

PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

801.479.3177
southwebercity.com

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Public Works Subdivision 1st Amendment

Project Information	
Project Name	Public Works Subdivision 1 st Amendment
Site Location	Approx. 104 E South Weber Drive
Tax ID Number	13-358-0002
Applicant	South Weber City
Owner	South Weber City
Proposed Actions	Subdivision Amendment
Current Zoning	C-R
General Plan Land Use Classification	C-R
Gross Site	12.15
Number of Units	N/A
Units Per Acre	N/A

ACTION

Administrative Action: Consider approval of Preliminary/Final Plat Submittal.

ITEMS FOR PLANNING COMMISSION REVIEW

- **Final Plat.** Because this development is under 10 lots, we have chosen to move forward with the subdivision as a Preliminary/Final submission. Final Plat Items to Consider:
 - *Legal Description:* This has been supplied
 - *Lot Sizes and Orientation:* Complies.
 - *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:* A portion of Harper Way is being dedicated as ROW with this project.
 - *Easements:* The General Utility Easement required for each property has been indicated on the plat. Access easements have been supplied for additional egress on to Kingston Drive as required by UDOT. There are minor differences in the recorded easement for the powerlines and the actual placement. We are working with Rocky Mountain Power to sign the plat to approve the actual easement dedication.
 - *Signature Boxes:* All signature boxes are supplied.
- **Improvement Plans:** Plans have been designed by the City Engineer.

APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

RECOMMENDATIONS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

ITEMS NOT UNDER CONSIDERATION BY THE PLANNING COMMISSION

- **Site Plan:** A site plan approval will be needed prior to construction but is not necessary for the subdivision.
- **Conditional Use:** A conditional use permit is required for the development over an acre. This will be processed with the Site Plan.

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 C-R and the use is allowed within the zone.

PL-2: Project Size

The Project totals 12.15 acres.

PL-3: Lot Area

There is no minimum lot area required.

PL-4: Lot Width

There is no minimum lot width required.

PL-5: Setbacks

Lot configurations will allow compliance with setback requirements.

PL-6: Access

A traffic study was not required for this project and all access points comply with the requirements of the code. UDOT has required an additional egress through Kingston Dr. because of the size of the project.

PL-7: Right-of-way

A portion of Harper Way is being dedicated as ROW with this project.

PUBLIC WORKS SUBDIVISION 1ST AMENDMENT

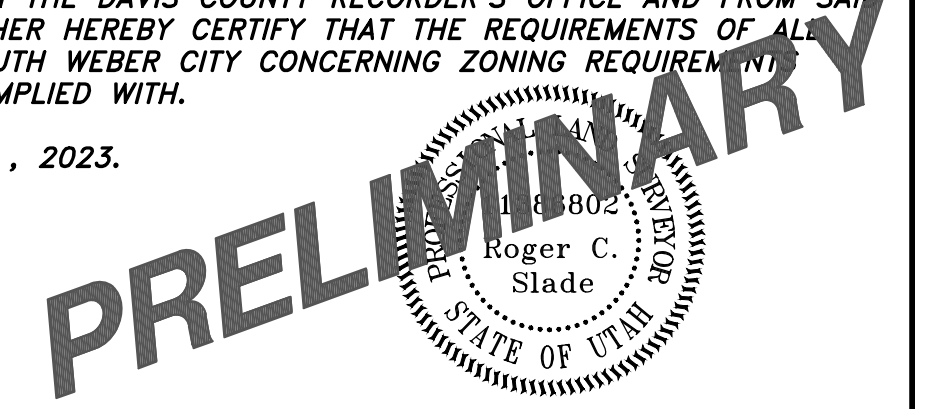
AMENDING LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OCTOBER 2023

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT AND 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 HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO THREE (3) LOTS A, KNOWN HEREAFTER AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2023.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION, SOUTH WEBER, DAVIS COUNTY, UTAH RECORDED AS ENTRY NO. 3372571 IN THE DAVIS COUNTY RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER LOCATED 112.03 FEET NORTH 89°07'28" WEST (NORTH 89°28'27" WEST BY RECORD) ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

RUNNING THENCE NORTH 89°07'28" WEST 206.23 FEET ALONG SAID SOUTH LINE, ASLO BEING THE SOUTH BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE (STATE ROAD 60); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) NORTH 45°50'41" WEST 95.00 FEET; (2) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 891.50 FOOT RADIUS CURVE, A DISTANCE OF 57.77 FEET, CHORD BEARS NORTH 47°42'04" WEST 57.76 FEET, HAVING A CENTRAL ANGLE OF 03°42'46"; (3) NORTH 49°33'27" WEST 298.71 FEET; (4) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 853.00 FOOT RADIUS CURVE, A DISTANCE OF 230.27 FEET, CHORD BEARS NORTH 41°49'27" WEST 229.57 FEET, HAVING A CENTRAL ANGLE OF 15°28'01"; (5) NORTH 34°05'26" WEST 125.79 FEET; AND (6) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 710.50 FOOT RADIUS CURVE, A DISTANCE OF 152.40 FEET, CHORD BEARS NORTH 40°14'08" WEST 152.11 FEET, HAVING A CENTRAL ANGLE OF 12°17'24" TO THE WEST BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION THE FOLLOWING EIGHTEEN COURSES (18): (1) NORTH 43°28'16" EAST 17.16 FEET; (2) NORTHEASTERLY TO THE LEFT ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, A DISTANCE OF 219.43 FEET, CHORD BEARS NORTH 22°31'02" EAST 214.57 FEET, HAVING A CENTRAL ANGLE OF 41°54'29"; (3) NORTH 01°33'47" EAST 32.99 FEET; (4) NORTH 01°33'47" EAST 6.66 FEET; (5) NORTH 01°25'33" EAST 147.09 FEET; (6) NORTH 02°05'38" EAST 179.99 FEET; (7) NORTH 01°59'07" EAST 190.72 FEET; (8) NORTH 01°48'36" EAST 100.08 FEET; (9) NORTH 00°06'20" WEST 503.61 FEET; (10) SOUTH 88°56'01" EAST 169.35 FEET; (11) SOUTH 00°21'23" WEST 412.52 FEET; (12) SOUTH 63°48'03" EAST 260.28 FEET; (13) SOUTH 89°37'19" EAST 219.31 FEET; (14) NORTH 67°30'54" EAST 64.32 FEET; (15) SOUTH 02°34'03" EAST 639.19 FEET; (16) SOUTH 01°44'25" EAST 490.70 FEET; (17) SOUTH 01°01'09" EAST 258.87 FEET; AND (18) SOUTH 02°30'46" EAST 152.02 FEET TO THE POINT OF BEGINNING. CONTAINING 24.65 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE AMENDED AND SUBDIVIDED INTO LOTS, AS SHOWN ON THIS PLAT, TO BE HEREAFTER KNOWN AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. WE ALSO DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE CERTAIN STRIPS DESIGNATED AS GENERAL UTILITY 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. WE ALSO DEDICATE, GRANT, AND CONVEY A 30' SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID SEWER AND DRAINAGE EASEMENT. WE ALSO DEDICATE, GRANT, AND CONVEY A 20' DRAINAGE EASEMENT TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID DRAINAGE. WE ALSO DEDICATE, GRANT AND CONVEY A 20' CANAL EASEMENT TO RIVERDALE BENCH CANAL. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID CANAL. WE ALSO DEDICATE, GRANT AND CONVEY A 30' POWER EASEMENT TO ROCKY MOUNTAIN POWER. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF POWER LINES. WE ALSO DEDICATE, GRANT AND CONVEY ACCESS EASEMENTS AS SHOWN HEREON TO THE OWNERS OF LOT 3 FOR INGRESS AND EGRESS.

THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

SIGNED THIS _____ DAY OF _____, A.D., 2023.

BY: ROD WESTBROEK, MAYOR OF SOUTH WEBER CITY

BY: RYAN ROGERS, MANAGER OF:
PREMIERE INVESTMENT PROPERTIES, LLC; MANAGER OF PREMIER SPORTSPLEX, LLC

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, ROD WESTBROEK WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MAYOR OF SOUTH WEBER CITY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CITY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, RYAN ROGERS, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MANAGER OF PREMIER INVESTMENT PROPERTIES, LLC WHO IS THE MANGER OF PREMIER SPORTSPLEX, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES/ ADJOINING SUBDV.
- ADJOINING PROPERTY LINE
- CENTERLINE
- GENERAL UTILITY EASEMENT (GUE)
- FENCE LINE (WIRE)
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

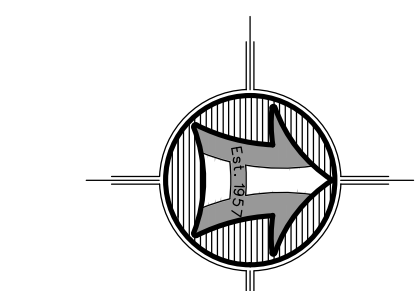
SOUTHWEST CORNER OF SECTION 20,
T. 5 N., R1 W., S.L.B.&M.
FOUND GLO BRASS CAP MONUMENT.

(C1) Δ = 3°42'46"
R = 891.50'
L = 57.77'
LC = 57.76"
N 47°42'04" W

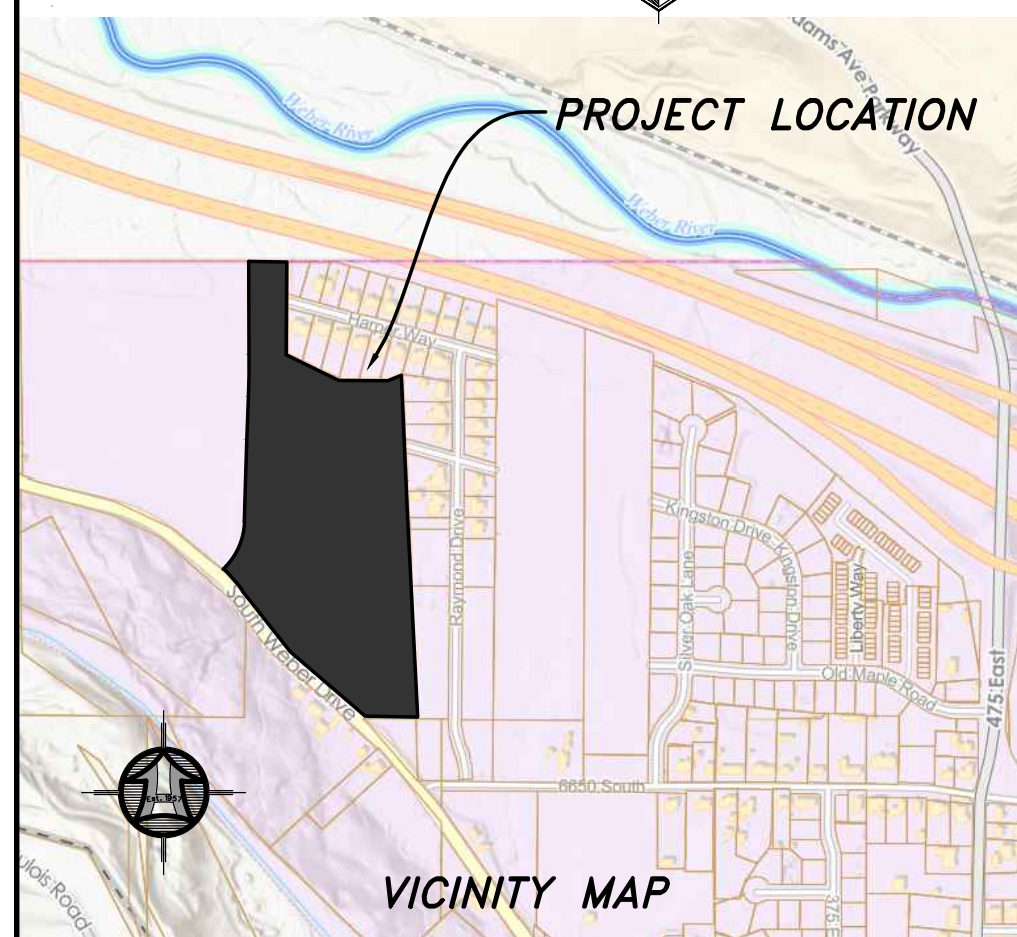
(C2) Δ = 15°28'01"
R = 853.00'
L = 230.27'
LC = 229.57"
N 41°49'27" W

(C3) Δ = 12°17'24"
R = 710.50'
L = 152.40'
LC = 152.11"
N 40°14'08" W

(C4) Δ = 41°54'29"
R = 300.00'
L = 219.43'
LC = 214.57"
N 22°31'02" E



SCALE: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)



PROJECT LOCATION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JONES & ASSOCIATES, ACTING AS CITY ENGINEER FOR SOUTH WEBER CITY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE PUBLIC WORKS SUBDIVISION, ALONG WITH THE EXISTING DAVIS COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°07'28" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING, (NORTH 89°28'27" WEST, DAVIS COUNTY BEARING).

SOUTH WEBER CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ENGINEER.

SOUTH WEBER CITY ENGINEER

SOUTH WEBER CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ATTORNEY.

SOUTH WEBER CITY ATTORNEY

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

SOUTH WEBER CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY COUNCIL.

ATTEST:

CITY RECORDER

MAYOR

NOTE:

- 1 - ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.

DAVIS COUNTY RECORDER

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

BY _____
DEPUTY RECORDER