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, November 13, 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: Gary Boatright
- 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. October 9, 2025, Minutes
- 4. Public Hearing for Peek Farm Rezone at approximately 898 East 7240 South, applicant Vern Peek and Korey Kap
- 5. Peek Farm Rezone at approximately 898 East 7240 South requests a zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 acres total. Applicant Vern Peek and Korey Kap
- 6. Coopers Landing Preliminary Plat, 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)
- 7. Private Road Section-C Code Amendment, Legislative Action: Code Amendment Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions
- 8. Shipping Container Code Amendment, Legislative Action: Code Amendment Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions Amendment to Regulate the Placement and Use of Shipping and Storage Containers

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: 11/6/2025 DEPUTY RECORDER: Raelyn Boman

Raslyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 9 October 2025 TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT Meeting streamed on YouTube on 9 October 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS: Gary Boatright

Julie Losee

Marty McFadden Chris Roberts Chad Skola

DEPUTY RECORDER: Raelyn Boman

FINANCE DIRECTOR: Brett Baltazar

CITY ENGINEER: Brandon Jones

COMMUNITY DEVELOPMENT

MANAGER: Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Rod Westbroek, Landon Brown, Bridgette Brown, Korey Kap, Thomas Hunt, Justin Eisert, Gordon Smith, and Scott Sorenson.

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

- 1. Pledge of Allegiance: Commissioner Roberts
- 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.

Paul Sturm of South Weber City commented on agenda item #4 and #5 spelling of "Peak" should be "Peek." He questioned if Resolution 2024-034 or it is 2025-034 asked what the minimum lot size for R-M zone is.

Corey Smith of South Weber City suggested the city require a traffic study as part of the approval process for agenda item #4 (Peek Farm Rezone). He is concerned about how this

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subdivision will increase traffic and impact city services. He added nearby property owners had their property surveyed and he questioned it.

Jared Olsen of South Weber City acknowledged he is pro private property and suggested if there is zoning, it should be followed. He voiced concern about the increased traffic this development will bring to South Weber City and the possibility of the future need to widen South Weber Drive.

Commissioner Skola closed the floor for public comment.

ACTION ITEMS:

- 3. Approval of Consent Agenda
 - 14 August 2025 Minutes

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

Commissioner Boatright moved to open the public hearing for Peek Farm rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner McFarland seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

------ PUBLIC HEARING -----

4. Public Hearing Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap

Community Development Manager Lance Evans explained this application is the first step toward subdividing 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). However, he stated the developer has requested a change to the rezone request in the zones and acreage on those zones.

Commissioner Skola asked if there was any public comment.

Natalie Peek Browning of South Weber City stated she lives in the area and will be purchasing additional acreage from Korey Kap which will change the acreage.

Commissioner McFarland moved to close the public hearing for Peek Farm Rezone at approximately 898 E. 7240 S., applicant Vern Peek and Korey Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

------ PUBLIC HEARING CLOSED ------

Korey Kap developer has been working with the Peeks to develop the land. He acknowledged the zoning needs to be amended with the latest information he received. Commissioner Losee

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explained that the city's general plan was amended in 2020 at which time she remembers this property being highly discussed. She identified the bubble area and stated she thought it was supposed to be a buffer from Highway 84. Mr. Kap said the R-P zone area will be smaller lots to accommodate the power lines in the area. Commissioner Boatright reminded everyone the master plan is a guideline. Commissioner Roberts and McFarland agreed. Commissioner McFarland explained higher density housing is usually installed near highways.

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

Commissioner McFarland moved to table the Peek Farm Rezone located at approximately 898 E. 7240 S for applicant Vern Peek and Korey Kap This request is 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) for approximately 37.01 total acres until the next Planning Commission meeting. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

6. Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap.

Layne Kap explained this parcel is zoned R-M (Residential Moderate Density Zone). The subdivision proposed to divide 11.3 acres into 10 residential single-family lots. The four lots comply with the maximum density allowed in the zone and the allowed land use. The City Engineer reviewed and recommended preliminary plat approval.

Commissioner Roberts moved to approve Harvest Park Subdivision Preliminary Plat Approval at approximately 6980 S and Cobblestone Dr, applicant Layne Kap. Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

7. Kap Legacy Subdivision Preliminary Plat Approval at approximately 980 E South Weber Dr, applicant Korey Kap Administrative Action: Preliminary Subdivision Plat Approval

Thomas Hunt, project engineer, stated this parcel is zoned R-M (Residential Moderate Density Zone). The proposed subdivision is 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. The City Engineer reviewed the Kap Legacy Preliminary Plat and recommended preliminary plat approval based on the modifications required in his review memo. Commissioner Losee questioned the lot size for Lot 135, 136, 137 138 along the eastern boundary. Mr. Hunt stated Commissioner Losee is looking at an older plat.

Commissioner McFarland moved to approve Kap Legacy Subdivision preliminary plat at approximately 980 E South Weber Dr, applicant Korey Kap. Commissioner Boatright seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

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8. Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone. The proposal is for the model home to be managed by the owner, applicant Kameron Chancellor of Nilson Homes

City staff reviewed the application for the Model Home Conditional Use Permit and recommended approval with the following conditions.

- 1. Completion of a Business License with South Weber City.
- 2. Ongoing compliance with City Code sections:
- a. 10-18-3 Applicant Requirements D 1-3
- b. 10-18-4 Tax
- c. 10-18-5 Noise and Occupancy
- d. 10-18-7 Camping
- e. 10-18-8 Pets
- f. 10-18-9 Signage
- g. 10-18-10 Maintenance and Standards

Commissioner Roberts moved to recommend approval to the City Council the Riverwood Model Home Conditional Use Permit for 0.5 acres at 65 West Glen Way in the R-LM Zone to be managed by owner, applicant Kameron Chancellor of Nilson Homes. The proposal is for the 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 1 requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)

Commissioner Losee seconded the motion. Commissioner Skola called for the vote. Commissioners Boatright, Losee, McFadden, Roberts and Skola voted aye. The motion carried.

REPORTS:

9. Commission

Commissioner Losee: noted trash cans are being left out along 2700 East. The weeds across from Maverik and the top of 2700 East need to be trimmed. The Planning Commission identified

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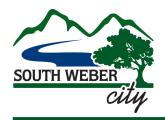
sidewalk areas that need to be repaired. Commissioner Losee stated there is sand on the sweeping T.

Commissioner Boatright: conveyed the Planning Commission is a recommending body and must following city code. He added the City Council and Mayor do their best.

Commissioner Skola: asked about the status of the property located east of Maverik. Mr. Evans acknowledged there is significant work that needs to take place along 2700 East. He reported the Lube and Oil Company's application has expired.

10. ADJOURN: Commissioner Boatright moved to adjourn the Planning Commission meeting at 6:53 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED:		
	Chairperson: Chad Skola	
	Transcriber: Michelle Clark	*
		_
Attest:	Deputy Recorder: Raelyn Boman	_



PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 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

Proposed Zone change

Applicant: Vern Peek and Korey Kap

Location: approximately 898 E. 7240 South

Acreage: approximately 35.66 acres

REQUEST

A zone change from A (Agricultural Zone) to RL-M (Residential Low Moderate Density Zone on 15.07 acres) R-M (Residential Moderate Density Zone on 8.60 acres) and R-P (Residential Patio Zone on 11.99 acres) on approximately 35.66 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 Districts	RL-M (Residential Low Moderate Density Zone)		
	R-M (Residential Moderate Density Zone)		
	R-P (Residential Patio Zone Density Zone)		
Acreage	35.66		

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 35.66 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 35.66 acres to R-L (Residential Low Density Zone) R-M (Residential Moderate Density Zone) and R-P (Residential Patio Zone).

ANALYSIS

Consistence with General Plan

The General Plan Projected Land Use Map identifies approximately 12 acres at the northern portion of the property as R-P, approximately 10 acres as R-M density only, and 13.63 acres as R-LM density.

The proposed zone change request is consistent with the General Plan land use designations for the property. They have shifted the R-P density to the east so that the western side is the lower density R-M zone to help transition to the adjacent property.

Surrounding uses

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

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Compatibility with Surrounding Uses

The proposed rezone is consistent with the surrounding lot sizes and densities in the Projected Land Use Map and the zoning to the east. The densities and uses are consistent and should not create significant levels of noise, light or other adverse impacts to the adjacent properties or the homes to the south. 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 undeveloped property, agricultural land and an interstate highway to the east, west and north. The land use densities are factored into the infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality) and will not adversely affect the city.

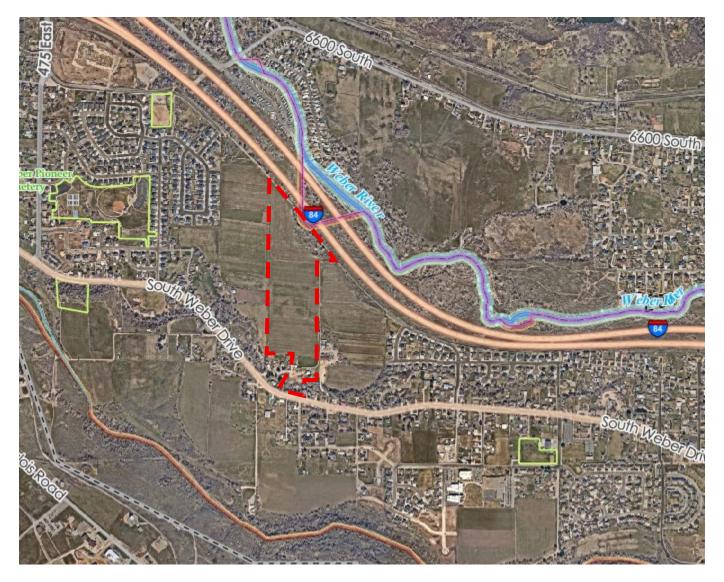
Traffic Impacts

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 for 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

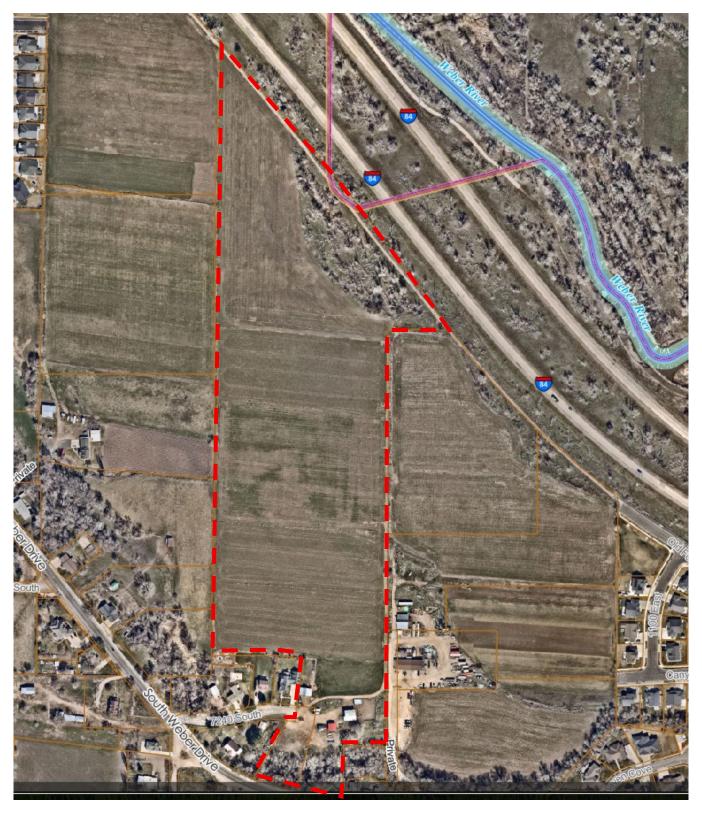
The proposed zone change is consistent with the goals and objectives of the General Plan as stated in the staff report. Staff recommends approval of the zone change for the 35.66 acres from A – Agricultural to R-L (Residential Low Density Zone) R-M (Residential Moderate Density Zone) and R-P (Residential Patio Zone).

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Vicinity Map

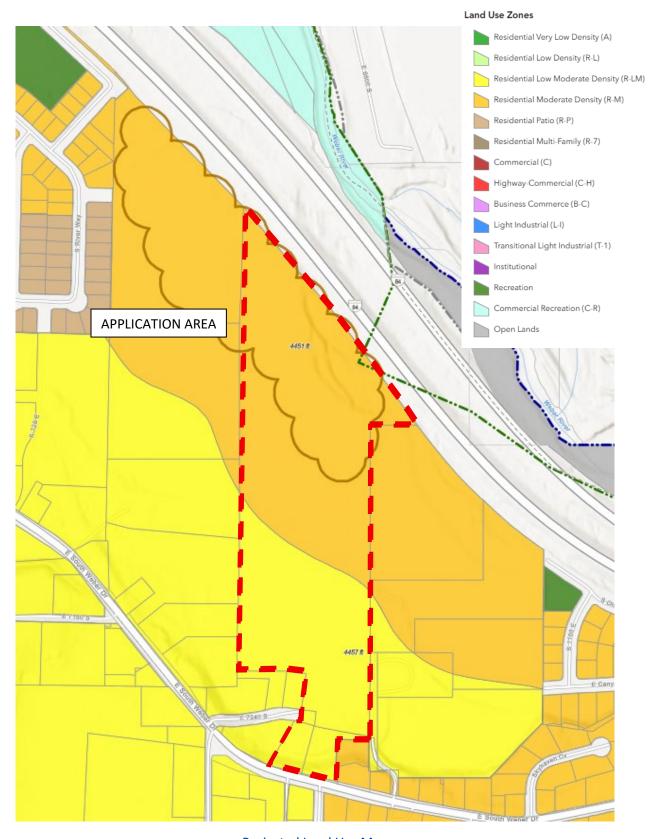
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Property Map

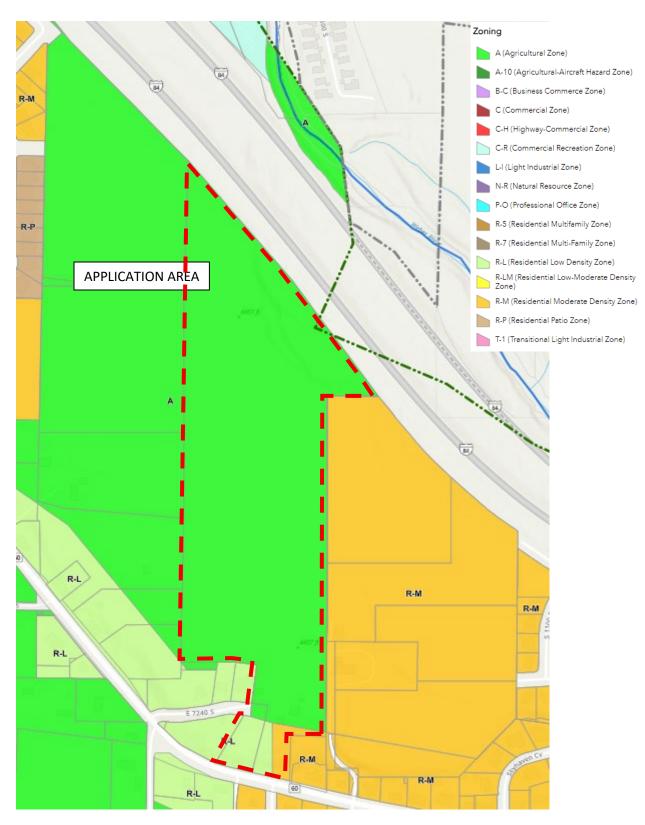
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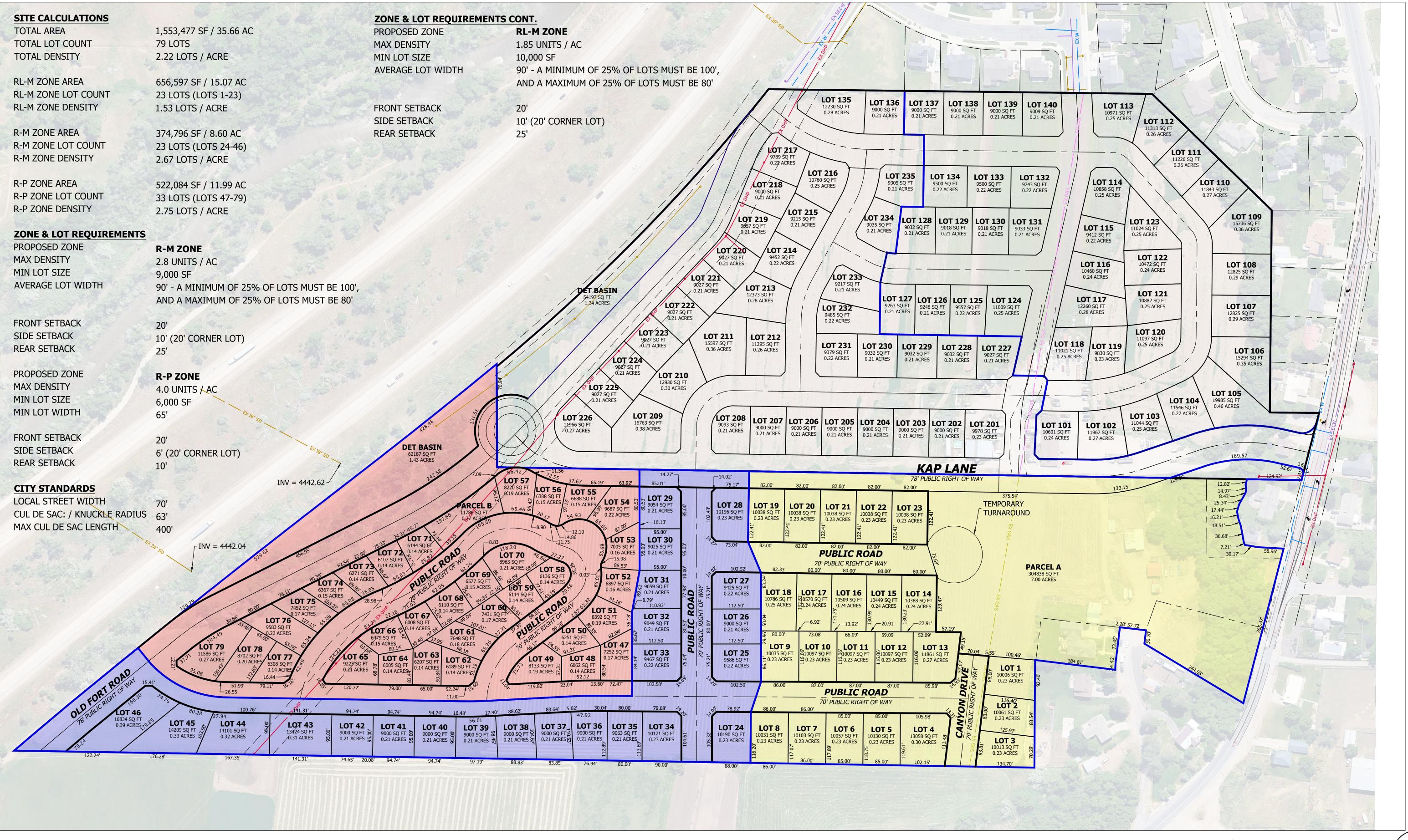
Projected Land Use Map

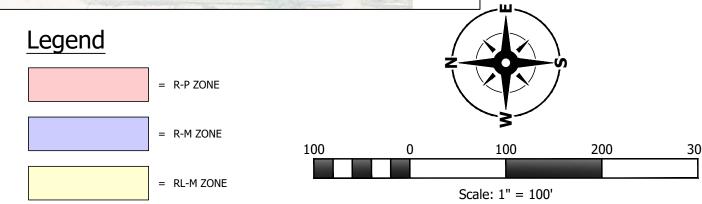
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Zoning Map

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APPLICABLE CITY CODE

SECTION 10-2-7 C. REZONING APPLICATIONS AND CONCEPT DEVELOPMENT PLANS

A. PURPOSE

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.

B. APPLICABILITY

This section shall apply to all applications seeking a zoning map amendment (rezoning) within the corporate limits of South Weber City.

C. CONCEPT PLAN REQUIREMENTS

- Application Timing: All applications for zoning map amendments shall be accompanied by a
 concept development plan. Applications submitted without a concept plan shall be deemed
 incomplete and shall not be processed until such time as the required concept plan is
 submitted.
- 2. Application Requirements:
 - a. Proposed land uses and zoning districts.
 - b. A written narrative explaining how the proposal aligns with the South Weber General Plan.
- 3. **Concept Plan Content**: The concept plan shall include the following, as applicable. <u>Items H-K</u> will be required at the zoning administrator's discretion based on the estimated cost:
 - a. Lot layout and dimensions, including minimum lot sizes.
 - b. Location and configuration of streets, access points, and circulation systems.
 - c. Proposed residential densities and building square footage estimates.
 - d. Pedestrian and bicycle pathways.
 - f. Proposed open spaces, parks, and recreational amenities.
 - g. Phasing plans.
 - h. Conceptual utility layout, including water, sewer, and stormwater systems.
 - i. General landscape buffers, screening, and berming.
 - j. Parking layout and ratio estimates.
 - k. Building scale and massing diagrams.

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This section shall not be interpreted to require engineering or architectural drawings.

4. **Plan Review:** The concept plan shall be reviewed by city staff and forwarded to the Planning Commission and City Council as part of the rezone application.

D. BINDING NATURE OF CONCEPT PLAN

- 1. Upon approval of the zoning map amendment, the concept plan shall be deemed binding. Any future development on the rezoned property shall substantially conform to the approved concept plan.
- 2. **Significant Deviations**. Any significant deviation from the approved concept plan shall require an amendment to the zoning map amendment and shall be subject to the same review and approval procedures as the original rezone application, including public notice and hearings. Significant deviations include, but are not limited to:
 - a. **Land Use Alterations**: Introducing new land uses not identified in the approved concept plan.
 - b. **Density Modifications**: An increase or decrease in residential units or floor area by more than ten percent (10%).
 - c. **Layout Adjustments**: A reconfiguration of the site affecting more than twenty percent (20%) of the building placements, street alignments, or open space distribution.
 - d. **Changes in the phasing schedule** that materially impact infrastructure or amenity delivery.
- 3. **Review Process**. Amendments required under this section shall follow the same Planning Commission recommendation and City Council approval process as a new zoning map amendment.

E. ZONING REVERSION

- 1. **Conditions for Reversion**. The zoning of the property shall revert to its prior classification under the following conditions, unless the landowner requests and receives an extension of the zoning approval following the process outlined in subsection 2:
 - a. Failure to obtain preliminary subdivision or site plan approval within twenty-four (24) months of rezoning approval.
 - b. Abandonment of development activity for a period exceeding twelve (12) consecutive months.
 - c. Initiation of development is inconsistent with the approved concept plan without approval under Section D.

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2. **Reversion Process**. The landowner shall notify the City, in writing, of its request to extend the zoning approval. Such notice shall occur at least 60 days prior to the date on which the zoning would otherwise revert to its prior classification. The request to extend it shall follow the procedures for a zoning map amendment, including Planning Commission recommendation and City Council decision following a public hearing pursuant to Utah Code §10-9a-205.

F. MINOR MODIFICATIONS

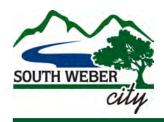
Minor modifications to an approved concept plan that do not meet the thresholds for significant deviation may be approved administratively by the Zoning Administrator. Such modifications may include minor adjustments in building placement (up to ten feet), utility realignment, or similar changes that do not materially affect the layout, density, or public infrastructure commitments of the plan.

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)

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PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans Community Development Manager

Brandon Jones, P.E. City Engineer

ITEM TYPE

Administrative

<u>ATTACHMENTS</u>

Preliminary Plat

AGENDA ITEM

Coopers Landing 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	Coopers Landing Preliminary Subdivision	
Site Location	6525 S 475 East	
Tax ID Number	130060020, 133260112, 130060040, 130060004	
Applicant	Shane Turner	
Owner	Shane Turner	
Proposed Actions	Preliminary Plat Approval	
Current Zoning	R-M – Residential Moderate Density Zone	
General Plan Land Use	Residential Moderate Density (R-M)	
Classification		
Gross Site	2.2 Acres	
Number of Lots	5	
Gross Density	2.27 dwelling units per acre	
Calculation		

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 2.2 acres into five (5) residential single-family lots. The five lots comply with the maximum density of 2.27 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.

Rear Setback Variance Required for Existing Home

Lot 1-R contains the existing home that the owners are remodeling. The rear setback is only ten feet because of the wider ROW requirements in Road Section B. A plat note will be required to indicate that a variance will be required for the reduced rear setback to retain the existing home on Lot 1-R.

Staff believes that keeping the home meets the hardships and conditions for the granting of a rear yard setback variance. The property is uniquely shaped, will not have an impact on the adjacency to a townhome development to the west. Lastly, Road Section B is required to serve the other lots in the subdivision and is required to have a sidewalk creating the smaller rear setback.

Engineering Comments: The City Engineer reviewed the Coopers Landing Preliminary Plat and recommends preliminary plat approval based on the modifications required in his review memo.

STAFF REVIEW

COOPERS LANDING 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	Completed
Authority to complete an initial Subdivision	
Ordinance Review and an initial Subdivision Plan	
Review.	
B. Application Required: The Applicant shall	Submitted/complies
submit the required Preliminary Subdivision Plat	
Application for review and approval by the	
Administrative Land Use Authority.	
1. Exception: When a proposed Subdivision	NA
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.	C. b. witterd (consulting
C. Complete Application: An application shall be	Submitted/complies
considered complete and begin the first review cycle	
when the following items are Submitted/complies:	
1. A completed Preliminary Subdivision Plat	Submitted/complies
Application as provided by the City.	
2. Additional studies and information as listed	Geotechnical report has been completed,
on the application form and as necessary to show	additional elements need to be addressed as
feasible compliance with applicable codes and	outlined in the Engineering Review Memo
regulations (see subsection 11-7-1D).	dated November 5, 2025
3. A signed Owner-Agent Affidavit (if the	Submitted/complies
Owner is being represented by another party).	
4. Current Davis County ownership plat	Submitted/complies
depicting property proposed for subdivision and all	
contiguous property around land proposed to be	
subdivided.	
5. A recent Title Report covering the proposed	Title and tax information confirmed. An
subdivided property identifying ownership,	updated report will be required prior to final
easements of record, liens or other encumbrances	plat submittal.
and verifies payment of taxes and assessments.	
6. Will serve letters from all applicable service	Submitted/final approvals required by City
providers.	Engineer prior to final plat submittal
7. A digital copy of the preliminary plat as	Submitted/revisions required by City
outlined in the Public Works Standards.	Engineer prior to final plat submittal
8. A digital copy of the preliminary	Submitted/complies
improvement plans to include at a minimum the	
following:	
a. Grading and drainage plan.	Submitted/complies
(1) Storm Drain calculations.	Submitted/complies
(2) Low Impact Design (LID) analysis and	Submitted/complies
Water Quality Report.	
b. Utility plan.	Submitted/complies
(1) Payment of fees as stated in the City's	Submitted/complies
current adopted Fee Schedule.	

EXHIBIT A: Coopers Landing Subdivision – Preliminary Plat, October 28, 2025

EXHIBIT B: Coopers Landing Subdivision –Improvement Plans Revised, October 28, 2025

EXHIBIT C: Engineering Review Memo, November 5, 2025

VICINITY MAP NO SCALE

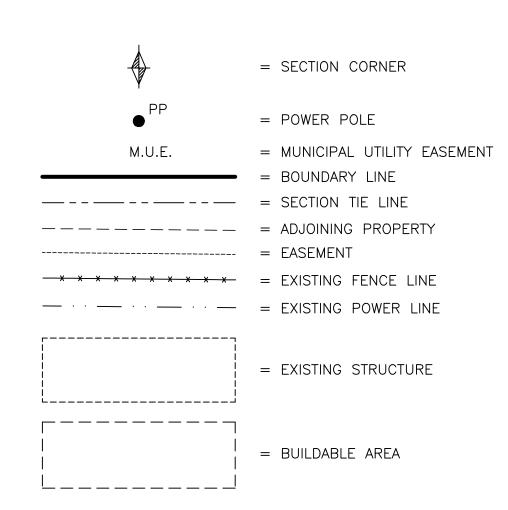
BOUNDARY DESCRIPTION

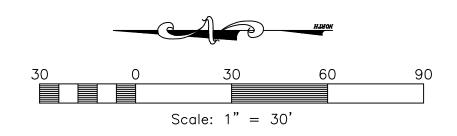
PART OF THE SOUTHEAST OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD MAPLE ROAD, SAID POINT BEING 97.50 FEET NORTH 00°24'14" WEST AND 229.51 FEET SOUTH 89°34'59" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°14'00" WEST 99.63 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 124.18 FEET, A DELTA ANGLE OF 33°05'36", A CHORD BEARING OF NORTH 72°41'12" WEST, AND A CHORD LENGTH OF 122.46 FEET TO THE EAST LINE OF FREEDOM LANDING TOWNHOMES PHASES 2 AND 3; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES (1) NORTH 23°52'39" EAST 58.24 FEET; (2) NORTH 01°11'30" EAST 555.47 FEET; THENCE SOUTH 51°09'11" EAST 152.30 FEET; THENCE SOUTH 60°07'06" EAST 71.93 FEET; THENCE SOUTH 05°04'43" EAST 89.63 FEET; THENCE SOUTH 01°09'27" WEST 171.08 FEET; THENCE SOUTH 00°40'09" WEST 87.13 FEET; THENCE SOUTH 00°56'29" WEST 57.20 FEET; THENCE SOUTH 84°20'20" WEST 152.61 FEET; THENCE SOUTH 00°00'00" EAST 85.10 FEET; THENCE NORTH 90°00'00" EAST 150.00 FEET; THENCE SOUTH 01'16'23" WEST 10.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD MAPLE ROAD AND TO THE POINT OF BEGINNING.

CONTAINING 96525 SQUARE FEET OR 2.216 ACRES.

LEGEND





NOTES

NORTHEAST CORNER OF SECTION

20, TOWNSHIP 5 NORTH, RANGE

WEST, SALT LAKE BASE AND

MERIDIAN, U.S. SURVEY. FOUND

BRASS CAP MONUMENT MARKED

10' POWER

EASEMENT

ENTRY NO. 0729829

"2004"

1. A 6 FOOT MASONRY FENCE MUST BE INSTALLED ALONG THE NORTH PROPERTY LINE OF LOT 5 AND EAST PROPERTY LINES OF LOTS 2-5 AND ALONG 475 EAST (OLD FORT ROAD) AND THE LINE ALONG I-84 IN ACCORDANCE WITH THE REQUIREMENTS OF CC 11-7-4.B3.

2. NO PARKING WILL BE ALLOWED ON STREET "A".

3. R = RESTRICTED TO ACCESS OFF STREET "A".

Design Specs. Total Units Proposed......5 Lots

CURVE TABLE

S05°04'43"E 89.63'

59.71

109.00'

S01°11'30"W 76.50'

'POWEF EASEMENT

ENTRY NO

0729830

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

NO0°24'14"W (BASIS OF BEARINGS) 5305.67'

475 EAST STREET

TO BE

REMOVED

S01°11'30"W 425.53'

STREET "A"

N01°11'30"E 555.47'

S00°59'00"W 315.40'

2 14012 S.F. 0.322 ACRES

316.53

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	215.00'	124.18	122.46	S72°41'12"E	33°05'36"
C2	215.00'	81.38'	80.90'	S78°23'21"E	21°41'17"
C3	215.00'	22.04	22.03'	S64°36'31"E	5°52'23"
C4	215.00'	16.01'	16.01'	S59°32'18"E	4°16'04"
C5	215.00'	4.74'	4.74'	S56°46'20"E	1°15'52"
C6	84.00'	39.78'	39.41'	N14°45'35"E	27°08'10"
C7	122.00'	57.78'	57.24'	N14°45'35"E	27°08'10"
C8	13.50'	21.21'	19.09'	S43°48'30"E	90°00'00"
C9	13.50'	21.21'	19.09'	S46°11'30"W	90°00'00"
C10	100 00'	17 36'	46 92'	N14°45'35"F	27°08'10"

_CROWN & CENTERLINE OF PAVING 38'-0" 15'-6" 15'-6" 6'-6" 13'-0" 13'-0" 6'-0" MATCH CITY STANDARD LOCAL STREET SECTION WATER FOR PAVEMENT THICKNESS (HOT MIX ASPHALT (HMA) AND UNTREATED BASE COURSE) -STORM DRAIN ✓ WATER LINE -SEWER LINE

NO ACCESS LINE TO STREET "/

OWNED AND MAINTAINED BY HOA.

76.46

18637 S.F. 0.428 ACRES

EX. HOUSE

89.87

TO BE REMOVED FROM

EX. HOUSE

STRUCTURE TO BE REMOVED

EASEMENT ENTRY NO. 3316445

SOUTH 85.10

REMAIN

Street Section (38' R.O.W.)

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Cooper's Landing

South Weber City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR CONSENT

6. Coopers Landing

SOC

SOUTHEAST CORNER OF SECTION

MERIDIAN, U.S. SURVEY. FOUND

WEST, SALT LAKE BASE AND -

BRASS CAP MONUMENT

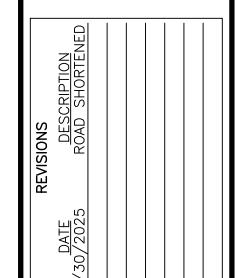
97.50'

S01°16'23"W

AND MAINTAINED

20, TOWNSHIP 5 NORTH, RANGE 1









S 0 Project Info.

Engineer: Designer: S. Simrayh

Begin Date: 6-26-2025

COOPER'S LANDING Number: <u>5102-02</u>

Sheet Sheets 1. 07/28/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

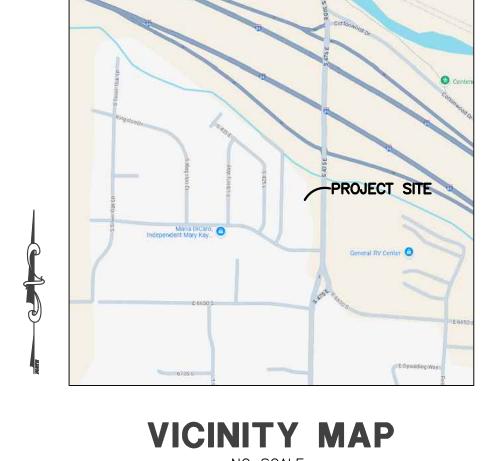
08/07/2025 CK - UPDATED ROADWAY.
 10/28/2025 CK - ROADWAY WIDTH UPDATED.

Cooper's Landing Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH JULY 2025

Scale: 1" = 50'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE DESIGN THEREON WITHOUT THEIR CONSENT.



NO SCALE

Sheet Index

Sheet 2 - Notes/Legend/Street Cross-Section

Sheet 3 - Existing Site & Demolition Plan

Sheet 4 - Street A - 0+00.00 - 5+50.00

Sheet 5 - Grading, Drainage, & Utility Plan

Sheet 7 - Civil Details

Sheet 8 - Civil Details

Sheet 10 - Storm Water Pollution Prevention Plan Details

Sheet 1 - Cover/Index Sheet

Sheet 6 - Civil Details

Sheet 9 - Storm Water Pollution Prevention Plan Exhibit

Project Contact: Jeremy Draper

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

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES

SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH,

Surveyor:

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



6. Coopers Landing



Project Info. JEŘEMY A. DRAPER, P.E Drafter: C. KINGSLEY Begin Date:

Number: <u>5102-02</u>

COOPER'S LANDING

10 Total Sheets

PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT, ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.

3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY

GUIDELINES. 8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY

CONTROLLING THE ROAD. INCLUDING OBTAINING REQUIRED INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR

NECESSARY PLAN OR GRADE CHANGES. 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET

FORTH BY THE GEOTECHNICAL ENGINEER. 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER

DEVICES NECESSARY FOR PUBLIC SAFFTY. 16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY

ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS. 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.

18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE

OWNER, ENGINEER, AND/OR GOVERNING AGENCIES. 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR

UNNECESSARY LOSS OR DISTURBANCE. 21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF

WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE

23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR

REPAIRING EXISTING IMPROVEMENTS. 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO

THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY. 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE

26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.

30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

CONTRACTOR.

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.

2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD. THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING

ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.

UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.

CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.

8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX . SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED

CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION. 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW 11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH

WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS. 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.

14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES. 15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.

16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.

WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. 19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES. 20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE. FROM THE

21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL. BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

= PROPOSED SECONDARY WATER LATERAL = PROPOSED LAND DRAIN LATERAL ----- W LAT---- = PROPOSED WATER LATERAL = PROPOSED CULINARY WATER LINE — — EX.W — — = EXISTING CULINARY WATER LINE = PROPOSED SECONDARY WATER LINE — — EX.SW— — = EXISTING SECONDARY WATER LINE -----SS/8---- = PROPOSED SANITARY SEWER LINE — — EX.SS — — = EXISTING SANITARY SEWER LINE ----SD/15---- = PROPOSED STORM DRAIN LINE ——EX.SD —— = EXISTING STORM DRAIN LINE = PROPOSED LAND DRAIN LINE ——EX.LD —— = EXISTING LAND DRAIN LINE — — EX.IRR— — = EXISTING IRRIGATION LINE O = PROPOSED FENCE LINE — — = DRAINAGE SWALE ----- OHP ---- = OVERHEAD POWER LINE = PROPOSED FIRE HYDRANT = EXISTING FIRE HYDRANT

= PROPOSED MANHOLE

= EXISTING MANHOLE

= PROPOSED GATE VALVE

= EXISTING GATE VALVE

= DUAL SECONDARY METER

= PLUG & BLOCK

15'-6"

SEWER LINE

MATCH CITY STANDARD LOCAL STREET SECTION

FOR PAVEMENT THICKNESS (HOT MIX ASPHALT

(HMA) AND UNTREATED BASE COURSE)

13'-0"

= AIR VAC ASSEMBLY

= PROPOSED SEWER CLEAN-OUT

- BFE C&G CB CF CFS INV PUE RCP

_CROWN & CENTERLINE OF

15'-6"

13'-0"

-SECONDARY

WATER LINE

WATER

PAVING

DRAIN

Street Section (38' R.O.W.)

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

38'-0"

= POWER POLE = BUILDING = CUBIC FEET = FLOW LINE = INVERT

= EXISTING WATER METER = PROPOSED REDUCER = EXISTING REDUCER = PROPOSED CATCH BASIN **EXISTING CATCH BASIN** = PLUG W/ 2" BLOW-OFF = STREET LIGHT = BOTTOM OF STAIRS = BOTTOM OF WALL = BEGINNING POINT = CURB & GUTTER = CATCH BASIN = CUBIC FEET PER SECOND = EDGE OF PAVEMENT = FINISH FLOOR = FINISH FLOOR ELEVATION = FINISHED GRADE = FIRE HYDRANT = GRADE BREAK = LINEAR FEET = NATURAL GRADE = OVERHEAD POWER = POINT OF CURVATURE = POWER/UTILITY POLE = POINT OF RETURN CURVATURE = POINT OF TANGENCY = PUBLIC UTILITY EASEMENT = REINFORCED CONCRETE PIPE = RIM OF MANHOLE

Legend

= RIGHT-OF-WAY = PROPOSED WATER METER = STORM DRAIN = STREET LIGHT = SANITARY SEWER = TOP BACK OF CURB TOA = TOP OF ASPHALT TOC = TOP OF CONCRETE = TOP OF FINISHED FLOOR = TOP OF STAIRS = TOP OF WALL TSW = TOP OF SIDEWALK UGP = UNDERGROUND POWER = CULINARY WATER WM = WATER METER = BASEMENT FLOOR ELEVATION = EXISTING ASPHALT PAVEMENT = PROPOSED ASPHALT PAVEMENT = PROPOSED CONCRETE = PROPOSED GRAVEL = EXISTING CONTOUR GRADE = PROPOSED CONTOUR GRADE = PROPOSED RETAINING WALL --- = PROPOSED MAJOR CONTOUR = PROPOSED MINOR CONTOUR = GARAGE FLOOR ELEVATION — · — · = EXISTING MAJOR CONTOUR = EXISTING MINOR CONTOUR

6'-6"

6'-0"

S 0 T

6. Coopers Landing

4 **(1)**

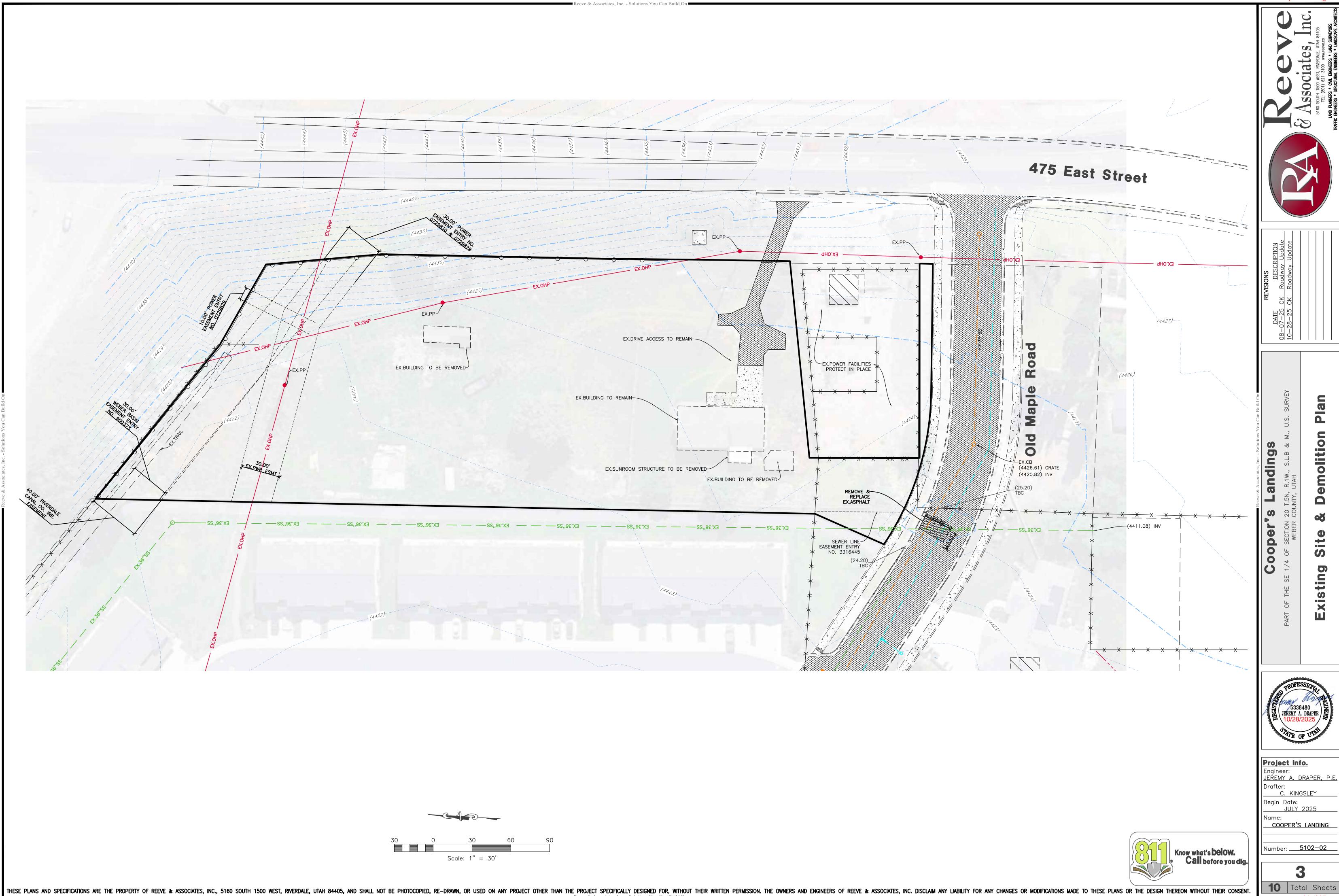


Project Info. JEREMY A. DRAPER, P. Drafter: C. KINGSLEY |Begin Date: JULY 2025 Name: COOPER'S LANDING

Number: <u>5102-02</u>

10 | Total Sheets

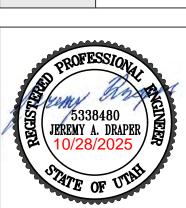
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE DESIGN THEREON WITHOUT THEIR CONSENT.



6. Coopers Landing



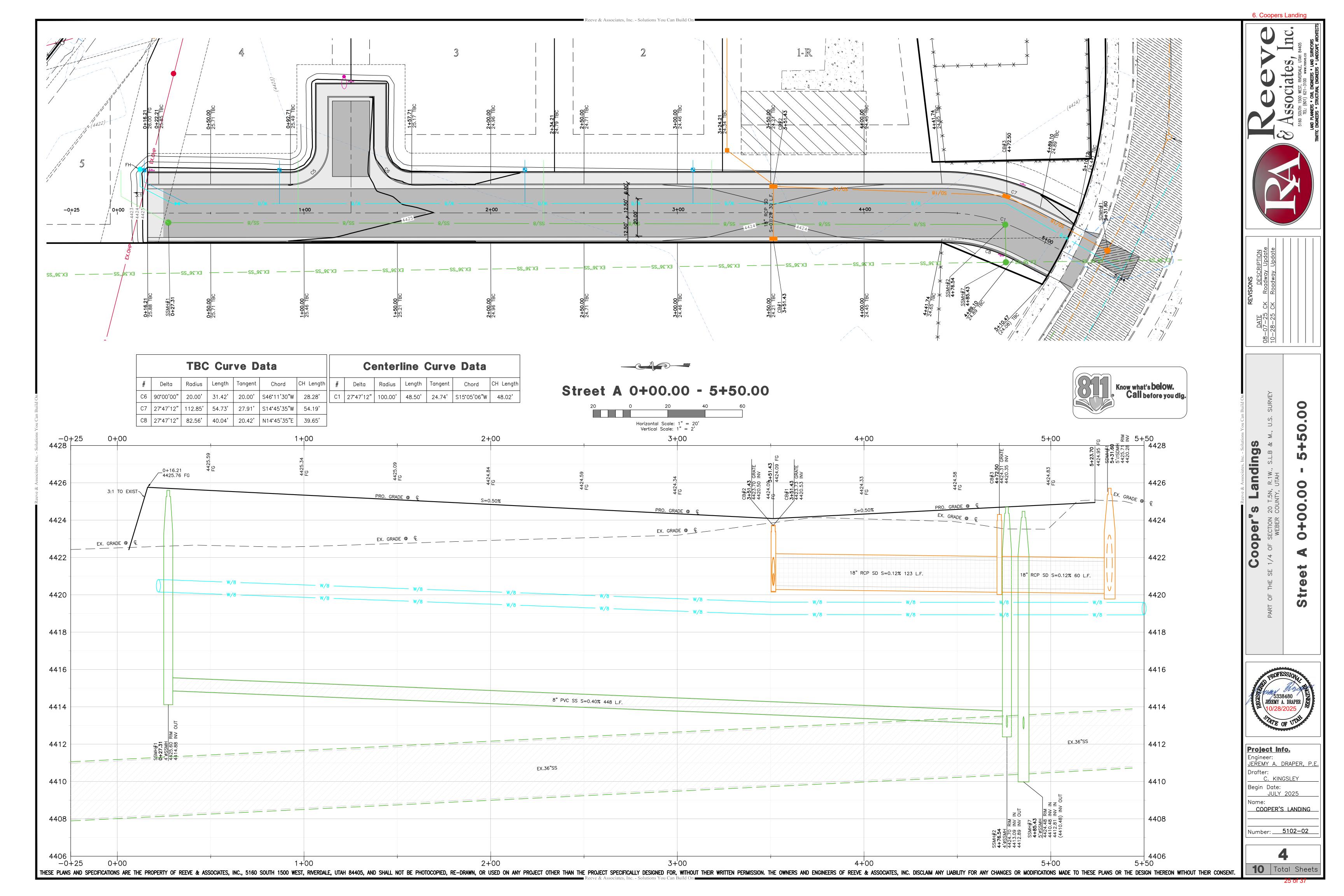
lition Demo Existing

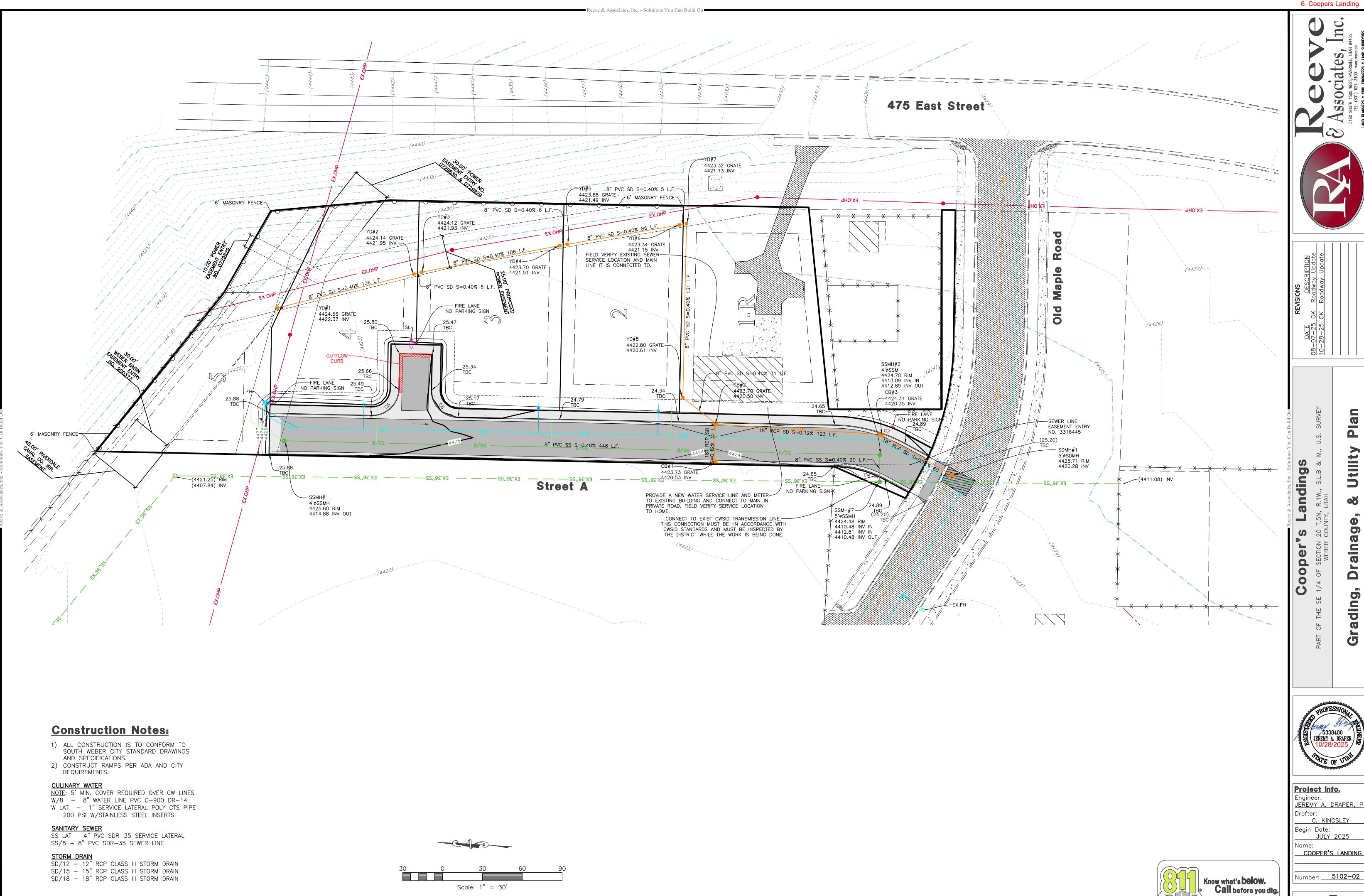


Project Info. Engineer: JEREMY A. DRAPER, P.E

C. KINGSLEY Begin Date: JULY 2025

COOPER'S LANDING







adin

Project Info. JEŘEMY A. DRAPER, P.E

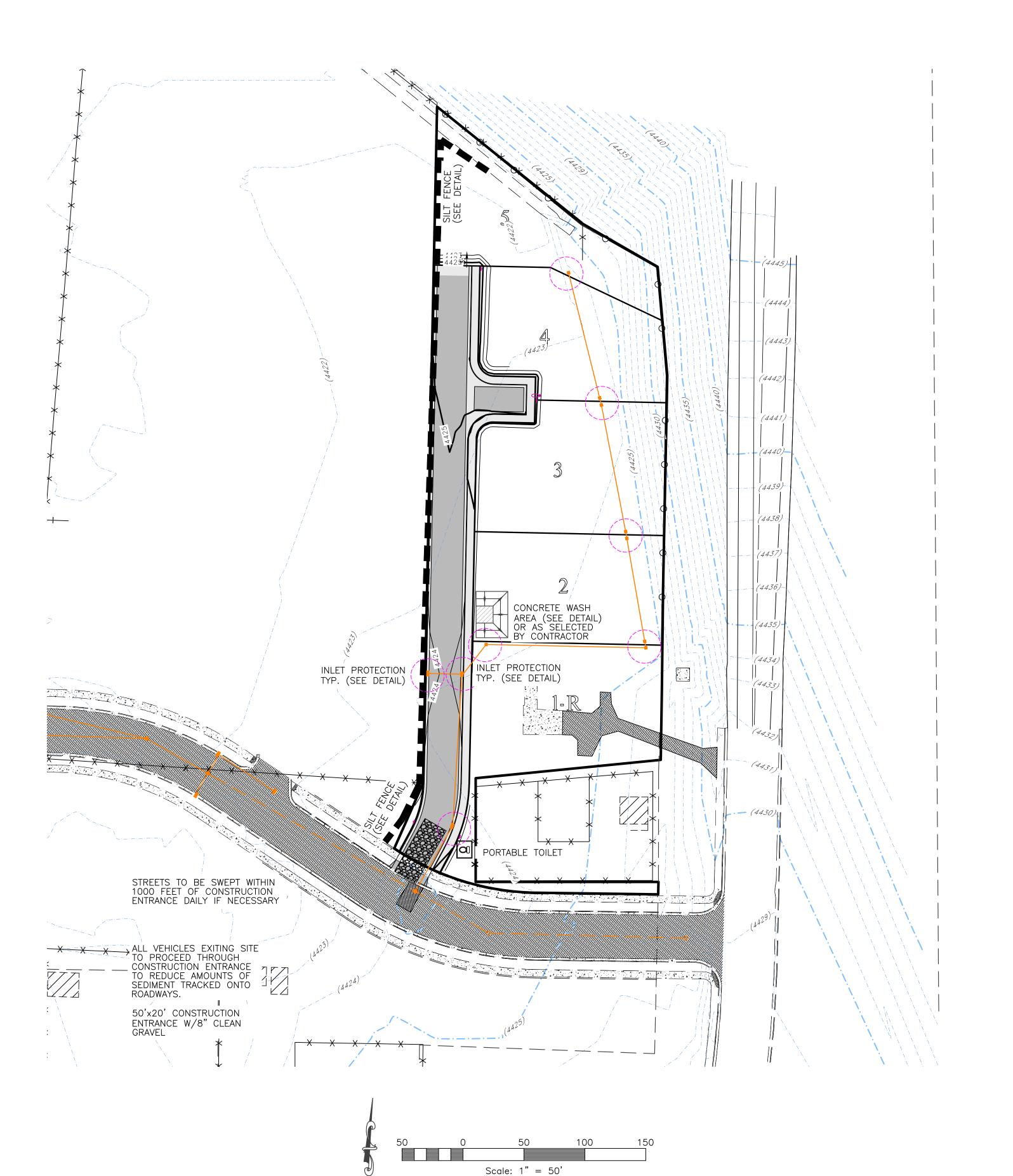
C. KINGSLEY Begin Date: JULY 2025

COOPER'S LANDING

10 Total Sheets

Cooper's Landing Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JULY 2025



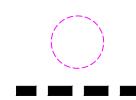


VICINITY MAP
NO SCALE

SWPPP Legend

8

= PORTABLE TOILET

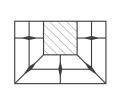


= INLET PROTECTION
TYP. (SEE DETAIL)

(SEE DETAIL)



= 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL



= CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:

1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

2. STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

PROJECT LOCATION.....PROJECT BEGINNING DATE....

BMP'S DEPLOYMENT DATE.

-SOUTH WEBER CITY, DAVIS COUNTY, UTAH Number: 5102-02
- JULY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR......
 SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR CONSENT.





DATE DESCRIPTION
08-07-25 CK Roadway Update
10-28-25 CK Roadway Update

Storm Water Pollution
Prevention Plan Exhibit



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
JULY 2025
Name:

COOPER'S LANDING

Number: 5102-02

9
10 Total Sheets

MEMORANDUM

TO: Shane Turner, Applicant

Chris Cave (Reeve & Associates), Engineer

FROM: Brandon K. Jones, P.E.

South Weber City Engineer

CC: Lance Evans

South Weber City Community Development Manager

RE: COOPER'S LANDING SUBDIVISION

Preliminary – Engineering Review #1 (Update #1)

Date: September 30, 2025

November 5, 2025

--- RESUBMITTAL REQUIRED ---

--- PRELIMINARY - RECOMMEND APPROVAL ---

Our office has completed a review of the Preliminary Plat and Improvement Plans for Cooper's Landing Subdivision, dated 7/30/2025 and 8/7/2025. A revised preliminary plat and the associated improvement plans were submitted on 10/28/2025, were subsequently reviewed, and comments provided below. We recommend approval of the preliminary plat and associated improvement plans contingent upon the comments below being addressed prior to final approval with the Administrative Land Use Authority (ALUA) Board.

GENERAL

- E1. Studies. (CC 11-4-1.C2, C8)
 - A. **PENDING -** Geotechnical Report
 - i. Most of the recommendations are standard and expected. The one unique condition of this site that must be addressed is shallow groundwater.
 - 1. Section 10.2 (Foundation Subdrains) states, "If floor slabs will be placed deeper than approximately 3 feet below the existing ground surface, we recommend that perimeter foundation subdrains be installed." This is only possible if there is enough elevation to discharge to a storm drain or land drain.
 - The final plat will need to have notes that reference the CMT study, acknowledge the presence of shallow groundwater, and list the elevation of the lowest floor slab for each lot. These elevations need to be established by CMT in coordination with Reeve & Associates.
 - a. The elevation of the lowest floor slab to be installed for each home will need surveyed verification before the concrete is poured. This will be part of the Building Permit inspections.
 - B. **PENDING** Traffic Study Not Provided



- We recommend that a basic TIS be provided due to its access location. Based on the access requirements found in the City Transportation Master Plan (dated October 2023), the only access option is the one being proposed. The sight distance to the east appears to be compromised. Also, the road crosses a sidewalk and is configured more like a driveway. This could be problematic for pedestrians. Please make sure that the report addresses these issues and provides recommendations to mitigate any detrimental impacts.
- C. NOT COMPLETE Storm Drainage Report Not Provided
 - Storm Runoff Calculations were provided on Sheet 6, but more detail is needed on subbasins and what areas contribute to which catch basin. The runoff from the road will be drained into the storm drain. However, there are low points on the lots (especially to the north) that will not drain to the road, and no drainage system is being proposed. Every lot needs the ability to discharge surface water without draining onto adjacent properties.
 - ii. The design storm intensities need to match what is provided in the City Standards (Appendix A, Exhibit 1).
 - iii. All new developments are required to provide storm water detention. However, the Old Maple Farms Regional Detention Basin is located nearby and has sufficient capacity to accommodate the direct discharge of storm water flows from this development. Therefore, in lieu of providing on-site storm water detention, this development has the option of buying into the excess capacity of this basin. If the developer desires to exercise this option (rather than providing on-site detention), an agreement will be created that will establish the fee associated with the volume required. This is based on the original costs of constructing this detention basin and the associated excess capacity.
- D. NOT COMPLETE LID and Storm Water Quality Report Not Provided
 - The Storm Runoff Calculations on Sheet 6 provide an LID volume, but the 80th percentile storm is listed as 0.6 inches, where South Weber is 0.43 inches. This should be revised.
 - There is no LID BMP being proposed. If determined to be feasible, the specific LID BMP should be stated and all design elements must be shown. Please see Appendix A (especially Sections A6-A8 and Exhibit 3) in the City Standards. Additional design support for the selected BMP can be found in A Guide to Low Impact Development within Utah, which can be found under "Resources" on the State's DEQ Low Impact Development webpage.
- E2. COMPLETE Will Serve Letters. (CC 11-4-1.C6)
 - A. Central Weber Sewer District Received
 - B. South Weber Irrigation Company Received
 - C. Enbridge Gas Received
 - D. Rocky Mountain Power Received
 - E. Comcast Received
- E3. NOT COMPLETE Title Report. (CC 11-4-1.C5)
 - A. The Riverdale Bench Canal crosses the north end of the property. However, we did not see an easement for this in the title report. If the easement does not exist, an approval letter from the RBCC will be required.
- E4. PENDING Approval Letters. (CC 11-5-1.C6-C7) not required until final
 - A. South Weber Irrigation Company An approval letter will need to be provided before final approval.



PRELIMINARY PLAT

- E5. **COMPLETE** Easements. (CC 11-4-1.C7 and PWS 3.01.A1.j)
 - The following easements need to be shown and labeled.
 - A. Utah Power & Light (RMP), Entry #729829, lists a 30' and 10' right of way
 - B. Utah Power & Light (RMP), Entry #729830, lists a 30' right of way
 - C. Weber Basin Water Conservancy District, Entry #900374, lists a 30' permanent easement
 - D. Central Weber Sewer Improvement District, Entry #3316445, lists an easement crossing a portion of Parcel B, Old Maple Farms Subdivision Phase 1.
 - E. Riverdale Bench Canal Company find and show easement
- E6. Private ROW Cross Section. (PWS Sheet R3 and R8)
 - A. COMPLETE Section B is the applicable cross section required, which requires a pavement width of 26'. With the required sidewalk on the east side, the total ROW width must be 38'. The cross section provided in the plans only shows a pavement width of 20'. This needs to be revised and updated.
 - B. NOT COMPLETE Additional ROW needs to be shown on the north end of the road to provide for curb, gutter, and sidewalk. This needs to be addressed and shown on the final plat.
- E7. General Comments.
 - A. COMPLETE A Municipal Utility Easement (MUE) will need to be provided adjacent to the east and north edges of the road to provide for dry utilities (power, gas, communications), plus meters, fire hydrants, etc.
 - B. COMPLETE There is a small portion of ground on the west side of the road at the entrance that is not connected to a lot. We would recommend making this owned and maintained by the HOA, along with the road.
 - C. COMPLETE All existing structures should be shown and indicated if they are being removed or will remain.
 - D. NOT COMPLETE It appears that the existing home on lot 1-R is intended to remain. The footprint of the structure needs to be shown and cannot exceed the required setbacks.
 - The existing home on Lot 1-R does not meet the rear yard setback. However, since the private road can only be located where it is being shown and the private ROW width does not allow for sufficient rear yard setback, we feel that there is justification to request a variance. All five items required by State Code must be met and the variance approved prior to final approval from the ALUA Board.
 - E. NOT COMPLETE No parking is allowed on the street. We recommend that the following note (or something similar) be added to the final plat, "No parking is allowed on Street A. All property owners must provide for all vehicles to be parked on their lot."
 - F. NOT COMPLETE Lot 1 is shown with an "R" restriction, but there is no explanation of what is being restricted. Please add a note describing the restriction.

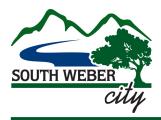
IMPROVEMENT PLANS

- E8. **COMPLETE** Easements. The existing easements do not appear to be correctly shown or labeled on Sheet 3. Please make sure all easements are correctly shown and labeled.
- E9. COMPLETE Utilities to Lot 1. The existing water meter is difficult to access and has other existing problems. Therefore, a new service line and meter need to be provided from the



- new line in the private road. Also, please verify where the existing sewer service is located and what main line it is connected to.
- E10. COMPLETE Ownership of Utilities. The new culinary water and sewer will be public and the storm drain will be private.
- E11. COMPLETE Sewer Connection to CWSID. A direct connection is being proposed to the CWSID transmission line. The plans should indicate this connection must be "in accordance with CWSID standards and must be inspected by the district while the work is being done" and the standard detail included with the drawings.
- E12. COMPLETE Sewer Manholes. SSMH #1 needs to be moved to the south so that it is located in the private ROW.
- E13. NOT COMPLETE North end of road. Curb, gutter, sidewalk need to be extended along the north end of the road.
- E14. COMPLETE Grading / Yard Drain. Lots 2-5 sit below the road grade. This will be problematic for drainage. Every lot needs to provide means for each lot to drain without running surface drainage across an adjacent lot (e.g. yard drain boxes for each lot connected to the storm drain).
- E15. COMPLETE Fencing. A 6' masonry fence must be installed along the north property line of Lot 5 and east property lines of Lots 2 – 5 in accordance with the requirements of CC 11-7-4.B3. The NA line along 475 East (Old Fort Road) is associated with I-84 and therefore is included with this requirement.
- E16. NOT COMPLETE Street Lighting. Street lights need to be provided. They will need to be privately owned and maintained. A street light needs to be located at the Private Road entrance at Old Maple Road.





PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans, AICP Community Development Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment – Title 10, Chapter 5 (Zoning Districts) Amendment to Remove Private Roadway Section C as an option for subdivisions.

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code by modifying Private Roadway Street Section C as an approved roadway standard (Title 10, Chapter 5 and Public Works Standard Drawings).

BACKGROUND

The City's Public Works Standards currently include Private Roadway Street Section C as an allowable private road design. In practice, Section C functions more like a driveway section, and developers often later need to add curb, gutter, and sidewalk—features already included in Section B.

To simplify standards and ensure consistency with long-term infrastructure goals, staff recommends removing Section C as an allowable roadway section. Section A and Section B would remain.

This change removes unnecessary complexity and aligns with how private streets are actually designed and constructed in the City.

PROPOSED CODE AMENDMENT

Title 10, Chapter 5 – Zoning Districts

Remove References to "Private Roadway Street Section C"

Public Works Standards:

- Remove Private Roadway Street Section C from Standard Drawing Sheet R3.
- Retain Sections A and B; no note changes required.

City Code:

Amend the following sections to delete references to "Section C":

- 10-5A-9A (R-M Zone)
- 10-5B-9A (R-LM Zone)



- 10-5D-9A (R-L Zone)
- 10-5E-9A (A Zone)

Current Language:

"Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section C, B, or A."

Proposed Amendment:

"Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section B or A."

All other sections remain unchanged.

CODE REDLINES

CHAPTER 5: Zoning Districts

ARTICLE A. RESIDENTIAL MODERATE DENSITY ZONE (R-M)

SECTION:

10-5A-9: Private Right-Of-Way

10-5A-9: PRIVATE RIGHT-OF-WAY:

- A. Private rights-of-way shall be permitted in compliance with $\underline{11-4-4}$ and Public Works Standard Drawings Private Roadway Street Section \leftarrow B or A.
- B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5B-9: PRIVATE RIGHTS-OF-WAY:

- A. Private rights-of-way shall be permitted in compliance with $\underline{11-4-4}$ and Public Works Standard Drawings Private Roadway Street Section \leftarrow B or A.
- B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5D-9: PRIVATE RIGHTS-OF-WAY:

- A. Private rights-of-way shall be permitted in compliance with $\underline{11-4-4}$ and Public Works Standard Drawings Private Roadway Street Section \leftarrow , B or A.
- B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

10-5E-9: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with $\underline{11-4-4}$ and Public Works Standard Drawings - Private Roadway Street Section \leftarrow B or A.



B. A maximum of four (4) dwelling units or lots shall be permitted utilizing private rights-of-way. (Ord. 2021-14, 1-11-2022)

ANALYSIS

These amendments promote transparency, improve development predictability, and align zoning actions with long-term infrastructure and community goals.

• The removal of Private Road Section C simplifies code administration and ensures developers use appropriate roadway standards.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to:

Approve the removal of Private Roadway Section C from the South Weber City Code and Public Works Standard Drawings.



8. Shipping Container Code Amendment

PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 13, 2025

PREPARED BY

Lance Evans, AICP Community Development Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code Amendment – Title 10, Chapter 11 Supplementary and Qualifying Regulations and Title 10, Chapter 1-10: Definitions.

Amendment to Regulate the Placement and Use of Shipping and Storage Containers

REQUEST - LEGISLATIVE ACTION

Amend the South Weber Land Use Code Title 10, Chapter 11 Supplementary and Qualifying Regulations of the South Weber City Land Use Code to establish standards governing the placement, appearance, and use of shipping and storage containers within the City.

BACKGROUND

South Weber City has received inquiries regarding the use of shipping or cargo containers for storage in various zoning districts. The City's current code does not specifically address these containers, leading to uncertainty about where and how they may be used.

The proposed amendment provides standards to regulate shipping and storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with the City's zoning, building, and land-use objectives.

This amendment also distinguishes between **permanent and temporary** container use, outlines allowable zoning districts, and specifies placement, screening, and duration requirements.

PROPOSED CODE AMENDMENT

T10-11-3: Main And Accessory Buildings

K. Shipping Containers

Purpose: To regulate the placement, appearance, and use of shipping / storage containers to protect neighborhood character, ensure safety, preserve property values, and maintain consistency with South Weber City's zoning, building, and land-use codes.

(1) Shipping or Cargo Containers are not allowed in Residential Zones.



- (2) Shipping or Cargo Containers may be allowed in Commercial and Industrial Zones through Chapter 12: Architectural Site Plan Review but are not use by right.
- (3) Shipping or Cargo Containers may be used in Agricultural Zones provided the following conditions are met:
 - a. The Container shall be located in the Rear Yard and meet the minimum required setbacks;
 - b. The Container shall be painted a solid neutral color such that all insignia, writing, or numbers on the Cargo Container are masked;
 - c. The Container is used for storage purposes only;
 - d. A minimum of one acre is required for each Container, with a maximum of two Shipping/ Cargo Containers allowed per Lot.
 - e. Shipping/Cargo Containers shall comply with all applicable building codes.
- (3) Temporary Shipping/Cargo Containers are prohibited Residential Zones except for moving purposes or construction and remodeling purposes. When a Temporary Residential Storage Container is used, it shall be:
 - a. Located out of the public Right-of-way.
 - b. Located on the subject property's private driveway, unless used for new home construction or remodeling where the storage container may be located anywhere on the subject property provided it is not located on existing Landscaping.
 - c. Used for a maximum of 2 weeks (14 days) for moving purposes.

Add the following Definitions to Section 10-1-10.

10-1-10: Definitions

Shipping Container / Cargo Storage Container/ Container: A metal or other rigid container originally designed for transporting goods (by ship, rail, or truck) that is used for storage of materials, goods, equipment, or other items on a property. Includes intermodal containers, portable storage units (PODS), etc.

Temporary Container: A container placed on a property for a limited duration (e.g. loading/unloading, construction, or moving), not intended for permanent use beyond [30 to 90 days] unless extended by permit.

Permanent Container: A container intended to remain indefinitely, or beyond the temporary permit period; used in a storage capacity accessory to the principal use.



Screening: Physical method (fence/wall, landscape buffer, berm) to obscure or reduce visual impact of container(s) from public view, adjacent residential properties, and from the street.

ANALYSIS

The proposed amendment:

- Clarifies where shipping and storage containers are permitted.
- Establishes conditions to minimize aesthetic and safety concerns.
- Provides clear administrative guidance for enforcement and site plan review.
- Balances flexibility for agricultural and commercial operations with neighborhood preservation in residential areas.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the proposed amendment to Title 10, Chapter 1, Section 3 of the South Weber City Code to regulate the use and placement of shipping and storage containers as outlined above.