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 12, 2026, 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. October 8, 2026, Minutes
4. PUBLIC HEARING MEADOWS REZONE
5. Meadows Rezone Request, at approximately 898 E. 7240 South, a zone change from A (Agricultural Zone) to R-M (Residential Moderate Density Zone on 4.379 acres) and R-P (Residential Patio Zone on 9.375 acres) on approximately 13.86 acres total.
6. Namazi Preliminary Plat Approval at approximately 1945 E South Weber Dr, Applicant: Beruhz Namazi
7. Cottonwood Estates Preliminary Plat Approval at approximately 1675 E 7650 S, Applicants: Russell Wilson, Symphony Homes

DISCUSSION ITEMS

8. General Plan Amendment Discussion

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: 11/9/2026 **DEPUTY RECORDER**: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY
PLANNING COMMISSION MEETING

DATE OF MEETING: 8 October 2026 **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 8 October 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:	Brad Dopp (excused) Julie Losee Marty McFadden Chris Roberts Chad Skola (excused)
FINANCE DIRECTOR:	Brett Baltazar
DEPUTY RECORDER:	Raelyn Boman
COMMUNITY DEVELOPMENT MANAGER:	Lance Evans

Minutes: Michelle Clark

ATTENDEES: McKay Winkel, Meg Williams, Paul Sturm, and Michael Grant.

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

1. Pledge of Allegiance: Commissioner Roberts

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

- **Each speaker may speak for 3 minutes or less.**
- **State your name and city of residence.**
- **Direct comments to the entire Planning Commission.**
- **Note the Planning Commission will not respond during this portion of the meeting.**
- **Individuals in the audience should refrain from speaking.**

Paul Sturm of South Weber City questioned the timing and transparency of an amended meeting packet, noting that the public notice was issued only 1 hour and 32 minutes before the meeting. After spending 10–15 minutes comparing the original and amended 26-page packets, he could not identify any changes. He recommended using track changes or underlining added text to clearly identify revisions and indicate when they were made.

Michael Grant of South Weber City expressed concern that an 11-page document outlining proposed general plan changes was introduced informally during the previous Planning Commission meeting but was not included in the meeting packet. He noted that the document included proposed changes related to the road to Layton and additional clauses intended to align the city's goals with state goals. He emphasized that the document should have been included in

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the packet so South Weber residents could review the proposals and understand the potential changes before the public comment and City Council review processes.

Commissioner Losee closed the floor for public comments.

ACTION ITEMS:

3. Approval of Consent Agenda

- **September 10, 2026 Minutes**

Commissioner McFadden moved to approve the minutes of 10 September 2026 as amended. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

Commissioner Roberts moved to open the public hearing for Riverside RV Park. Commissioner McFadden seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

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

4. Public Hearing for Riverside RV Park

Community Development Manager Lance Evans explained the Owner requested the city to review the current winter exemption in the development agreement and consider continuing the winter exemption (Section 15.1.1 revised in the second amendment), so that the seven-day Leave Period does not apply from December 1 through April 30 each year. No change to zoning, density, or use is proposed.

The Riverside RV Resort Development Agreement was amended in December of 2024 to allow Riverside RV to reset the 120 day maximum stay limit on January 1 of each year. This amendment expired April 30, 2026. The third amendment would make the change permanent.

The intent of the change is to allow guests of the park to remain throughout the winter months. The Park has not had any significant issues with the January 1 reset for the leases. The Resort's request is consistent with the protection of the community character and General Plan goals. The language addition of "in a calendar year" effectively resets the 120 days on January 1. The longest possible stay with the change, if timed exactly right, could then be 240 days.

McKay Winkel of Riverside expressed appreciation for the positive partnership between the RV Park and South Weber City, emphasizing their mutual benefits, community event sponsorships, and continued commitment to cooperation. He supported an exemption from the winter stay requirement, explaining that requiring RV residents to move during winter can cause unnecessary hardship and damage to park infrastructure.

Winkel reported that allowing winter stays increased occupancy by more than 20% during those months and contributed to a 56% increase in the city's transportation utility fund tax collections since 2023. Police incidents also decreased, with only four minor incidents reported during the most recent winter period. He emphasized that the park conducts background screenings for long-term guests, strictly enforces rules, maintains a peaceful environment, and invests in upkeep, including recent road sealing and crack repairs.

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Meg Williams, onsite Manager of Riverside Park, explained there are 91 RV spaces and averages about 60% occupancy during the winter, with 85–90% of those occupied spaces used by long-term residents. She estimated that 40–45 spaces are occupied by long-term guests.

Based on her experience managing the park since 2022, Williams said allowing winter stays has made a significant difference in attracting residents who want to remain throughout the season. She explained that requiring residents to vacate the entire park for seven days creates financial and logistical hardships, including taking time off work, moving personal belongings, and paying $700–$800 to stay elsewhere for a week. She noted that these temporary departures also reduce the park's tax contributions to the city. Williams emphasized that she carefully monitors records and strictly enforces the park's compliance with city requirements.

Commissioner Losee asked if there was any public comment.

(No public comment received)

Commissioner McFadden moved to close the public hearing for Riverside RV Park. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

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

5. Riverside RV Park Development Agreement, Third Amendment, property located at approximately 855 East Cottonwood Drive, South Weber. The purpose is to review an Amendment to the Development Agreement for Riverside RV Resort to allow a winter exemption to the seven-day leave period requirement from December 1 to April 30 each year.

Commissioner Losee moved to recommend approval to the City Council for Riverside RV Park Development Agreement, Third Amendment, property located at approximately 855 East Cottonwood Drive, South Weber. The purpose is to review an Amendment to the Development Agreement for Riverside RV Resort to allow a winter exemption to the seven-day leave period requirement from December 1 to April 30 each year. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

Commissioner McFadden praised the RV park's quality and management, noting that he had visited several times and had friends who stayed there part of the year. He commended the owners and staff for their work and emphasized that the park provides significant value to the community.

Commissioner McFadden moved to open the public hearing for Fencing Code Amendment. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

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

6. Public Hearing for Fencing Code Amendment

Community Development Manager Lance Evans reported on the following:

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Amendment #1 - Title 11 Chapter 7 Section 4: Fencing over the last several years South Weber has had multiple fires along the I-84 corridor. One such fire was prevented from spreading into the Riverside RV Resort by the masonry wall along the I-84 property line. The proposed amendment will require a masonry wall for new development to provide additional protection from potential hazards.

Amendment #2 - Code Criteria Title 1, Chapter 6 A new state law requires that all cities consider the impact on families when adopting any new code. The proposed language adds this as a criterion for code amendments.

Amendment #3 - Title 10, Chapter 1, Section 10A and Title 10, Chapter 19 addressing External Accessory Dwelling Units. A new state law requires that detached Accessory Dwelling Units (ADU) do not have any more additional land use or permitting requirements than traditional single-family homes. South Weber's current code requires "External Accessory Dwelling Units" (EADU) to go through the Conditional Use Permitting process. This change in the code makes EADU's permitted uses in the residential and agriculture zones. It also clarifies the Chapter title by adding External to Internal ADUs.

Commissioner Losse asked if there was any public comment.

(No public comment received)

Commissioner Roberts moved to close the public hearing for Fencing Code Amendment. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

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

7. City Subdivision Code for fencing requirements along state and federal highways, City Code Title 11, Chapter 7, Section 4; adding an impact consideration to the City Code criteria, Title 1, Chapter 6; and removing the Conditional Use Permit requirement for External Accessory Dwelling Units amending Title 10, Chapter 1, Section 10A and Title 10, Chapter 19.

The discussion covered three proposed subdivision and zoning code amendments, which staff and the Code Committee reviewed and recommended for approval.

1. **Masonry walls along Highway 84 and Highway 89:** The city currently requires six-foot masonry walls around dwelling lots. The proposed amendment would require these walls along the highway corridors for new developments, including where properties border roads, open space, or other parcels. The change was prompted by recent fires and the effectiveness of a masonry wall at Riverside RV Park in helping stop a fire. The requirement would apply to new development and would not be retroactive.

2. **Consideration of family impacts:** A state law requires cities to consider how new code amendments may affect family health, stability, and formation. The city proposed adding this language to its code amendment procedures to comply with state law.

3. **External accessory dwelling units (ADUs):** State law requires external ADUs to follow the same permitting process as single-family homes, meaning they must be permitted uses rather

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than requiring a conditional use permit. The amendment would also lower the minimum lot size for an external ADU from the city's current 0.33 acres to the state-required 0.25 acres and clarify the code chapter title to cover both internal and external ADUs.

Staff confirmed that the Code Committee recommended approval of all three amendments, with some language revisions incorporated into the proposed text.

Commissioner McFadden moved to recommend approval to the City Council for City Subdivision Code for fencing requirements along state and federal highways, City Code Title 11, Chapter 7, Section 4; adding an impact consideration to the City Code criteria, Title 1, Chapter 6; and removing the Conditional Use Permit requirement for External Accessory Dwelling Units amending Title 10, Chapter 1, Section 10A and Title 10, Chapter 19. Commissioner Roberts seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

8. Conditional Use Application for an External Accessory Dwelling Unit on the property located at approximately 7753 S 1650 East, South Weber. Applicant Doug and Wendy Dahl.

Community Development Manager Lance Evans stated an EADU requires a Conditional Use Permit (CUP) in the A Zone. Staff reviewed the application with the city code requirements for EADUs and recommended approval with the condition that a parking space be installed to the side or rear of the primary building.

The proposed building is 1,062 square feet, single-story two bedroom home. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP, each with specific elements to address as applicable.
A. Compatibility with or impact to neighboring properties.
B. Safety of Persons and Property.
C. Health and Sanitation.
D. Environment.
E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff reviewed the elements and believed that the CUP follows the standards and recommended approval for the Dahl EADU CUP with the condition of adding a parking space to the side or rear of the primary building.

Mr. Evans explained that the accessory dwelling unit is currently intended for family members and is not being rented out, so a business license is not required at this time. If the unit is rented in the future, it may be rented as long as the owner resides in one of the dwelling units, and a business license would then be required.

Wendy Dahl, applicant, explained that the planned infrastructure improvements on 1675 East and the connecting road will affect her parents' existing home. Because the property is a sixth-generation family farm, her family wants to build an accessory dwelling unit (ADU) so her parents can continue living on the property. She emphasized the urgency of completing the ADU before the road development progresses to ensure her parents have a place to live and avoid temporary homelessness. She clarified that the proposed ADU will have three bedrooms, two

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bathrooms, and a deep two-car garage with additional storage space for items such as four-wheelers. The property is approximately two acres and adjoins the family's existing land, with pasture space remaining between the properties for animals. The home's footprint will be approximately 1,250 square feet.

Commissioner McFadden moved to approve the Conditional Use Application for an External Accessory Dwelling Unit on the property located at approximately 7753 S 1650 East, South Weber for applicant Doug and Wendy Dahl. Commissioner Losee seconded the motion. Commissioner Losee called for the vote. Commissioners Losee, McFadden, and Roberts voted aye. The motion carried.

DISCUSSION ITEMS:

9. General Plan Amendment Discussion

The Planning Commission discussed proposed amendments to the city's general plan, focusing primarily on transportation connections, particularly the proposed north-south connection toward Layton. Staff explained that the draft was prepared in response to City Council direction and was intended for Planning Commission review before being presented to the public.

Key points of the discussion included:

- Transportation connections: Commissioners discussed several corridors, including US-89, 1900 East, South Weber Drive, Old Fort Road, and other potential connections. They emphasized using consistent terminology throughout the plan, favoring "north-south connection" over "connection to Layton" to avoid implying a predetermined destination or route. The plan would identify desired connections without ranking them by priority, allowing decisions to be made as development proposals arise.
- Draft review and consistency: A commissioner identified inconsistencies between the existing and proposed plan language, missing map references, and opportunities to improve organization. Commissioners supported using tracked changes to make revisions easier to follow.
- Clear, measurable goals: Commissioners liked the addition of specific goals and policies because they would make the general plan more useful, measurable, and easier for the public to understand. They favored concise, straightforward language rather than lengthy explanations.
- Public input: Staff explained that the draft had not yet been released publicly because the commission had not reviewed or recommended it. Once the draft is refined, the city plans to hold an open house and gather feedback through public discussion, individual conversations, and written comments. Commissioners agreed that residents should have a clear draft to react to before providing input.
- Upcoming amendments: Additional work will address map amendments, annexation and the South Bench, transportation connections, and the vision and goals for Central Park and a future downtown area.

Next steps: Staff planned to provide a revised transportation section for review in approximately two weeks, with the goal of refining it during the November meeting. Drafts of other general plan amendments would be prepared for discussion in November or December, as time allows. The commission hoped to have materials ready for public input in January or February, recognizing that the transportation maps are especially important given the development that has occurred over the past five years.

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REPORTS:

10. Commission

Commissioner Losee: noted that vertical construction has begun on the Gateway development and that the Lofts project appears to be moving forward with its next phase. She asked who is responsible for ensuring construction matches approved plans, expressing concern that previous phases of the Lofts may have been built at higher elevations than approved and that the latest foundation may have a similar issue. Staff said the plans align with approved designs but agreed to review the grading elevations specifically. Commissioner Losee also raised concerns about the Bright Lock storage facility on South Weber Drive, noting that it looks neglected, with open doors and weeds. Staff explained that the gravel pit has created challenges for the business but said they communicate regularly with the owners about maintenance. Finally, she urged drivers to slow down on South Weber Drive, emphasizing that residents live in the neighborhood and excessive speeds are concerning.

Community Development Manager Lance Evans: reported that economic development opportunities are increasing around Hill Air Force Base, and representatives from the Northern Utah economic development organization may have interested parties for city-owned properties. He noted that a City Council work session was scheduled for the 13th to review a conceptual plan for the 2.9-acre commercially zoned property south of Morty's Car Wash and discuss what types of development the city would like to see. He also identified a second city-owned property near the S-curve, west of the gravel pits, measuring approximately 3.9 acres. Mr. Evans emphasized the need for the city to clarify its economic development goals so developers can bring forward proposals that fit the community's vision. He encouraged Planning Commission members to attend the work session to learn about the proposals, noting that the projects may eventually come before the commission for review.

11. ADJOURN:

Commissioner Losee moved to adjourn the Planning Commission meeting at 7:12 p.m. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, and Roberts voted aye. The motion carried.

APPROVED: _____ **Date** _____
Co-Chairperson: Julie Losee

_____
Transcriber: Michelle Clark

_____
Attest: **Deputy Recorder: Raelyn Boman**

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PLANNING COMMISSION STAFF REPORT

MEETING DATE

November 12, 2026

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: Duane Johnson
Location: approximately 898 E. 7240 South
Acreage: approximately 13.86 acres

REQUEST

A zone change from A (Agricultural Zone) to R-M (Residential Moderate Density Zone on 4.379 acres) and R-P (Residential Patio Zone on 9.375 acres) on approximately 13.86 acres total.

Property Information	
Site Location	Approximately 898 E. 7240 South
Tax ID Numbers	130180092
Applicant	Duane Johnson
Owner	Duane Johnson
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zone Districts	R-M (Residential Moderate Density Zone) R-P (Residential Patio Zone Density Zone)
Acreage	13.86

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 13.86 acres for a subdivision with varying residential densities. This request is to amend the A – Agricultural Zone for 13.86 acres to R-M (Residential Moderate Density Zone) for 4.379 acres and R-P (Residential Patio Zone) for 9.375 acres.

ANALYSIS

Consistence with General Plan

The General Plan Projected Land Use Map identifies approximately 10 acres at the northern portion of the property as R-P, the remaining property is designated for moderate density. The moderate zoning district portion is consistent with the General Plan land use designations for the property. The applicant requested 9.375 acres to be rezoned to the R-P zone. However, the R-P zone is not recommended unless an amenity is included in the project. As stated in the General Plan, this density requires additional amenity or benefit to the city to be approved.

> *Densities greater than those contained on the Projected Land Use Map may be granted in exchange for such amenities as trails, buffers, etc., as deemed in the best interest of the City. Section 3: Land Use Goals and Projections, Residential, South Weber City, General Plan Update 2020*

The applicant submitted a Cost Share agreement, but there is little suggested as an improvement or benefit to the city to justify the increased density.

Surrounding uses

	CURRENT USE		ZONE	PROJECTED LAND USE
East	Agricultural, approved moderate density zone	Approx. 32 acres	Residential Moderate Density Zoning District	Moderate density residential
South	Agricultural	Approximately 10 acres.	Agricultural Zoning District	Low to Moderate density residential
West	Single-Family Homes	Lot Sizes from 8,000 to 15,000 square feet.	Residential Patio and Residential Moderate Density Zoning Districts	Moderate density residential
North	I-84	Highway	None	NA

Compatibility with Surrounding Uses

The proposed rezone is similar to 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 on 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

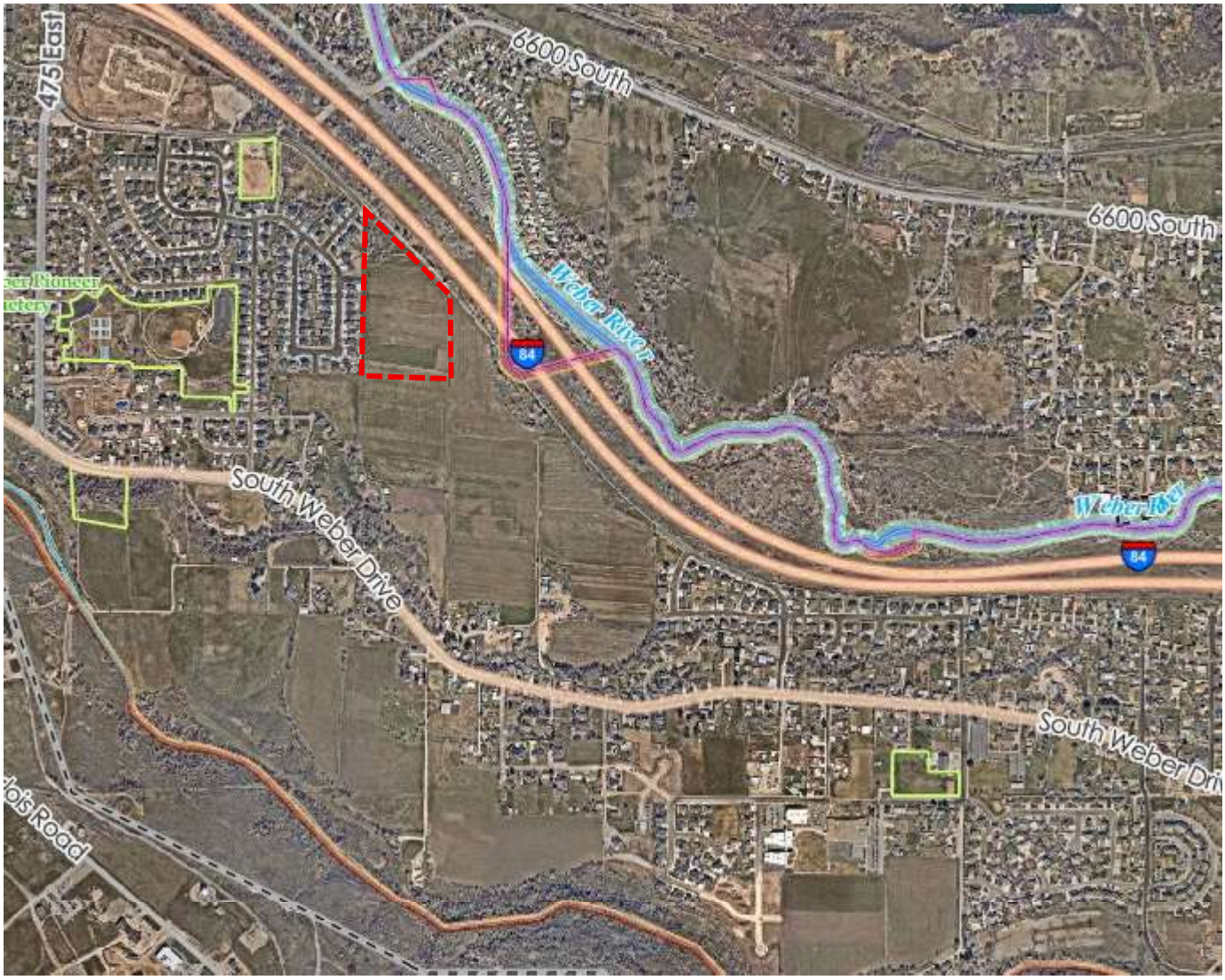
The proposed zone change is surrounded by single-family housing, agricultural land and an interstate highway to the east, west and north. The land use densities are factored into the infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, 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 an east/west collector roadway is required to provide a road connection to the west and east of the project. Old Fort Road should 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 the future extension of Canyon 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

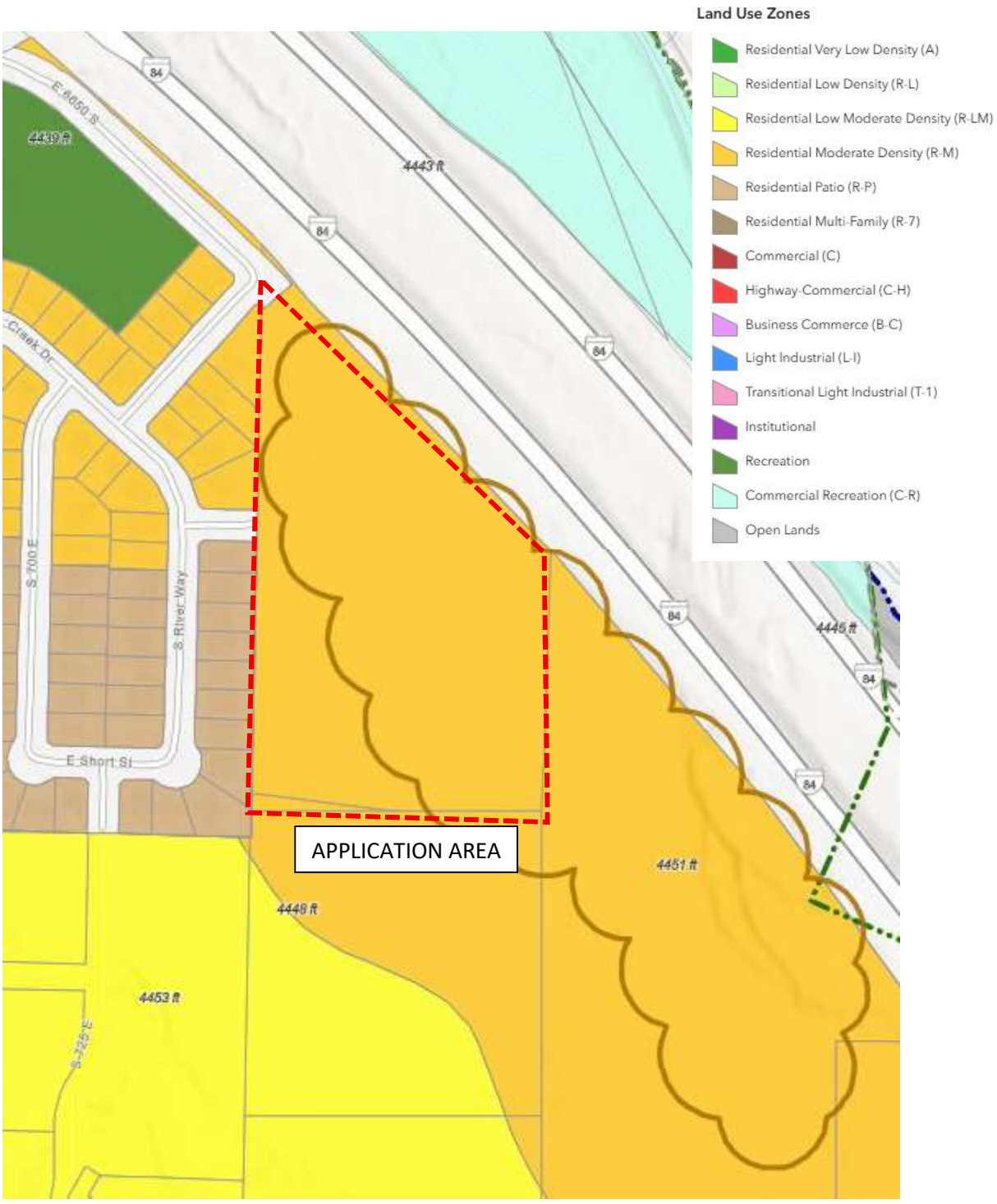
The proposed zone change does not meet the goals and objectives of the General Plan as stated in the staff report. Staff recommends denial of the zone change for the 13.86 acres from A (Agricultural Zone) to R-M (Residential Moderate Density Zone on 4.379 acres) and R-P (Residential Patio Zone on 9.375 acres) on approximately 13.86 acres total.



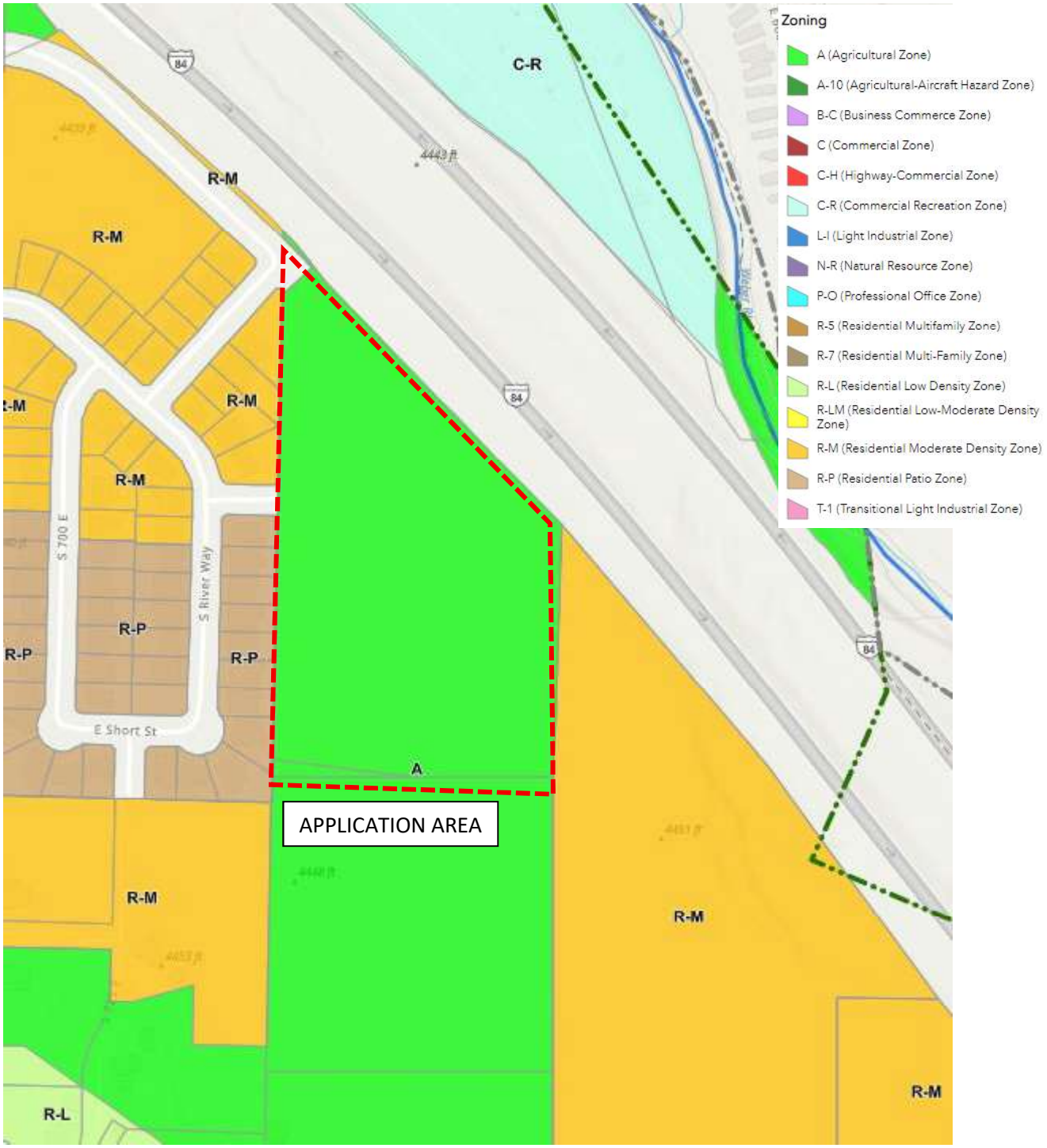
Vicinity Map



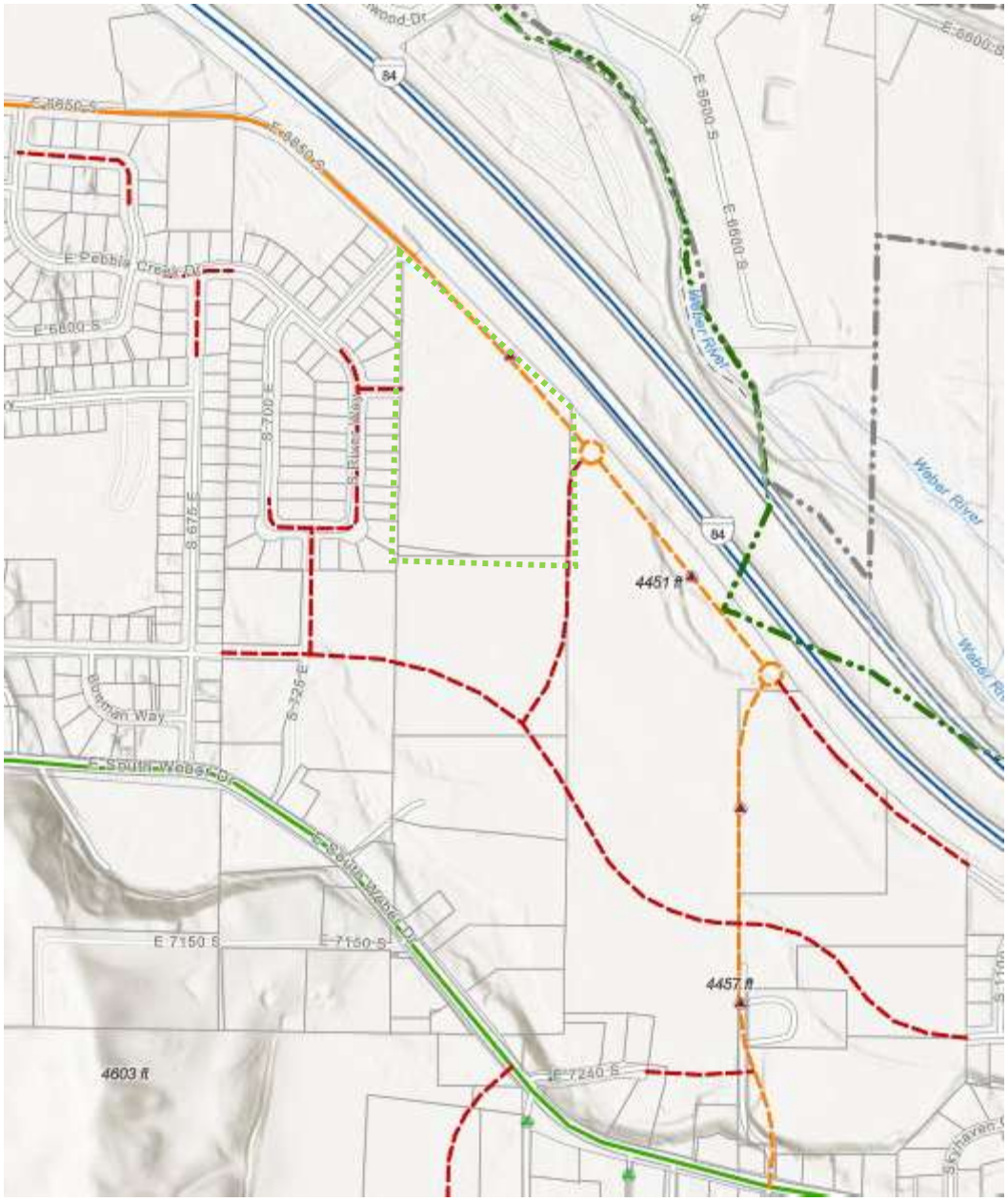
Property Map



Projected Land Use Map

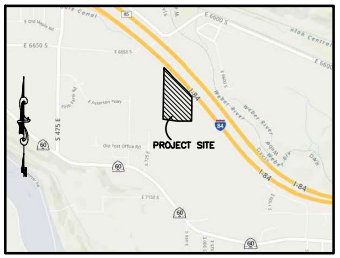

Zoning
A (Agricultural Zone)
A-10 (Agricultural-Aircraft Hazard Zone)
B-C (Business Commerce Zone)
C (Commercial Zone)
C-H (Highway-Commercial Zone)
C-R (Commercial Recreation Zone)
L-I (Light Industrial Zone)
N-R (Natural Resource Zone)
P-O (Professional Office Zone)
R-5 (Residential Multifamily Zone)
R-7 (Residential Multi-Family Zone)
R-L (Residential Low Density Zone)
R-LM (Residential Low-Moderate Density Zone)
R-M (Residential Moderate Density Zone)
R-P (Residential Patio Zone)
T-1 (Transitional Light Industrial Zone)
C-R
R-M
R-P
A
APPLICATION AREA
S 700 E
S River Way
E Short St
R-L
84

Zoning Map



SWC Vehicle Transportation Map

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



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 28, 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 EASTERLY LINE OF HARVEST PARK PHASE 3, SAID POINT BEING N00°36'39"E 559.53 FEET AND S89°23'21"E 2140.01 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N01°06'20"E 1134.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD FORT ROAD; THENCE S41°41'52"E ALONG SAID SOUTHERLY LINE, 12.44 FEET; THENCE N48°18'04"E 81.76 FEET; THENCE S45°05'46"E 83.99 FEET; THENCE S38°52'37"E 99.24 FEET; THENCE S45°28'37"E 494.26 FEET; THENCE S40°41'16"E 167.09 FEET; THENCE S04°11'09"W 64.99 FEET; THENCE S01°01'06"W 176.96 FEET; THENCE S00°15'50"W 327.74 FEET; THENCE N89°59'49"W 337.18 FEET; THENCE WEST 327.73 FEET TO THE EASTERLY LINE OF HARVEST PARK PHASE 3 AND TO THE POINT OF BEGINNING.

CONTAINING 599061 SQUARE FEET OR 13.753 ACRES MORE OR LESS.

DESIGN DATA

TOTAL AREA OF SUBD.....13.75 ACRES
R-M PORTION OF SUBD.....4.37 ACRES
R-P PORTION OF SUBD.....9.38 ACRES

R-M CRITERIA
LOT AREA: MIN 9000 S.F.
AVERAGE LOT SIZE: 12735 S.F.
BASE DENSITY 4.37 X 2.8 = 12.24 LOTS

R-P CRITERIA
LOT AREA: MIN 6000 S.F.
AVERAGE LOT SIZE: 8903 S.F.
BASE DENSITY 9.38 X 4.0 = 37.5 LOTS
OPEN SPACE: 1.25 ACRES (13.3%)

TOTAL DENSITY
R-P LOTS 24 LOTS
R-M LOTS 10 LOTS

LANDSCAPE/OPEN SPACE DATA

R-P PORTION OF SUBD.....9.38 ACRES
DETENTION BASIN OPENSPACE.....1.14 ACRES (12.2%)
"EXCEPTIONAL" OPENSPACE REQUIREMENT.....10%
(SEE LANDSCAPE PLAN)

60 0 60 120 180
Scale: 1" = 60'

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PROPOSED R-P ZONE SETBACKS: FRONT 20'; REAR 10'; SIDE 6' (20' ON CORNER LOTS)
- = PROPOSED R-M ZONE SETBACKS: FRONT 20'; REAR 25'; SIDE 10' (20' ON CORNER LOTS)

G.U.E. = GENERAL UTILITY EASEMENT

CURVE TABLE

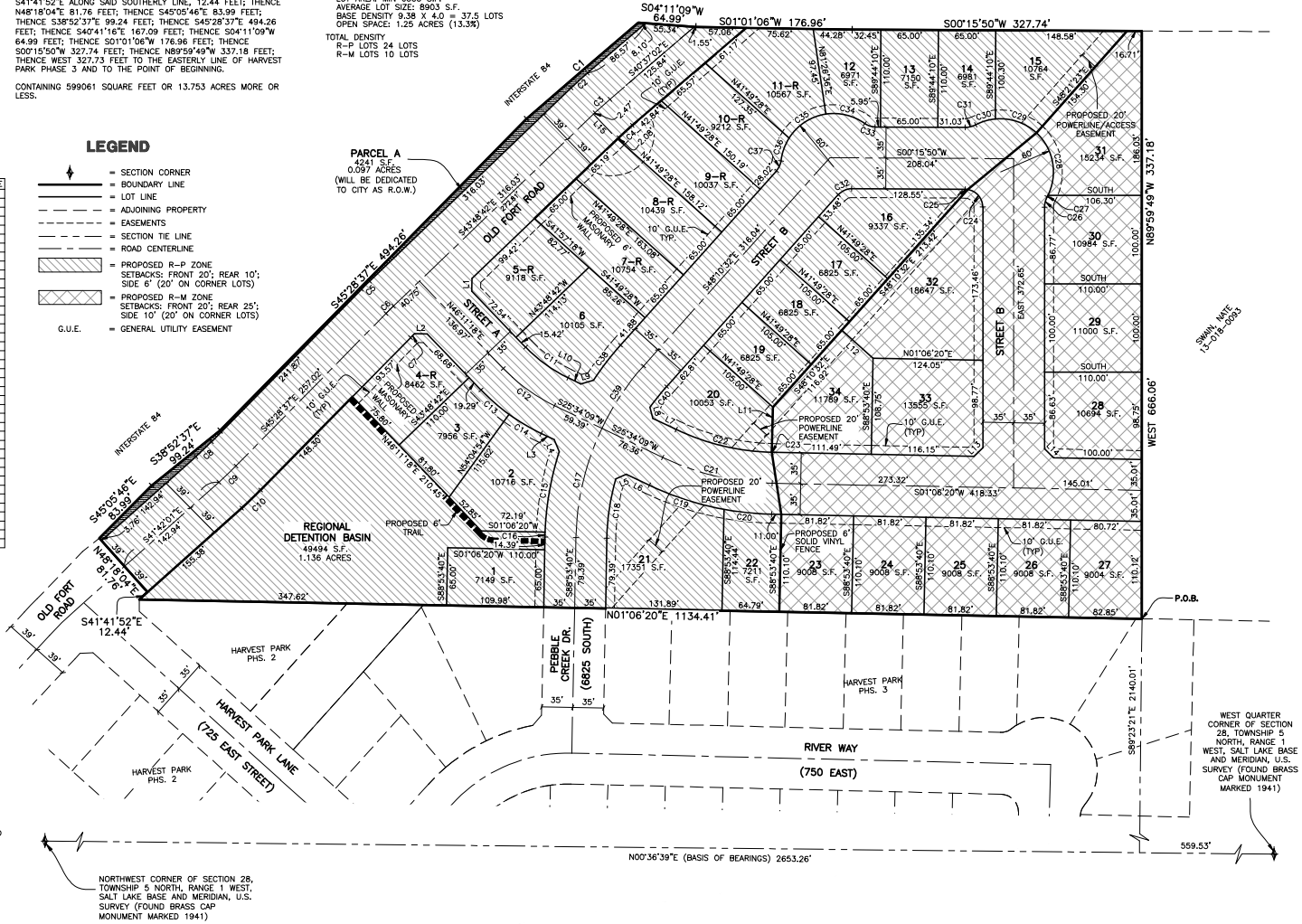
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	11329.16'	167.09'	167.09'	83.55'	S40°41'16"E	0°50'42"
C2	447.00'	24.92'	24.92'	12.46'	N42°12'52"W	3°11'40"
C3	406.00'	22.76'	22.74'	11.38'	N42°12'52"W	3°11'40"
C4	369.00'	20.57'	20.57'	10.29'	N42°12'52"W	3°11'40"
C5	447.00'	12.99'	12.99'	6.50'	N44°38'40"W	1°39'55"
C6	406.00'	11.86'	11.86'	5.93'	N44°38'40"W	1°39'55"
C7	369.00'	6.47'	6.47'	3.24'	N44°58'28"W	1°00'18"
C8	369.00'	24.34'	24.34'	12.17'	S43°35'15"E	3°46'45"
C9	406.00'	26.91'	26.91'	13.46'	S43°35'15"E	3°46'45"
C10	447.00'	29.48'	29.48'	14.75'	S43°35'15"E	3°46'45"
C11	165.00'	59.38'	59.06'	30.01'	S35°52'43"W	20°37'09"
C12	200.00'	71.97'	71.59'	36.38'	S35°52'43"W	20°37'09"
C13	235.00'	42.12'	42.07'	21.12'	S41°03'12"W	10°16'12"
C14	235.00'	42.45'	42.39'	21.28'	S30°44'37"W	10°20'57"
C15	335.00'	92.39'	92.10'	46.49'	S80°02'05"E	15°48'05"
C16	335.00'	5.61'	5.61'	2.80'	S88°24'53"E	0°57'33"
C17	300.00'	128.12'	127.15'	65.05'	S76°39'37"E	24°28'06"
C18	265.00'	68.07'	67.88'	34.22'	S81°32'09"E	14°43'02"
C19	335.00'	89.01'	88.75'	44.77'	S17°57'27"W	15°13'23"
C20	335.00'	54.03'	53.97'	27.07'	S05°43'33"W	9°14'26"
C21	300.00'	128.09'	127.12'	65.04'	S13°20'14"W	24°27'49"
C22	265.00'	112.17'	111.34'	56.94'	S13°26'33"W	24°15'11"
C23	265.00'	0.97'	0.97'	0.49'	S01°12'39"W	0°12'37"
C24	20.00'	28.69'	26.29'	17.45'	N48°54'02"E	82°11'57"
C25	20.00'	2.63'	2.63'	1.32'	N04°01'57"E	7°32'13"
C26	25.00'	12.25'	12.13'	6.25'	S75°57'50"E	28°04'21"
C27	60.00'	1.65'	1.65'	0.83'	S82°43'02"E	1°34'46"
C28	60.00'	77.19'	71.97'	44.97'	N79°38'21"E	73°42'29"
C29	60.00'	50.56'	49.08'	26.89'	N18°38'33"E	48°17'08"
C30	60.00'	23.36'	23.21'	11.83'	N16°39'16"W	22°18'30"
C31	25.00'	12.25'	12.13'	6.25'	N13°46'21"W	28°04'21"
C32	20.00'	16.91'	16.41'	9.00'	N23°57'21"W	48°26'22"
C33	20.00'	12.45'	12.25'	6.43'	N18°05'36"E	35°39'33"
C34	60.00'	46.58'	45.42'	24.53'	N13°40'59"E	44°28'47"
C35	60.00'	51.19'	49.65'	27.27'	N32°59'53"W	48°52'58"
C36	60.00'	27.64'	27.40'	14.07'	N70°38'14"W	26°23'42"
C37	20.00'	12.45'	12.25'	6.43'	N66°00'18"W	35°39'33"
C38	335.00'	49.95'	49.91'	25.02'	N52°26'50"W	8°32'36"
C39	300.00'	85.09'	84.80'	42.83'	N56°18'03"W	16°15'02"
C40	265.00'	30.05'	30.04'	15.04'	N51°25'28"W	6°29'53"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°48'42"W	14.14'
L2	S01°07'05"W	14.12'
L3	S25°34'09"W	16.22'
L4	S67°08'42"W	14.96'
L5	S23°45'48"E	13.03'
L6	S25°34'09"W	29.04'
L7	N25°34'09"E	29.03'
L8	N74°54'26"E	13.03'
L9	N16°00'09"W	14.96'
L10	N25°34'09"E	16.22'
L11	S88°53'40"E	51.27'
L12	S41°49'28"W	47.74'
L13	N44°26'30"W	14.00'
L14	N45°33'10"E	14.28'
L15	S46°11'18"W	30.00'

NOTES

1. PROPERTY IS IN ZONE X PER FEMA FLOOD MAP PANEL 49011C0089E, EFFECTIVE 6-18-2007
2. PROPERTY HAS NO WETLANDS
3. PROPERTY WILL BE ZONED R-P (RESIDENTIAL PATIO) AND R-M (RESIDENTIAL MODERATE DENSITY ZONE)
4. ALL LOTS AND IMPROVEMENTS AS SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING LABORATORIES, DATED JUNE 15, 2021.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF GENERATED FROM THEIR PROPERTY, ON THEIR PROPERTY. THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY AS TO KEEP ALL STORM WATER RUNOFF ON THEIR LOT.
6. R LOTS WILL HAVE NO ACCESS TO OLD FORT ROAD.
7. R* LOTS WILL HAVE A TEMP TURNAROUND WITH ASPHALT AND CANNOT BE REMOVED UNTIL THE DEVELOPMENT TO THE EAST REMOVES THE TURNAROUND AND EXTENDS THE ROAD
8. A PROPOSED 6' SOLID VINYL FENCE TO SEPARATE R-P ZONE.
9. PROPOSED CONCRETE TRAIL ALONG DETENTION WILL BE 6' CONCRETE.
10. THE OLD FORT ROAD 10' TRAIL WILL BE PAID BY THE DEVELOPER BUT INSTALLED BY SOUTH WEBER CITY AT A LATER DATE.
11. A 10' GENERAL UTILITY EASEMENT, LOCATED ON THE NORTH LINE OF LOTS 20-R, 21-R, 22-R*, 23-R*, 24-R, 26-R AND 27-R (ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD FORT ROAD), IS TO BE OWNED BY THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. IF, AFTER WRITTEN NOTICE FROM THE CITY OF FAILURE TO MAINTAIN HAS BEEN PROVIDED, AND THE AREA REMAINS UN-MAINTAINED, THE CITY SHALL HAVE AUTHORITY TO HIRE THE MAINTENANCE WORK TO BE DONE AND ASSESS THE HOME OWNERS ACCORDINGLY.



The Meadows Subdivision

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 WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 S. 1500 W. RIVERDALE, UT 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
ARIZ. RANCHES • SPANISH FORK • SPRINGVILLE • CEDAR CITY

REVISIONS
DATE | DESCRIPTION

The Meadows Subdivision
PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., SLB & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Concept Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 10/15/2026
Name: THE MEADOWS
Number: 4359-04

Sheet 1 of 1 Sheets

5. Meadows Rezone

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

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

1. **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. Items H-K 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.

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.

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)

PLANNING COMMISSION MEETING
STAFF REPORT

MEETING DATE

November 12, 2026

PREPARED BY

Lance Evans
Community Development Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Namazi Court 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 recommends approval with the modifications to the plat as outlined in the staff report.

Project Information	
Project Name	Namazi Preliminary Plat
Site Location	1945 E. South Weber Drive
Tax ID Number	1303300006
Applicant	Beruhz Namazi
Owner	Hassan Namazi
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	2 Acres
Number of Lots	5
Gross Density Calculation	2.5 dwelling units per acre

BACKGROUND

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 2 acres into two (2) residential single-family lots. The 2 lots comply with the maximum density of 2.8 dwelling units per acre, allowed in the zone and the allowed land use.

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

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

STAFF REVIEW

KAP LEGACY PRELIMINARY SUB	COMMENTS
11-4-1: Preliminary Plat and Improvement Plans	
11-4-1: PRELIMINARY PLAT AND IMPROVEMENT PLANS:	
A. Purpose: For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.	Completed
B. Application Required: The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.	Submitted/complies
1. Exception: When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.	NA
C. Complete Application: An application shall be considered complete and begin the first review cycle when the following items are Submitted/complies:	Submitted/complies
1. A completed Preliminary Subdivision Plat Application as provided by the City.	Submitted/complies
2. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see subsection 11-7-1D).	Geotechnical report is provided
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: Namazi Court Subdivision Preliminary Plat, September 2026.

CONSTRUCTION NOTES

WARNING
CALL BLUE STAKES

epic ENGINEERING

revisions

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNED: AH
DESIGNED: AH
PROJECT #: 25SM2037.37

SCALES

PROJECT NAME: HAMAZI COURT

PROJECT LOCATION: SOUTH WEBER, UTAH

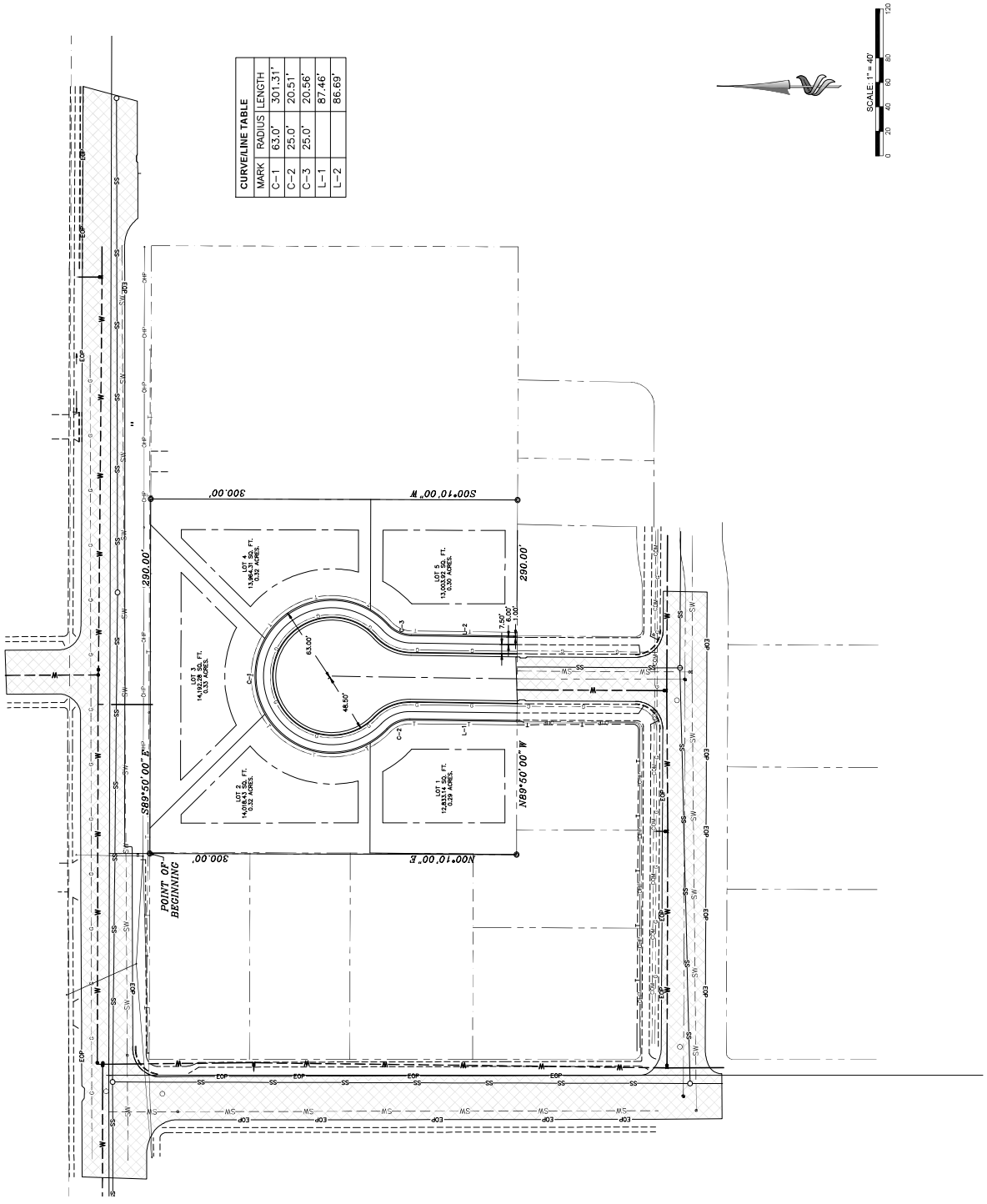
SHEET TITLE: SITE PLAN

PLAN SET: PRELIM PERMIT

SHEET: C-2

6. Namzi Preliminary Plat

CURVE/LINE TABLE		
MARK	RADIUS	LENGTH
C-1	63.0'	301.31'
C-2	25.0'	20.51'
C-3	25.0'	20.56'
L-1		87.46'
L-2		86.69'



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

November 12, 2026

PREPARED BY

Lance Evans
Community Development Manager

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Preliminary Plat

AGENDA ITEM

Cottonwood Estates 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 recommends approval with the modifications to the plat as outlined in the staff report.

BACKGROUND

Project Information	
Project Name	Cottonwood Estates Preliminary Subdivision
Site Location	1675 E. 7650 South
Tax ID Number	13-030-0107, 13293-0002
Applicant	Russell Wilson, Symphony Homes
Owner	Wayne and Linda Stark, Brad Dahl
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	5.935 Acres
Number of Lots	12
Gross Density Calculation	2 dwelling units per acre

Zoning: This parcel is zoned R-M – Residential Moderate Density Zone. The proposed subdivision proposed to divide the 5.935 acres into twelve (12) residential single-family lots. The 12 lots comply with the maximum density of 2.8 dwelling units per acre, allowed in the zone and the allowed land use.

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

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

STAFF REVIEW

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

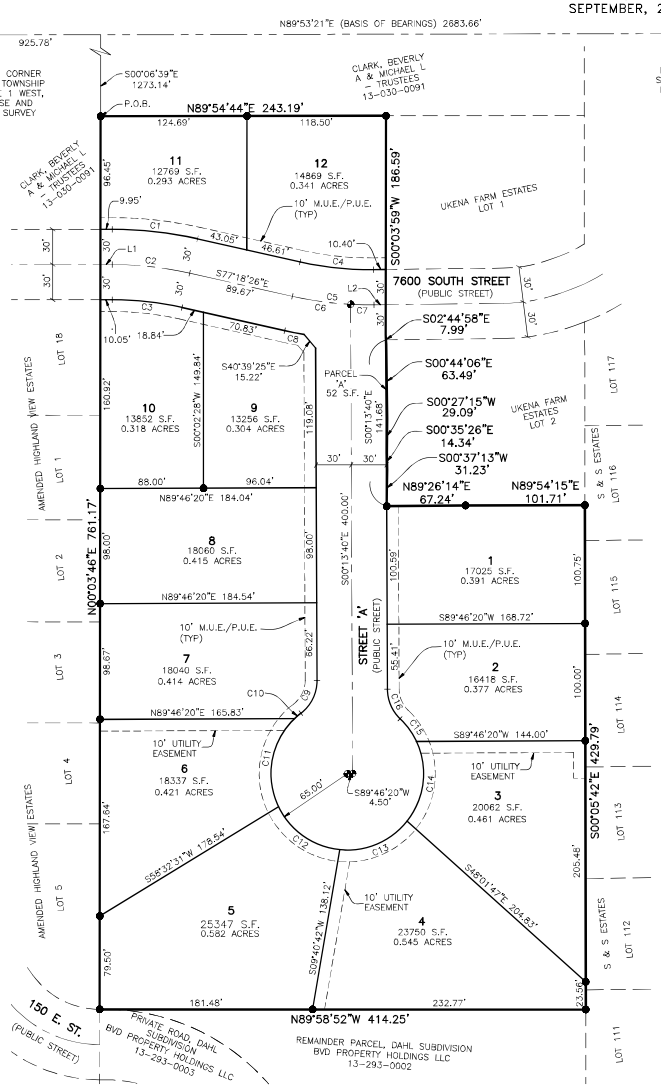
4. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.	Submitted/complies
5. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances 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: Cottonwood Estates Subdivision Preliminary Plat, September 2026.

SHEET 1 OF 1

COTTONWOOD ESTATES
PRELIMINARY PLAT - 'NOT TO BE RECORDED'

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
SEPTEMBER, 2026





VICINITY MAP
NO SCALE

LINE TABLE

#	BEARING	DISTANCE
L1	S89°57'45"W	10.00'
L2	N89°18'17"E	10.00'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	330.00'	73.32'	73.17'	N83°40'20"W	12°43'49"
C2	300.00'	66.66'	66.52'	N83°40'20"W	12°43'49"
C3	270.00'	59.99'	59.87'	N83°40'20"W	12°43'49"
C4	270.00'	63.09'	62.95'	S84°00'04"E	13°23'17"
C5	300.00'	70.10'	69.94'	S84°00'04"E	13°23'17"
C6	300.00'	50.15'	50.10'	S87°05'48"E	9°34'43"
C7	300.00'	19.95'	19.94'	S88°47'26"E	3°48'34"
C8	330.00'	16.76'	16.76'	S78°45'45"E	2°54'38"
C9	35.00'	32.24'	31.11'	N26°06'31"E	52°46'24"
C10	65.00'	7.07'	7.07'	S49°26'46"W	6°13'56"
C11	65.00'	81.62'	76.36'	S10°20'28"W	71°56'41"
C12	65.00'	66.72'	63.83'	S55°02'16"E	58°48'49"
C13	65.00'	64.82'	62.17'	N66°59'13"E	57°08'12"
C14	65.00'	72.02'	68.40'	N06°40'31"E	63°29'13"
C15	65.00'	23.97'	23.84'	N35°38'00"W	21°07'48"
C16	35.00'	28.08'	27.33'	S23°12'47"E	45°58'14"

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = STREET CENTERLINE
- = SECTION TIE LINE
- M.U.E./P.U.E. = MUNICIPAL/PUBLIC UTILITY EASEMENT

50 0 50 100 150'
Scale: 1" = 50'

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 925.78 FEET NORTH 89°53'21" EAST ALONG THE SECTION LINE AND 1273.14 FEET SOUTH 00°06'39" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 89°54'44" EAST 243.19 FEET TO THE WESTERLY BOUNDARY LINE OF UKENA FARM ESTATES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°03'59" WEST 186.59 FEET; (2) SOUTH 02°44'58" EAST 7.99 FEET; (3) SOUTH 00°44'06" EAST 63.49 FEET; (4) SOUTH 00°27'15" WEST 29.09 FEET; (5) SOUTH 00°35'26" EAST 14.34 FEET; (6) SOUTH 00°37'13" WEST 31.23 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF UKENA FARMS ESTATES; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°26'14" EAST 67.24 FEET; (2) NORTH 89°54'15" EAST 101.71 FEET TO THE WESTERLY BOUNDARY LINE OF S & S ESTATES; THENCE SOUTH 00°05'42" EAST 429.79 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°58'52" WEST 414.25 FEET TO THE EASTERLY BOUNDARY LINE OF AMENDED HIGHLAND VIEW ESTATES; THENCE NORTH 00°03'46" EAST 761.17 FEET ALONG A PORTION OF SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 258,518 SQUARE FEET OR 5.935 ACRES.

NARRATIVE

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°53'21"E

NOTES

1. THE HOME BUILDER AND LOT OWNER ARE RESPONSIBLE FOR FINAL LOT GRADING STORMWATER SHALL BE CONVEYED TO THE STREET OR RETAINED ON-SITE AND SHALL NOT IMPACT ADJACENT PROPERTIES. LANDSCAPING SHALL BE DESIGNED TO ACCOMMODATE STORMWATER PONDING WHERE LOT ELEVATIONS ARE BELOW STREET GRADE.
2. PARCEL "A" WILL BE QUIT CLAIMED TO ADJOINING PARCEL

DEVELOPER

SYMPHONY HOMES
111 S. FRONTAGE RD.
CENTERVILLE, UT. 84014

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 17-73-507 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF COTTONWOOD ESTATES 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

PRELIMINARY — 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 THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT COTTONWOOD ESTATES AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR MUNICIPAL, PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND MUNICIPAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS; WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO HEREBY DEDICATE A 10 FOOT UTILITY EASEMENT TO SOUTH WEBER IRRIGATION COMPANY FOR SECONDARY WATER TO OWN AND MAINTAIN BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

NAME DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

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

COMMISSION EXPIRES NOTARY PUBLIC

SOUTH WEBER 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__.

ATTEST:_____
SOUTH WEBER CITY MAYOR CITY RECORDER

SOUTH WEBER CITY ATTORNEY

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

SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor:	J. FELT	Project Name:	COTTONWOOD ESTATES
Designer:	E. ROCHE	Number:	1964-71
Begin Date:	7-6-26	Scale:	1"=50'
		Revision:	
		Checked:	

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER
_____ DEPUTY.

Reeve & Associates, Inc.
5160 S. 1500 W. RIVERDALE, UTAH 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS