

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, December 11, 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: Julie Losee
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. November 13, 2025, Minutes
4. Williams Preliminary Subdivision Plat at approximately 1161 E South Weber Drive, Applicant Layne Kap, Zoning: This parcel is zoned R-M (Residential Moderate Density). The proposed subdivision would divide the 4.16-acre property into ten single-family residential lots. This proposal complies with the R-M zone standards, as ten lots fall within the maximum allowed density of 2.8 dwelling units per acre.
5. Smith Cove Preliminary Subdivision Plat at approximately 7998 South 2800 East, Applicant Ricky Smith, Zoning: This parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8-acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 2.8 dwelling units per acre and the permitted land uses.

REPORTS

6. Commission
7. Adjourn

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

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

DATE: 12/05/2025

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 November 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 13 November 2025 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

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

DEPUTY RECORDER:

Raelyn Boman

FINANCE DIRECTOR:

Brett Baltazar

CITY ENGINEER:

Brandon Jones

COMMUNITY DEVELOPMENT MANAGER:

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Kamry Dyer, Traci Wiese, Lynn Poll, Paul Sturm, Chris Cave, Mike Poll, Shanice Okhomia, Michael Grant, and Matt Wilson.

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

1. Pledge of Allegiance: Commissioner Boatright

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

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

(No Public Comment Received)

Commissioner Boatright closed the floor for public comment.

ACTION ITEMS:

3. Approval of Consent Agenda

- **9 October 2025 Minutes**

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

Commissioner Roberts moved to open 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 Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts 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 is a request to amend the South Weber City Zoning Map and rezone the property 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. 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.

Commissioner Boatright asked if there was any public comment.

Lynn Poll of South Weber City stated he has no problem with the rezone request, but he does have a problem with a 70' wide road, and larger park strips,

Traci Wiese of South Weber City expressed safety concerns for children crossing South Weber Drive to get to the elementary school.

Natalie Browning of South Weber City announced she is purchasing approximately 6.8 acres of this property which will affect the overall density of the development. She discussed this with Korey Kap, and he was told by Lance Evans to include this acreage in the rezone request.

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

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

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

Community Development Manager Lance Evans explained why he told Korey Kap to include the Browning purchase of 6.8 acres in this rezone request. He added it will reflect what the long-term zoning would be for this property. Commissioner Losee pointed out it is her understanding that the Browning's want to keep their property agriculture. Mr. Evans explained as long as the current use is agricultural operations, it would be allowed as a legal non-conforming use even if the property is rezoned R-M.

Kamry Dyer, sub for Korey Kap, conveyed they spoke to the County Assessor's Office and were told the zoning does not matter if the property is used as agriculture with proof of production it can remain in the green belt. She announced they have been working with UDOT concerning the safety for children to cross South Weber Drive.

Commissioner Boatright does not favor the R-P (Residential Patio Zone). Commissioner Losee stated Harvest Park Subdivision constructed residential patio homes with bonus property to the city for a dog park, but she does not see anything the city will receive in terms of the higher density for this proposed subdivision. Commissioner McFadden expressed he is aware of individuals who own patio homes and want smaller yards. He stated this higher density may not be attractive to some people, but it has its place in the community. Commissioner Roberts agreed with Commissioner McFadden.

Commissioner Roberts moved to approve the 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. Commissioner McFadden seconded the motion. Commissioner Boatright called for the vote. Commissioners McFadden and Roberts voted aye. Commissioner Losee and Boatright voted nay. The motion failed.

Commissioner Losee discussed her concerns with the Browning property being included in the rezone request and would like to see the R-P (Residential-Patio Zone) reduced. Kamry Dyer acknowledged there are negotiations going on with family members concerning the inheritance, which may change the Browning's acreage. Commissioner Boatright explained he is not concerned about that but would like to see the R-P (Residential-Patio Zone) reduced. City Engineer Brandon Jones explained if the Browning's continue to use the property as agricultural, no matter the rezone, it does not change the use.

Commissioner Roberts moved to approve the 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. Commissioner McFadden seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, McFadden and Roberts voted aye. Commissioner Losee nay. The motion carried 3 to 1.

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)

Community Development Manager Lance Evans reported this parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision is 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. The preliminary subdivision contains a significant level of detail, and the improvement plans for the development of the utility and road infrastructure. 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 believe 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 a smaller rear setback.

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

Commissioner Roberts voiced concern about the entrance onto Old Maple Road, and it being a blind corner. Chris Cave of Reeves & Associates explained the existing home will not have access to Old Maple Road, and the four lots will not have access to 475 East. Commissioner McFadden conveyed given the previous plans for this property, he favors this one the most. Commissioner Boatright asked City Engineer Brandon Jones if he is concerned about the items on his memo that are not complete. Mr. Jones

replied he is not concerned, and he does understand the concerns with the blind corner and minimizing the impact. Commissioner Losee is concerned about the power lines on Lot 5.

Commissioner McFadden moved to approve 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) with the conditions listed in the City Engineer Brandon Jones memo of 5 November 2025. Commissioner Boatright seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

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

City Engineer Brandon Jones communicated South Weber City 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.

Mr. Jones stated to simplify standards and ensure consistency with long-term infrastructure goals, staff recommended removing Section C as an allowable roadway section. Section A and Section B would remain. This change removed unnecessary complexity and aligned with how private streets are designed and constructed in the city. Mr. Evans state the cross-reference section needs to be updated.

Commissioner Losee moved to recommend to the City Council approve 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 and the cross reference section is updated. Commissioner Roberts seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

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

Community Services Manager Lance Evans conveyed 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.

Commissioner McFadden moved to recommend approval to the City Council for 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. Commissioner Losee seconded the motion. Commissioner Boatright called for the vote. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

REPORTS:

9. Commission

Commissioner McFadden: thanked Commissioner Boatright for the opportunity to work with him and all his wisdom and input.

Commissioner Losee: reported there are still garbage cans on 2700 East in front of Deer Run Flats which are causing site issues. She suggested the weeds be removed on 2700 East before Winter.

Discussion took place regarding larger park strips and measures to conserve water by installing xeriscape landscape. Mr. Jones discussed the convenience of a wider sidewalk creating more space for individuals to walk on the sidewalk verses the street.

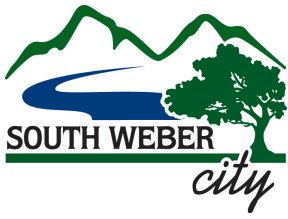
Commissioner Boatright: stated he submitted his resignation from the Planning Commission. He thanked Mayor Jo and Mayor Westbrook for giving him the opportunity to serve. He thanked city staff and fellow current and past commissioners. He wanted to be on the Planning Commission to meet people. He noted the last review of the master plan was a terrible experience and he pleaded with the community and fellow residents to be civil, respectful, collaborative, and eliminate false accusations during the next amended master plan process.

10. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:03 p.m. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, and Roberts voted aye. The motion carried.

APPROVED: _____ Date _____
Co-Chairperson: Gary Boatright

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

December 11, 2025

PREPARED BY

Lance Evans
Community Development
Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Williams Preliminary Plat

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval

RECOMMENDATION

Staff has reviewed the proposed preliminary plat and recommends conditional approval with the modifications to the plat as outlined in the staff report.

BACKGROUND

Project Information	
Project Name	Williams Preliminary Subdivision
Site Location	1161 E South Weber Drive
Tax ID Number	13-021-0057. 13-021-0066
Applicant	Layne Kap
Owners	Larry Williams, Sherry Phelps
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	4.16 Acres
Number of Lots	10
Gross Density Calculation	2.4 dwelling units per acre

Zoning: This parcel is zoned R-M (Residential Moderate Density). The proposed subdivision would divide the 4.16-acre property into ten single-family residential lots. This proposal complies with the R-M zone standards, as ten lots fall within the maximum allowed density of 2.8 dwelling units per acre.

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. A final plat application and review will be required to complete subdivision process. 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.

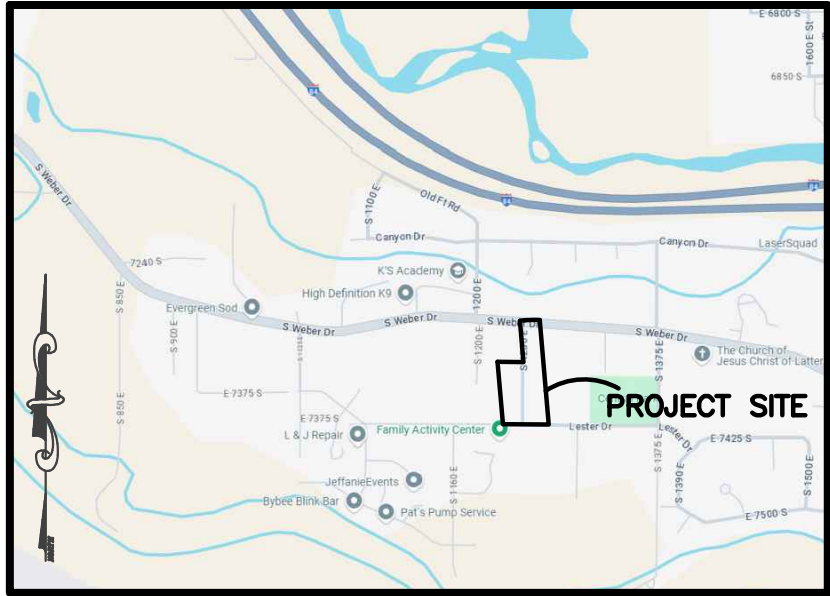
Engineering Comments: The City Engineer reviewed the Williams Preliminary Plat and recommends preliminary plat approval based on the modifications required in his review memo.

STAFF REVIEW

WILLIAMS 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: Williams Subdivision – Preliminary Plat



VICINITY MAP
SCALE: NONE

LEGEND

- = SECTION CORNER
— = POINT OF BEGINNING
— = GENERAL UTILITY EASEMENT
— = BOUNDARY LINE
— = LOT LINE
— = SECTION TIE LINE
— = CONTOUR LINE
— = ADJOINING PROPERTY
— = CENTERLINE
— = EASEMENTS
— = SECTION TIE LINE
— = PROPOSED SANITARY SEWER LINE
— = EXISTING SANITARY SEWER LINE
— = PROPOSED SECONDARY WATER LINE
— = PROPOSED SECONDARY WATER LINE
— = PROPOSED CULINARY WATER LINE (SIZE VARIES)
— = EXISTING CULINARY WATER LINE
— = PROPOSED STORM DRAIN (SIZE VARIES)
— = EXISTING STORM DRAIN
— = EXISTING FENCE LINE
— = EXISTING OVERHEAD POWER LINE
● EX,PP = EXISTING POWER POLE
● = PROPOSED SANITARY SEWER MANHOLE
● = EXISTING SANITARY SEWER MANHOLE
● = PROPOSED FIRE HYDRANT
● = EXISTING STORM DRAIN MANHOLE
■ = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
■ = SECONDARY WATER BLOW-OFF VALVE
x = SHARED SECONDARY WATER VALVE
□ = PROPOSED CONCRETE
□ = PROPOSED PAVEMENT
□ = BUILDABLE AREA

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	32.00'	26.91'	26.13'	N29°01'17"W	48°11'23"			
C2	65.00'	20.99'	20.90'	S43°51'59"E	18°29'58"			
C3	65.00'	153.99'	120.42'	S33°15'12"W	135°44'23"			
C4	65.00'	59.27'	57.23'	N52°45'24"W	52°14'27"			
C5	65.00'	79.30'	74.47'	N08°18'49"E	69°53'58"			
C6	25.00'	21.03'	20.41'	S19°10'06"W	48°11'23"			
C7	919.81'	139.30'	139.16'	N87°51'04"E	8°40'37"			

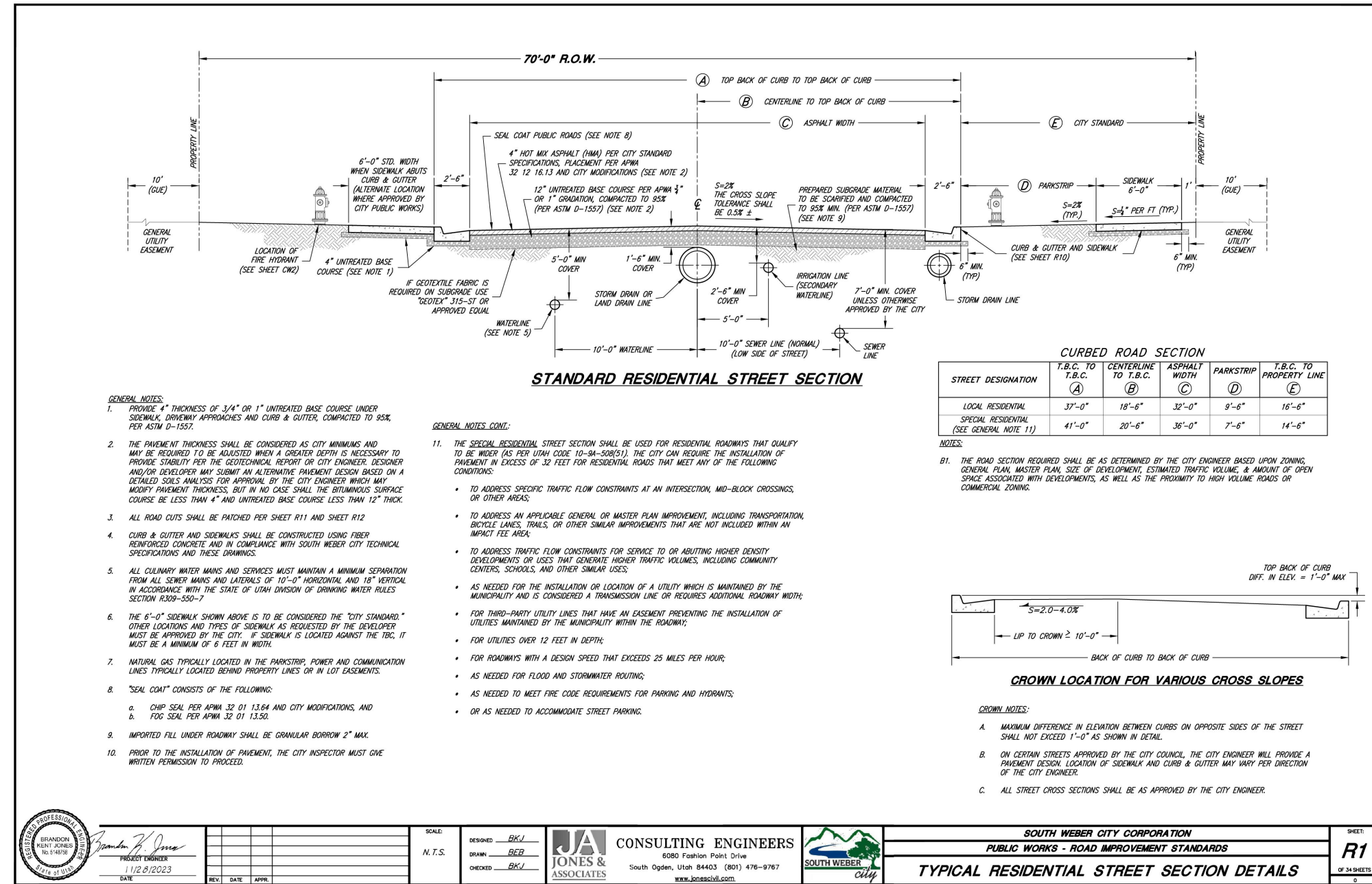
SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT



Williams Subdivision

South Weber City, Davis County, Utah

70'-0" STANDARD STREET SECTION



STORM WATER CALCULATIONS



Storm Runoff Calculations
Williams Property
5918-22 31/02/2025 JAO

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:	Total Area = 4.16 ac or 181,427 ft ²	
Runoff Coefficients	Paved Area 22,000 C = 0.9	
	Grass 30,975 C = 0.9	
	Landscaped Area 128,452 C = 0.2	
	Weighted Runoff Coefficient C = 0.40	

LID Retention	80% Percentile Rainfall Event (d)	0.45 in
Is the site feasible for LID?	Yes	0.29
Site Imperviousness (I)	A	0.84
NFCS Soil Group	A	0.84
Rv Equation	Rv = 0.84 * 1.302 * 0.84 * 1.188 * 0.83 * 1.122	0.17
Rv (Soil Group A)	0.84 * 1.302 * 0.84 * 1.188 * 0.83 * 1.122	0.17
V _{det} = Rv x d x Total Site SF		1151 c.f.

Rainfall Intensities: —" intensity for a minute TOC - Pipe Capacity in/hr

Peak Run-off:	Runoff Coefficient C = 0.40	
	Rainfall Intensity I = 0.00 in/hr	
	Area A = 4.16 ACRES	
	Q = 0.00 cfs	

Volume of Run-off for 100-year Storm Event:	C = 0.40	
I = See Below in/hr	0.40	
A = 181,427 sq ft	0.40	
Q (cfs) = 0.00 cfs	0.40	

Time (min)	Time (sec)	I (in/hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	0.73	12.77	3801	290	3582
10	600	0.73	12.77	7602	580	7022
15	900	0.73	12.77	11403	870	10463
20	1200	0.73	12.77	15204	1160	14044
25	1500	0.73	12.77	19005	1450	17555
30	1800	0.73	12.77	22806	1740	21066
35	2100	0.73	12.77	26607	2030	24577
40	2400	0.73	12.77	30408	2320	28088
45	2700	0.73	12.77	34209	2610	31599
50	3000	0.73	12.77	38010	2900	35110
55	3300	0.73	12.77	41811	3190	38621
60	3600	0.73	12.77	45612	3480	42132
65	3900	0.73	12.77	49413	3770	45643
70	4200	0.73	12.77	53214	4060	49154
75	4500	0.73	12.77	57015	4350	52665
80	4800	0.73	12.77	60816	4640	56176
85	5100	0.73	12.77	64617	4930	59687
90	5400	0.73	12.77	68418	5220	63198
95	5700	0.73	12.77	72219	5510	66709
100	6000	0.73	12.77	76020	5800	70220

Orifice Sizing	Given: Q = 0.83 cfs	
	H = 94.4 ft	
	Cd = 0.62	
	R = SQRT(Q/(0.785 * H^3 * Cd^2))	0.18 feet
	D = 2.10 inches	
	D = 4.21 inches	
	D = 13.91 inches	0.0666 ft^2

Pipe Sizing	Description	Pipe Size	Slope	Cap. (cfs)	Req. Cap.
				0.00	0.00

SUMMARY: The required 100-yr storage volume is 9,049 cubic feet

The required LID Retention volume is 1,151 cubic feet

Orifice size is 4.2 inches

*Detention to be provided in the regional basin to the north of the property

BOUNDARY DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING S89°49'36"E 244.45 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 28;

THENCE NORTH 89°49'36" WEST 321.45 FEET; THENCE NORTH 05°00'44" WEST 439.80 FEET; THENCE SOUTH 89°22'33" EAST 182.69 FEET; THENCE NORTH 04°55'35" WEST 288.73 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 919.81 FEET, AN ARC LENGTH OF 139.30 FEET, WITH A DELTA ANGLE OF 08°40'37", A CHORD BEARING OF NORTH 87°51'04" EAST, AND A CHORD LENGTH OF 139.16 FEET; THENCE SOUTH 04°55'35" EAST 732.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,379 SQUARE FEET OR 4.164 ACRES.

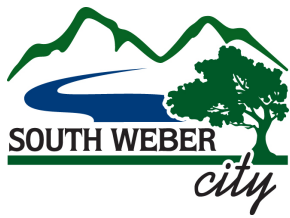


REVISIONS	DATE	DESCRIPTION
1	7/22/2025	SEWER CHANGES
2	7/23/2025	UTILITIES RELOCATED

Williams Subdivision
PART OF THE SE 1/4 OF SECTION 28 T.5N, R.1W, S.L.B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 3/13/2025
Name: WILLIAMS SUBDIVISION
Number: 5918-22

Sheet	1
1	Sheets



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

December 11, 2025

PREPARED BY

Lance Evans
Community Development
Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Smith Cove Preliminary Plat

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval

RECOMMENDATION

Staff has reviewed the proposed preliminary plat and recommends approval with the modifications to the plat as outlined in the staff report.

BACKGROUND

Project Information	
Project Name	Smith Cove Preliminary Subdivision
Site Location	7998 South 2800 East
Tax ID Number	13-041-0028
Applicant	Ricky Smith
Owners	Ricky Smith
Proposed Actions	Preliminary Plat Approval
Current Zoning	R-L – Residential Low Density Zone
General Plan Land Use Classification	Residential Low Density (R-L)
Gross Site	2.8 Acres
Number of Lots	1
Gross Density Calculation	0.35 dwelling units per acre

Zoning: This parcel is zoned R-L (Residential Low Density). The proposed subdivision would divide the 2.8-acre property into a single single-family residential lot. The lot complies with the R-L zone standards, including the maximum allowed density of 2.8 dwelling units per acre and the permitted land uses.

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. 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.

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

STAFF REVIEW

SMITH COVE PRELIMINARY SUB	COMMENTS
<u>11-4-1: Preliminary Plat and Improvement Plans</u>	
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

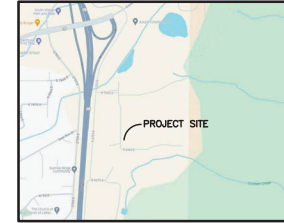
4. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.	Submitted/complies
5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances 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: Smith Cove Subdivision – Preliminary Plan and Improvement Plans, September 2025

SHEET 1 OF 1

SMITH COVE

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
SEPTEMBER, 2025



SURVEYOR'S CERTIFICATE
I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SMITH COVE 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

9239283
JASON T. FELT
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SMITH COVE, AND DO HEREBY DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

RICKY J. SMITH MI-A SMITH

ACKNOWLEDGMENT
STATE OF UTAH)
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.

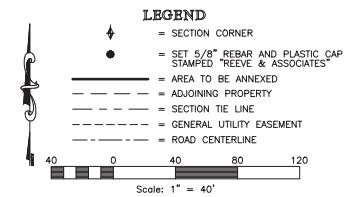
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: NORTH 00°06'21" WEST [NAD83 NORTH 00°14'31" EAST]

NARRATIVE
THE BOUNDARY WAS DETERMINED BY DEED. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

BOUNDARY DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF HAYBALL SUBDIVISION WHICH LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF 2800 EAST STREET, SAID POINT BEING 1618.44 FEET NORTH 00°06'21" WEST ALONG THE SECTION LINE AND 1371.09 FEET NORTH 89°53'39" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89°55'55" EAST 500.00 FEET ALONG THE SOUTH LINE OF SAID HAYBALL SUBDIVISION; THENCE SOUTH 00°04'05" WEST 243.77 FEET; THENCE NORTH 89°55'55" WEST 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2800 EAST STREET; THENCE NORTH 00°04'05" EAST 243.77 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 121,885 S.F. OR 2.798 ACRES.



PROJECT INFORMATION
Surveyor: J. FELT Project Name: SMITH COVE
Designer: N. ANDERSON Number: 7793-03
Begin Date: 9-10-2025 Scale: 1"=40'
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
AND RECORDED _____ AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER _____
DEPUTY: _____



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

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.

CITY ACCEPTANCE
THE SOUTH WEBER CITY MAYOR IS APPOINTED TO SIGN THIS PLAT AS A NON-DISCRETIONARY AND MINISTERIAL ACT FOR THE ACCEPTANCE OF LAND AND PUBLIC IMPROVEMENTS THAT ARE HEREIN PROPOSED FOR DEDICATION TO THE CITY. THIS THE ____ DAY OF _____, 20____.

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

SOUTH WEBER CITY PLANNER SOUTH WEBER CITY ENGINEER DATE SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER SOUTH WEBER CITY ATTORNEY