

PLANNING COMMISSION AGENDA

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<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, October 9, 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: Chris Roberts
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. August 14, 2025, Minutes
4. **PUBLIC HEARING Peak Farm Rezone at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap**
5. Peek Farm Rezone, at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap
Request for zone changes from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) on approximately 37.01 acres total
6. Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap
Administrative Action: Preliminary Subdivision Plat Approval
7. Kap Legacy Subdivision Preliminary Plat Approval at approximately 980 E South Weber Dr, applicant Korey Kap
Administrative Action: Preliminary Subdivision Plat Approval
8. Riverwood Model Home CUP 0.5 acres at 65 West Glen Way
Request for a Model Home Conditional Use Permit in the R-LM Zone
The proposal is for the Model Home to be managed by the owner, Applicant Kameron Chancellor, Owner Nielson Homes

REPORTS

9. Commission
10. 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: 10/03/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 August 2025

TIME COMMENCED: 6:00 p.m.

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

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Blair Halverson, Dustie Sanders, Oaklie Boren, Michael Grant, and Chet Boren.

Commissioner Skola called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Commissioner Skola 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 Skola closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- 10 July 2025 Minutes

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

4. Preliminary Plat – Boren Subdivision, located at approximately 7590 S 1375 E;**Applicant: Oaklie Boren**

Community Development Manager Lance Evans explained this parcel is zoned Agricultural. The proposal is to divide 1.4 acres from the original 13.55 acre parcel for a single-family lot. This lot will connect to the existing public road with the access easements and utilities being laid out. He noted the City Engineer Brandon Jones has reviewed and given approval for the preliminary plat. He added that this request meets all the requirements for the city's subdivision code.

Commissioner Roberts questioned if there needs to be a rezone. Mr. Evans replied no because it is 1.4 acres and meets the one acre minimum in the density. There was a question concerning the actual address of the lot. Mr. Evans explained 7590 S. 1375 E. is the address of the 13.55 acre parcel, and the lot will be assigned to an address as the process continues.

Commissioner McFadden moved to approve the Preliminary Plat – Boren Subdivision, located at approximately 7590 S 1375 E; Applicant: Oaklie Boren. Commissioner Roberts seconded the motion. Commissioner Skola called for the vote. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

5. Preliminary Plat – Brimley Subdivision, located at approximately 7513 S 1900 E;**Applicant: Grandon Brimley**

Community Development Manager Lance Evans reported this parcel is zoned R-M – Residential Moderate Density Zone. The applicant 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. The subdivision will have a private lane with a cul-de-sac. City Engineer Brandon Jones has reviewed and given approval for the preliminary plat.

Commissioner Roberts moved to approve the Preliminary Plat – Brimley Subdivision, located at approximately 7513 S 1900 E; Applicant: Grandon Brimley. Commissioner Skola seconded the motion. Commissioner Skola called for the vote. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

REPORTS:**6. Commission**

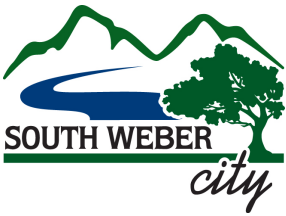
Planning Commission Conference: It was stated the conference will be held October 8th, 9th, & 10th at the Salt Lake City Gateway.

7. ADJOURN: Commissioner Roberts moved to adjourn the Planning Commission meeting at 6:15 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ **Date** _____
Chairperson: Chad Skola

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

October 9, 2025

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Zone Change

ATTACHMENTS

Application
Projected Land Use Map
Zoning Map

AGENDA ITEM

Public Hearing

Resolution 2024-034: Zone change
Applicant: Vern Peek and Korey Kap
Location: approximately 898 E. 7240 South
Acreage: approximately 37.01 acres

REQUEST

A zone change from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) on approximately 37.01 acres total.

Property Information	
Site Location	Approximately 898 E. 7240 South
Tax ID Numbers	130210133, 130210118, 130210150
Applicant	Korey Kap
Owner	Vern Peek
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zone District	R-M (Residential Moderate Density Zone)
Acreage	37.01

PROCESS

This is a request to amend the South Weber City Zoning Map. South Weber City Code Section 10-3-5 allows for the Zoning Map to be amended. The Planning Commission is required to hold a public hearing to receive public comments on the proposed amendment, then make a recommendation to the City Council for the approval or denial of the proposed amendment. The City Council will then hold a meeting to review the Planning Commission's recommendation and the application for final determination.

BACKGROUND

This application is the first step toward subdividing this 37 acres into three zones for a subdivision with varying residential densities consistent with the South Weber General Plan. This request is to amend the A – Agricultural Zone for 37.01 acres to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres).

ANALYSISConsistence with General Plan

The proposed zone change request is consistent with the General Plan land use designation for the property. The Projected Land Use Map shows that the norther portion of this property may be Residential Patio (R-P), with Residential Moderate density in the middle section and Residential Low Moderate Density (R-LM) in the southern third.

Surrounding uses

	CURRENT USE		ZONE	PROJECTED LAND USE
East	Currently Agricultural, zoned for Single-Family Homes	Lot Sizes from 9,000 to 20,000 square feet.	Residential Patio and Residential Moderate Density Zoning Districts	R-P and R-M
South	Single-Family Homes	Lot Sizes from 0.4 acres to 1.07 acres.	Residential Low Density Zoning District	R-L
West	Agricultural	Approx. 32 acres	Agricultural Zoning Dist.	R-P and R-M
North	I-84		None	NA

Compatibility with Surrounding Uses

The General Plan map change is consistent with the surrounding lot sizes and densities of the existing single-family homes and should not create significant levels of noise, light or other adverse impacts to the adjacent properties or the surrounding neighborhood. The elevation change to the south will provide an additional buffer to the new homes. The potential development of single-family residential next to existing similar uses is a compatible land use. The additional traffic will be mitigated through the development of new roads as shown in the Vehicle Transportation Map. The site design will reduce the impact to the adjacent residences and is consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations

The proposed Zone change is surrounded by developed property, agricultural land and an interstate highway. The amendment will have minimal impacts on infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality).

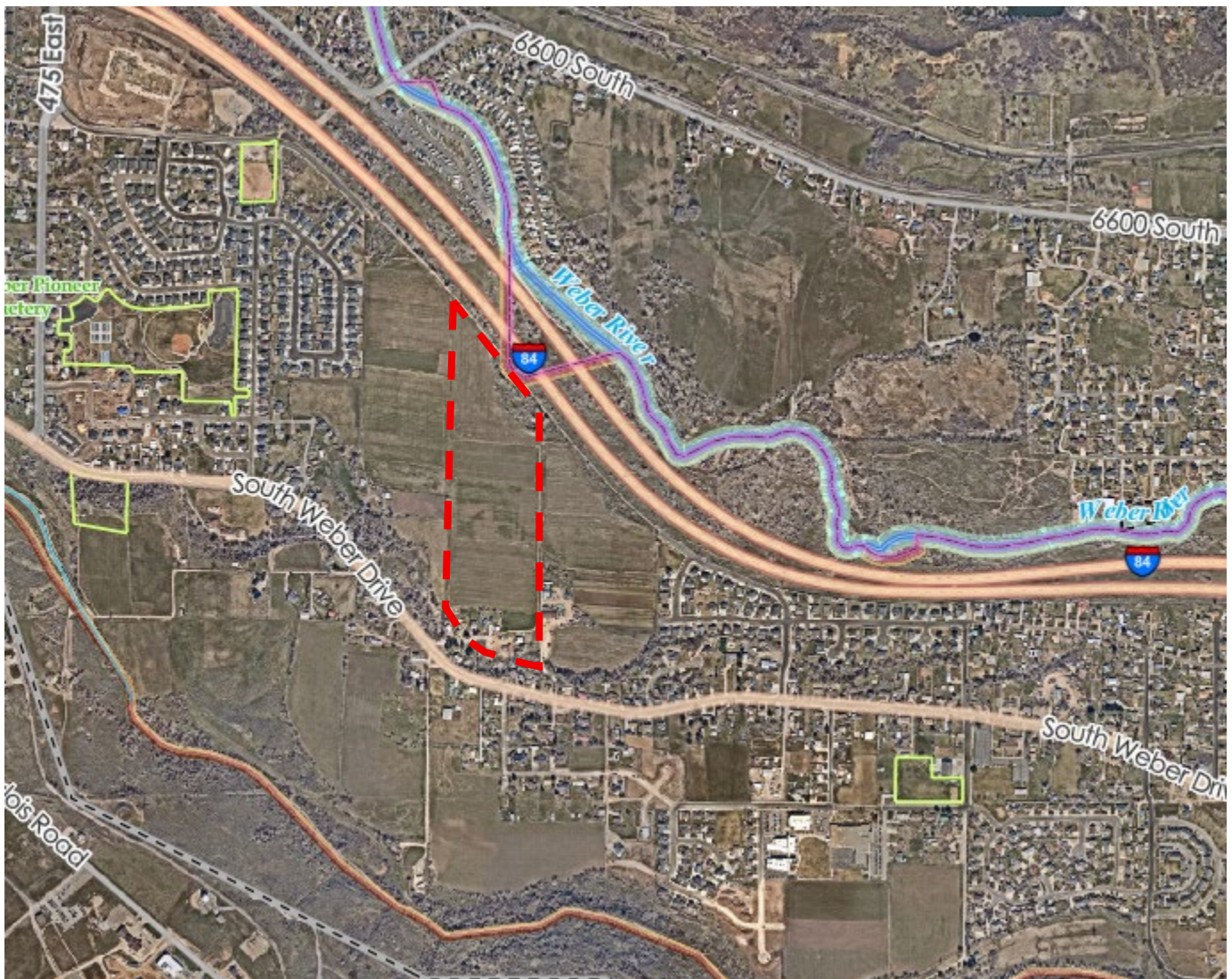
Traffic Impacts

The traffic impacts of the potential development will be analyzed in detail during the subdivision process. However, the South Weber Vehicle Transportation Map shows that two east/west roadway connections will need to be constructed to provide additional travel corridors. Old Fort Road and Canyon Drive will be extended to accommodate additional traffic from potential development. A north/south collector road is also required by the general plan, connecting the Old Fort Road on the north to South Weber Drive. These travel corridors as required by the General Plan will provide additional travel routes and distribute the traffic load on to multiple roadways and lessen the overall transportation impact while providing additional routes for emergency services.

Conclusion

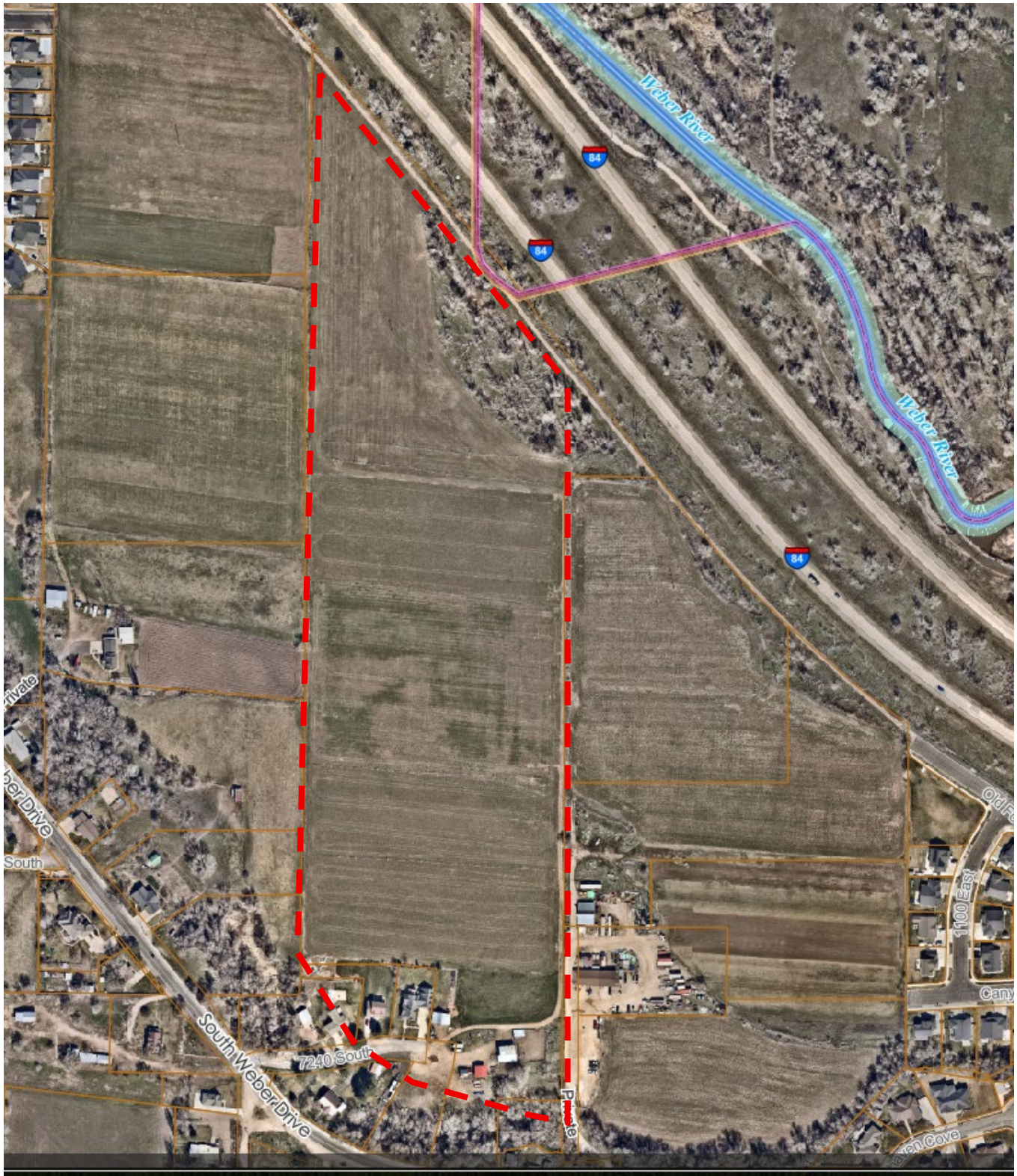
The proposed zone change is consistent with the goals and objectives of the General Plan as stated in the staff report. Staff recommends approval of the zone change for the 37.01 acres from A – Agricultural to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres).

5. Peek Farm Rezone



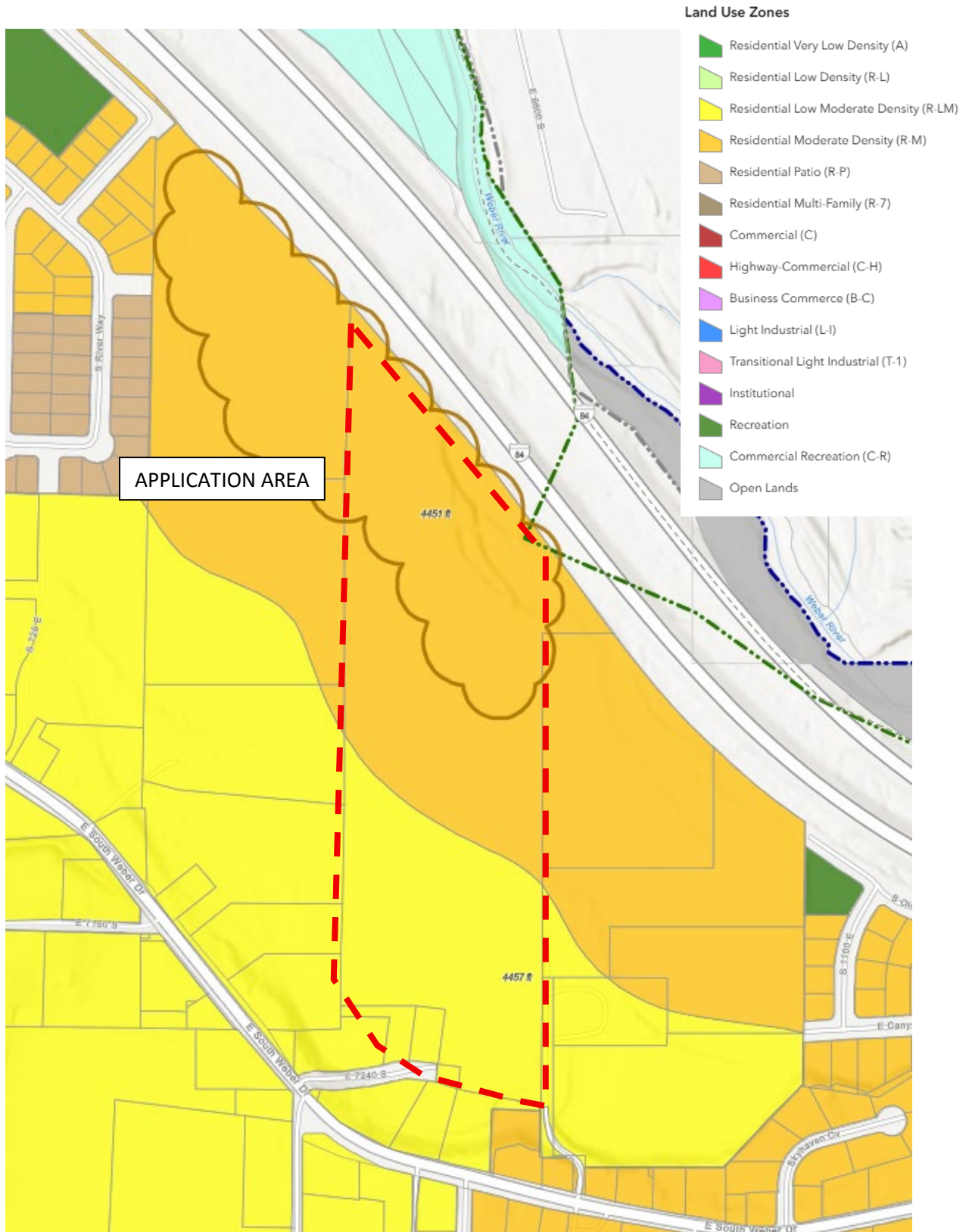
[Vicinity Map](#)

5. Peek Farm Rezone



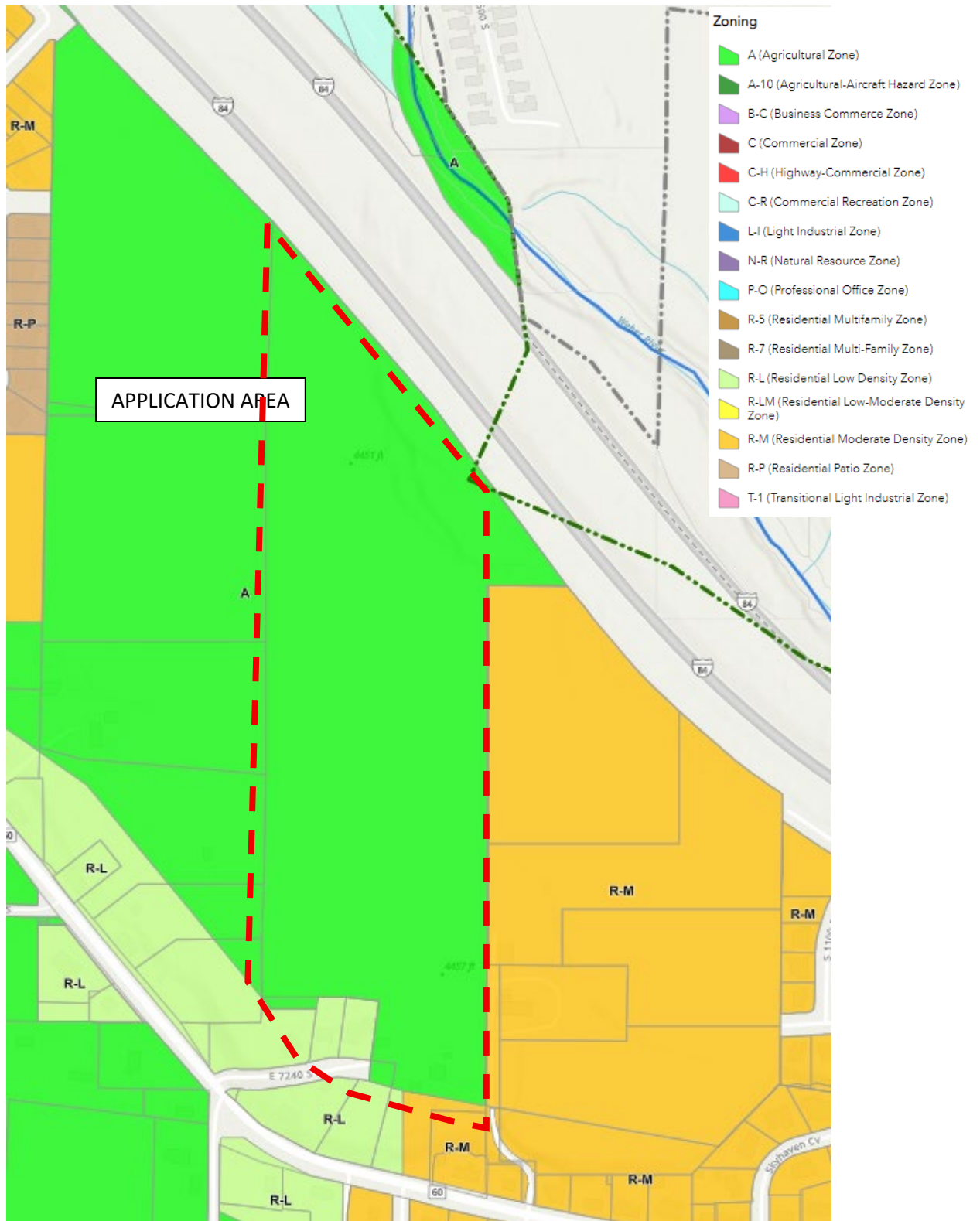
Property Map

5. Peek Farm Rezone



Projected Land Use Map

5. Peek Farm Rezone



[Zoning Map](#)

APPLICABLE CITY CODE

10-3-5: POWERS AND DUTIES:

A. Entrance Upon Land: The Planning Commission, its members and employees, in the performance of its functions, may enter upon any land at reasonable times to make examinations and surveys, and place and maintain necessary monuments and marks thereon. The Planning Commission shall have such powers as may be necessary to enable it to perform its functions and promote Municipal planning.

B. Administrative Duties: The Planning Commission shall:

2. Recommend Land Use Ordinances and maps, and amendments to Land Use Ordinances and maps, to the City Council;

C. Public Hearings; Reports and Recommendations: For purposes of holding public hearings, the Planning Commission is recognized as the Land Use Authority for South Weber City, as defined by Utah Code Annotated 10-9a-103; 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, or as otherwise required. The Planning Commission may hold public hearings and shall do so as required by law. It may make reports and recommendations relating to the plan and development of the City to public officials and agencies, other organizations and citizens. It may recommend to executive or legislative officials, programs for public improvements. The City Council shall not hold any public hearing for any Land Use Ordinances, applications, or amendments unless specifically required by State law or a procedural motion approved by the City Council. (Ord. 19-08, 3-12-2019; amd. Ord. 2021-01, 2-23-2021)

6. Harvest Park Preliminary Plat

MEETING DATE

October 09, 2025

PREPARED BY

Lance Evans Community
Development Manager

Brandon Jones, P.E. City
Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Harvest Park 4 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	Harvest Park 4 Preliminary Subdivision
Site Location	6980 South and Cobblestone Drive
Tax ID Number	132750011 and 132750004
Applicant	Layne Kap
Owner	Layne Kap
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	11.3 Acres
Number of Lots	15
Gross Density Calculation	1.33 dwelling units per acre

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 11.3 acres into ten residential single-family lots. The four lots comply with the maximum density allowed in the zone and the allowed land use.

6. Harvest Park Preliminary Plat

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.

Rezone Condition of Approval: The rezone of this property had a condition of approval that no more than 12 new lots are created with the new plat. The subdivision is the amalgamation of three existing parcels and creates 12 new lots complying with the condition of approval.

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

STAFF REVIEW

HARVEST PARK 4 PRELIMINARY SUB	COMMENTS
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.

6. Harvest Park Preliminary Plat

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.	Revisions required prior to final plat submittal
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

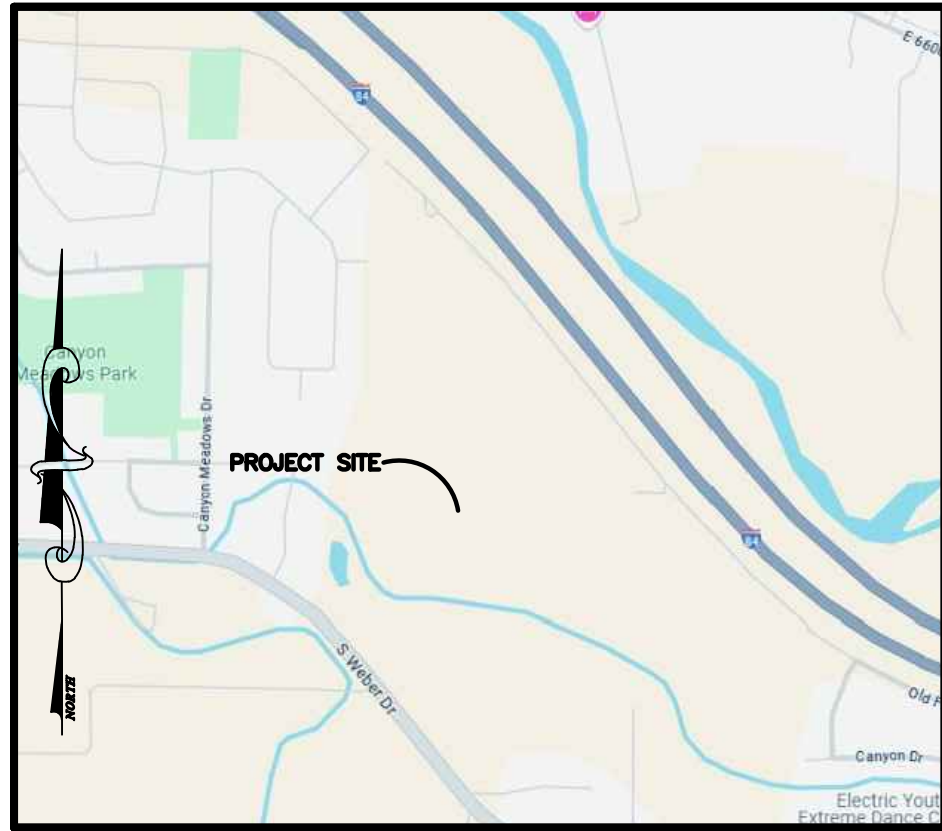
EXHIBIT A: Harvest Park 4 Subdivision Preliminary Plat, May 2025

SHEET 1 OF 2

HARVEST PARK NO. 4

AMENDING STAN COOK SUBDIVISION PHASE II AMENDED

PART OF LOT 6 AND ALL OF LOTS 3 AND 4 OF STAN COOK SUBDIVISION PHASE II AMENDED
PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH



VICINITY MAP

SCALE: NONE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS DETERMINED BY RETRACING AND MATCHING STAN COOK SUBDIVISION PHASE II AMENDED PLAT (ENTRY #1630605, BK-2728 PG-689, RECORDED ON DECEMBER 22, 2000 IN THE OFFICE OF THE DAVIS COUNTY RECORDER). ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A ¾" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

A LINE BEARING SOUTH 00°36'39" WEST BETWEEN SAID WEST QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 28 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY DESCRIPTION

A PORTION OF LOT 6 AND ALL OF LOTS 3 AND 4 OF THE STAN COOK SUBDIVISION PHASE II AMENDED, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF CANYON MEADOWS PUD, SAID POINT BEING 2143.96 FEET SOUTH 00°36'39" WEST ALONG THE SECTION LINE AND 1474.97 FEET SOUTH 89°23'21" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 00°36'39" EAST 2653.27 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 88°37'55" EAST 664.59 FEET ALONG THE SOUTH LINE OF HARVEST PARK PHASE 3; THENCE SOUTH 01°06'20" WEST 769.86 FEET TO THE NORTHEAST CORNER OF LOT 2 OF STAN COOK SUBDIVISION PHASE II AMENDED; THENCE NORTH 87°30'48" WEST 323.14 FEET TO THE NORTH LINE OF LOT 1 OF STAN COOK SUBDIVISION PHASE II AMENDED; THENCE NORTH 59°29'09" WEST 36.80 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 30°30'53" WEST 177.21 FEET ALONG SAID WEST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE NORTH 57°14'33" WEST 30.02 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF LOT 7 OF STAN COOK SUBDIVISION PHASE II AMENDED; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 30°30'51" EAST 31.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 106.51 FEET, A DELTA ANGLE OF 30°30'51", A CHORD BEARING OF NORTH 15°15'26" EAST, AND A CHORD LENGTH OF 105.26 FEET; AND (3) DUE NORTH 85.22 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE NORTH 88°43'07" WEST 237.45 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF CANYON MEADOWS PUD; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°08'39" EAST 191.42 FEET; (2) NORTH 01°08'39" EAST 322.84 FEET; AND (3) NORTH 01°22'05" EAST 156.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 491759 S.F. OR 11.289 ACRES.

NOTES

- ALL GENERAL UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE
- ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF GENERATED FROM THEIR PROPERTY, ON THEIR PROPERTY. THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY AS TO KEEP ALL STORM WATER RUNOFF ON THEIR LOT.

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, 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 PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HARVEST PARK NO. 4** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9239283

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HARVEST PARK NO. 4**, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

STANLEY R & BONNIE B COOK – TRUSTEES

NAME/TITLE

NAME/TITLE

GARY EISERT

TERESA EISERT

PHILIP S ROMNEY

PEGGY C ROMNEY

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

PROJECT INFORMATION

Surveyor: J. FELT Project Name: HARVEST PARK NO. 4
Designer: N. ANDERSON Number: 5918-21
Scale: 1"=50'
Begin Date: 6-4-2025 Revision: _____
Checked: _____



Reeve & Associates, Inc.
2140 S 1500 W, RIVINGTON, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

SOUTH WEBER CITY PLANNING COMMISSION

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

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER

DATE

SOUTH WEBER CITY COUNCIL

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

SOUTH WEBER CITY MAYOR

ATTEST:

CITY RECORDER

SOUTH WEBER CITY ATTORNEY

APPROVED BY THE SOUTH WEBER CITY ATTORNEY
THIS THE ____ DAY OF _____, 20____.

SOUTH WEBER CITY ATTORNEY

SHEET 2 OF 2

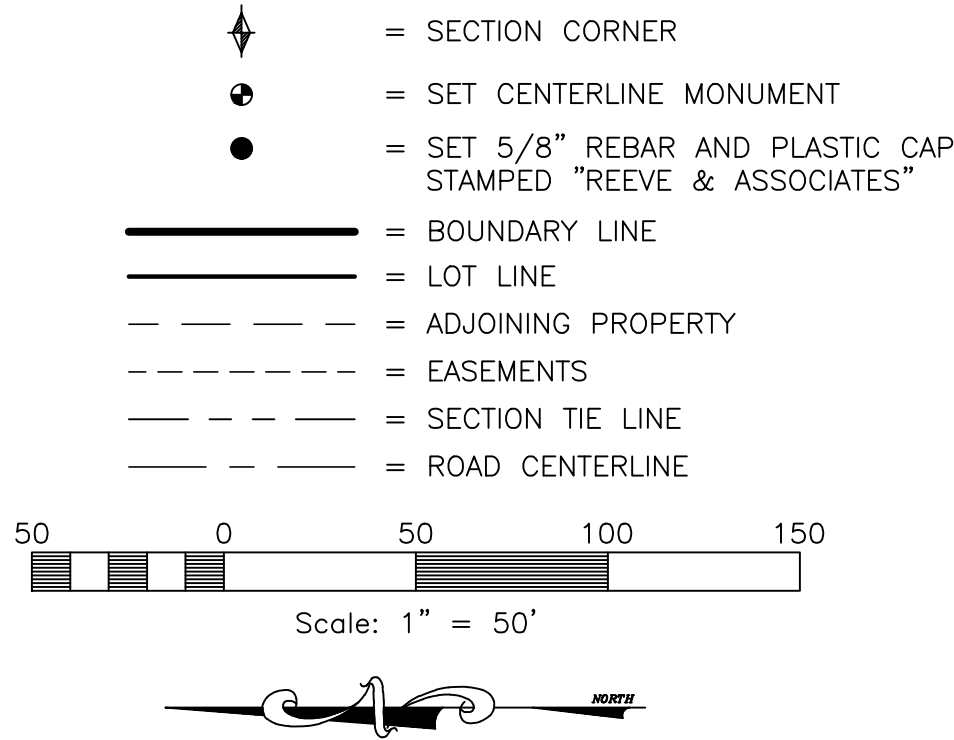
HARVEST PARK NO. 4

AMENDING STAN COOK SUBDIVISION PHASE II AMENDED

PART OF LOT 6 AND ALL OF LOTS 3 AND 4 OF STAN COOK SUBDIVISION PHASE II AMENDED
PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH

13-018-0093
NATE SWAIN

LEGEND

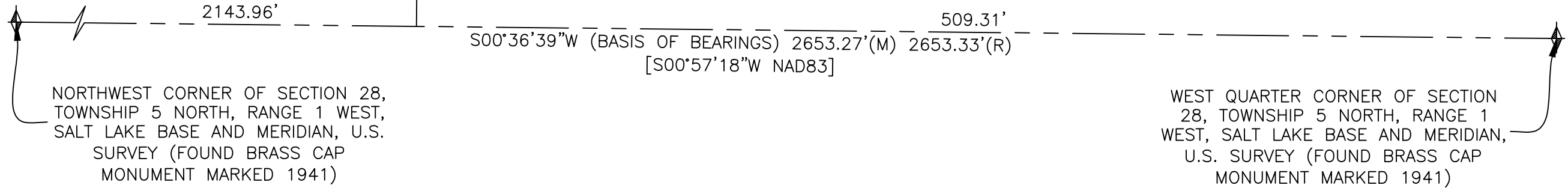


LINE TABLE

LINE	BEARING	DISTANCE
L1	N59°29'09"W	36.80'
L2	N57°14'33"W	30.02'
L3	N30°30'51"E	31.33'
L4	S10°34'57"W	14.14'
L5	S79°25'03"E	14.14'
L6	N12°17'29"E	13.71'
L7	N78°03'29"W	14.47'
L8	S01°22'05"W	27.99'
L9	S34°25'03"E	53.09'
L10	N55°34'57"E	23.76'
L11	S88°37'55"E	60.12'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	200.00'	106.51'	105.26'	54.55'	N15°15'26"E	30°30'51"
C2	267.30'	61.99'	61.85'	31.13'	S05°16'31"E	13°17'11"
C3	267.30'	91.19'	90.75'	46.04'	S21°41'30"E	19°32'47"
C4	267.30'	13.78'	13.77'	6.89'	S32°56'28"E	2°57'10"
C5	261.04'	162.64'	160.02'	84.05'	S73°25'51"W	35°41'48"
C6	197.30'	123.23'	121.24'	63.70'	S16°31'29"E	35°47'08"
C7	342.30'	79.03'	78.86'	39.69'	N65°45'09"E	13°13'43"
C8	342.30'	85.03'	84.81'	42.74'	N79°29'00"E	14°13'59"
C9	272.30'	33.46'	33.44'	16.75'	S87°50'52"W	7°02'25"
C10	272.30'	115.37'	114.51'	58.56'	S72°11'24"W	24°16'31"
C11	269.14'	16.71'	16.71'	8.36'	S32°38'20"E	3°33'25"
C12	269.14'	79.75'	79.46'	40.17'	S22°22'18"E	16°58'39"
C13	269.14'	70.41'	70.21'	35.41'	S06°23'19"E	14°59'19"
C14	199.14'	123.46'	121.50'	63.79'	S16°39'21"E	35°31'23"
C15	331.04'	56.75'	56.68'	28.44'	S60°29'37"W	9°49'19"
C16	331.04'	80.71'	80.51'	40.55'	S72°23'20"W	13°58'07"
C17	331.04'	68.80'	68.68'	34.53'	S85°19'38"W	11°54'30"
C18	170.00'	94.96'	93.73'	48.75'	S17°22'12"W	32°00'14"
C19	230.00'	133.96'	132.08'	68.94'	S16°41'10"W	33°22'19"
C20	232.30'	145.10'	142.75'	75.01'	S16°31'25"E	35°47'16"
C21	307.30'	191.93'	188.83'	99.21'	N73°28'31"E	35°47'08"
C22	296.04'	184.45'	181.48'	95.33'	S73°25'55"W	35°41'56"
C23	234.14'	145.16'	142.85'	75.00'	S16°39'21"E	35°31'23"
C24	342.30'	15.67'	15.67'	7.84'	N87°54'42"E	2°37'24"
C25	342.30'	12.81'	12.81'	6.41'	S89°42'15"E	2°08'41"



PROJECT INFORMATION

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 6-4-2025
Project Name: HARVEST PARK NO. 4
Number: 5918-21
Scale: 1"=50'
Revision:
Checked:

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

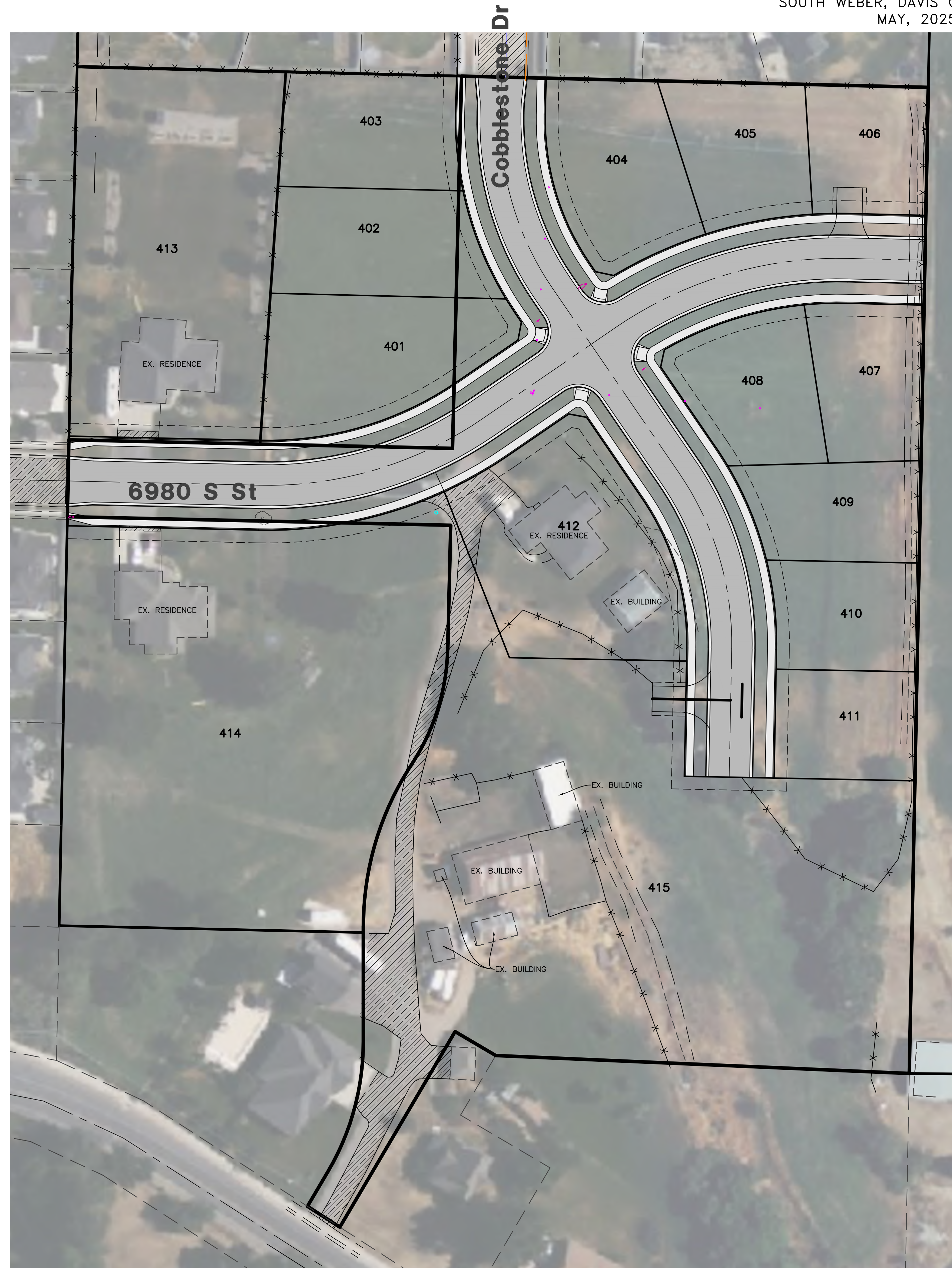


Reeve & Associates, Inc.
S140 S 1500 W, RIVINGTON, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

1. 06/05/2025 ZD – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Reeve & Associates, Inc. - Solutions You Can Build On

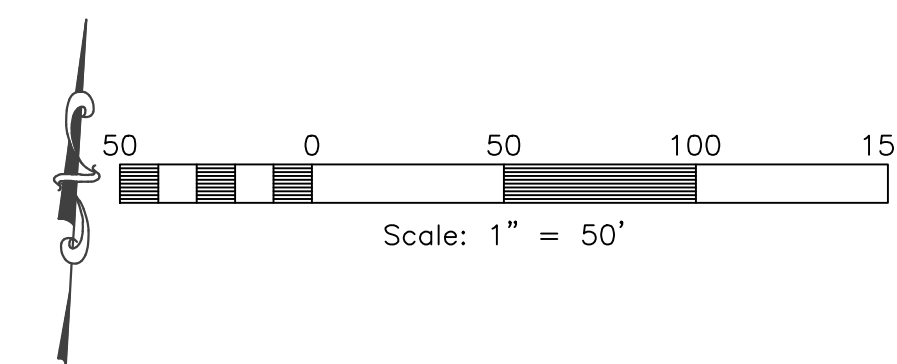
SOUTH WEBER, DAVIS COUNTY, UTAH
MAY, 2025



Vicinity Map
NOT TO SCALE



Sheet 13 - Storm Water Pollution Prevention Plan Details



Chris Cave
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

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



REVISIONS	
DATE	DESCRIPTION

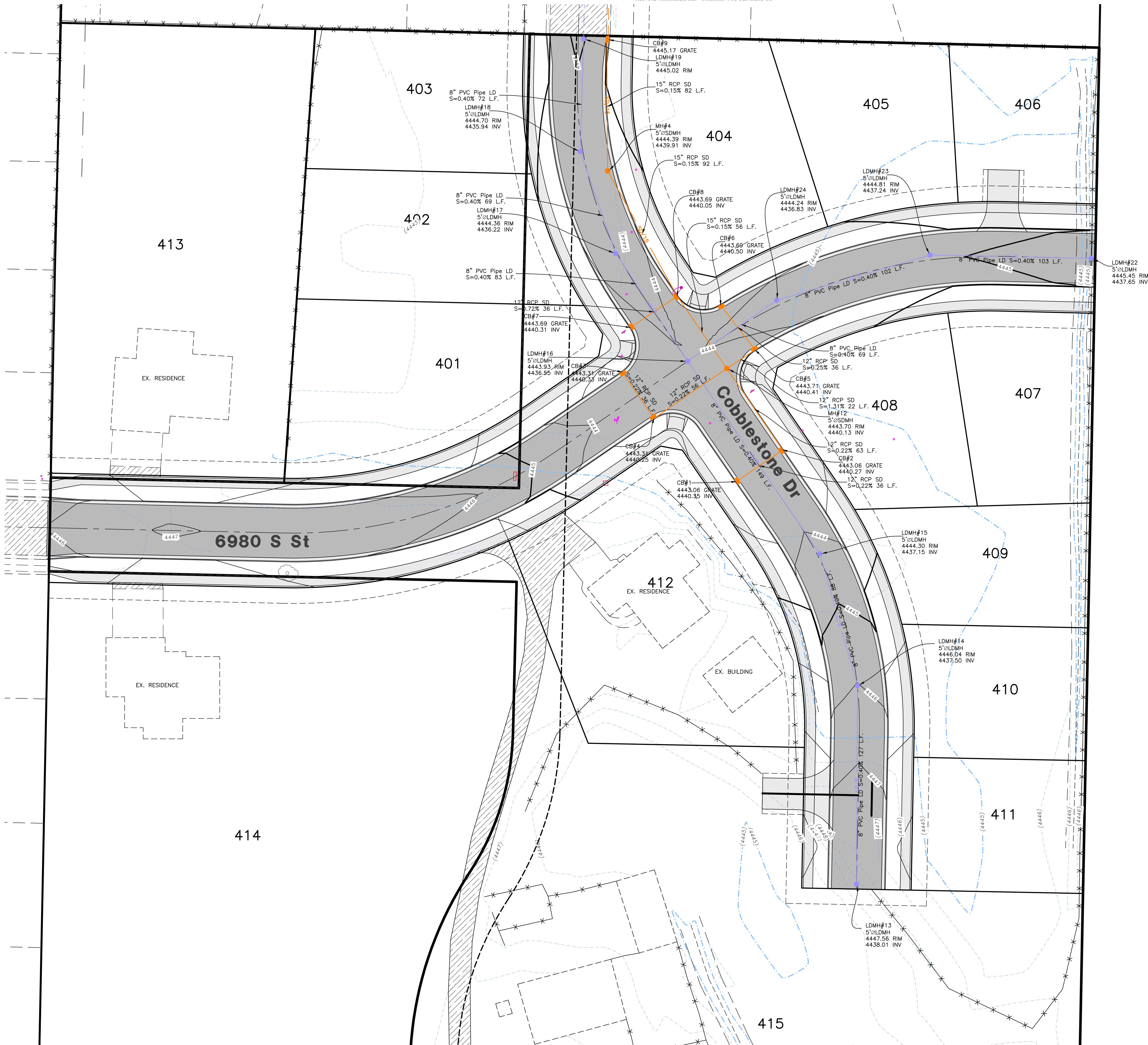
Harvest Park No. 4
6980 S Cooks Cove
SOUTH WEBER, DAVIS COUNTY, UTAH

Cover/Index Sheet



Number: 5918-21

13 Total Sheets



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO SOUTH WEBER CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT RAMPS PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" WATER LINE PVC C-900 DR-14
W - 1" SERVICE LATERAL POLY CTS PIPE
200 PSI W/STAINLESS STEEL INSERTS

SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

LAND DRAIN

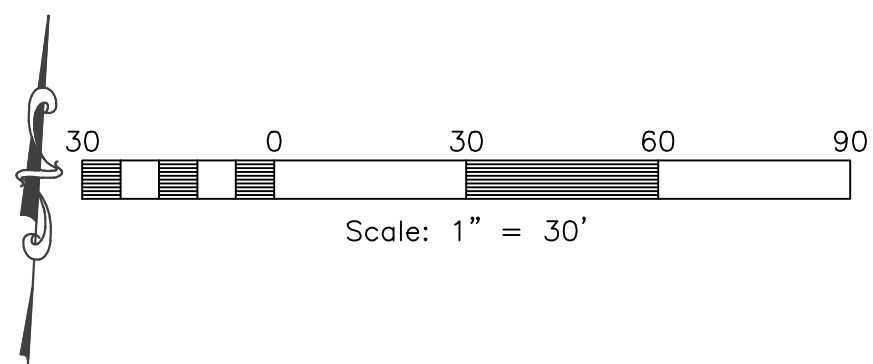
LD/8 - 8" PVC SDR-35 LAND DRAIN

STORM DRAIN

SD/12 - 12" RCP CLASS III STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY
WATER LINE
SW - SECONDARY SERVICE LATERAL PER CITY
STANDARDS



REVISIONS	DESCRIPTION
DATE	



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
Z. DECARIA
Begin Date:
MAY 2025
Name:
HARVEST PARK
Number: 5918-21

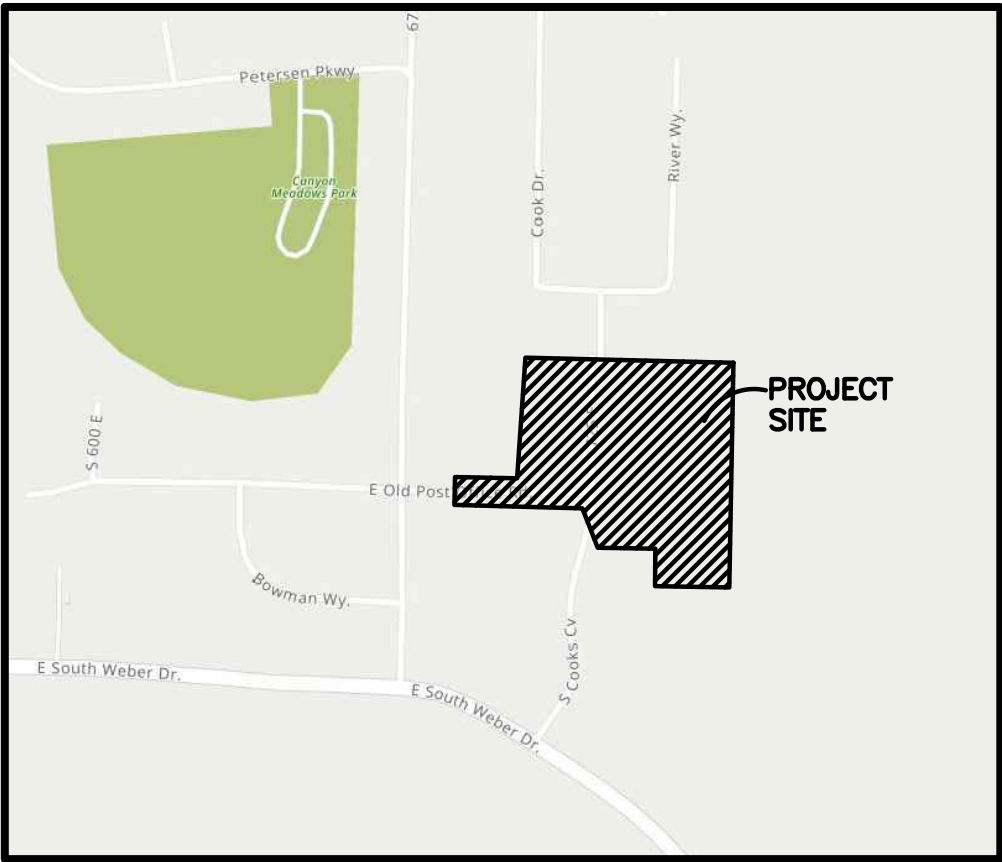
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HARVEST PARK

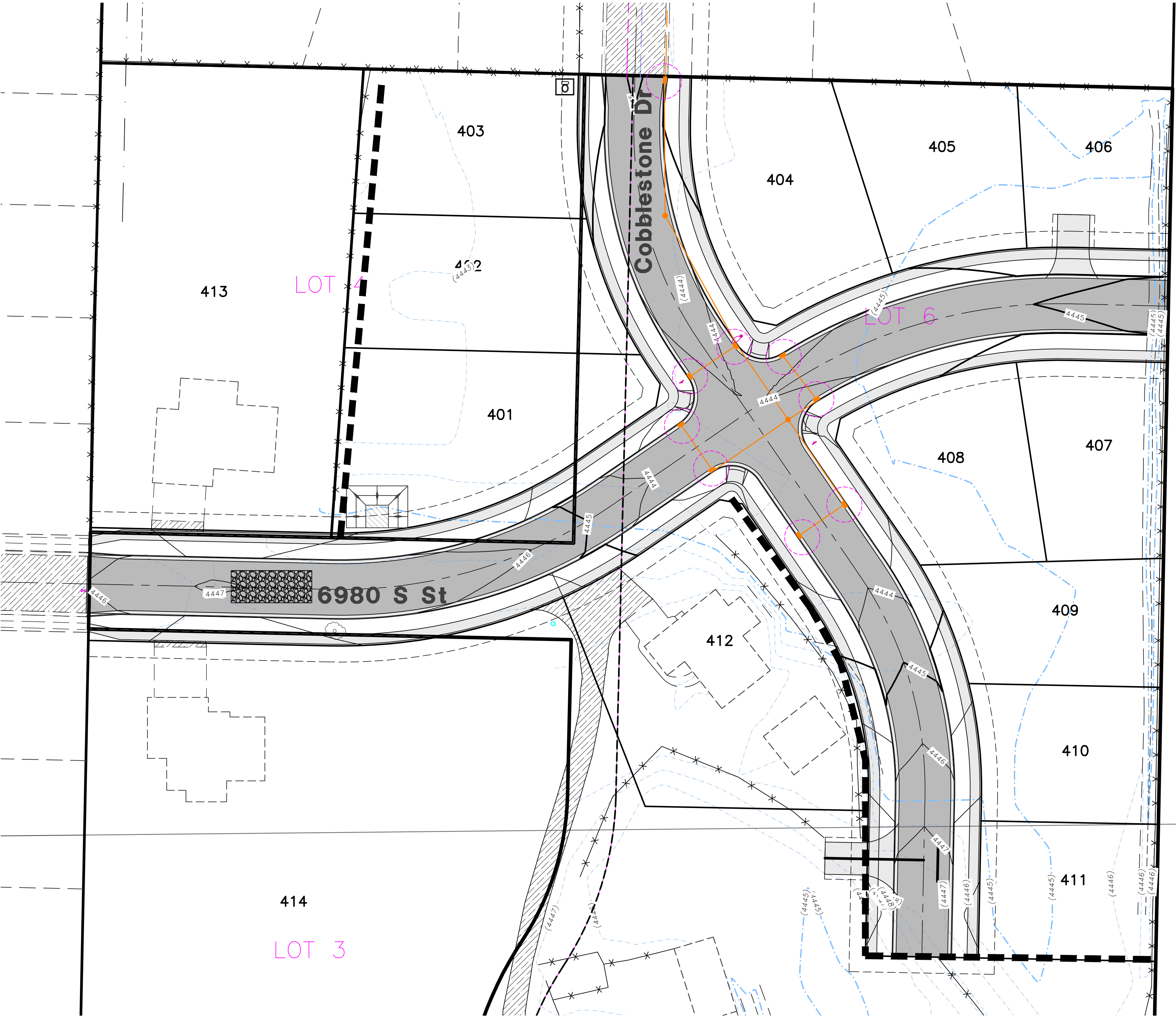
No. 4

Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER, DAVIS COUNTY, UTAH
MAY, 2025



Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....SOUTH WEBER, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....JULY 2025
- BMP'S DEPLOYMENT DATE.....JULY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

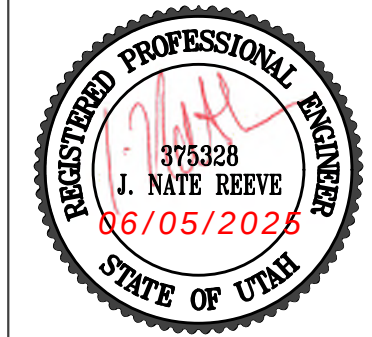
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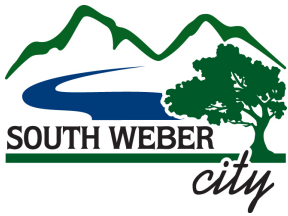
REVISIONS	DESCRIPTION
DATE	

Harvest Park No. 4
6980 S Cooks Cove
SOUTH WEBER, DAVIS COUNTY, UTAH

Storm Water Pollution
Prevention Plan Exhibit



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MAY 2025
Name: HARVEST PARK
Number: 5918-21



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

October 9, 2025

PREPARED BY

Lance Evans
Community Development
Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Kap Legacy 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 with the modifications to the plat as outlined in the staff report.

BACKGROUND

Project Information	
Project Name	Kap Legacy Preliminary Subdivision
Site Location	980 E South Weber Drive
Tax ID Number	13-021-0001, 13-021-0024, 13-021-0025, 13-021-0026, 13-021-0114
Applicant	Korey Kap
Owner	Mark Kap
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	31 Acres
Number of Lots	77
Gross Density Calculation	2.4 dwelling units per acre

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 31 acres into seventy-seven (77) residential single-family lots. The four lots comply with the maximum density of 2.8 dwelling units per acre, 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 Kap Legacy Preliminary Plat and recommends preliminary plat approval based on the modifications required in his review memo.

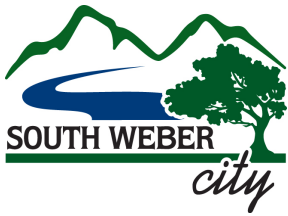
STAFF REVIEW

KAP LEGACY 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 prior to pre-construction meeting
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/final approvals required by City Engineer prior to final plat submittal
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: Kap Legacy Subdivision – Phase 1 and Phase 2 Preliminary Plat, June 2025



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

October 9, 2025

PREPARED BY

Lance Evans, AICP

Community Development
Manager

ITEM TYPE

Staff Report

ATTACHMENTS

CUP application

AGENDA ITEM

Conditional Use Permit for a Model Home on 0.5 acres at 65 W. Glen Way. The property is zoned RL-M (Residential Low Moderate Density) and allows a Model Home as a Conditional Use in the Land Use Matrix. The proposal is for Model Home to be managed by the owner.

PURPOSE

Review and approve, deny, or approved with conditions a Model Home Conditional Use Permit.

ITEMS FOR PLANNING COMMISSION REVIEW

The application materials for the Conditional Use Permit (CUP) requirements are listed in Title 10, Chapter 18 of the South Weber City Code.

RECOMMENDATION

Staff has reviewed the application for the Model Home Conditional Use Permit and recommends approval with the following conditions.

1. Completion of a Business License with South Weber City.
2. Ongoing compliance with City Code Section 10-7J-2.

PLANNING CODE REVIEW

The Planning Commission shall review and approve or deny conditional use applications for Model Homes based upon a review of City Code Title 10 Chapter 18. (SWCC 10-18).

South Weber City Code

10-7J-1: PURPOSE:

There may also arise the need to construct and occupy a model home with a temporary real estate sales office for the sale of building lots or residences within a specific development. It is the purpose of this Article to set forth conditions under which these uses may occur. (Ord. 98-16, 7-28-1998)

10-7J-2: CONDITIONS REQUIRED:

A conditional use for a model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

- A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.
- B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.
- C. A signage and lighting plan is provided showing size and location of all signs and associated lights.



- D. The hours of operation must be noted and approved.
- E. A model home shall not be used for a general real estate office.
- F. A business license must be obtained to operate a business in a model home in the City.
- G. All infrastructure should be completed as per the Subdivision Ordinance requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)

Each of these items have been addressed in the application submittal. Staff has reviewed the elements and believes that the Condition Use Permit follows the standards and recommends approval Model Home CUP.

Project Information	
Project Name	Nilson Model Home
Site Location	65 W. Glen Way
Tax ID Number	133850127
Applicant	Kameron Chancellor
Owner	Nilson Homes
Proposal Summary	Model Home
Current Zoning	RL-M (Residential Low Moderate Density Zone)
General Plan Land Use Classification	Residential Low Moderate Density (RL-M)
Gross Site	0.23 acres
Number of Units	one

10-7J-2: CONDITIONS REQUIRED:	
A conditional use for a model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:	
A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.	No extensions proposed at this time.
B. Adequate off-street parking is provided for employees working in the model home, as well as at	Parking is provided in driveway.



least two (2) parking spaces for visitors touring the model home.	
C. A signage and lighting plan is provided showing size and location of all signs and associated lights.	No additional lighting is proposed. There will be a small sign for the model home in compliance with the sign code.
D. The hours of operation must be noted and approved.	The hours of operation will be 9 am to 6 pm, daily.
E. A model home shall not be used for a general real estate office.	Application complies
F. A business license must be obtained to operate a business in a model home in the City.	If CUP is approved the business license will be required.
G. All infrastructure should be completed as per the Subdivision Ordinance <u>1</u> requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)	Complies



VICINITY MAP