
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5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.	Title and tax information confirmed. An updated report will be required prior to final plat submittal.
6. Will serve letters from all applicable service providers.	Submitted/complies, Enbridge Gas, Rocky Mountain Power, South Weber Secondary Water Improvement District
7. A digital copy of the preliminary plat as outlined in the Public Works Standards.	Submitted/revisions required by City Engineer prior to final plat submittal
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(1) Storm Drain calculations.	Submitted/complies
(2) Low Impact Design (LID) analysis and Water Quality Report.	Submitted/complies
b. Utility plan.	Submitted/complies
(1) Payment of fees as stated in the City's current adopted Fee Schedule.	Submitted/complies

EXHIBIT A: Brimley Subdivision Preliminary Plat, April 2025**EXHIBIT B: Brimley Subdivision Improvement Plans, April 2025**

LEGEND

<u>SS</u>	SANITARY SEWER	<u>SS</u>	EXISTING SANITARY SEWER
<u>SD</u>	STORM DRAIN	<u>SD</u>	EXISTING STORM DRAIN
<u>W</u>	CULINARY WATER	<u>IRR</u>	EXISTING IRRIGATION LINE
<u>IRR</u>	SECONDARY WATER	<u>W</u>	EXISTING CULINARY WATER
	PROPERTY LINE	<u>SW</u>	EXISTING SECONDARY WATER
	PROPOSED PROPERTY LINE	<u>DITCH</u>	EXISTING IRRIGATION DITCH
	EASEMENT LINE	<u>X</u>	EXISTING FENCE
	PROPOSED SANITARY SEWER MANHOLE	<u>W</u>	EXISTING WATER VALVE
	PROPOSED STORM DRAIN MANHOLE	<u>R</u>	EXISTING FIRE HYDRANT
	PROPOSED CATCH BASIN	<u>MH</u>	EXISTING MANHOLE
	PROPOSED FIRE HYDRANT	<u>CB</u>	EXISTING CATCH BASIN
	PROPOSED WATER VALVE	<u>CO</u>	EXISTING CLEANOUT BOX
	PROPOSED SURVEY MONUMENT	<u>PP</u>	EXISTING POWER POLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	55.00'	110.22'	114°49'07"	S05°2'16"W	92.68'
C2	55.00'	74.77'	77°53'37"	S89°05'54"W	69.15'
C3	55.00'	34.36'	35°47'53"	S32°15'09"W	33.81'
C4	33.00'	43.50'	75°31'21"	S52°06'54"W	40.42'
C5	13.50'	14.99'	63°37'14"	N58°18'49"W	14.23'

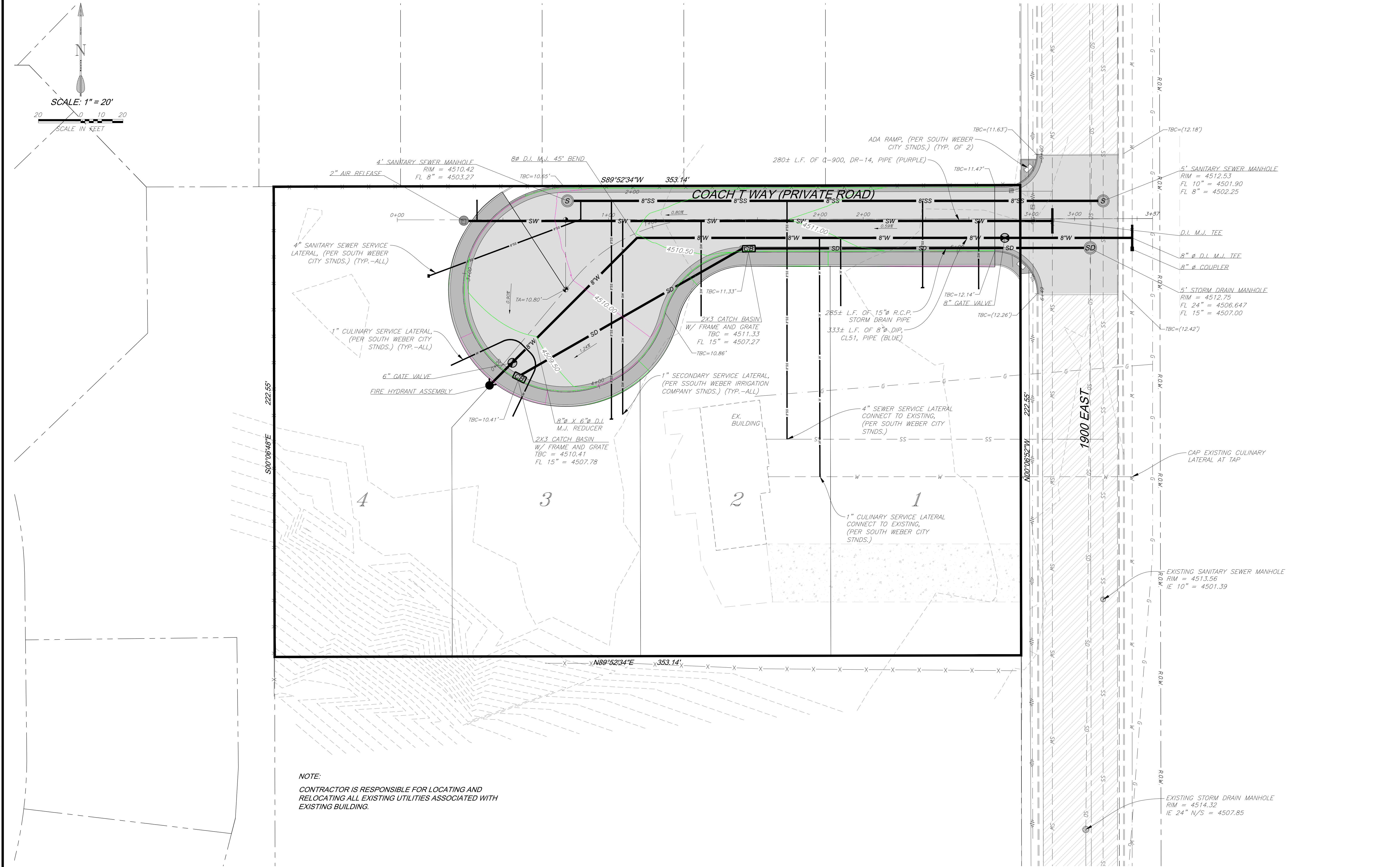


REV.	DATE	APPR.	

DESIGNED J.V.R. DATE JUNE 24, 2025
DRAWN J.V.R. SCALE: 1"=30'
CHECKED J.D.B.

PRELIMINARY PLAT

1



P:\105-1051\GRADY-BRIMLEY\CAD\BASE-DRAINING\CONCEPTUAL LOT LAYOUT.DWG 7/16/2025 2:10:46 PM

PROJECT ENGINEER STAMP

WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.

DESIGNED J.V.R. DATE JULY 15, 2025

DRAWN J.V.R. SCALE: 1"=20"

CHECKED J.D.B.

**GRADY
BRIMLEY**

BRIMLEY SUBDIVISION

OVERALL SITE & GRADING PLAN

SHEET:
2
OF 2 SHEETS