

## PLANNING MEMORANDUM

1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Lincoln Dygert & Debbie Dygert  
From: Trevor Cahoon, Community Services Director; Brandon Jones, City Engineer  
Re: Peak View Subdivision Preliminary / Final Review

Project Information	
Project Name	Peak View Subdivision
Site Location	1885 E 7600 S
Tax ID Number	130300001
Applicant	Lincoln Dygert & Debbie Dygert
Owner	Lincoln Dygert & Debbie Dygert
Proposed Actions	Preliminary Plan/Final Subdivision Plat, Rezone to R-M
Current Zoning	R-L
General Plan Land Use Classification	R-M
Gross Site	Approx .79 Acres

### ACTION

Administrative Action/Legislative Action: Preliminary/Final Plan for a 2 lot subdivision and rezone request to change the zone from Residential Low to Residential Moderate.

### ITEMS FOR PLANNING COMMISSION REVIEW

- **Final Plat.** Because the Developer is requesting a single lot subdivision, they have chosen to move forward with their subdivision as a Preliminary/Final submission. Final Plat Items to Consider:
  - *Legal Description:* This has been supplied
  - *Lot Sizes and Orientation:* Lot sizes are consistent with the R-M zoning designation.
  - *Parcel Numbers or Lot Numbers of Surrounding Properties:* When recording the plat it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.
  - *Right-of-Way (ROW) Dedication:* The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards.
  - *Utility Easements:* The General Utility Easement required for each property has been indicated on the plat. Developer has supplied the necessary easement.
  - *Signature Boxes:* All signature boxes are supplied.
- **Improvement Plans:** Developer has submitted improvement plans to be included in the submission.
- **Rezone Application:** Rezone has been submitted and requested zone matches General Plan.

### APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

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N/A

**RECOMMENDATIONS PREVIOUSLY GRANTED BY PLANNING COMMISSION**

N/A

**ITEMS NOT UNDER CONSIDERATION BY THE PLANNING COMMISSION**

N/A

**STAFF REVIEW SUMMARY**

City Staff has done a review of the development and have reviewed the following items:

**Planning Review:**

PL-1: Zoning

The current zoning for this project is R-L the request to rezone to R-M is consistent with the General Plan. This rezone is necessary to provide adequate density for a 2 lot subdivision.

PL-2: Project Size

The Project totals .79 acres of land.

PL-3: Lot Area

The minimum lot area for the R-M zone is 9000 sq ft and this project exceeds that.

PL-4: Lot Width

The lot widths all conform to the minimum lot width requirements of the code.

PL-5: Setbacks

Setback needs to be 30' from the front and 20' from the side along 1900 E and 10' on the other side setbacks with a 15' rear setback. These are indicated on the drawings and comply.

PL-6: Access

A traffic study was not required for this project and all access points comply with the requirements of the code.

PL-7: Right-of-way

Developer will need to dedicate a portion of the property to the Public Right-of-way and this has been indicated on the drawings. Developer will install sidewalk to match existing walkways.

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**PEAK VIEW SUBDIVISION**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 APRIL 2023

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST RIGHT-OF-WAY LINE OF 1900 EAST STREET BEING LOCATED NORTH 0°21'02" EAST 1124.65 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 28.56 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°36'52" WEST 230.00 FEET; THENCE NORTH 0°23'07" WEST 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7600 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°36'53" EAST 230.48 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY SOUTH 0°12'02" EAST 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.536 SQUARE FEET OR 0.79 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PEAK VIEW SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.



KLINT H. WHITNEY, PLS NO. 8227228

**OWNER'S DEDICATION**

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**PEAK VIEW SUBDIVISION**

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: LINCOLN DYGERT

BY: DEBBIE DYGERT

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF DAVIS )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me \_\_\_\_\_, A Notary Public, personally appeared LINCOLN DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 COUNTY OF DAVIS )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me \_\_\_\_\_, A Notary Public, personally appeared DEBBIE DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

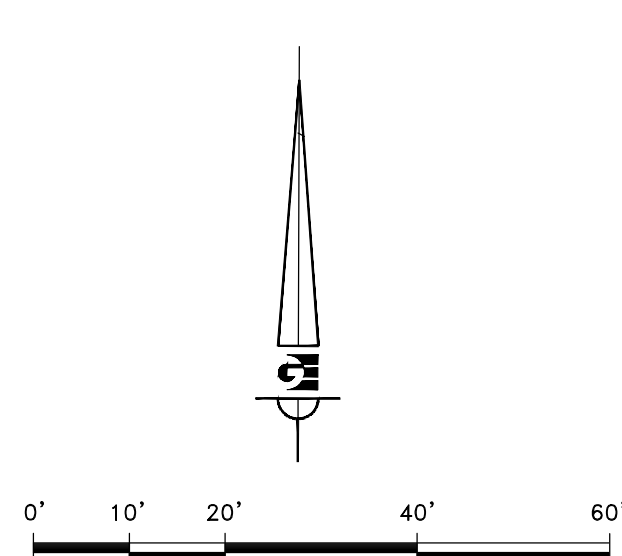
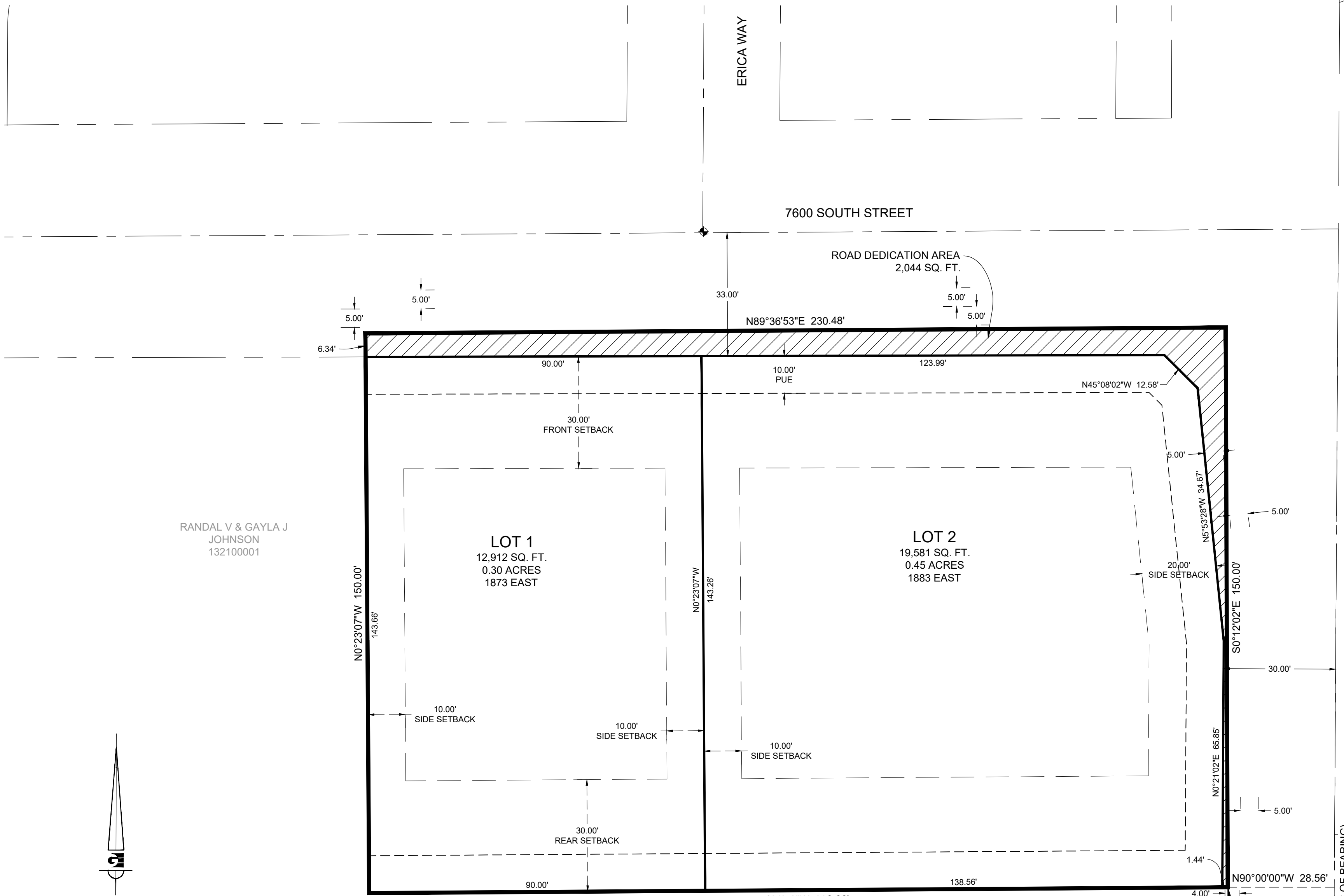
STAMP \_\_\_\_\_ NOTARY PUBLIC

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LINCOLN DYGERT, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°21'02" EAST DAVIS COUNTY BEARING.

**DAVIS COUNTY RECORDER**

BOOK NUMBER \_\_\_\_\_  
 PAGE NUMBER \_\_\_\_\_  
 ENTRY NUMBER \_\_\_\_\_  
 TIME RECORDED \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 DAVIS COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY RECORDER



**LEGEND**

	DAVIS COUNTY MONUMENT AS NOTED
	SET 24" REBAR & CAP
	STREET CENTER LINE MONUMENT
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EASEMENT
	EXISTING FENCE LINE
	ROAD DEDICATION TO SOUTH WEBER CITY
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE

**NOTES**

1. ZONE (RL) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 10 FEET AND 20 FEET ON CORNER LOTS; REAR: 30 FEET.  
 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0093F WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2022.

**SOUTH WEBER CITY PLANNING COMMISSION**  
 APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN \_\_\_\_\_ MAYOR \_\_\_\_\_

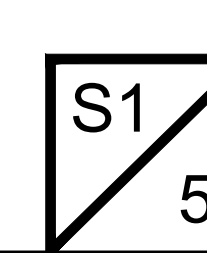
**SOUTH WEBER CITY APPROVAL**  
 APPROVED BY THE SOUTH WEBER CITY COUNCIL.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY ENGINEER \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_

**SOUTH WEBER CITY ENGINEER**  
 APPROVED BY THE SOUTH WEBER CITY ENGINEER.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**SOUTH WEBER CITY ATTORNEY**  
 APPROVED BY THE SOUTH WEBER CITY ATTORNEY.  
 SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

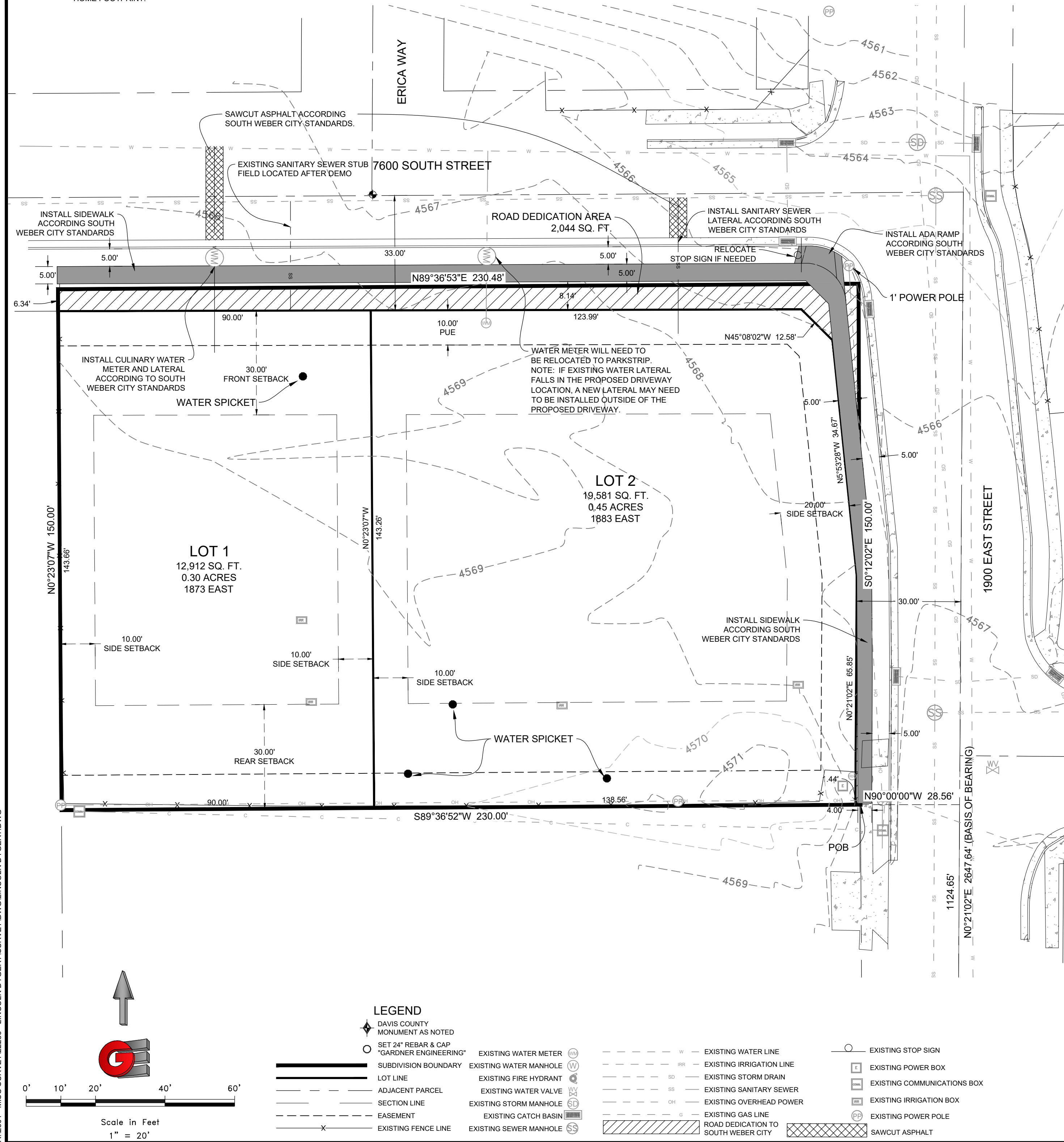
EAST QUARTER CORNER SEC. 34 T5N, R1W, SLB&M



**PEAK VIEW SUBDIVISION SITE PLAN**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
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 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 APRIL 2023

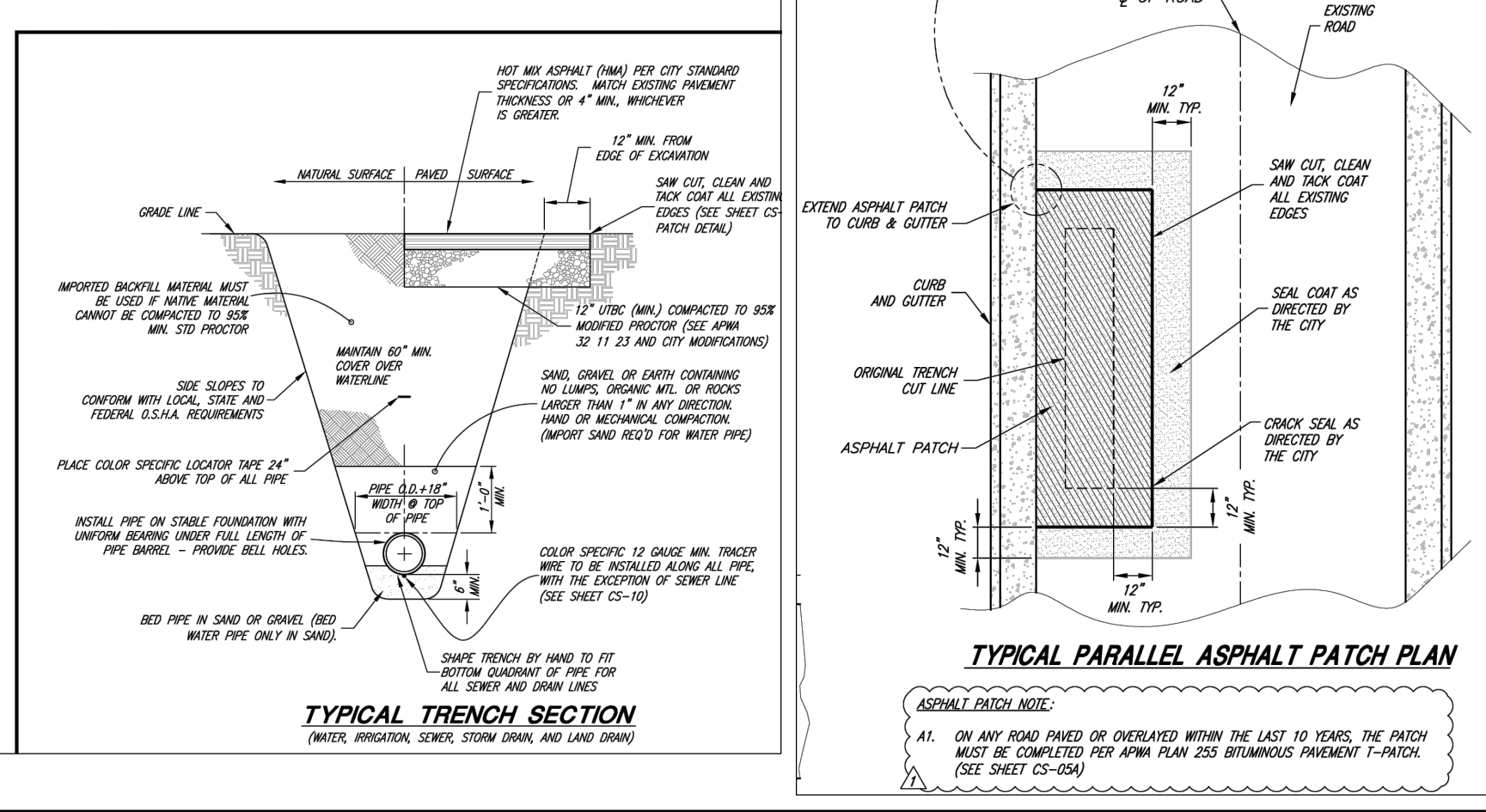
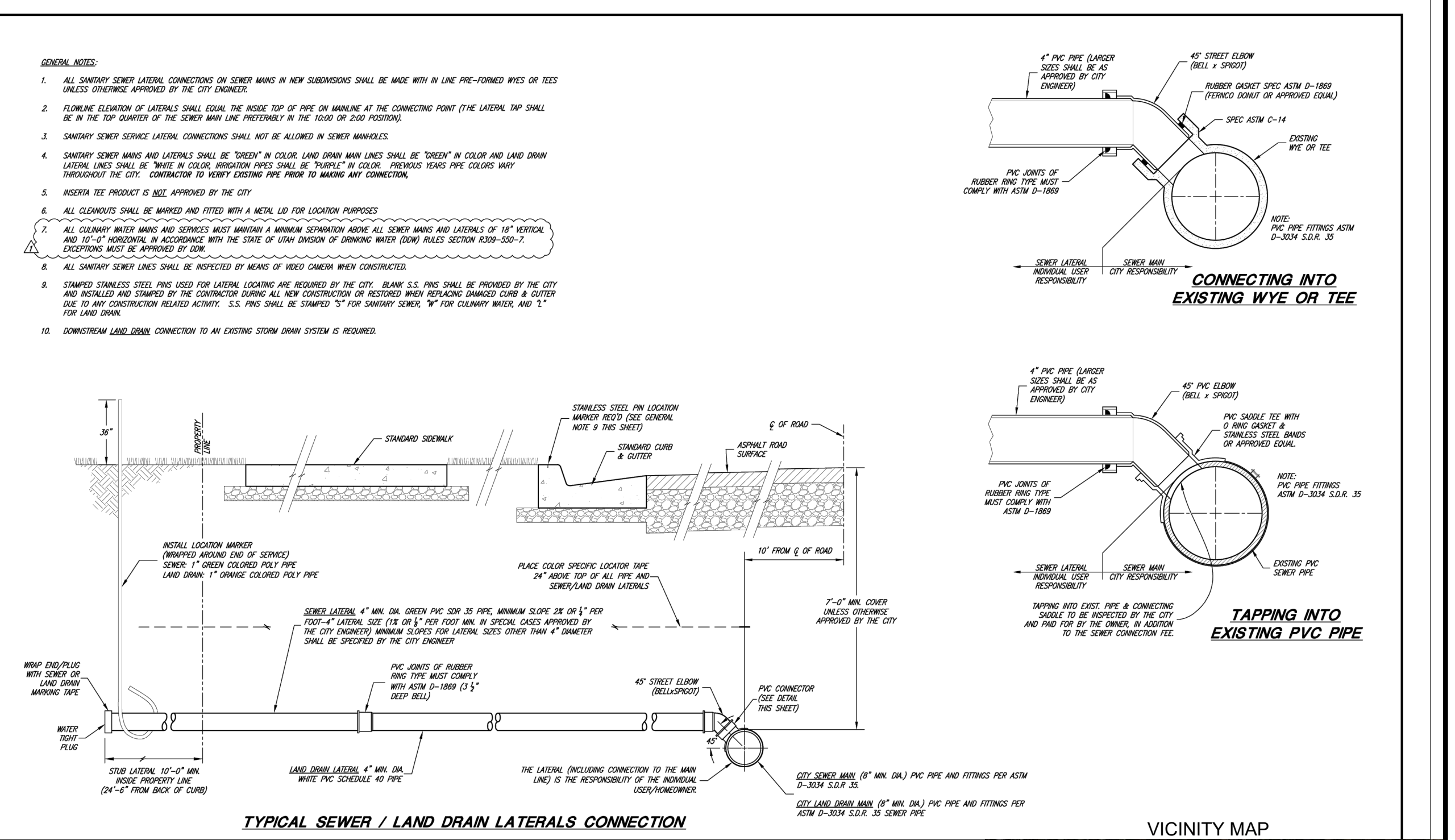
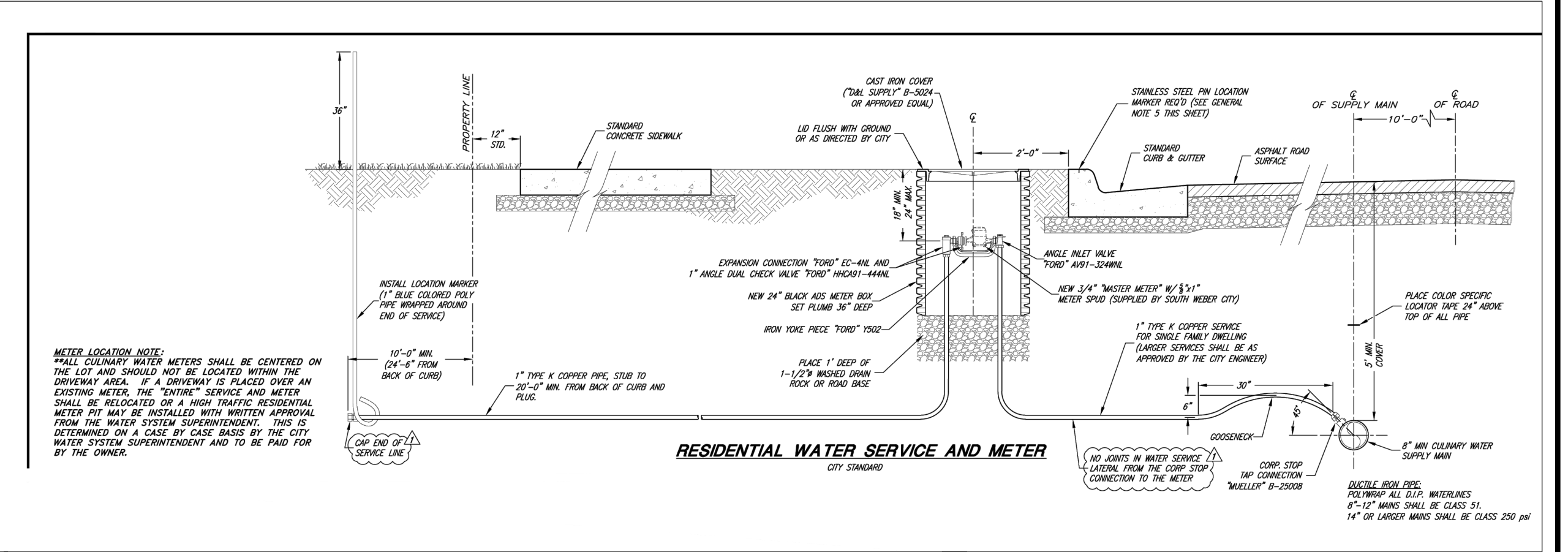
**NOTES**

- DEMOLITION OF THE EXISTING HOME AND HANDLING OF ANY UNDOCUMENTED FILLS ASSOCIATED WITH THE PREVIOUS DEVELOPMENT, ASSOCIATED UTILITIES TO THE PRIOR HOME MAY NEED TO BE REMOVED, IF PRESENT, BELOW THE NEW HOME FOOTPRINT.



**LEGEND**

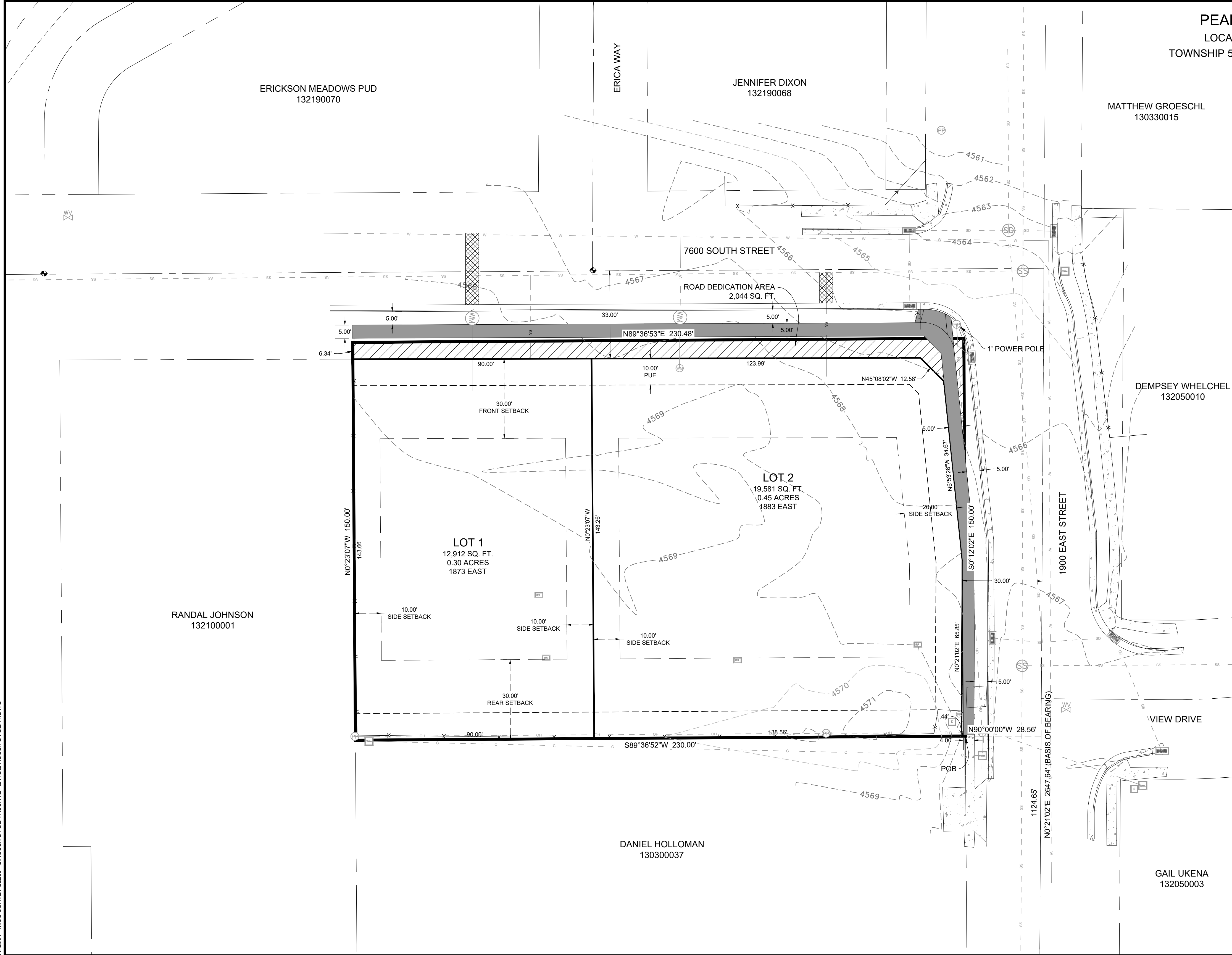
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	EXISTING GAS LINE	
	ROAD DEDICATION TO SOUTH WEBER CITY	
	EXISTING STOP SIGN	
	EXISTING POWER BOX	
	EXISTING COMMUNICATIONS BOX	
	EXISTING IRRIGATION BOX	
	EXISTING POWER POLE	
	SAWCUT ASPHALT	



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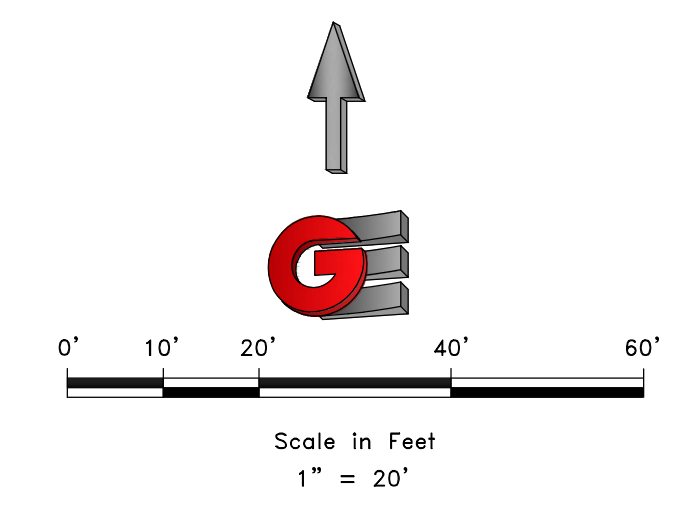
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**PEAK VIEW SUBDIVISION CONTEXT PLAN**  
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**LEGEND**

◆ DAVIS COUNTY MONUMENT AS NOTED	○ SET 24" REBAR & CAP "GARDNER ENGINEERING"	○ EXISTING WATER METER
— SUBDIVISION BOUNDARY	— LOT LINE	— ADJACENT PARCEL
— SECTION LINE	— EASEMENT	— EXISTING FENCE LINE
— EXISTING WATER LINE	— EXISTING IRRIGATION LINE	— EXISTING STORM DRAIN
— EXISTING SANITARY SEWER	— EXISTING OVERHEAD POWER	— EXISTING GAS LINE
— ROAD DEDICATION TO SOUTH WEBER CITY	— EXISTING STOP SIGN	□ EXISTING POWER BOX
— SAWCUT ASPHALT	□ EXISTING WATER MANHOLE	□ EXISTING FIRE HYDRANT
	□ EXISTING WATER VALVE	□ EXISTING STORM MANHOLE
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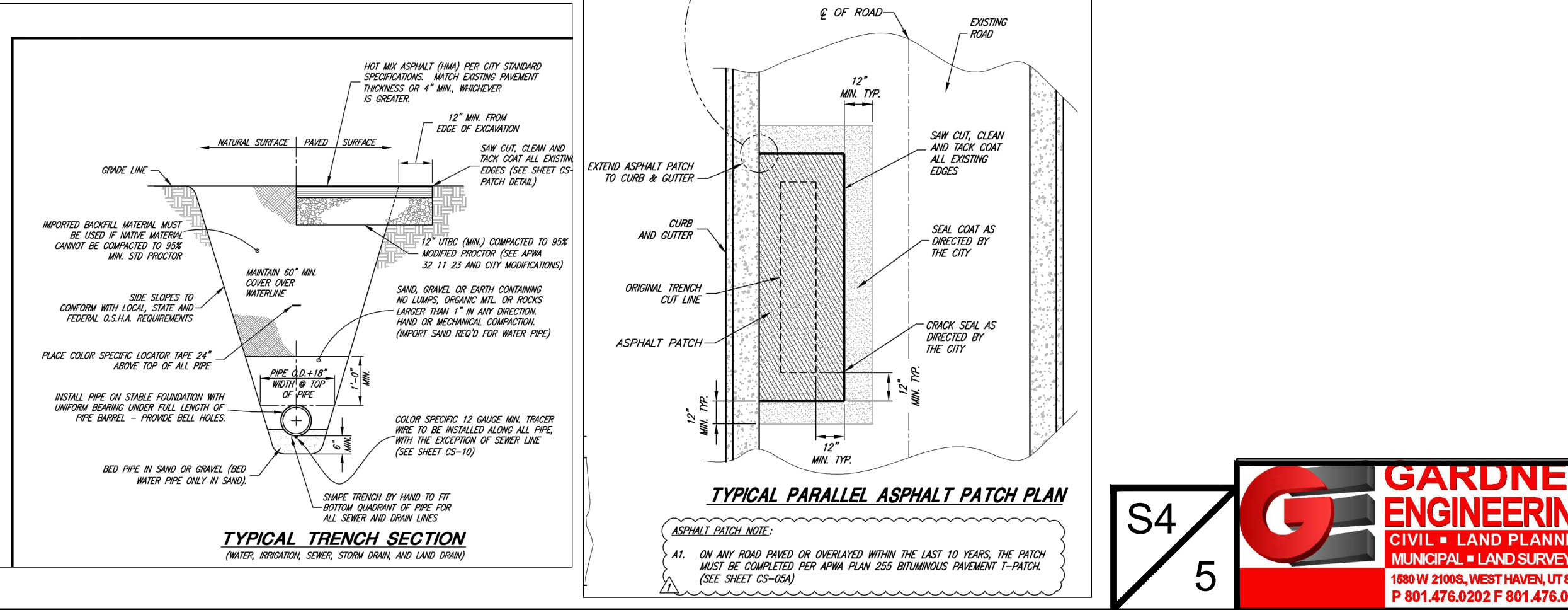
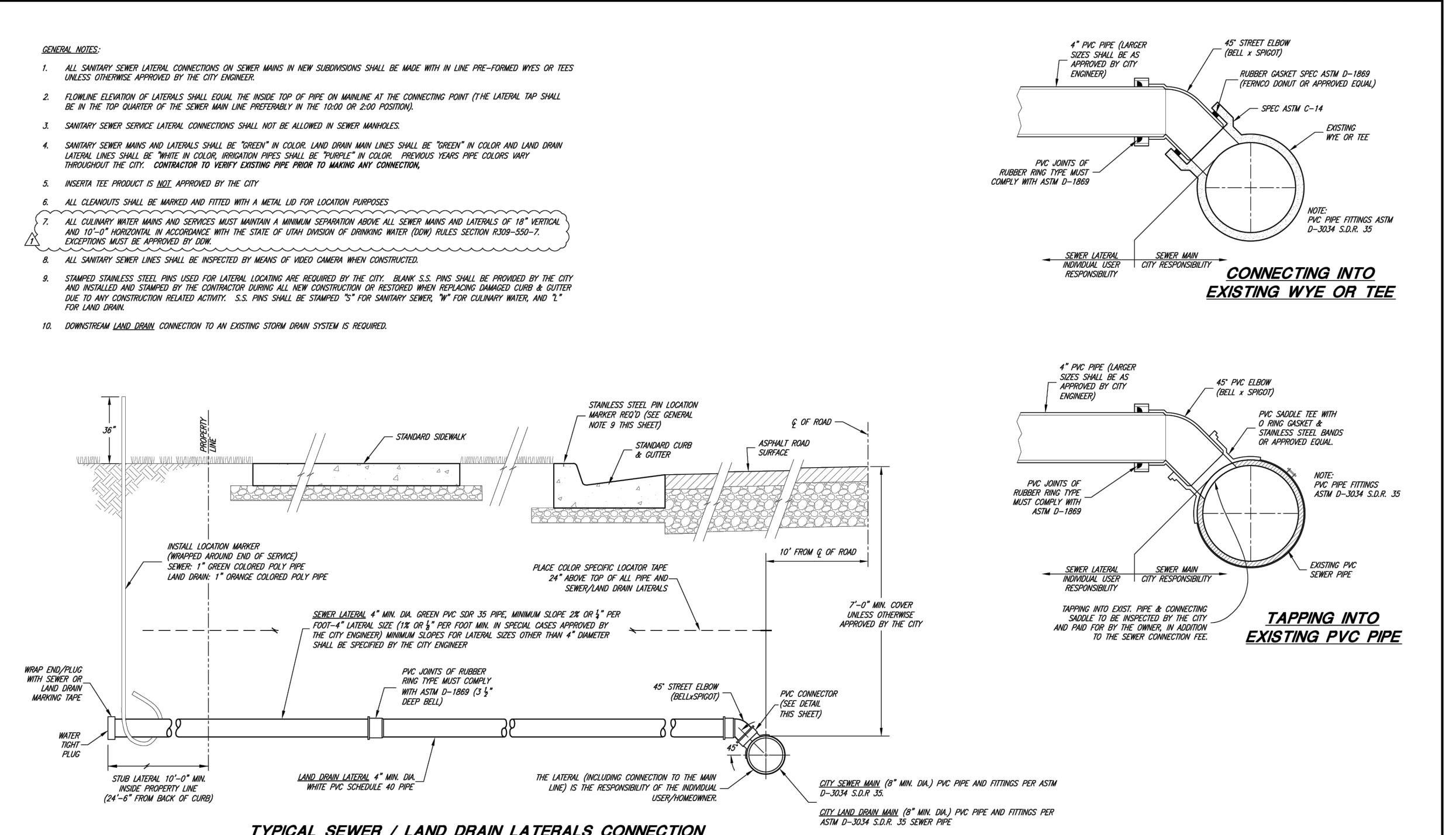
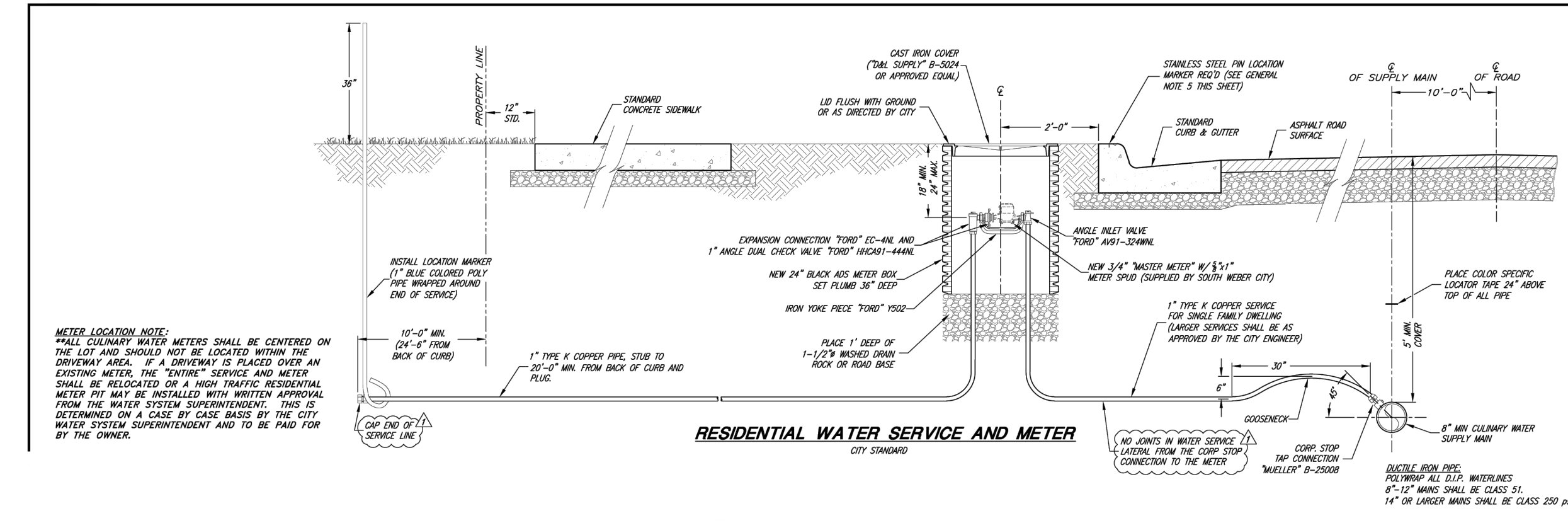
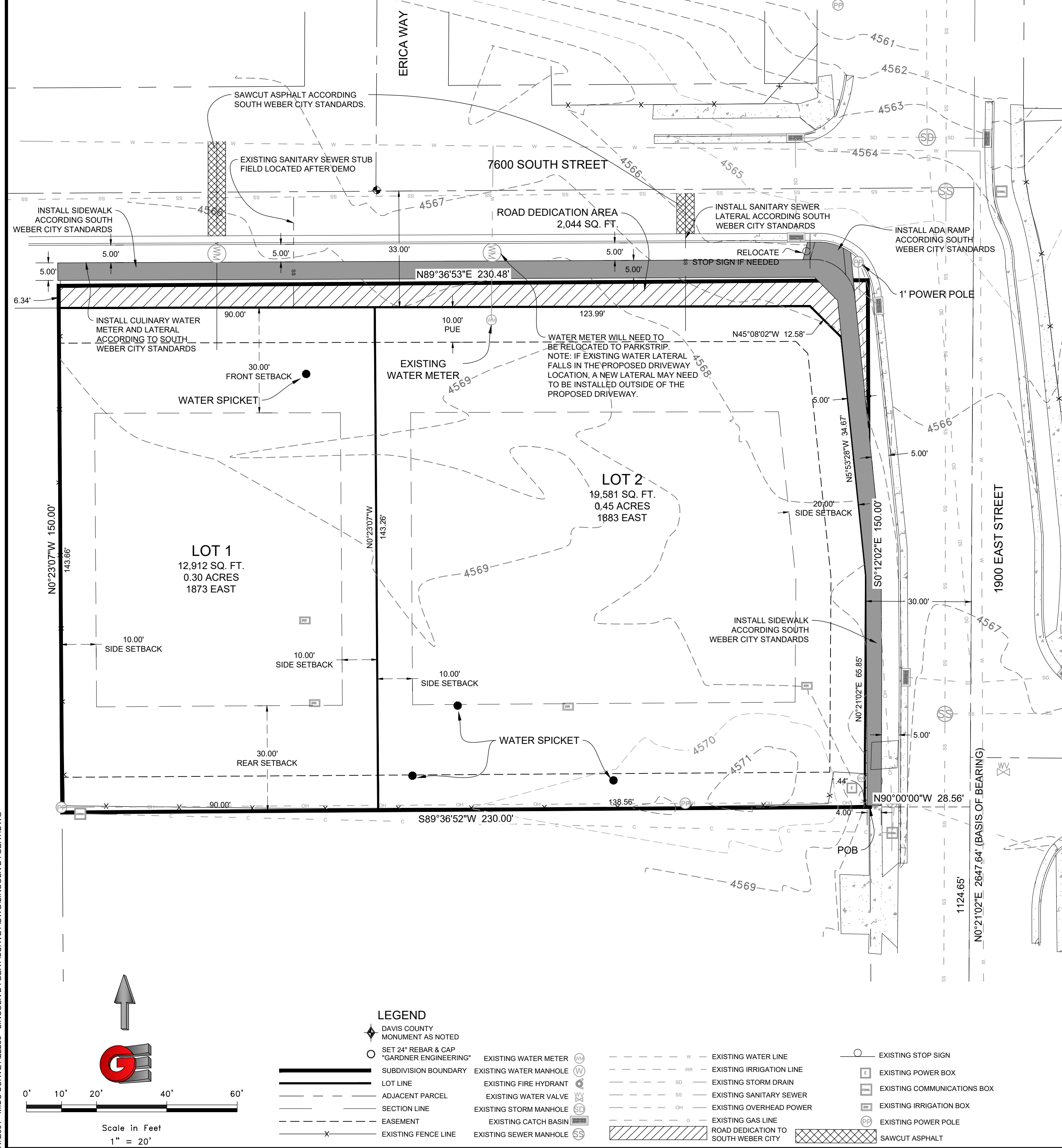
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**PEAK VIEW SUBDIVISION IMPROVEMENT PLANS**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 APRIL 2023

- NOTES**
- DEMOLITION OF THE EXISTING HOME AND HANDLING OF ANY UNDOCUMENTED FILLS ASSOCIATED WITH THE PREVIOUS DEVELOPMENT. ASSOCIATED UTILITIES TO THE PRIOR HOME MAY NEED TO BE REMOVED, IF PRESENT, BELOW THE NEW HOME FOOTPRINT.

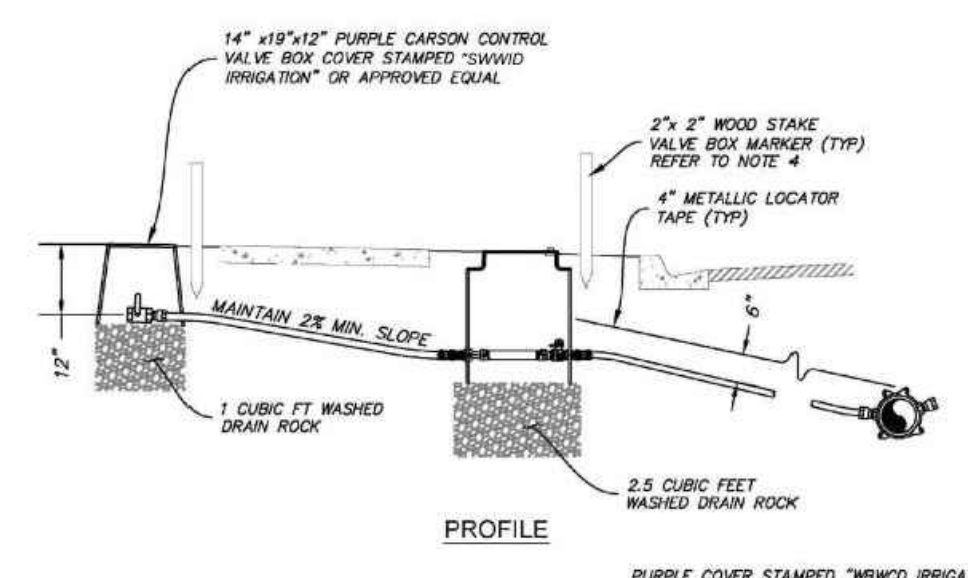
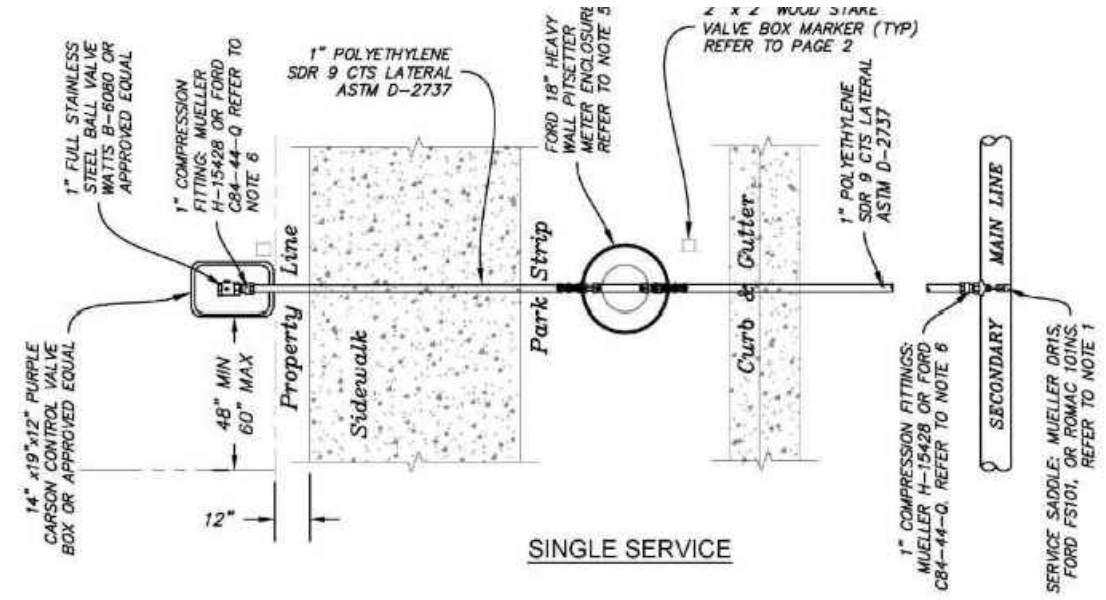
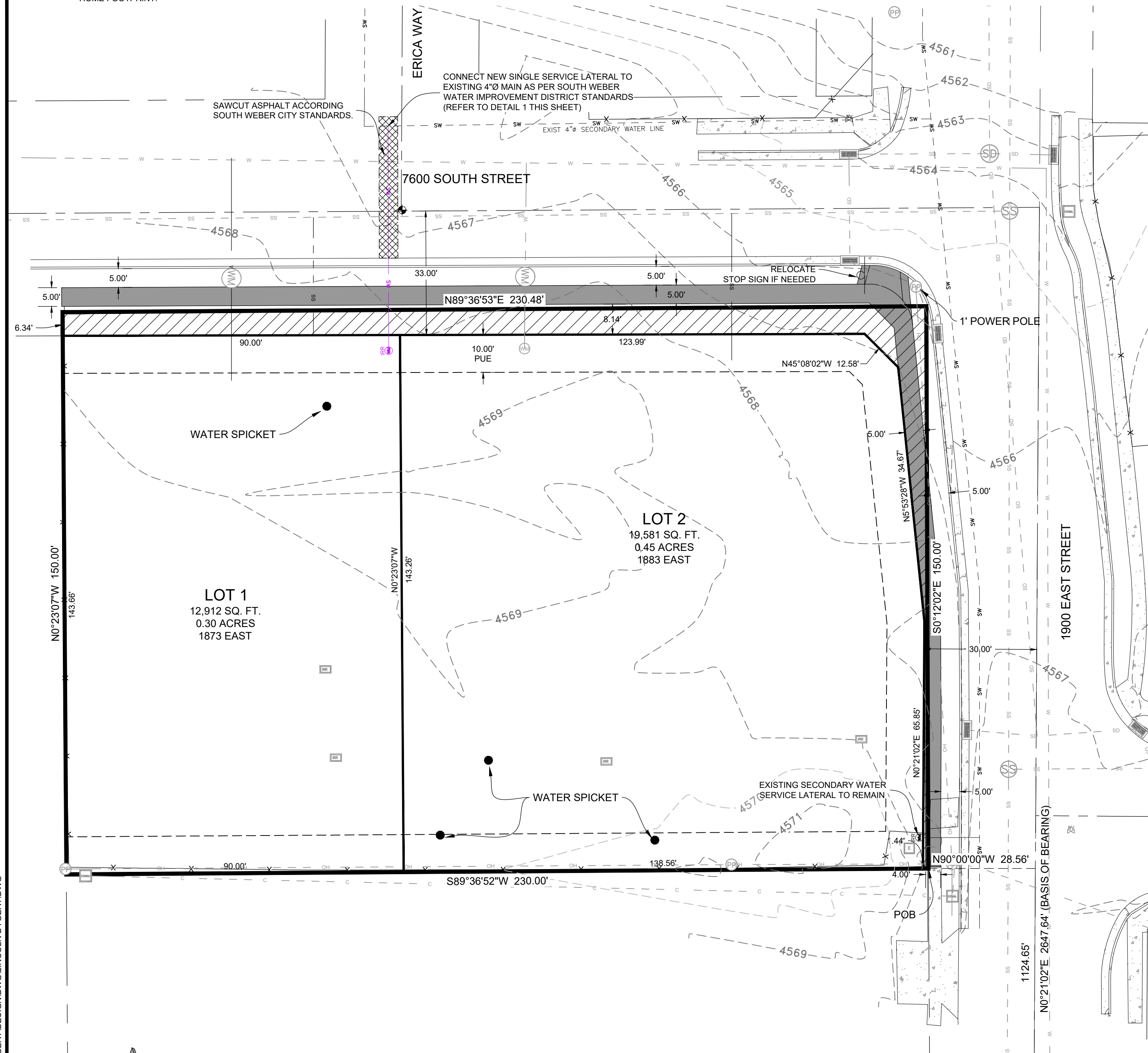


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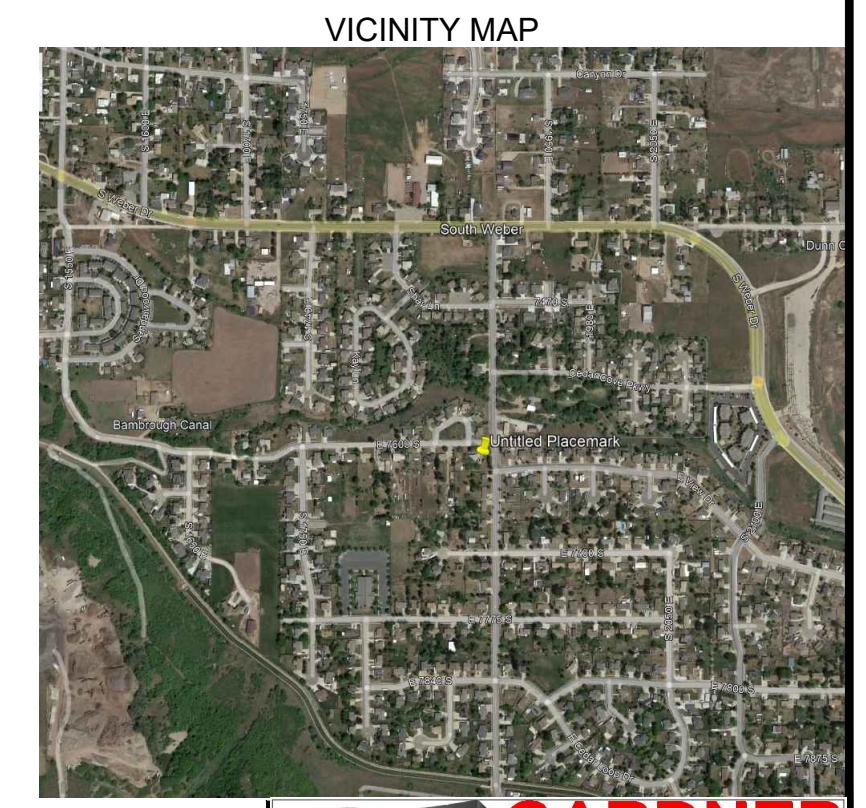
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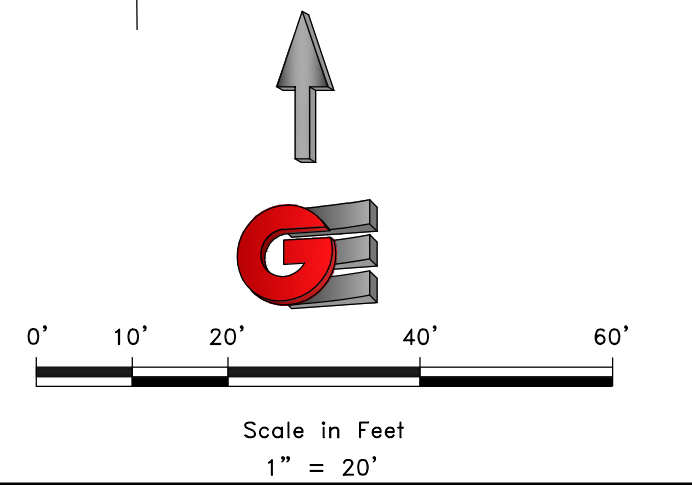


- NOTES**
- EQUIVALENT SADDLES ALLOWED WITH DISTRICT ENGINEER APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
  - METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
  - VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "S/W/I/D IRRIGATION" EVERY VALVE & METER BOX.
  - VALVE BOX MARKERS TO BE PAINTED PURPLE AND MUST BE SET ADJACENT TO EVERY VALVE & METER BOX.
  - METER ENCLOSURE TO BE PREBUILT "PITSETTER", MODELS ALLOWED ARE:
    - 18" FORD HEAVY WALL PITSETTER MODEL PK488-18-95059-017-NL WITH NO LID AND OPEN BOTTOM.
    - 18" MCDONALD NL PIT SETTER MODEL 780-420KNPP-44X18X437 18" MCDONALD NL PIT SETTER MODEL 780-420KNPP-44X18X437
  - ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST 18" FROM THE BOTTOM OF THE SOCKET.
  - ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 48 HOURS IN ADVANCE.
  - UPON ACCEPTANCE, S/W/I/D INSPECTOR WILL CLOSE VALVE AND LOCK AND TAG THE SERVICE. NEW RESIDENTIAL HOMEOWNERS WILL BE REQUIRED TO APPLY FOR SERVICE AT S/W/I/D OFFICE IN ORDER TO HAVE METER INSTALLED AND SERVICE ACTIVATED.
  - CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE. CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE.
  - APPROVED LIDS ARE DFW 12AUT-1W-1 OR NICOR 12.25PWLAWBWTHS-0XAPPROVED.

**1 SECONDARY WATER 1" METERED SERVICE CONNECTION DETAIL**  
 Scale: (NOT TO SCALE)



R:\2023\1 - MISC SURVEY\22286 - LINCOLN DYER\DESIGN\DWG\LINCOLN DYER.DWG



**LEGEND**

◆ DAVIS COUNTY MONUMENT AS NOTED	○ SET 24" REBAR & CAP "GARDNER ENGINEERING"	○ EXISTING WATER METER	○ EXISTING STOP SIGN
▬ SUBDIVISION BOUNDARY	▬ EXISTING WATER MANHOLE	○ EXISTING WATER LINE	□ EXISTING POWER BOX
▬ LOT LINE	▬ EXISTING FIRE HYDRANT	▬ EXISTING SECONDARY WATER LINE	□ EXISTING COMMUNICATIONS BOX
▬ ADJACENT PARCEL	▬ EXISTING WATER VALVE	▬ EXISTING STORM DRAIN	□ EXISTING IRRIGATION BOX
▬ SECTION LINE	▬ EXISTING STORM MANHOLE	▬ EXISTING SANITARY SEWER	□ EXISTING OVERHEAD POWER
▬ EASEMENT	▬ EXISTING CATCH BASIN	▬ EXISTING OVERHEAD POWER	□ EXISTING GAS LINE
▬ EXISTING FENCE LINE	▬ EXISTING SEWER MANHOLE	▬ EXISTING GAS LINE	□ EXISTING POWER POLE
		▬ ROAD DEDICATION TO SOUTH WEBER CITY	▬ SAWCUT ASPHALT

**S5**  
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