



**Planning Commission Meeting  
Thursday, February 22, 2018  
City Hall Council Chambers  
5249 S. South Pointe Dr. Washington Terrace City  
801-393-8681**

**1. ROLL CALL 6:00 p.m.**

**2. PLEDGE OF ALLEGIANCE**

**3. WELCOME**

**3.1 OATH OF OFFICE ADMINISTERED TO COMMISSIONERS WALLACE REYNOLDS, DAN JOHNSON, AND A NEW APPOINTMENT TO BE DETERMINED BY MAYOR WITH COUNCIL CONSENT**

**4. RECURRING BUSINESS**

**4.1 MOTION: APPROVAL OF AGENDA**

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

**4.2 MOTION: APPROVAL OF MINUTES FOR JANUARY 25,2018**

**5. SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.

**5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR OPPOSITION TO A PROPOSED SUBDIVISION TO BE LOCATED BETWEEN 4900 SOUTH AND 5000 SOUTH AT 500 WEST**

**5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR OPPOSITON TO A PROPOSED SUBDIVISION TO BE LOCATED AT APPROXIMATELY 4940 SOUTH AND 300 WEST**

**6. NEW BUSINESS**

**6.1 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL FOR THE SCOTT WEBBER INFILL SUBDIVISION LOCATED BETWEEN 4900 SOUTH AND 5000 SOUTH AT 500 WEST**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.  
Amy Rodriguez, Washington Terrace City Recorder

**6.2 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL  
FOR THE RUSSELL LANGFORD INFILL SUBDIVISION LOCATED AT  
APPROXIMATELY 4940 SOUTH AND 300 WEST**

**7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND  
ZONING ISSUES**

**8. MOTION: ADJOURN THE MEETING**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

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Amy Rodriguez, Washington Terrace City Recorder

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3 **City of Washington Terrace**  
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6 **Minutes of a Regular Planning Commission Meeting held on**  
7 **Thursday, January 25, 2018**  
8 **City Hall, 5249 South 400 East, Washington Terrace City,**  
9 **County of Weber, State of Utah**  
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12  
13 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

14 Chairman Wallace Reynolds  
15 Commissioner Darren Williams  
16 Commissioner Dan Johnson  
17 Commissioner T.R. Morgan  
18 Vice- Chair Scott Larsen  
19 Commissioner Charles Allen  
20 City Recorder Amy Rodriguez  
21 Chief Building Inspector Jeff Monroe  
22 City Attorney Bill Morris  
23

24 **Others Present**

25 Larry Weir  
26

27 **1. ROLL CALL 6:00 p.m.**

28  
29 **2. PLEDGE OF ALLEGIANCE**

30  
31 **3. WELCOME**

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33 **4. RECURRING BUSINESS**

34  
35 **4.1 MOTION: APPROVAL OF AGENDA**

36 **Motion by Commissioner Johnson**  
37 **Seconded by Commissioner Morgan**  
38 **To approve the agenda**  
39 **Approved unanimously (6-0)**  
40

41 **4.2 MOTION: APPROVAL OF MINUTES FOR NOVEMBER 30, 2017**

42 **Motion by Commissioner Larsen**  
43 **Seconded by Commissioner Allen**  
44 **To approve the Minutes of November 30, 2017**  
45 **Approved unanimously (6-0)**  
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48 **5. NEW BUSINESS**

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50 **5.1 MOTION/ORDINANCE 18-01: RECOMMENDATION TO AMEND**  
51 **CHAPTER 17.52.030 OF THE MUNICIPAL CODE RELATING TO**  
52 **OFF-STREET PARKING REGULATIONS**

53 Morris stated that he and Monroe worked on the ordinance to ensure that it was not too loose to  
54 be manipulated in court.

55 Commissioner Allen noted that the severability was not added. It would be added before it goes  
56 before Council.

57  
58 **Motion by Commissioner Larsen**  
59 **Seconded by Commissioner Allen**  
60 **To recommend approving Ordinance 18-01**  
61 **Amending chapter 17.52.030 relating to**  
62 **Off-street parking regulations**  
63 **Approved unanimously (6-0)**

64  
65 **5.2 MOTION/ORDINANCE 18-02: RECOMMENDATION TO AMEND**  
66 **CHAPTER 10.12 OF THE MUNICIPAL CODE RELATING TO PARKING**  
67 **REGULATIONS**

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69 Commissioner Allen asked how residents who do not have curb or gutter measure 20 feet back.  
70 Monroe stated that they would measure from the property line. This will be added to the  
71 ordinance. Monroe stated that the 20 feet will be towards the home on the property.

72 Commissioner Allen recommended adding several business vehicles to the list. Morris stated that  
73 the most common were named, and an “including, but not limited to” clause is added.

74  
75 **Motion by Commissioner Johnson**  
76 **Seconded by Commissioner Allen**  
77 **To recommend approving Ordinance 18-02**  
78 **Amending chapter 10.12 relating to parking regulations**  
79 **Approved unanimously (6-0)**

80  
81 **5.3 MOTION: NOMINATION AND ELECTION OF CHAIRMAN AND VICE-**  
82 **CHAIR**

83  
84 **Motion by Commissioner Morgan**  
85 **Seconded by Commissioner Allen**  
86 **To nominate and elect Commissioner Reynolds**  
87 **To serve as Chairman**  
88 **Motion by Commissioner Morgan**  
89 **Seconded by Commissioner Reynolds**  
90 **To nominate and elect**  
91 **Commissioner Larsen**  
92 **To serve as vice-chair**

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94 **Approved unanimously (6-0)**

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**6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES**

Monroe stated that he has received the plans to proceed with the professional building. He stated that the demolition will be moving forward shortly.

Chairman Reynolds stated that there will be an open house on February 7<sup>th</sup> at the ACT. Monroe stated that they are still getting clearance on several items.

Monroe reminded the Commission that the dinner has been changed to 7:15 p.m.

Monroe stated that we have received 3 applications for the Planning Commissioner position.

**7. MOTION: ADJOURN THE MEETING**

**Motion by Commissioner Morgan  
Seconded by Commissioner Allen  
To adjourn the meeting  
Approved unanimously (6-0)  
Time: 6:18 p.m.**

\_\_\_\_\_

**Date Approved**

\_\_\_\_\_

**City Recorder**



**Planning Commission  
Staff Report**

**Author:** Planning Dept.  
**Subject:** In-fill Development for Scott Webber Subdivision & Site Plan Preliminary approval, located between 5000 South & 4900 South east of 500 West.  
**Date:** February 22, 2018  
**Type of Item:** Public Hearing to take public comment and Action to approve Preliminary

**Summary:** Public Hear comments, hear Public Comment and approve the Preliminary site plan for an in-fill Subdivision for Scott Webber located between 5000 South & 4900 South east of 500 West. (It is the field/open space east of 500 West).

**Description:**

The purpose of the In-fill ordinance is to permit the development of underutilized parcels of land in any zone, which has been identified as an area where in-fill residential development should be considered.

These Parcels have been previously identified and are considered as properties that qualify for In-fill development within the City of Washington Terrace.

In-fill housing allows for buildable sites on vacant lands to be developed for new construction and allow allows the property Owners to build or develop their property. In-fill development to become a key component of growth within the City of Washington Terrace.

**Benefits of In-fill:**

- Reduce unsightly nuisance lots
- Smart growth
- Improve appearance of an area
- Contribute to the economy, (taxes – fees)
- Diverse housing
- Reduce crime

**Topic: In-fill Subdivision for Mr. Webber**

Overview, the applicant is proposing a Single Family Condo project consisting of 23 Single Family Units, each lot being sold as Single Family units, the lot sizes comply with the In-fill requirements to be considered for an In-fill subdivision.

In-fill requirements for Mr. Webber's property has been calculated using the surrounding Uses of Apartments and single family homes the bonus for Mr. Webber's property and development under the In-fill Ordinance would allow him to have up to 26 Units. The average lot size would need to be a minimum of 3500 Sqft.

The scheme and design of the buildings comply with architectural requirements of the ordinance.

The parking requirement is for a two car garage and two allowable spaces, the developer has complied with the ordinance.

The submitted plans and renderings comply with the In-fill development procedures and will accomplish the desired outcome.

The Planning Commission should evaluate the In-fill proposed site plan & subdivision for its practicality and potential Land Use benefit for the desired area, does the site plan submitted work.

## **Background:**

The land owner Mr. Webber under the In-fill ordinance wishes to develop his property in a manner in which they can get the best value for their property, their desire is for higher density Use and still provide for a Single Family lot and neighborhood. Using the reduction for smaller lots to maximize land Use.

November 2006 the City of Washington Terrace amended the City's zoning map which changed and eliminated all multi-family development/apartments and Planned Unit Development (PUD) within the city.

This change prevented some of the current In-fill considered properties from being able to be developed as previously zoned prior to 2006. The Mayor and City Council have continued to provide direction in this matter and their desire is to not open or adopt zoning that would be interpreted to allow for multi-family development or apartment type of development, but still prefer and desire Single Family development.

Landowners have continued to request, by asking the City to amend or modify the zoning to allow their property to be developed or something other than Single Family residential housing and Landowners fill it is cost prohibited to develop with the current Municipal standards and are requesting more flexibility in those standards in the In-fill Ordinance for higher density housing, to allow lot size reduction, incorporating additional design standards for buildings, flexibility in infrastructure and yet they the developer still understand the City position in creating desired type of neighborhoods, with a Single Family element and good design is a key factor in achieving successful infill development.

Moreover, communities who have undeveloped, run-down, or vacant properties are eyesores and/or a safety hazard, in-fill development can remove the blight of these properties within an areas.

In-fill housing is the process of allowing buildable new dwellings within an existing suburb of older houses. It is an important way of providing for future growth with minimum increase to public services. Urban in-fill can be addressed successfully by a municipality at a relatively low cost through targeted code changes that address issues like building setbacks, and lot size, appearance, amenities and access and/or egress.

Providing In-fill development to property owners, we should consider the rights of the property owners, the City and the impact to existing neighborhoods and residents. The impact of newer homes being built in the area, can increase property values to surrounding homes.

## **Analysis:**

The objective is to provide to the Landowners an opportunity to develop their ground. The intent is to also allow for development that will not to distract from the area or City and will be a positive improvement to the City of Washington Terrace city.

## **Discussion: In-fill;**

Will this development contribute to the area by using the in-fill development requirements?

- Does it comply with the allowable lots for the bonus that should be given?
- And is the minimum lot sizes for the lots conform to the in-fill ordinance.
- Does the renderings for the buildings fit?
- Is there the allowable parking spaces for the homes?
- Does the overall design of the development meet the Cities goal for in-fill development?

## **Department Review:**

The Staff has reviewed the Site Plan and development the opinion at this time is to give a favorable recommendation for the Preliminary Site Plan approval for the Mr. Webber subdivision.

## **Alternatives:**

**A. Approve the Request:** The Planning Commission should by motion give their favorable recommendation for the preliminary Site Plan approval.

**B. Deny the Request:** The Planning Commission can deny the request with direction.

**C. Continue the Item:** The Planning Commission may table the request to a later meeting; requesting additional information, or seek additional changes or clarification and or staff items have been completed.



# WASHINGTON TERRACE MULTI-FAMILY INFILL



WEBBER PROPERTY - INTERSECTION OF S 500 W & W 5000 S, WASHINGTON TERRACE, UTAH

DATE: 2/6/18

MOUNTAIN WEST ARCHITECTS



**WASHINGTON TERRACE  
MULTI-FAMILY INFILL**

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**MOUNTAIN WEST  
ARCHITECTS**



**Planning Commission  
Staff Report**

**Author:** Planning Dept.  
**Subject:** In-fill Development for Russell Langford Subdivision & Site plan preliminary approval, located at 4940 South 300 West.  
**Date:** February 22, 2018  
**Type of Item:** Public Hearing to take public comment and Action to approve Preliminary

**Summary:** Public Hear comments, hear Public Comment and approve the Preliminary site plan for an in-fill Subdivision for Russell Langford located at approximately 300 West 4940 South (it is the field/open space east of 4950 South 300 West home).

**Description:**

The purpose of the In-fill ordinance is to permit the development of underutilized parcels of land in any zone, which has been identified as an area where in-fill residential development should be considered.

These Parcels have been previously identified and are considered as properties that qualify for In-fill development within the City of Washington Terrace.

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- Reduce crime

**Topic: In-fill Subdivision for Mr. Langford**

Overview, the applicant is proposing a Single Family project consisting of 13 Single Family lots, the lot sizes comply with the In-fill requirements to be considered for an In-fill subdivision.

In-fill requirements for Mr. Langford's property has been calculated using the surrounding Uses of mixed twin homes, 4 plexes and single family homes the bonus for Mr. Langford's property and development under the In-fill Ordinance would allow him to have up to 17 Units. The average lot size would need to be a minimum of 4500 Sqft.

The scheme and design of the buildings comply with architectural requirements of the ordinance.

The parking requirement is for a two car garage and two allowable spaces, the developer has complied with the ordinance.

The submitted plans and renderings comply with the In-fill development procedures and will accomplish the desired outcome.

The Planning Commission should evaluate the In-fill proposed site plan & subdivision for its practicality and potential Land Use benefit for the desired area, does the site plan submitted work.

**Background:**

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### **Department Review:**

The Staff has reviewed the site plan and development the opinion at this time is to give a favorable recommendation for the preliminary site Plan approval for the Mr. Langford subdivision.

### **Alternatives:**

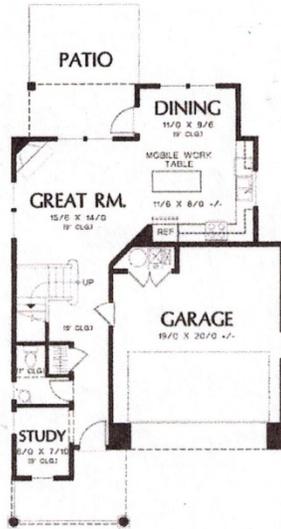
**A. Approve the Request:** The Planning Commission should by motion give their favorable recommendation for the preliminary Site Plan approval.

**B. Deny the Request:** The Planning Commission can deny the request with direction.

**C. Continue the Item:** The Planning Commission may table the request to a later meeting; requesting additional information, or seek additional changes or clarification and or staff items have been completed.

Plan #HWBDO73375

Level 1 | Level 2



Keywords: Craftsman , 3 Bedroom , 2 Story

PRIMARY STYLE:	Craftsman
FIRST FLOOR:	734 sq.ft.
LIVING AREA:	1592 sq.ft.
BONUS SPACE:	0 sq.ft.
FOUNDATION:	Crawlspace
BEDROOMS:	3
BATHS:	2
HALF BATHS:	1
WIDTH:	31'
DEPTH:	50'
STORIES:	2
GARAGE BAYS:	2

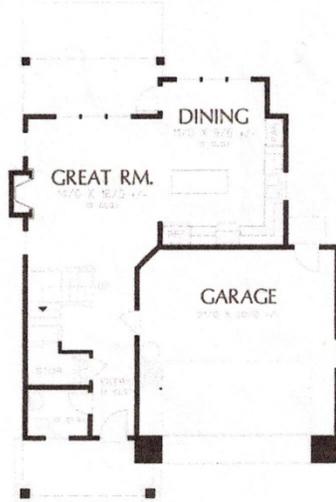
MORE DETAILS

[CUSTOMIZE THIS PLAN](#)

[SAVE PLAN](#)

Plan #HWBDO76510

Level 1 | Level 2



Keywords: Craftsman , 3 Bedroom , 2 Story

PRIMARY STYLE:	Craftsman
FIRST FLOOR:	720 sq. ft.
LIVING AREA	1635 sq. ft.
BONUS SPACE:	0 sq. ft.
FOUNDATION:	Crawlspace
BEDROOMS:	3
BATHS:	2
HALF BATHS	1
WIDTH:	34'
DEPTH:	47'
STORIES:	2
GARAGE BAYS:	2

MORE DETAILS

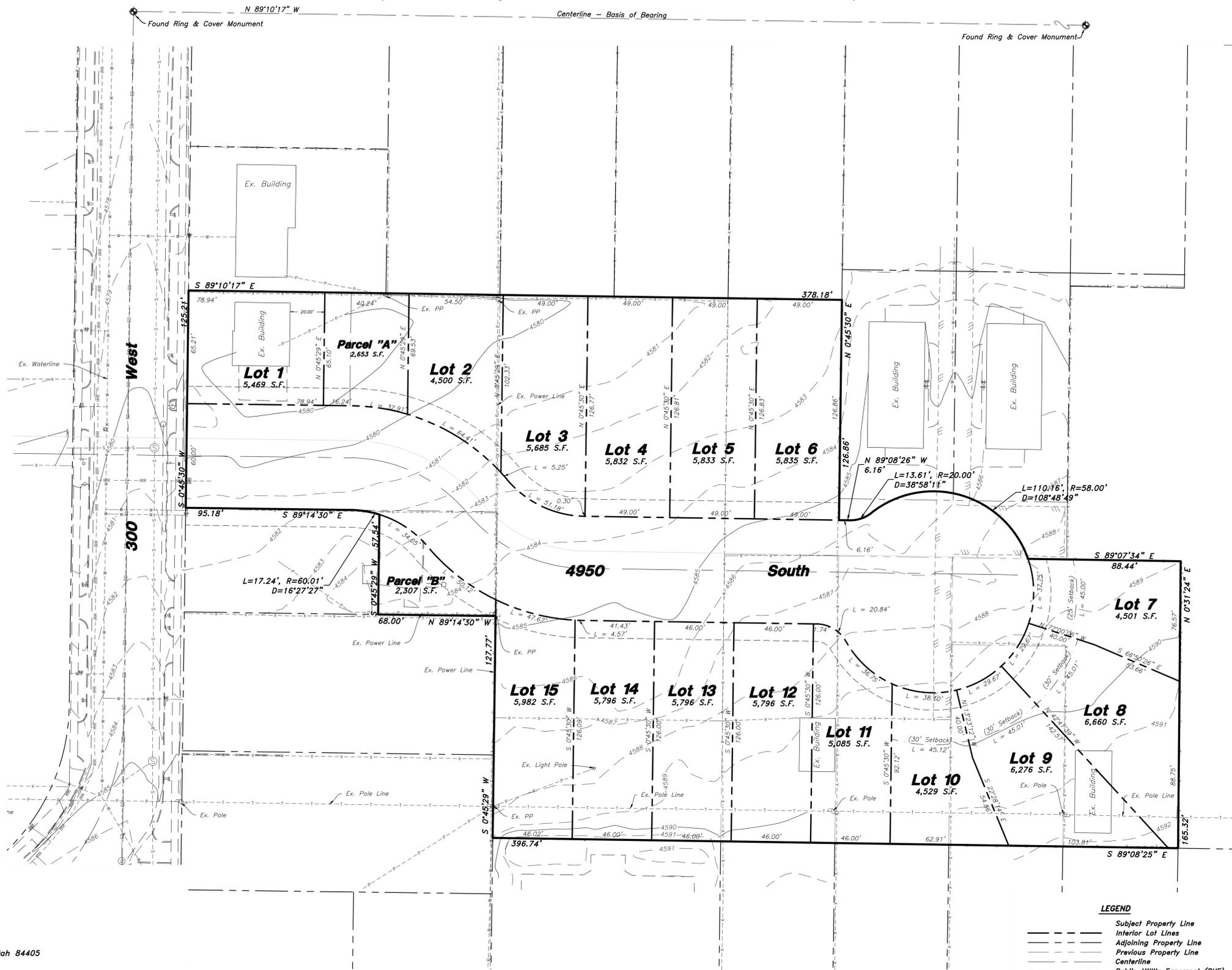
CUSTOMIZE THIS PLAN

SAVE PLAN



Preliminary Plat  
**Langford Subdivision**

Weber County, Utah  
A Part of the Northwest Quarter of Section 17,  
Township 5 North, Range 1 West, Salt Lake Base & Meridian February 2018



**SURVEYOR'S CERTIFICATE**

I, K. Greg Hansen, 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 subdivided said tract into fifteen (15) lots, known hereafter as Langford Subdivision in Weber County, Utah, 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 Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lot measurements have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

K. Greg Hansen P.L.S.  
Utah Land Surveyor Licence No. 167819



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET BEING LOCATED SOUTH 89°10'17" EAST 30.65 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 183.02 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET;

RUNNING THENCE SOUTH 89°10'17" EAST 378.18 FEET; THENCE SOUTH 00°45'30" WEST 126.86 FEET; THENCE SOUTH 89°08'26" EAST 6.16 FEET TO THE BOUNDARY LINE OF HAVEN COVE CONDOMINIUMS; THENCE ALONG THE BOUNDARY OF SAID HAVEN COVE CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: (1) TO THE LEFT ALONG A TANGENT CURVE A DISTANCE OF 13.61 WITH A RADIUS OF 20.00 FEET; (2) TO THE RIGHT ALONG A REVERSE CURVE A DISTANCE OF 110.16 FEET WITH A RADIUS OF 58.00 FEET; THENCE SOUTH 89°07'34" EAST 66.06 FEET; THENCE SOUTH 0°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'25" WEST 396.74 FEET; THENCE NORTH 00°45'29" EAST 127.77 FEET; THENCE NORTH 89°14'30" WEST 68.00 FEET; THENCE NORTH 0°45'29" 57.54 FEET; THENCE ALONG A NON-TANGENT CURVE A DISTANCE OF 17.24 FEET WITH A RADIUS OF 60.00 FEET; THENCE NORTH 89°14'30" WEST 95.18 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'30" EAST 125.21 FEET TO THE POINT OF BEGINNING. CONTAINING 2.859 ACRES AND 15 LOTS.

**NARRATIVE**

The purpose of this survey was to establish and set the property corners of the Fifteen Lot Subdivision as shown and described hereon. This survey was ordered by Russell Langford. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 17, Township 5 North, Range 1 West, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

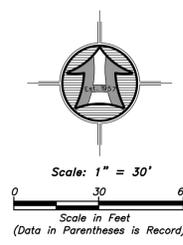
Developer:  
Russell Langford  
333 West 5650 South  
Washington Terrace City, Utah 84405  
(801) 476-0110



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogdens Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating 60 Years of Business

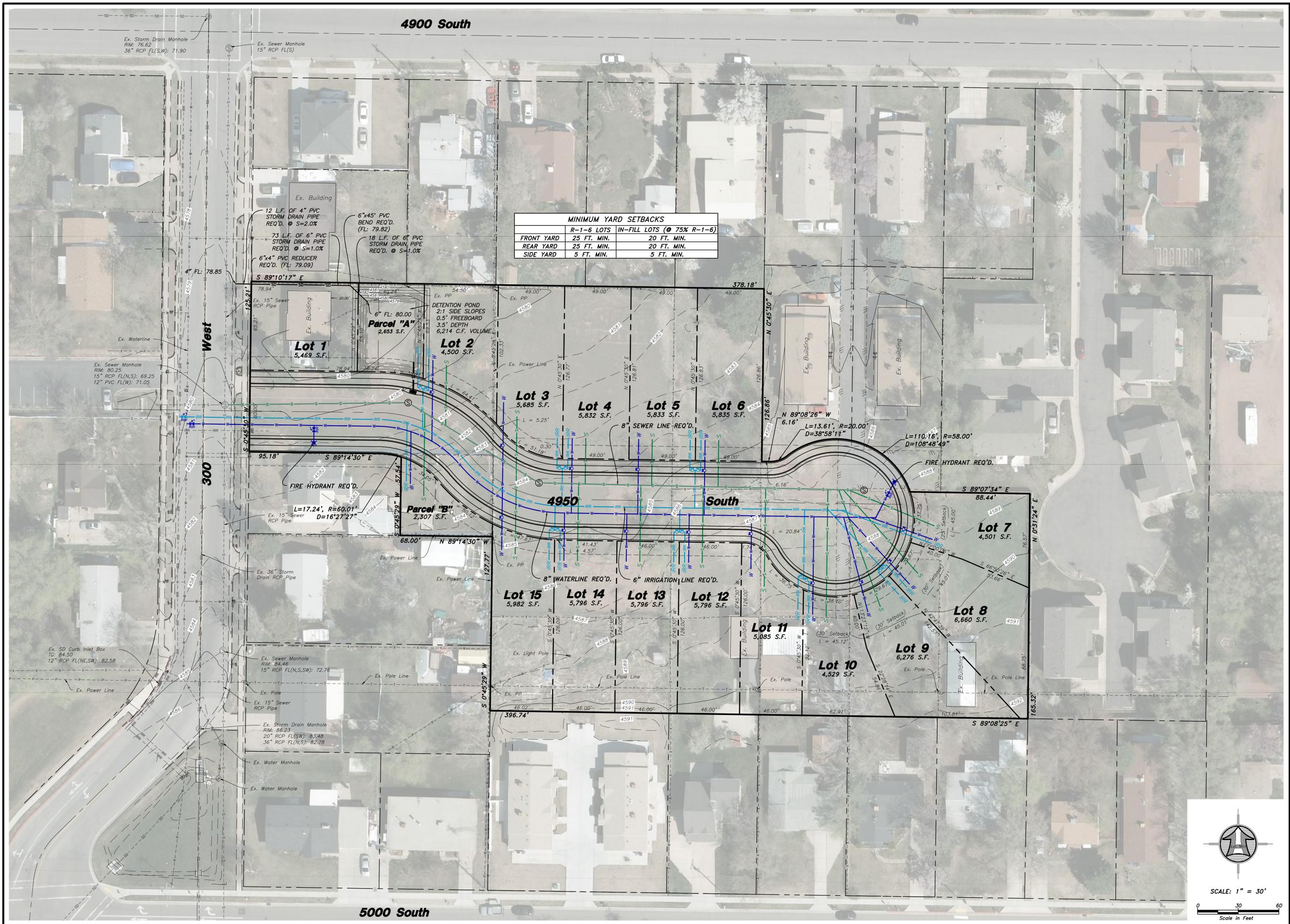
**LEGEND**

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- ◆ Section Corner



**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY



MINIMUM YARD SETBACKS		
	R-1-6 LOTS	IN-FILL LOTS (75% R-1-6)
FRONT YARD	25 FT. MIN.	20 FT. MIN.
REAR YARD	25 FT. MIN.	20 FT. MIN.
SIDE YARD	5 FT. MIN.	5 FT. MIN.

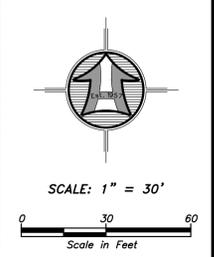
HANSEN & ASSOCIATES, INC.  
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 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.hansen.net](http://www.hansen.net)  
 Brigham City, Utah  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating 60 Years of Business

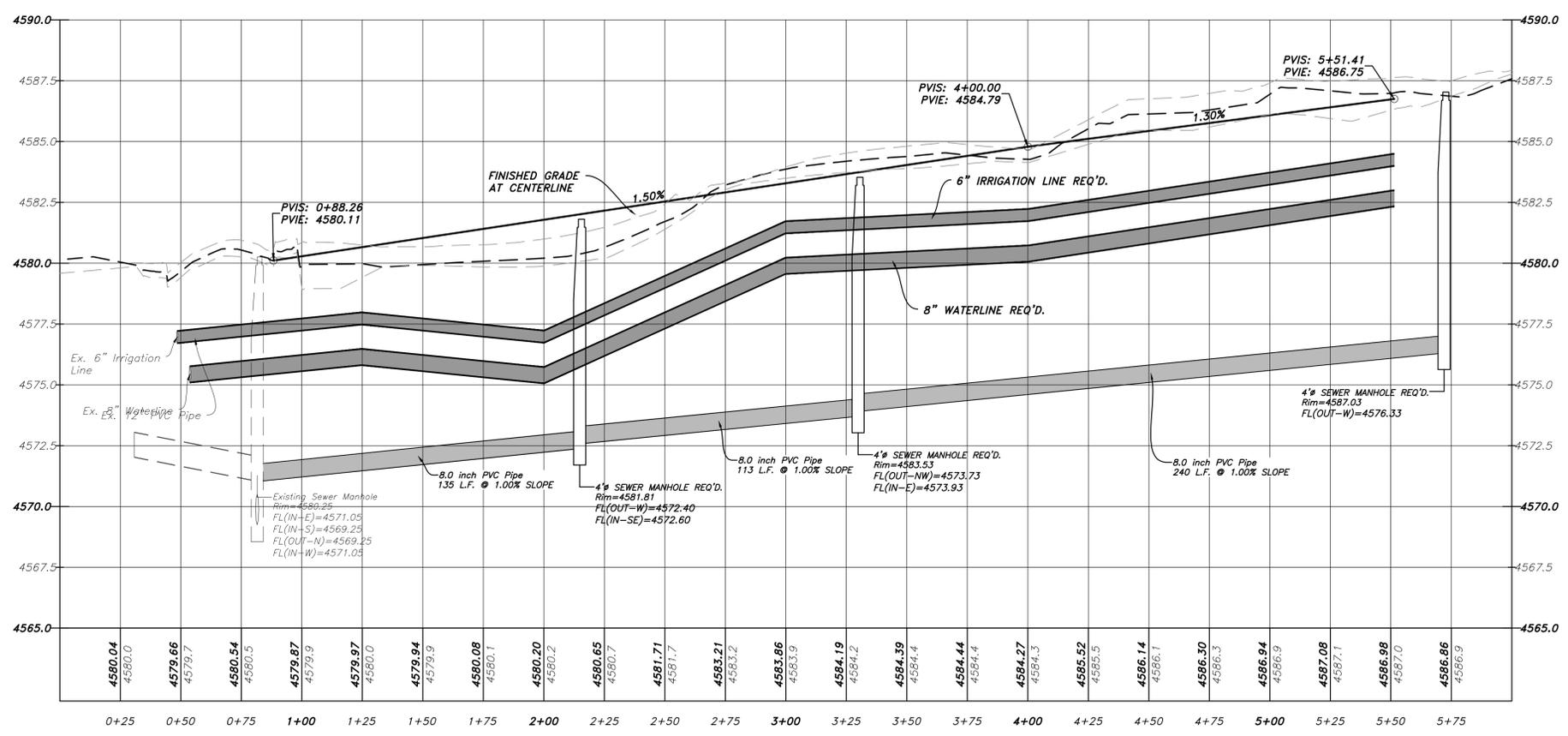
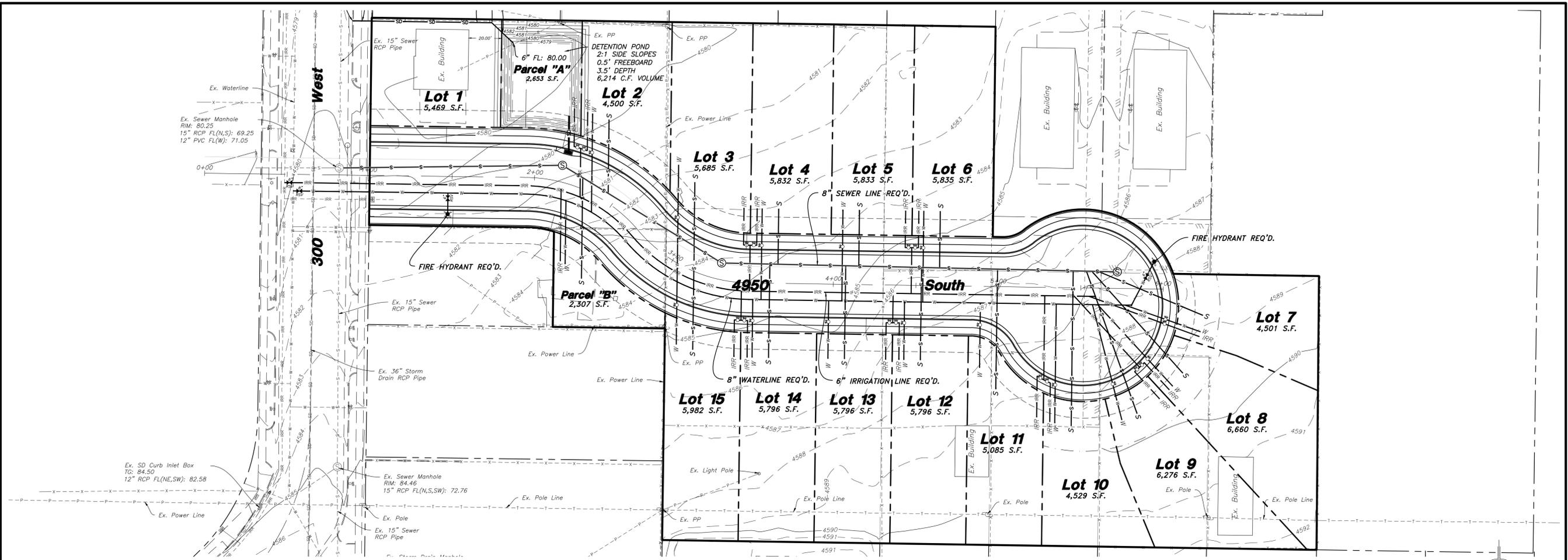


Drawn By: MTH Date: 02/15/18  
 Designed By:  
 Checked By:  
 Approved By:  
 Scale: 1" = 30'  
 Drawing File: 17-141\_2-7-18  
 JOB NUMBER: 17-141

CONCEPT PLAN FOR  
**LANGFORD SUBDIVISION**  
 4950 SOUTH 300 WEST  
 WASHINGTON TERRACE, UT

Sheet  
**1**  
 of  
**3**  
 Sheets





**HANSEN & ASSOCIATES, INC.**  
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 Visit us at www.hansen.net  
 Brigham City, Utah  
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 Celebrating 60 Years of Business

**HAI**

Drawn By: MTH Date: 02/15/18  
 Designed By:  
 Checked By:  
 Approved By:  
 Scale: 1" = 30'  
 Drawing File: 17-141\_2-7-18  
 JOB NUMBER: 17-141

**LANGSFORD SUBDIVISION**  
 TOWN  
 4950 SOUTH 300 WEST  
 A Part of the Northwest Quarter of Section 7  
 Township 5 North, Range 1 West, S.L.B.&M.

Sheet **2** of **3** Sheets

