



**Planning Commission Meeting
Thursday, March 29, 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 COMMISSIONER DWIGHT HENDERSON**
- 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 FEBRUARY 22, 2018**
- 5. NEW BUSINESS**
 - 5.1 MOTION: FINAL SITE PLAN APPROVAL FOR A PROPOSED HVAC OFFICE BUILDING TO BE LOCATED AT 425 SOUTH 350 EAST**
 - 5.2 MOTION: FINAL SITE PLAN APPROVAL FOR LANGFORD SUBDIVISION LOCATED AT 4940 SOUTH 300 WEST**
 - 5.3 DISCUSSION/MOTION ORDINANCE 18-04 : FINAL RECOMMENDATION TO COUNCIL TO AMENDING CHAPTER 17.44.080 OF THE MUNICIPAL CODE "FENCE, WALLS, AND HEDGES"**
 - 5.4 DISUCSSION/MOTION ORDINANCE 18-06 : RECOMMENDATION TO COUNCIL TO AMEND CHAPTER 17.10.07 "DENSITY", REGARDING IN-FILL RESIDENTIAL STANDARDS**
 - 5.5 DISCUSSION/MOTION ORDINANCE 18-05: RECOMMENDATION TO COUNCIL TO AMEND CHAPTER 17.56.175 REGARDING TEMPORARY**

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

SIGNS

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

- 8. MOTION: ADJOURN THE MEETING**

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Amy Rodriguez, Washington Terrace City Recorder

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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, February 22, 2018
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

12 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

13 Chairman Wallace Reynolds
14 Commissioner Darren Williams
15 Commissioner Dan Johnson
16 Commissioner T.R. Morgan- absent
17 Vice- Chair Scott Larsen
18 Commissioner Charles Allen
19 City Attorney Bill Morris

20
21 **Others Present**

22 Mark Hilles, Jim Flint, Russell Langford

23 **1. ROLL CALL**

6:00 p.m.

24
25 **2. PLEDGE OF ALLEGIANCE**

26
27 **3. WELCOME**

28
29 **3.1 OATH OF OFFICE ADMINISTERED TO COMMISSIONERS WALLACE
30 REYNOLDS, DAN JOHNSON, AND A NEW APPOINTMENT TO BE
31 DETERMINED BY MAYOR WITH COUNCIL CONSENT**

32 Bill Morris administered the oath of office to Commissioners Reynolds and Johnson.

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34 **4. RECURRING BUSINESS**

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36 **4.1 MOTION: APPROVAL OF AGENDA**

Motion by Commissioner Johnson
Seconded by Commissioner Williams
To approve the agenda
Approved unanimously (4-0)

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42 **4.2 MOTION: APPROVAL OF MINUTES FOR JANUARY 25,2018**

Motion by Commissioner Allen
Seconded by Commissioner Johnson
To approve the Minutes of January 25, 2018
Approved unanimously (4-0)

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5. SPECIAL ORDER

**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**

Morris stated that the purpose of the project meets the infill ordinance that permits the development of under-utilized parcels in the city. This property qualifies for parcel development. The development allows for improvements on nuisance lots. The applicant is proposing a 23 single home development. Morris stated that the lot sizes comply with the infill development code. The parking requirement is for a two car garage with two parking spaces. The scheme complies with the architectural code.

Chairman Reynolds opened the public hearing at 6:07 p.m.

Mark Hilles, representing Mountain West Architects, stated that they are excited with the project and have met with staff several times.

Chairman Reynolds closed the public hearing at 6:09 p.m.

**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**

Morris stated that the applicant is proposing 13 single family lots and has met the requirements of the infill ordinance. Morris stated that the engineer has proposed a storm water plan.

Chairman Reynolds opened the public hearing at 6:12 p.m.

Jim Flint stated that it is a good project and has worked out a storm water solution with the city engineer.

Chairman Reynolds closed the public hearing at 6:15 p.m.

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**

Morris directed the Commission to the renderings in the packet. Morris stated that they have met the requirements of the code. Commissioner Allen asked about engineering issues. Morris stated that the final plat will encompass the information that Commissioner Allen inquired about. The surrounding properties will be required to be on the final plat, along with the surveyor's report. Commissioner Allen asked about the zone of the project. Morris replied that the zone is determined by the infill development code, which is different from the zoning code. Morris stated that the project has been reviewed twice by the development review committee. Hilles stated that each of the units has an enclosed fence at the back. He stated that he believes that the

94 homes are at 28 feet. Commissioner Allen stated that he was concerned with the neighbor's
95 views. Hilles stated that the whole back line is commercial property.
96 Commissioner Larsen stated that the area is very unkempt and he would like to see this
97 development if he were to live in the area.
98 Chairman Reynolds stated that he hopes that the developments will be owner occupied and not
99 rentals. He would not like the properties to be allowed to be rented by the HOA.
100 Hilles stated that there are three light fixtures that will illuminate the road. He stated that the final
101 plat will include landscaping. Morris stated that a development agreement will be approved by
102 the City Council. Commissioner Allen stated that the ordinance only allows for 10 units. Morris
103 stated that the infill ordinance has a specific calculation for these types of properties. Chairman
104 Reynolds stated that the ordinance calculation was re-worked so that it would allow for the
105 development to conform to surrounding buildings. Morris will take a look at the final ordinance.
106 Morris stated that the ordinance may need to be changed before they can proceed.
107
108 Hilles stated that each unit is estimated at 1700 square feet. Hilles stated that the material will be
109 brick and hardy plank, with heavy timbered entrances.
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111 **Motion by Commissioner Allen**
112 **Seconded by Commissioner Williams**
113 **To approve the preliminary subdivision**
114 **And site plan for the Weber subdivision**
115 **Approved Unanimously (5-0)**
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118 **6.2 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL**
119 **FOR THE RUSSELL LANGFORD INFILL SUBDIVISION LOCATED AT**
120 **APPROXIMATELY 4940 SOUTH AND 300 WEST**
121

122 Morris stated that the preliminary plat is in the packet. Morris stated that the development has
123 been reviewed by the Committee. Flint stated that some units will be single level based on the
124 size of the property. Flint stated that they are not selling the property. They will build the homes
125 and then sell.
126 Morris clarified that the plans reviewed in the development review meeting is not the same plan
127 in the packet. The plans that were reviewed were 13 lots and the new plan has 15. Morris stated
128 that there is really 14 new lots. Morris stated that staff will have to look at the new plans and
129 make sure that they comply. He stated that he has not seen the new plans. Flint stated that they
130 added a new plot at lots 7, 8, and 9. He stated that he did check into the setback amounts and
131 they comply. The landscaping will be decided and put in by the owners once the homes are built.
132 Morris stated that city code dictates how long a new owner has to put their landscaping in.
133 Flint stated that they plan to have the development completed within 2-3 years, stating that they
134 will complete 4 or 5 houses at a time. Morris stated that they will need to provide letters from
135 public utilities upon final approval. Morris stated that he will cite code in the development
136 agreement.
137 Flint stated that parcel A is the detention parcel for drainage for the subdivision. He stated that
138 parcel B is not part of the development at this time. Langford stated that he has spoken to the
139 resident to acquire part of her backyard.
140 The construction for the units will be hardy board, rock side, and brick.

141 **Motion by Commissioner Larsen**
142 **Seconded by Commissioner Johnson**
143 **To approve the preliminary subdivision**
144 **And site plan for the Langford subdivision**
145 **Approved Unanimously (5-0)**
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147

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

150 There were no updates.
151

152 **8. MOTION: ADJOURN THE MEETING**

153 **Motion by Commissioner Williams**
154 **Seconded by Commissioner Johnson**
155 **To adjourn the meeting**
156 **Approved unanimously (5-0)**
157 **Time: 6:58 p.m.**
158

159 _____
160 **Date Approved**

_____ **City Recorder**



Planning Commission Staff Report

Building & Planning

Author: Building & Planning Department
Subject: Site Plan approval for the property at 4925 South 350 East, Parcel #07.063.0005, Jeramie Chidester/ Built Tuff HVAC Office space
Date: March 29, 2018
Type of Item: Discussion/Action

Summary Recommendations: Approve the site plan for the office space by motion

Description:

- A. **Topic:** Review prior to motion to the Site plan for Built Tuff HVAC office space.
- B. **Background:** The property is located at approximately 4925 South 350 East, the owner is requesting approval for a commercial office building to be built on site. Approval of the site plan is made by a motion from the Planning Commission who by City Code have final approval for site plans.
- C. The following list is of items comply with City Codes.
- Zoning C-2 Commercial office is a permitted use.
 - The site plan and structures comply with the set backs requirements
 - A lighting detail and a landscaping plan have been provided.
 - The design of the property and structures have submitted their civil drawings and plans and have been reviewed by the City Development Review Team.
- D. **Development Review Team comments:** DRT recommends approval of the proposed development and give a favorable recommendation to the Planning Commission.

Alternatives:

A. Approve the Request:

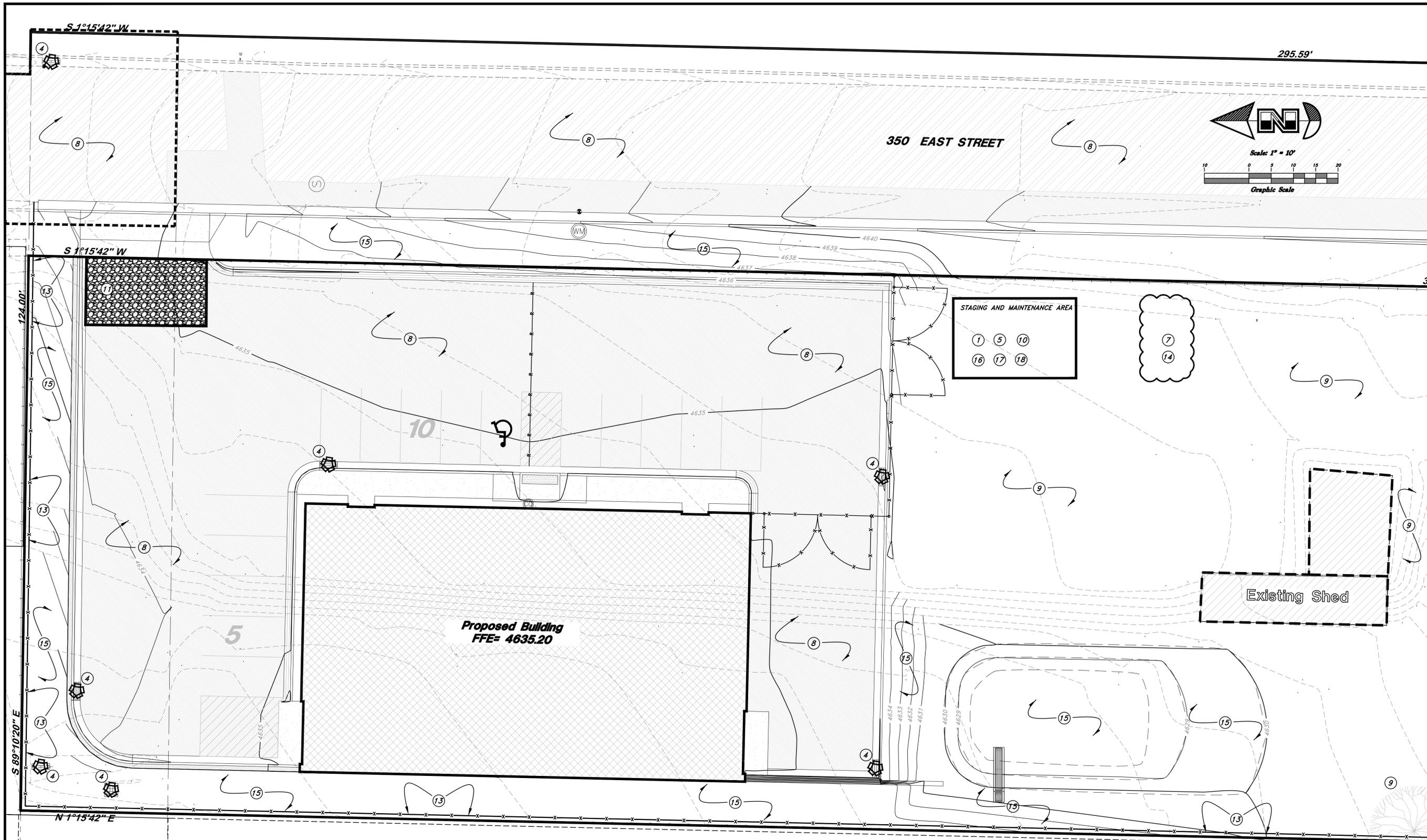
Make a motion to accept and approve the site plan as presented for Built Tuff HVAC

B. Deny the Request:

The Planning Commission can deny the applicants request

C. Continue the Item:

The Planning Commission could table the item to a later meeting, for action at that time and with direction.



NOTES:

This sheet constitutes the Sediment and Erosion Control Plan (SECP). This sheet may be included in the improvement drawing plan set for this project, but only as a courtesy. This sheet is most importantly included in the Storm Water Pollution Prevention Plan (SWPPP) for this project. It is located in Appendix B of the SWPPP.

Also note that although the BMP details for the BMPs listed in the SECP may also be included in the improvement drawing plan set as a courtesy, they are most importantly included Appendix M of the SWPPP.

Neither the SECP nor the combination of the SECP along with the BMP details constitutes a SWPPP. Those are only appendices to the SWPPP. The SWPPP for this project was developed using the State Template. A copy of the SWPPP needs to be available while the NOI is active in accordance with Section 7.3 (Page 47) of the Utah Construction General Permit (UPDES Permit No. UTRC00000)

SELECTED BMPS

1. Utilize BMP CWI Concrete Waste Management
2. Utilize BMP DW Dewatering Operations
3. Utilize BMP DC Dust Controls
4. Const. BMP IP Inlet Protection (Gravel Bags or Silt Bags)
5. Utilize BMP MS Material Storage
6. Utilize BMP MU Material Use
7. Const. BMP PC Plastic Covering
8. Utilize BMP PLSV Parking Lot Sweeping and Vacuuming
9. Utilize BMP PEV Preservation of Existing Vegetation
10. Const. BMP PT Portable Toilets
11. Const. BMP SCE Stabilized Construction Entrance
12. Utilize BMP SCU Spill Clean-Up
13. Const. BMP SF Silt Fence or SSB Sand Bag Barrier
14. Utilize BMP SM Stockpile Management
15. Const. BMP SP Seeding and Planting
16. Utilize BMP VEC Vehicle and Equipment Cleaning
17. Utilize BMP VEF Vehicle and Equipment Fueling
18. Utilize BMP WD Waste Disposal

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence

- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- 95.337A
- 95.321A
- R

- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

Legend

(Note: All items may not appear on drawing)

GREAT BASIN ENGINEERING

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 MAIN 801-399-4455 SLC 801-521-0222 FAX 801-392-7544
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Sediment & Erosion Control Plan

Built Tuff HVAC

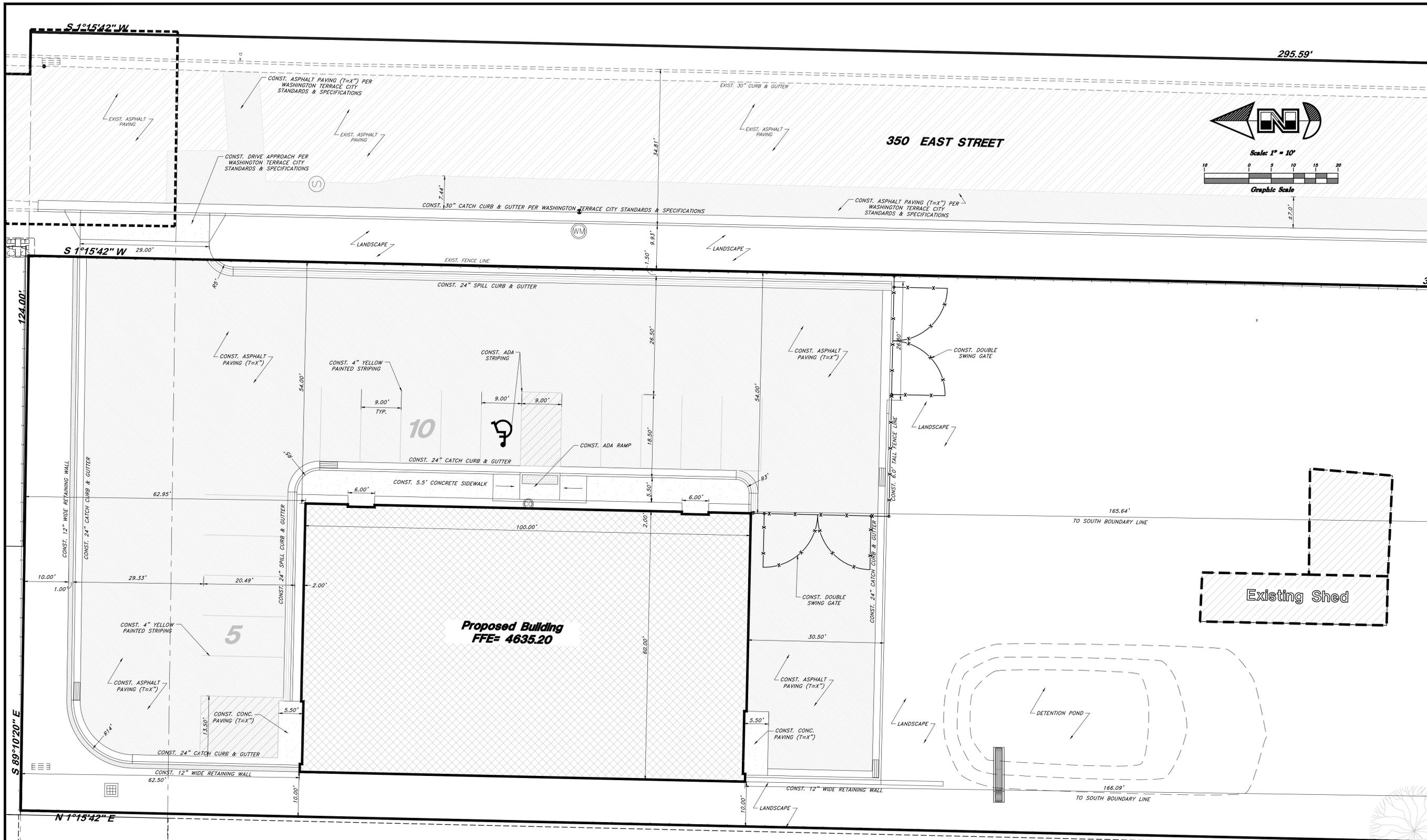
4925 South 350 East
 Washington Terrace, Weber County, Utah
 A part of Section 17, T5N, R1W, SLB&M, U.S. Survey

7 Mar., 2018

SHEET NO.

SECP

18N600



GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Site Data Table

Parcel Area	40,746 SF (0.935)
Parking Stalls Required	15 Stalls
Parking Stalls Shown	14 Stalls
Standard Stalls	14 Stalls
ADA Stalls	1 Stall
Landscape Area	19,217 SF (47.16%)

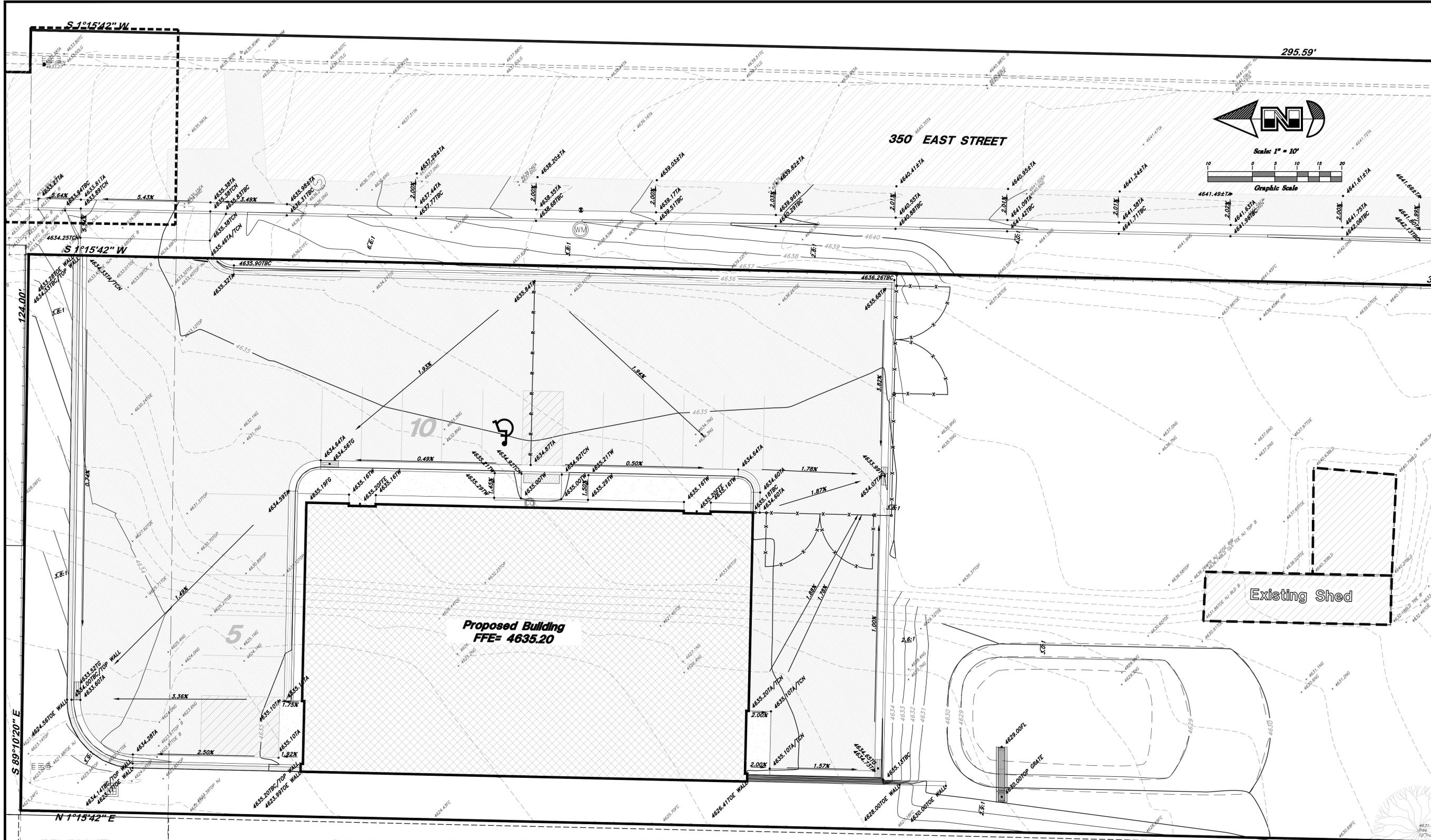
Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	SM	Flawline of ditch	FL	Direction of Flow	DF
Water Manhole	WM	Overhead Power line	OHP	Existing Asphalt	EA
Storm Drain Manhole	SDM	Corrugated Metal Pipe	CMP	New Asphalt	NA
Cleanout	CO	Concrete Pipe	CP	Heavy Duty Asphalt	HDA
Electrical Manhole	EM	Reinforced Concrete Pipe	RCP	Existing Concrete	EC
Catch Basins	CB	Ductile Iron	DI	New Concrete	NC
Exist. Fire Hydrant	EFH	Polyvinyl Chloride	PVC	Spill Curb & Gutter	SCG
Exist. Water Valve	EWV	Top of Asphalt	TA	Demo Tree	DT
Water Valve	WV	Edge of Asphalt	EA		
Sanitary Sewer	SS	Centerline	CL		
Sanitary Water	SW	Flowline	FL		
Gas Line	G	Finish Floor	FF		
Irrigation Line	I	Top of Curb	TC		
Storm Drain	SD	Top of Wall	TW		
Telephone Line	T	Top of Walk	TW		
Secondary Waterline	SW	Top of Concrete	TCN		
Power Line	P	Natural Ground	NG		
Fire Line	F	Finish Grade	FG		
Land Drain	LD	Match Existing	ME		
Power pole w/guy	PPG	Fire Department Connection	FDC		
Light Pole	LP	Finish Contour	FC		
Fence	FX	Exist. Contour	EC		
		Finish Grade	FG		
		Exist. Grade	EG		
		Ridge Line	R		

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Site Plan
Built Tuff HVAC
 4925 South 350 East
 Washington Terrace, Weber County, Utah
 A part of Section 17, T5N, R1W, S16&M, U.S. Survey

7 Mar., 2018
 SHEET NO.
C1.0
 18N600



GENERAL GRADING NOTES:

- All work shall be in accordance with the City Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City Inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.

- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shading in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation. The report is titled "GEOTECHNICAL INVESTIGATION" Job No. _____ Address _____ Dated: _____
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on site and grading plan.
- It is the responsibility of the surveyor to adjust top of curb grades at the time

construction staking.

- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately. The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHWA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Flowline of ditch	Direction of Flow
Water Manhole	Overhead Power line	Existing Asphalt
Storm Drain Manhole	Corrugated Metal Pipe	New Asphalt
Cleanout	Reinforced Concrete Pipe	Heavy Duty Asphalt
Electrical Manhole	Ductile Iron	Existing Concrete
Catch Basins	Polyvinyl Chloride	New Concrete
Fire Hydrant	Top of Asphalt	Spill Curb & Gutter
Water Valve	Edge of Asphalt	Demo Tree
Water Valve	Centerline	
Sanitary Sewer	Finish Floor	
Water	Top of Curb	
Gas Line	Top of Wall	
Storm Drain	Top of Walk	
Telephone Line	Top of Concrete	
Power Line	Natural Ground	
Land Drain	Finish Grade	
Power pole w/guy	Match Existing	
Light Pole	Fire Department Connection	
Fence	Exist. Contour	
	Finish Grade	
	Exist. Grade	
	Ridge Line	

295.59'

350 EAST STREET

Scale: 1" = 10'

Graphic Scale

Existing Shed

Proposed Building
FFE= 4635.20

124.00'

S 1°15'42" W

S 89°10'20" E

N 1°15'42" E

324'

Legend

Direction of Flow

Existing Asphalt

New Asphalt

Heavy Duty Asphalt

Existing Concrete

New Concrete

Spill Curb & Gutter

Demo Tree

7 Mar., 2018

SHEET NO.

C2.0

18N600

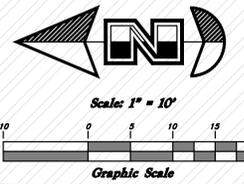
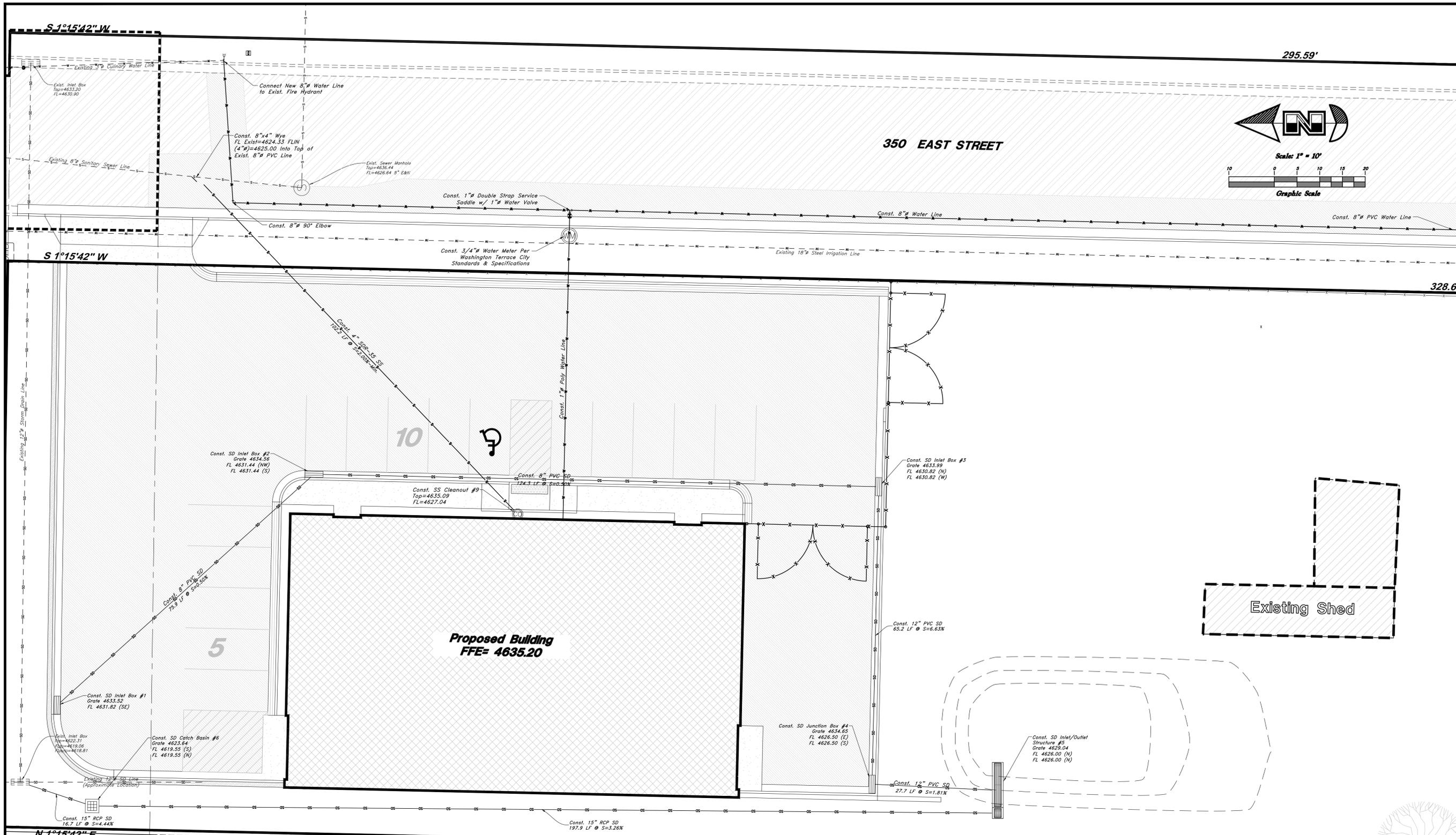
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Grading & Drainage Plan

Built Tuff HVAC

4925 South 350 East
 Washington Terrace, Weber County, Utah
 A part of Section 17, T5N, R1W, SLB&M, U.S. Survey



GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any excavations being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spoils to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13" of cover. For greater than 13" feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13" of cover, Class IV for 13" to 21" of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grate, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

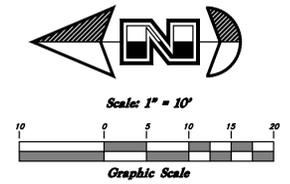
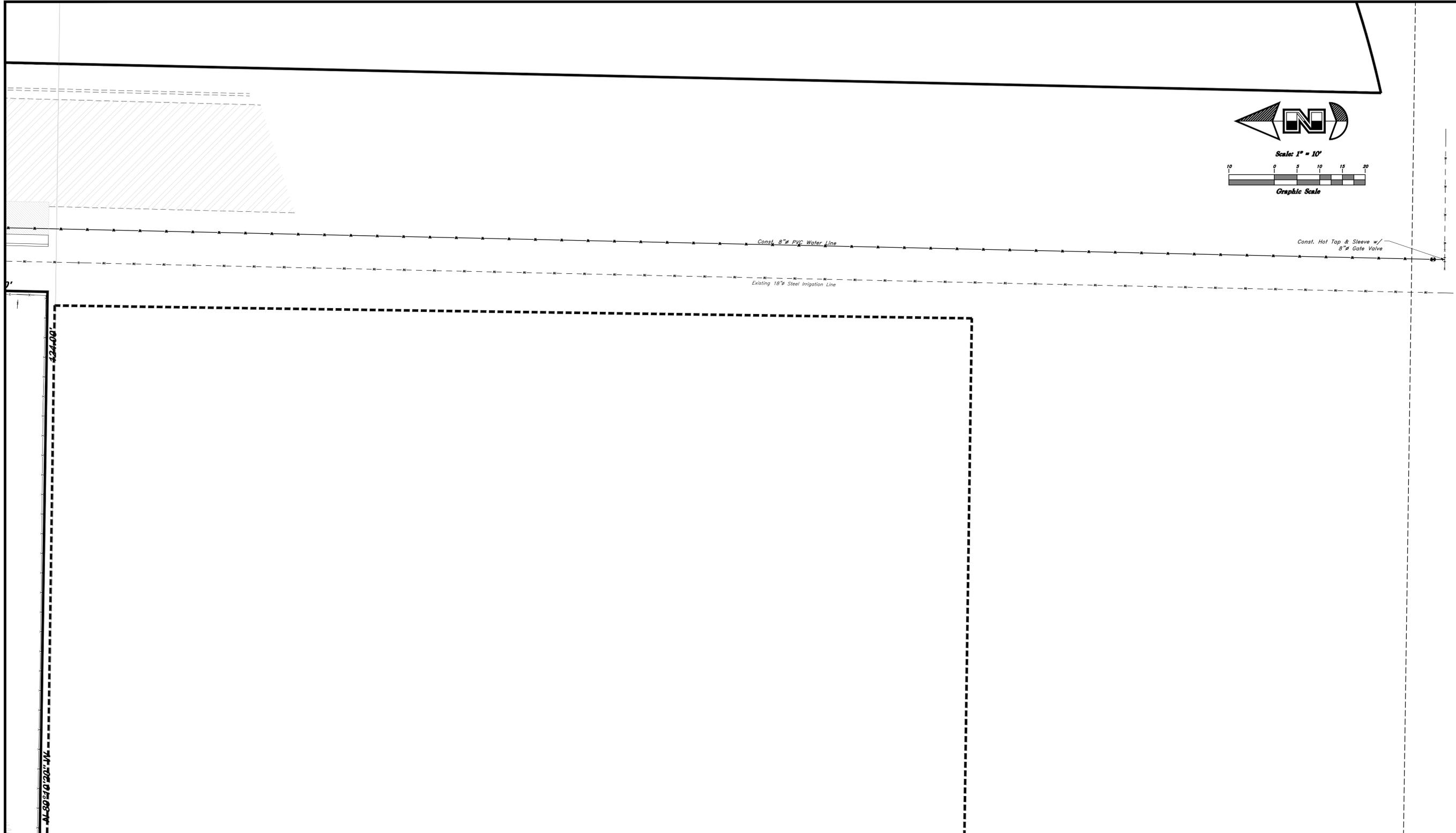
Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	⊕	Flowline of ditch	—	Direction of Flow	→
Water Manhole	⊖	Overhead Power line	—OHP—	Corrugated Metal Pipe	—CMP—
Storm Drain Manhole	⊙	Concrete Pipe	—CP—	Existing Asphalt	▨
Cleanout	⊚	Reinforced Concrete Pipe	—RCP—	New Asphalt	▩
Electrical Manhole	⊛	Ductile Iron	—DI—	Heavy Duty Asphalt	▪
Catch Basins	⊜	Polyvinyl Chloride	—PVC—	Existing Concrete	▫
Exist. Fire Hydrant	⊞	Top of Asphalt	—TA—	New Concrete	▬
Water Valve	⊟	Edge of Asphalt	—EA—	Spill Curb & Gutter	▭
Exist. Water Valve	⊠	Centerline	—CL—	Demo Tree	⊗
Sanitary Sewer	—S—	Flowline	—FL—		
Culinary Water	—W—	Finish Floor	—FF—		
Gas Line	—G—	Top of Curb	—TC—		
Irrigation Line	—I—	Top of Wall	—TW—		
Storm Drain	—SD—	Top of Walk	—TW—		
Telephone Line	—T—	Top of Concrete	—TCN—		
Power Line	—P—	Natural Ground	—NG—		
Land Drain	—LD—	Finish Grade	—FG—		
Power pole w/guy	⊙	Match Existing	—ME—		
Light Pole	⊙	Fire Department Connection	—FDC—		
Fence	—X—X—	Finish Contour	—FC—		
		Exist. Contour	—90—		
		Finish Grade	—95.57A		
		Exist. Grade	—95.72TA		
		Ridge Line	—R—		

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Utility Plan
Built Tuff HVAC
 4925 South 350 East
 Washington Terrace, Weber County, Utah
 A part of Section 17, T5N, R1W, S16&M, U.S. Survey

7 Mar., 2018
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GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spoils to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13" of cover. For greater than 13" feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

- PLASTIC PIPING MATERIAL:** Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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Legend
(Note: All items may not appear on drawing)

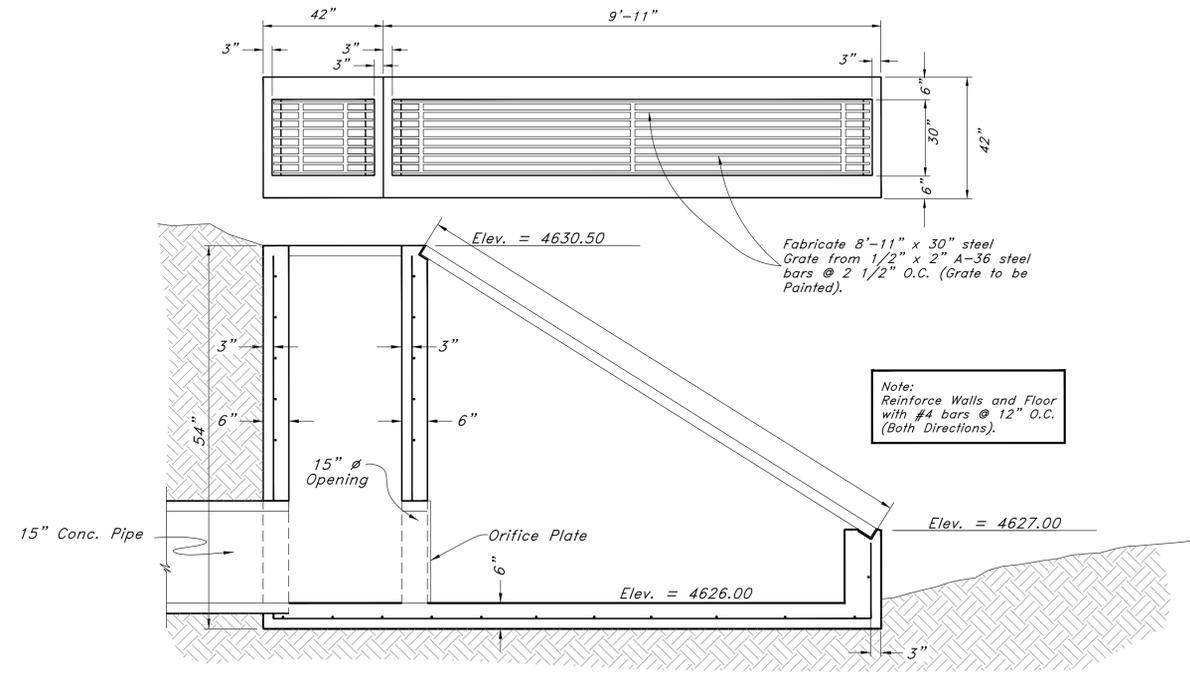
San. Sewer Manhole	⊗	Flowline of ditch	—OHP—	Direction of Flow	→
Water Manhole	⊕	Overhead Power line	—CP—	Existing Asphalt	▨
Storm Drain Manhole	⊖	Corrugated Metal Pipe	—CP—	New Asphalt	▩
Cleanout	⊙	Concrete Pipe	—RCP—	Heavy Duty Asphalt	▧
Electrical Manhole	⊚	Reinforced Concrete Pipe	—RCP—	Existing Concrete	▦
Catch Basins	⊛	Ductile Iron	—DI—	New Concrete	▤
Exist. Fire Hydrant	⊜	Polyvinyl Chloride	—PVC—	Spill Curb & Gutter	▣
Exist. Water Valve	⊝	Top of Asphalt	—TA—	Demo Tree	⊗
Sanitary Sewer	—S—	Edge of Asphalt	—EA—		
Culinary Water	—W—	Centerline	—CL—		
Gas Line	—G—	Flowline	—FL—		
Irrigation Line	—W—	Finish Floor	—FF—		
Storm Drain	—SD—	Top of Curb	—TC—		
Telephone Line	—T—	Top of Wall	—TW—		
Secondary Waterline	—SW—	Top of Walk	—TW—		
Power Line	—P—	Top of Concrete	—TCN—		
Fire Line	—F—	Natural Ground	—NG—		
Land Drain	—LD—	Finish Grade	—FG—		
Power pole w/guy	⊕	Match Existing	—ME—		
Light Pole	⊙	Fire Department Connection	—FDC—		
Fence	—X—X—	Finish Contour	—90—		
		Exist. Contour	—90—		
		Finish Grade	—95.57A		
		Exist. Grade	—95.72A		
		Ridge Line	—R—		

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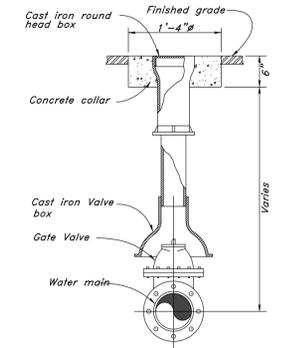
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REV	DATE	DESCRIPTION

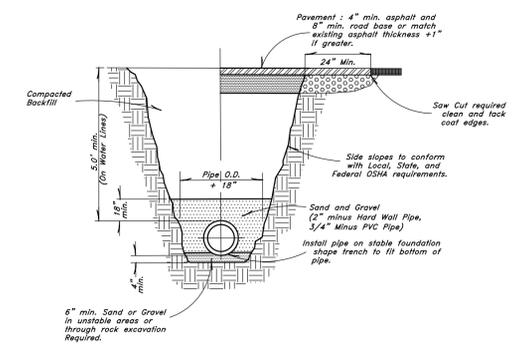
7 Mar., 2018
 SHEET NO.
C3.1
 18N600



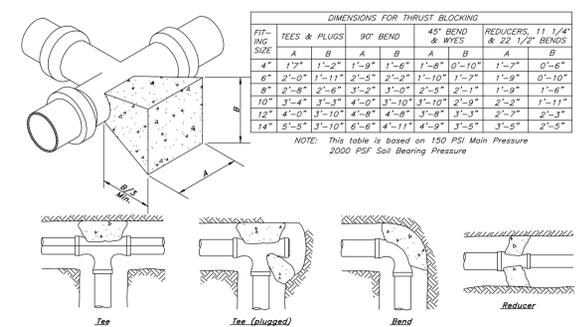
1 Inlet/Outlet Structure
Not to Scale



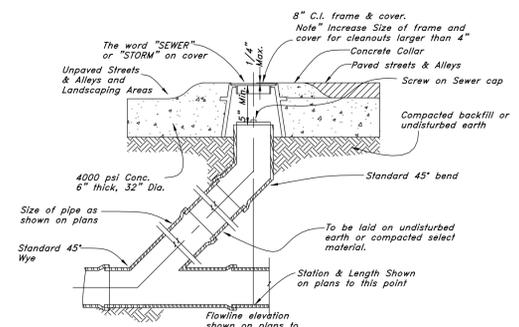
2 Typical Gate Valve
Not to Scale



3 Typical Trench Detail
Not to Scale



4 Thrust Blocking Details
Not to Scale

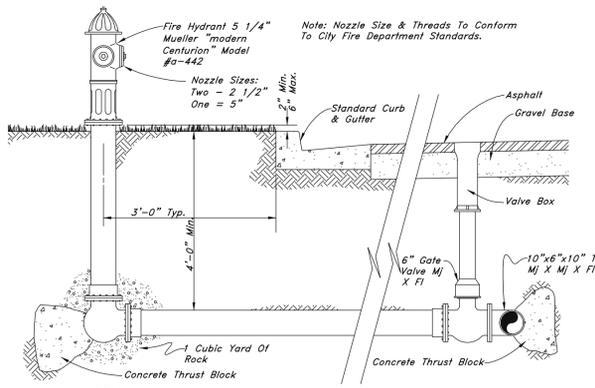


5 Sewer, Storm, and Roof Drain Cleanout Detail
Not to Scale

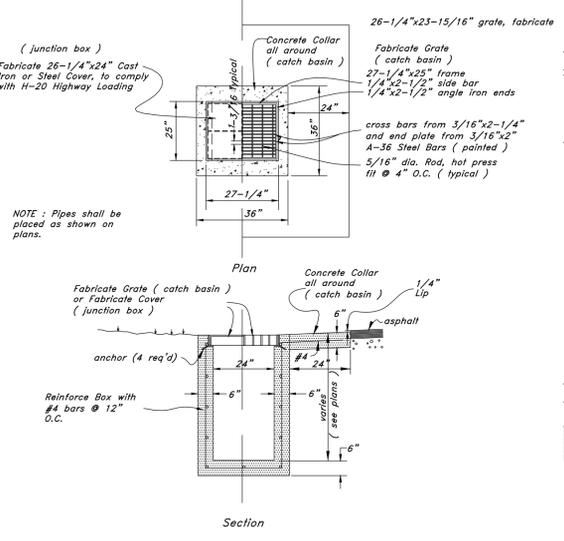
- Notes:
- All Boxes Must Be Formed Inside And Out. The City Inspector Must Observe Prior To Placing Concrete.
 - All Reinforcing Steel Shall Be Intermediate Grade 40, And Shall Have A Minimum Of Two Inches Cover Or Clearance From All Surfaces And Openings, Unless Otherwise Specified.
 - All Concrete Shall Be Class AA(A2), Unless Otherwise Specified.
 - Rawline Elevations, Pipe Sizes, And Locations Shall Be Shown On Other Drawings.
 - Rebar Splice Shall Not Be Less Than 18 Inches.
 - Dx4 Shear Keys Are Required As Shown.
 - Compact Base Material To 96% Of Maximum Dry Density Per ASTM D-1557.
 - Precast Storm Drain Box May Be Used In Lieu Of Cast-In-place. Must Provide Submittals To The Design Engineer For Approval Prior To Use.

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0'-4"	#3 @ 12" O.C.	#3 @ 12" O.C.	6" WALL
4'-6"	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
6'-8"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'-10"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'-12"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL

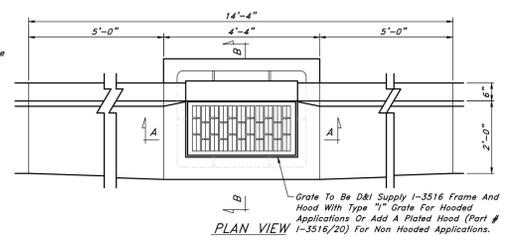
NOTE:
1) INSIDE FACE BARS TO BE STAGGERED W/ OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINF. FOR INLET BOXES 6' - 8' OR MORE DEEP.



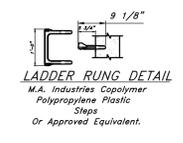
6 Typical Fire Hydrant & Valve Connection
Not to Scale



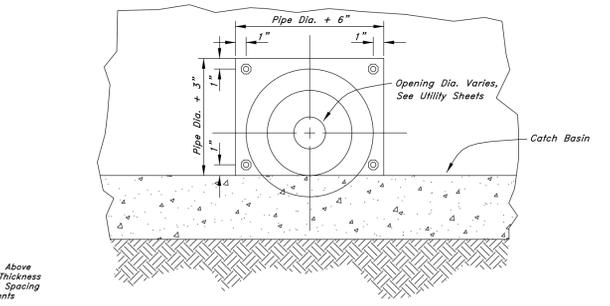
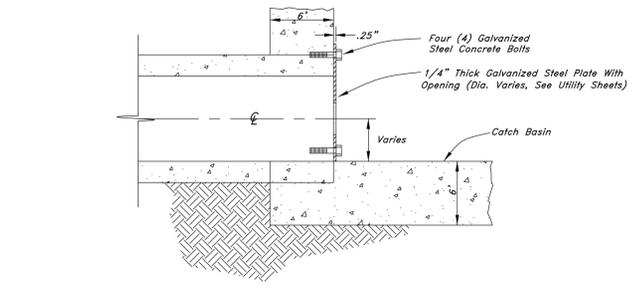
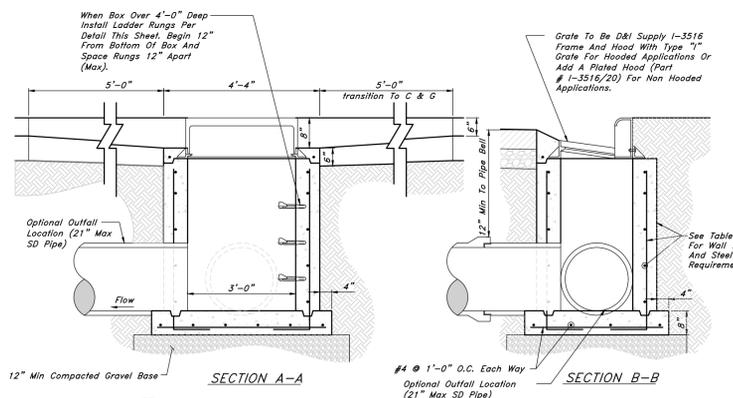
7 Catch Basin/Junction Box
Not to Scale



8 Typical Inlet Box
In Curb & Gutter
Not to Scale



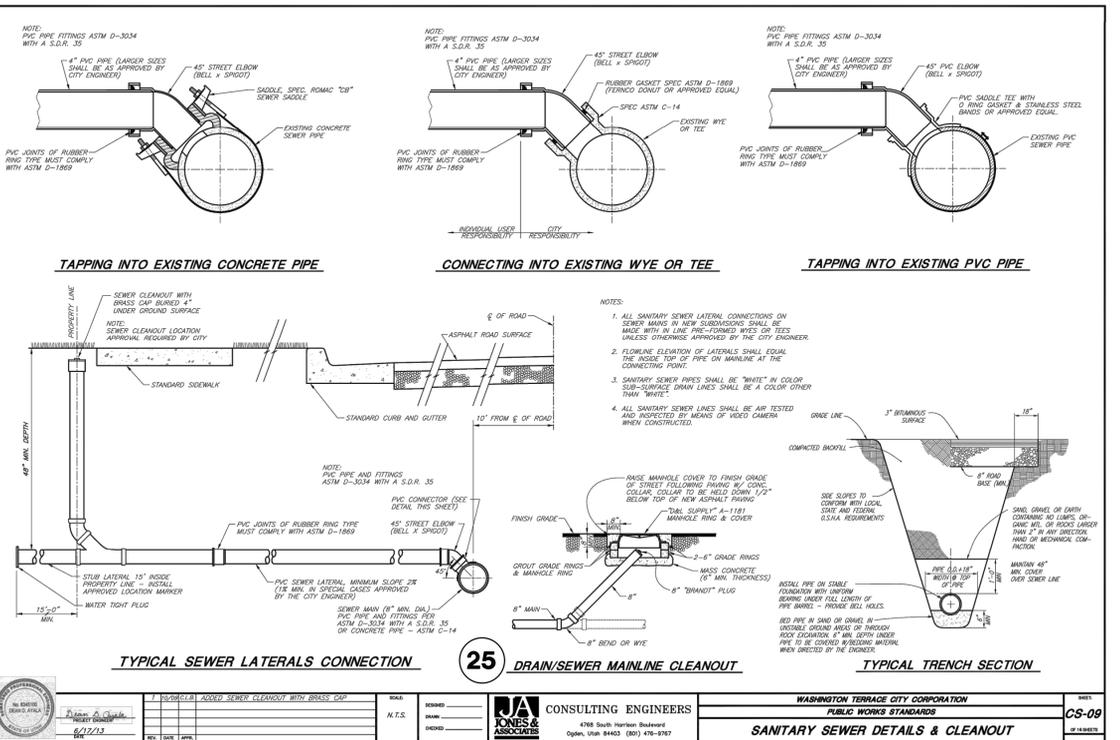
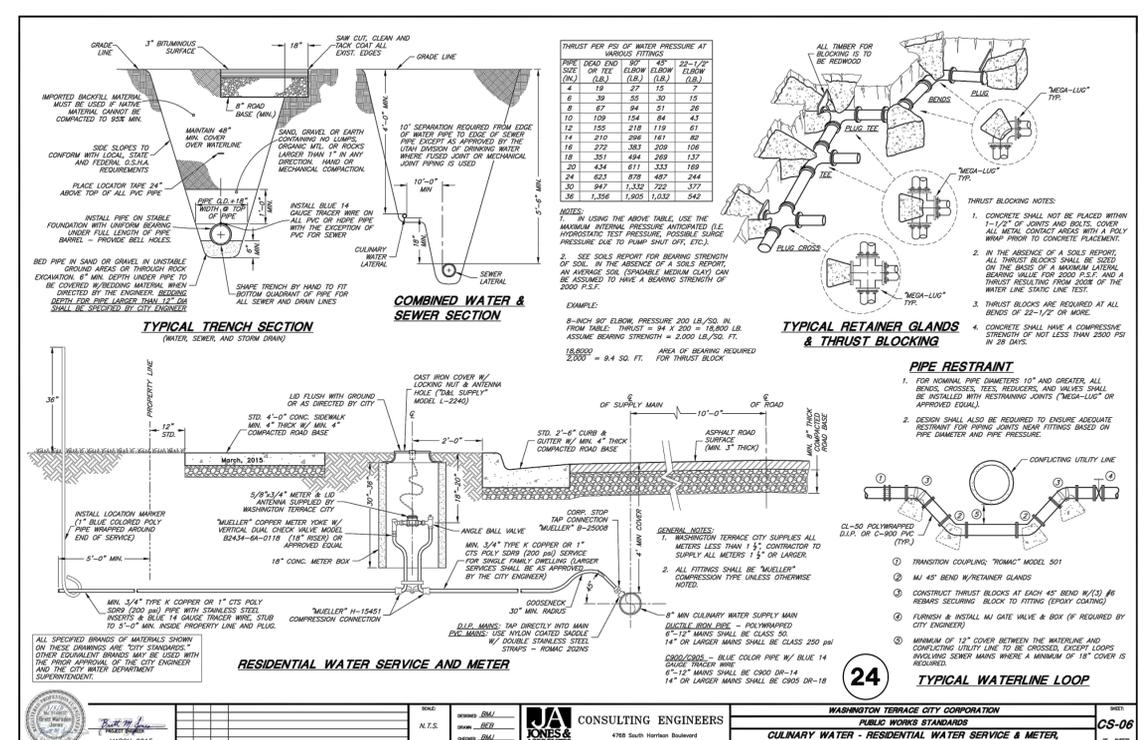
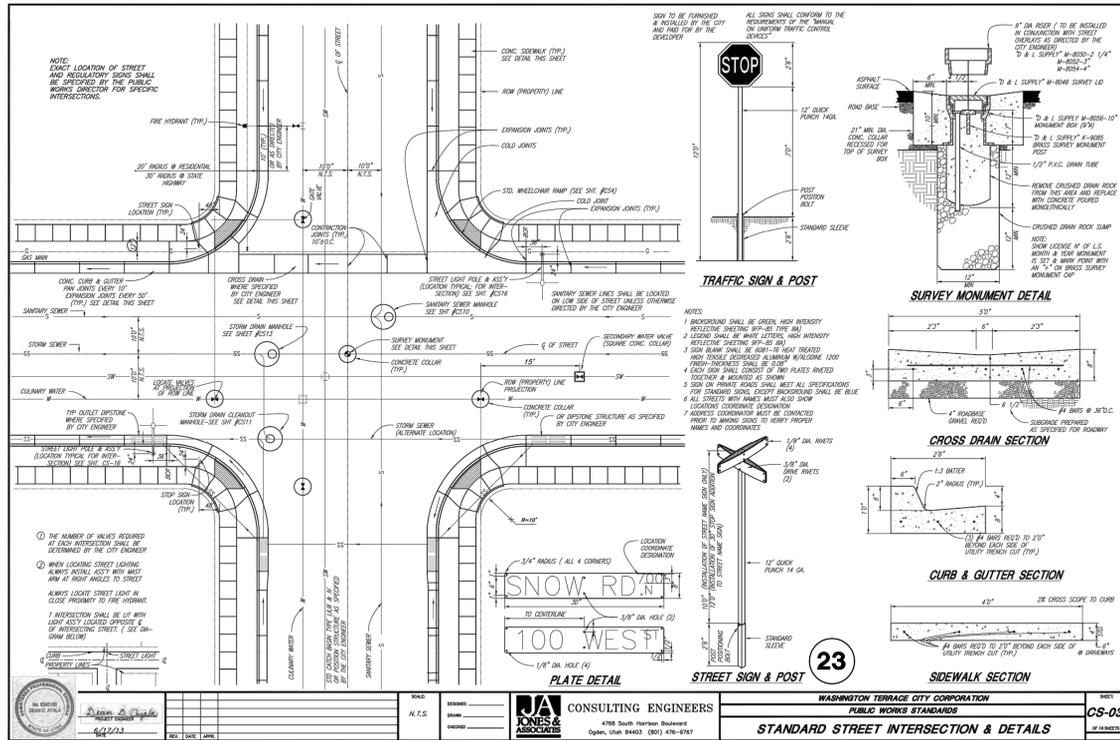
9 Typical Orifice Plate Detail
Not to Scale



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 SHEET NO.
C4.2
 18N600



**Planning Commission
Staff Report**

Author: Planning Dept.
Subject: In-fill Development for Russell Langford Subdivision & Site plan final approval, located at 4940 South 300 West.
Date: March 29, 2018
Type of Item: Discussion /Action to approve Final plat

Summary: Review the final 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.

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. 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:

The land owner Mr. Langford 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?
- Doses the overall design of the development meet the Cities goal for in-fill development?

Department Review:

The Staff has reviewed the

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.

PARCEL 07-064-0108 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN U.S. SURVEY; BEGINNING FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER 1012 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER AND NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 165 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 132 FEET, THENCE NORTH 188 FEET, THENCE WEST 180.2 FEET TO THE EAST LINE OF 300 WEST STREET, THENCE NORTH 60 FEET, THENCE EAST 180.2 FEET, THENCE NORTH 64 FEET, TO GRANTORS NORTH PROPERTY LINE, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 132 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 312 FEET TO THE PLACE OF BEGINNING.

ADJUSTED LANGFORD UNDEVELOPED PARCEL AS SURVEYED 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 248.23 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°14'30" EAST 180.18 FEET; THENCE NORTH 00°45'29" EAST 64.98 FEET; THENCE SOUTH 89°10'17" EAST 198.00 FEET; THENCE SOUTH 00°45'30" WEST 114.49 FEET; THENCE SOUTH 89°07'34" EAST 132.00 FEET TO THE BOUNDARY LINE OF HAVEN COVE CONDOMINIUMS; THENCE ALONG THE BOUNDARY OF SAID HAVEN COVE CONDOMINIUMS THE FOLLOWING THREE (2) COURSES: (1) SOUTH 00°45'30" WEST 33.00 FEET; (2) SOUTH 89°07'34" EAST +- .06 FEET; (3) SOUTH 00°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'26" WEST 396.74 FEET; THENCE NORTH 00°45'29" EAST 187.77 FEET; THENCE NORTH 89°14'30" WEST 180.18 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'30" EAST 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.423 ACRES. THE ABOVE DESCRIBED PARCELS IS NOT APPROVED FOR DEVELOPMENT AT THIS TIME.

PARCEL 07-064-0085 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 312.0 FEET EAST ALONG SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER, FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER; RUNNING THENCE EAST 66 FEET; THENCE NORTH 330 FEET; THENCE WEST 66 FEET; THENCE SOUTH 330 FEET TO BEGINNING. EXCEPTING THEREFROM THE SOUTH 33 FEET IN ROAD.

ADJUSTED PARCEL 07-064-0085 AS SURVEYED 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 BEING LOCATED SOUTH 89°10'17" EAST 339.55 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 495.88 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°08'26" EAST 66.00 FEET; THENCE SOUTH 00°46'42" WEST 132.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 66.00 FEET; THENCE NORTH 00°46'42" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

PARCEL 07-064-0126 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS NORTH 89°05' WEST 814.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND RUNNING THENCE NORTH 89°05' WEST 66.00 FEET; THENCE NORTH 05°58' EAST 165.00 FEET; THENCE SOUTH 89°05' EAST 66.00 FEET; THENCE SOUTH 05°58' WEST 165.00 FEET TO THE NORTH LINE OF 5000 SOUTH STREET AND THE POINT OF BEGINNING. (EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD 433-381)

ADJUSTED PARCEL 07-064-0126 AS SURVEYED 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 BEING LOCATED SOUTH 89°10'17" EAST 471.55 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 495.95 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°08'26" EAST 66.00 FEET; THENCE SOUTH 00°46'42" WEST 132.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 66.00 FEET; THENCE NORTH 00°46'42" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

ADJUSTED PARCEL 07-064-0120 AS SURVEYED 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 BEING LOCATED SOUTH 89°10'17" EAST 409.93 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 165.51 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°07'34" EAST 66.00 FEET; THENCE SOUTH 00°45'30" WEST 132.00 FEET; THENCE NORTH 89°07'34" WEST 66.00 FEET; THENCE NORTH 00°45'30" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

ADJUSTED PARCEL 07-064-0116 AS SURVEYED 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 BEING LOCATED SOUTH 89°10'17" EAST 409.93 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 165.51 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°07'34" EAST 66.00 FEET; THENCE SOUTH 00°45'30" WEST 132.00 FEET; THENCE NORTH 89°07'34" WEST 66.00 FEET; THENCE NORTH 00°45'30" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

ORIGINAL PARCEL 07-064-0120 DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT NORTH 89°05' WEST 880 FEET AND NORTH 05°58' EAST 330 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE NORTH 89°05' WEST 66 FEET, THENCE NORTH 05°58' EAST 165 FEET, THENCE SOUTH 89°05' EAST 66 FEET, THENCE SOUTH 05°58' WEST 165 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 24 FOOT RIGHT OF WAY USED FOR INGRESS AND EGRESS AND UTILITIES AND DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; BEGINNING AT A POINT ON THE SOUTH LINE OF 4900 SOUTH STREET AT A POINT WHICH IS NORTH 89°05' WEST 880 FEET AND NORTH 05°58' EAST 627 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE SOUTH 05°58' WEST 297 FEET.

ORIGINAL PARCEL 07-064-0116 DESCRIPTION

PART OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT NORTH 89°05' WEST 814 FEET AND NORTH 05°58' EAST 330 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE NORTH 89°05' WEST 66 FEET, THENCE NORTH 05°58' EAST 165 FEET, THENCE SOUTH 89°05' EAST 66 FEET, THENCE SOUTH 05°58' WEST 165 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A 12 FOOT RIGHT OF WAY (1427-1809). SUBJECT TO AND TOGETHER WITH RIGHT OF WAY (1480-348).

LEGEND

- ◆ SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE AND ADJUST THE PARCELS AS SHOWN AND DESCRIBED HEREON. PARCEL 070640127 WAS CREATED WITHOUT APPROVAL OF WASHINGTON TERRACE CITY. THE INTENT OF THIS SURVEY WAS TO COMBINE THE ILLEGALLY CREATED PARCEL AND OTHER ADJOINING PARCELS INTO ONE PARCEL IN ACCORDANCE WITH UTAH STATE CODE 10-9A-523. EXISTING CENTERLINE MONUMENTATION AND FENCE LINES AS SHOWN HEREON WERE USED TO ESTABLISH THE PROPERTY CORNERS. NO DEVELOPMENT CAN OCCUR ON THE UNDEVELOPED 2.423 ACRES PARCEL UNTIL IT IS APPROVED PER THE WASHINGTON TERRACE CITY SUBDIVISION PROCESS.

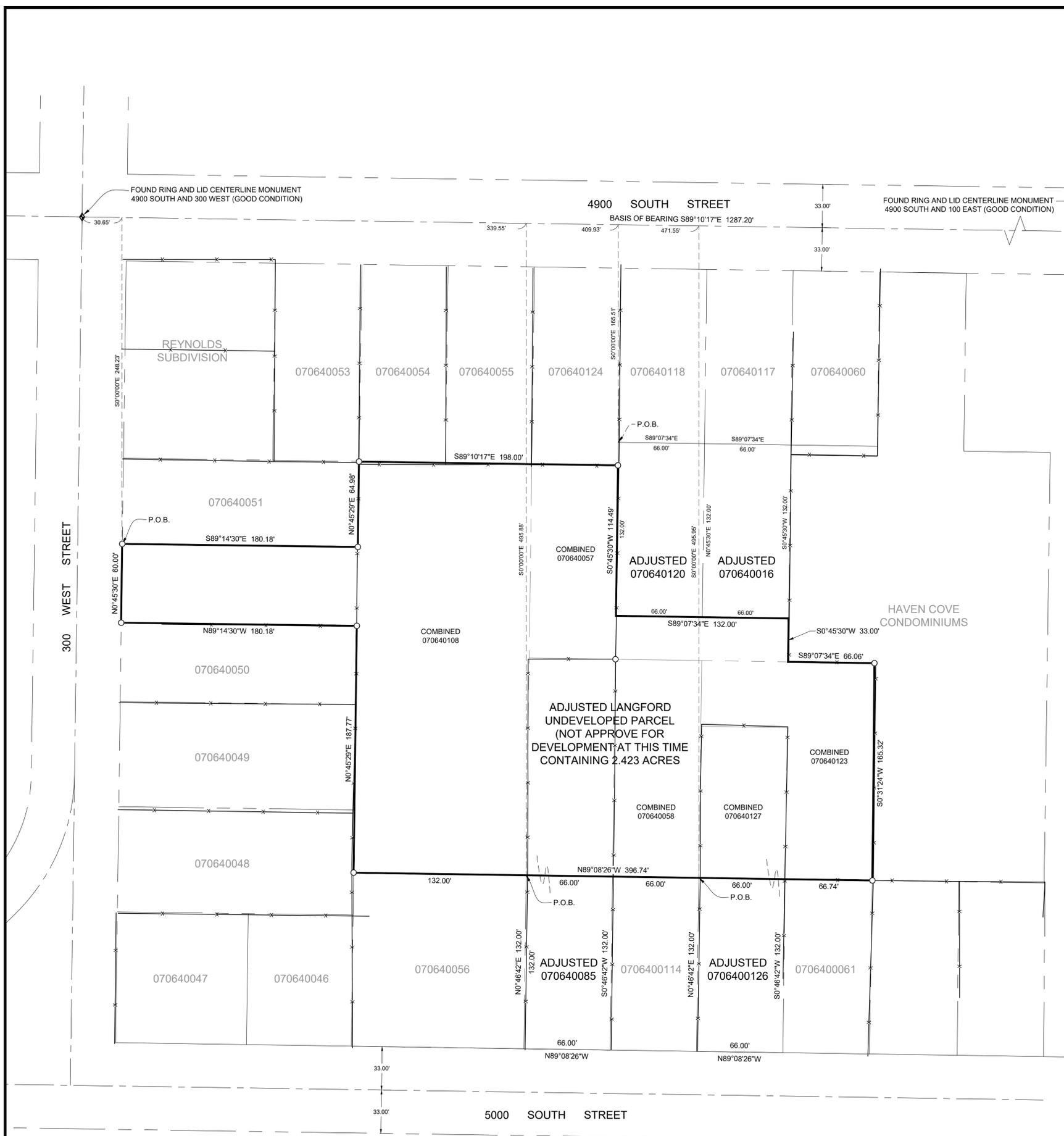
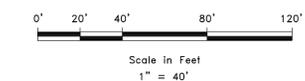
SURVEYOR'S CERTIFICATE

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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; 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 _____, 2017.



KLINT H. WHITNEY, PLS NO. 8227228



SCALE:	1/40" X REF
DATE:	10/31/17
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

BOUNDARY ADJUSTMENT PLAT FOR RUSSELL LANGFORD
 300 WEST-218 WEST 5000 SOUTH WASHINGTON TERRACE UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

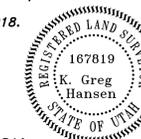
Langford Subdivision

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

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 seventeen (17) lots, know Hereafter as Langford Subdivision located in Washington Terrace City, 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 on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Washington Terrace City Concerning Zoning Requirements regarding lot Measurements have been Complied with.

Signed this _____ day of _____, 2018.



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 33.00 FEET SOUTH 89°10'17" EAST ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°45'30" EAST 183.07 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°10'17" EAST 379.01 FEET TO THE WEST BOUNDARY LINE OF THE RUSSELL P. LANGFORD PROPERTY, TAX ID. NO. 07-084-0131; THENCE NORTH 00°45'30" EAST 17.51 FEET TO THE NORTHWEST CORNER OF SAID LANGFORD PROPERTY; THENCE SOUTH 89°07'34" EAST 132.00 FEET TO THE NORTHEAST CORNER OF THE RUSSELL P. LANGFORD PROPERTY TAX ID. NO. 07-084-0132; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LANGFORD PROPERTY AND THEN HAVEN COVE CONDOMINIUMS THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00°45'30" WEST 165.00 FEET; (2) SOUTH 89°07'34" EAST 66.06 FEET; AND (3) SOUTH 00°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'26" WEST 396.74 FEET; THENCE NORTH 00°45'30" EAST 127.77 FEET; THENCE NORTH 89°14'30" WEST 68.02 FEET TO THE SOUTHEAST CORNER OF THE ROBERT W. PARKINS PROPERTY; THENCE ALONG SAID PARKINS BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°45'29" EAST 57.54 FEET; (2) IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 60.00 FOOT RADIUS CURVE, A DISTANCE OF 17.24 FEET, CHORD BEARS NORTH 81°00'43" WEST 17.18 FEET, HAVING A CENTRAL ANGLE OF 16°27'33"; AND (3) NORTH 89°14'30" WEST 96.01 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°45'30" EAST 60.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.289 ACRES.

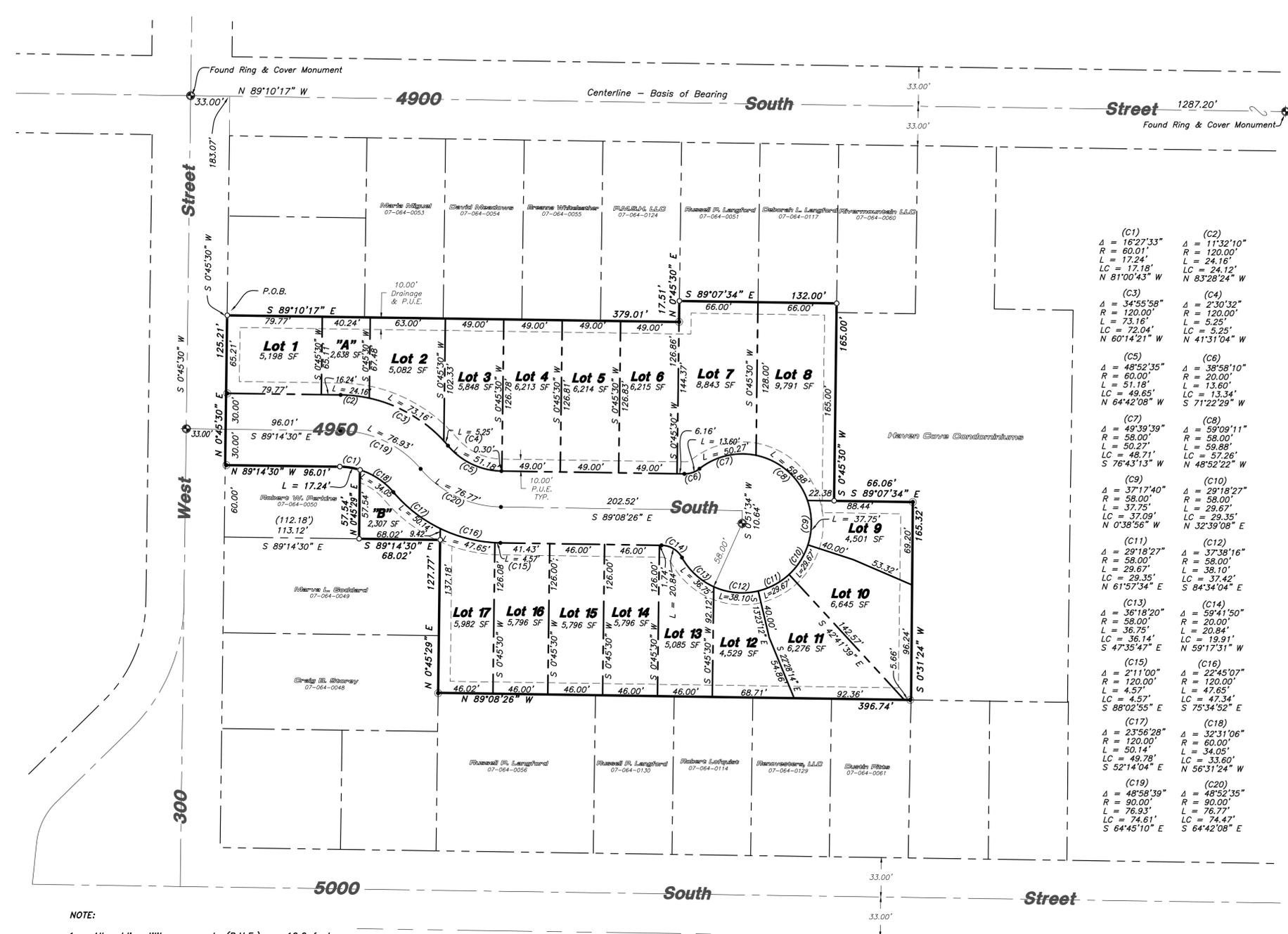
OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL P. LANGFORD, DEBORAH L. LANGFORD, RUSSELL P. LANGFORD LIMITED, AND RUSSELL P. LANGFORD AND SONS LIMITED, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF LANGFORD SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID LANGFORD SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY. THE OWNERS, HEREBY DEDICATE TO WASHINGTON TERRACE CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION LINES, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON.

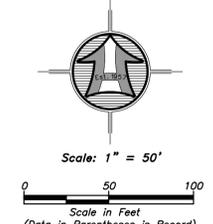
RUSSELL P. LANGFORD	Date:
DEBORAH L. LANGFORD	Date:
RUSSELL P. LANGFORD LIMITED	Date:
RUSSELL P. LANGFORD AND SONS LIMITED	Date:

NARRATIVE

The purpose of this survey was to establish and set the property corners of the 17 Lot Subdivision and 2 Parcels as shown and described hereon. The survey was ordered by Russell P. Langford. The control used to establish the property corners was the existing boundary survey done by Gardner Engineering dated Oct. 31, 2017 along with the Washington Terrace Street Monumentation along 4900 South Street with the basis of bearing being the centerline of said 4900 South Street from the monument at 300 West to the monument at 100 East which bears South 89°10'17" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



- (C1) Δ = 16°27'33" R = 60.01 L = 17.24 LC = 17.18 N 81°00'43" W
- (C2) Δ = 11°32'10" R = 120.00 L = 24.16 LC = 24.12 N 83°28'24" W
- (C3) Δ = 34°55'58" R = 120.00 L = 73.16 LC = 72.04 N 60°14'21" W
- (C4) Δ = 2°30'32" R = 120.00 L = 5.25 LC = 5.25 N 41°31'04" W
- (C5) Δ = 48°52'35" R = 60.00 L = 51.18 LC = 49.65 N 64°42'08" W
- (C6) Δ = 38°58'10" R = 20.00 L = 13.60 LC = 13.34 S 71°22'29" W
- (C7) Δ = 49°39'39" R = 58.00 L = 50.27 LC = 48.71 S 76°43'13" W
- (C8) Δ = 59°09'11" R = 58.00 L = 59.88 LC = 57.26 N 48°52'22" W
- (C9) Δ = 37°17'40" R = 58.00 L = 37.75 LC = 37.09 N 0°38'56" W
- (C10) Δ = 29°18'27" R = 58.00 L = 29.67 LC = 29.35 N 61°57'34" E
- (C11) Δ = 29°18'27" R = 58.00 L = 29.67 LC = 29.35 N 61°57'34" E
- (C12) Δ = 37°38'16" R = 58.00 L = 38.10 LC = 37.42 S 84°34'04" E
- (C13) Δ = 36°18'20" R = 58.00 L = 36.75 LC = 36.14 S 47°35'47" E
- (C14) Δ = 59°41'50" R = 20.00 L = 20.84 LC = 19.91 N 59°17'31" W
- (C15) Δ = 2°11'00" R = 120.00 L = 4.57 LC = 4.57 S 88°02'55" E
- (C16) Δ = 22°45'07" R = 60.00 L = 47.65 LC = 47.34 S 75°34'52" E
- (C17) Δ = 23°56'28" R = 120.00 L = 50.14 LC = 49.78 S 52°14'04" E
- (C18) Δ = 32°31'06" R = 60.00 L = 34.05 LC = 33.60 N 56°31'24" W
- (C19) Δ = 48°58'39" R = 90.00 L = 76.92 LC = 74.51 S 64°45'10" E
- (C20) Δ = 48°52'35" R = 90.00 L = 76.77 LC = 74.47 S 64°42'08" E



- LEGEND**
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Centerline
 - Public Utility Easement (P.U.E.)
 - Fence Line (Wire)
 - Street Monument
 - Found rebar set by Gardner Eng. Set 5/8"x24" Rebar With Cap
 - Section Corner

- NOTE:**
- 1 - All public utility easements (P.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.
 - 3 - Parcel "B" is not approved for residential development at this time.
 - 4 - Lots 7 and 8 shall not have access from 4950 South Street (except for emergency purposes).
 - 5 - Subdivision Storm Drainage will take place on Parcel "A". Parcel "A" will be owned and maintained by the Langford Subdivision HOA.

WASHINGTON TERRACE CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____ A.D., 2018 AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY RECORDER

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford and Deborah L. Langford, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford for and in behalf of Russell P. Langford Limited, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2018, Russell P. Langford for and in behalf of Russell P. Langford and Sons Limited, personally appeared before me, the undersigned Notary Public in and for said County of _____, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

WASHINGTON TERRACE CITY PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE WASHINGTON TERRACE CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____
CHAIRMAN

WASHINGTON TERRACE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
CITY ENGINEER

WASHINGTON TERRACE CITY ATTORNEY

APPROVED AND ACCEPTED BY THE WASHINGTON TERRACE CITY ATTORNEY THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____
CITY ATTORNEY

COUNTY RECORDER

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



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Planning Commission Staff Report

Building & Planning

Author: Planning Department

Subject: Fencing Corner lots

Date: March 29, 2018, Thursday, 6:00pm

Type of Item: Action/recommendation to council

Summary Recommendations: By motion give a recommendation to the City Council on changes to the fencing ordinance or to continue with no changes.

Description:

A. Topic:

To review and recommend to City Council fencing ordinance and specially addressing the corner lot fencing requirements.

B. Background:

A resident who was building a new home in Washington Terrace City on a corner lot approached the City Council to request an amendment to allow corner lot fencing(6 foot high)to go next to the sidewalk on the street side of a corner lot. The City Council then directed staff to bring this item to the Planning Commission for their recommendation. The citizen also argued that other cities fence ordinances allow for six (6) foot fencing to the sidewalk. The resident argued that by allowing this change there is no impact to the neighbor or neighborhood and it will bring uniformity to those that are not in compliance.

- The City's current ordinance does not allow corner lots on the street side to have six (6) fencing next to the sidewalk. The Ordinance requires that a six (6) foot fence shall be installed a distance of fifteen (15) feet as measured from the back of curb, the reason for the fifteen (15) foot requirement is that the neighboring property shall be able to maintain the line of sight and vision for the safety of pedestrians, individuals walking on the sidewalk to be observed easier to see. A traffic flow can be visible as neighboring property owners pull out of their driveway, (the average length of a car or truck is 15 feet) with a less intrusive restriction to the line of sight. If the neighbor is trying to back out of his or her driveway with the current ordinance, the vehicle has plenty of room without pulling into the street to see if traffic is coming and or anyone is walking on the sidewalk. It comes down to a line of sight protection for the public and neighbor.

- The citizen's argument is that if the driveway is located on the opposite side of away from the corner lot that it does not restrict the line of sight.

C. Consideration:

As staff I have included and attached the current ordinance at the end of this staff report, with option (1) & option (2).

(See options below at end of report)

The First option and recommendation is to approve the Ordinance with no change and forward by motion to the City Council.

The Second option, is to allow corner lot fencing to be review and approved by a "conditional use permit", and with conditions that would need to be met to be approved. If anyone desires to install a fence on a corner lot that does not comply with the ordinance then they will need to get a "conditional use permit" from the Planning Commission. They would need to provide the layout of the fence location and show the location of the neighbor's home and driveway as it pertains to the installation of the fence. I have also outlined reason that would need to be addressed, to approve a conditional use permit.

Staff recommendation: We recommend not to change the ordinance. And approve the ordinance with no change and forward it to the City Council by motion. That it is staff's opinion that the current ordinance meets the needs of a corner lot, they can install a 4 foot fence to the sidewalk and begin the 6 foot fence at the 15 foot point measured behind curb. But if the planning commission desires to amend the corner lot requirement, I do prefer that it be done by a Conditional use permit.

Alternatives:

A. Approve the Request:

The Planning Commission by motion is to recommend to the City Council their decision on the 17.44.080 fencing, walls, and hedges.

B. No Action:

The Planning Commission can recommend by motion no action and forward the ordinance to the City Council.

C. Continue the Item:

The Planning Commission can Table the fencing ordinance and advice staff to move the item to a later meeting, and advice staff to make any change or addition prior to recommending the ordinance to the City Council.

CORNER LOT OPTIONS

First option no change, ordinance as currently adopted.

17.44.080 Fences, Walls And Hedges

A. Residential Zones:

1. Interior Lots:

- a. Front Yards: No fence shall be erected in any residential zone which exceeds four feet (4') in height. All fences must be constructed on or within the property line.
- b. Back Yards: A fence, wall, or hedge not in excess of six feet (6') in height may be erected anywhere on the lot behind the front yard setback line of the required front and side yard setbacks.

2. Corner Lots:

- a. Front Yards: No fence shall be erected in any residential zone which exceeds four feet (4') in height, except within the sight triangle. (See subsection A3, "Sight Triangle", of this section.) All fences must be constructed on or within the property line.
- b. Back Yards: A fence, wall, or hedge not in excess of six feet (6') in height may be erected anywhere on the lot behind the rear line of the required front setback of the dwelling. On the side bordering the street, a fence, wall, or hedge not in excess of six feet (6') in height may be erected, but must be set back from the required front setback of the dwelling a minimum of twelve feet (12'), and the sidewalk a minimum of six feet (6') or minimum fifteen feet (15') behind curb.

3. Sight Triangle: The "sight triangle" is an area which extends for thirty feet (30') in R-1-6 zones and forty feet (40') in all other zones from the corner in both directions. The maximum height in the sight triangle is two feet (2') for all fences, walls and hedges. All fences within the sight triangle must be on or within the property line. Any trees within the sight triangle must be trimmed above the ground at a seven foot (7') minimum or comply with section 17.44.130 of this chapter.

4. Retaining Walls: Where a fence is erected on a retaining wall, or where for other reasons there is a difference in elevation of the surface of the land on either side of a fence, the height of the fence shall be measured from the surface of the land on the side having the highest elevation.

B. Commercial Zones: Fence heights in commercial and manufacturing zones shall be as approved by the planning commission.

C. Public Facilities: The provisions of this section shall not apply to fences required by state law to surround and enclose public utility installations and public schools.

D. Residential Fences, Walls, Hedges: Fences, walls, hedges over six feet (6') shall not be constructed without approval by the appropriate local authority.

E. Prohibited, Weather Protected Fences: Fences shall not be constructed of barbed wire, shard wire, or electrically charged wire in residential zones. Prohibited materials in all zones: grape stakes (or similar), plastic sheeting/plastic materials other than vinyl, Traps, cloth, canvas or like materials, plywood, pallets, chain link fencing with slats will not be permitted

within the front setback nor along any street. All fences shall be weather protected from rust, sun, rain, and any other outside elements.

Second Option, allow for a Corner Lot Conditional Use request:

17.44.080 Fences, Walls And Hedges

A. Residential Zones: fence

1. Interior Lots:

- a. Front Yards: No fence shall be erected in any residential zone which exceeds four feet (4') in height. All fences must be constructed on or within the property line.
- b. Back Yards: A fence, wall, or hedge not in excess of six feet (6') in height may be erected anywhere on the lot behind the front yard setback line of the required front and side yard setbacks.

2. Corner Lots:

- a. Front Yards: No fence shall be erected in any residential zone which exceeds four feet (4') in height, except within the sight triangle. (See subsection A3, "Sight Triangle", of this section.) All fence must be constructed on or within the property line.
 - b. Back Yards: A fence, wall, or hedge not in excess of six feet (6') in height may be erected anywhere on the lot behind the rear line of the required front setback of the dwelling. On the side bordering the street, a fence, wall, or hedge not in excess of six feet (6') in height may be erected, but must be set back from the required front setback of the dwelling a minimum of twelve feet (12'), and the sidewalk a minimum of six feet (6') or minimum fifteen feet (15') behind curb.
3. Sight Triangle: The "sight triangle" is an area which extends for thirty feet (30') in R-1-6 zones and forty feet (40') in all other zones from the corner in both directions. The maximum height in the sight triangle is two feet (2') for all fences, walls and hedges. All fences within the sight triangle must be on or within the property line. Any trees within the sight triangle must be trimmed above the ground at a seven foot (7') minimum or comply with section 17.44.130 of this chapter.
 4. Retaining Walls: Where a fence is erected on a retaining wall, or where for other reasons there is a difference in elevation of the surface of the land on either side of a fence, the height of the
 5. Fence shall be measured from the surface of the land on the side having the highest elevation.

B. Commercial Zones: Fence heights in commercial and manufacturing zones shall be as approved by the planning commission.

- C. Public Facilities: The provisions of this section shall not apply to fences required by state law to surround and enclose public utility installations and public schools.
- D. Residential Fences, Walls, Hedges: Fences, walls, hedges over six feet (6') shall not be constructed without approval by the appropriate local authority.
- E. Prohibited, Weather Protected Fences: Fences shall not be constructed of barbed wire, sharp wire, or electrically charged wire in residential zones. Prohibited materials in all zones: grape stakes (or similar), plastic sheeting/plastic materials other than vinyl, Traps, cloth, canvas or like materials, plywood, pallets, chain link fencing with slats will not be permitted within the front setback nor along any street. All fences shall be weather protected from rust, sun, rain, and any other outside elements.
- F. Conditional Use Corner lot fencing:
1. Any person or entity desiring a Conditional Use for an exception to this Chapter 17.44.080, fences, walls and Hedges of the requirements of this ordinance as applied to a parcel of property that he/she owns, leases, or in which he/she holds some other beneficial interest or is personally responsible for may apply to the applicable authority for a Conditional Use from the terms and conditions of the ordinance.
 2. The Authority having jurisdiction may grant a Conditional Use if:
 - a. The applicant shall bear the burden of proving that all of the conditions justify a conditional use.
 - b. The applicant shall list reasons whether or not there are circumstances that exist to this property that does permit an exception to the ordinance and which deprives the property of privileges granted to other properties.
 - c. Whereas, the Authority having approval cannot grant a conditional use to a self-induced adverse condition brought on by the person responsible or owner of the property.
 - d. Granting the conditional use to the property, are they conditions that are different to the general appearance of the neighborhood or have they been self-imposed.
 - e. Does this restrict the property of its essential enjoyment and property right
 - f. Does this adversely affect the interest of the neighborhood,
 - g. Whereas, does this application affect the health and safety of the neighborhood,
 - h. Is the request reasonable in nature relating to the property that will substantially minimize the use of the property.
 - i. A building permit shall be required for all fences approved as a conditional use.

The planning commission is the land use authority responsible for the approval or revocation of any conditional use permit issued in the city.



Planning Commission
Staff Report

Author: Planning Dept
Subject: Amend In-fill Ordinance 17.10.7”Density”
Date: March 29, 2018
Type of Item: Action to approve recommendation by motion

Summary: To approve and recommend by Motion to pass the Amend In-fill ordinance 17.10.7”Density”; to remove the last sentence in that paragraph which refers to and states maximum of ten (10) lots.

Description: The last sentence in Section 17.10.7, “Density” restricts in-fill properties from developing more than 10 lots for any in-fill subdivision. This sentence is in conflict with the first part of the paragraph where it states that the density will be calculated by the Building Official. The purpose of this section is to address the calculated per acre based on the surrounding “residential uses” which is there to encourage the development of underutilized parcels in residential property in the residential zones.

Topic:

The Planning Commission should review the In-fill ordinance section 17.10.7 and determine if the last line is needed in that section of the paragraph. The intent is to provide an ordinance for developing In-fill properties. The last sentence in section 17.10.7 addressing maximum of 10 lots should be removed to allow those in-fill properties to develop more than 10 lots per acre for higher density as determined by the Building Official and the surrounding residential zoning.

Analysis:The objective is to allow developers and Landowners the information and criteria to develop their property as higher density and meet the City standards for Single family homes.

Discussion: The infill ordinance was establish to provide adequate policies and procedures to guide In-fill development within the city, moreover to allow communities with vacant properties which are eyesores and/or a safety hazard to develop.

In-fill housing allows 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 and also the impact to the city and to existing neighborhoods and there is also a potential for the increase of property values with newer homes being build in these area.

Department Review: The Staff’s opinion at this time is that it is important to allow Infill properties to meet the determined calculations as figured by the Building Official and the surrounding Uses and to strike the last sentence from the section 17.10.7, Density. Which states maximum of 10 lots per infill development.

Alternatives:

A. Approve the Request:

The Planning Commission is to recommend to the council approval of the In-fill Ordinance amendment

B. No Action:

The Planning Commission can advise staff to take no action on the In-fill Ordinance amendment

C. Continue the Item:

The Planning Commission could Table the In-fill Ordinance and advise staff to move the item to a later meeting, for action or more discussion at a later time.

**WASHINGTON TERRACE CITY
ORDINANCE 18-06**

IN-FILL RESIDENTIAL DEVELOPMENT AMENDED

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, AMENDING SECTION 17.10.020.(7), RELATING TO “DENSITY”, WITHIN THE “IN-FILL RESIDENTIAL DEVELOPMENT” STANDARDS; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Washington Terrace City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, the City desires to permit individuals who seeks to operate a falconry as provided in the municipal code;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on April 28, 2016, and again on March 30, 2017, to take public comment on this Ordinance, and subsequently gave its recommendation to approve this Ordinance on April 13, 2017;

NOW, THEREFORE, be it ordained by the City Council of Washington Terrace City as follows:

- Section 1:** **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.
- Section 2:** **Adoption.** Chapter 17.10 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

**Chapter 17.10
IN-FILL RESIDENTIAL DEVELOPMENT STANDARDS**

Sections:

- 17.10.010 Purpose and intent.**
- 17.10.020 Eligibility.**
- 17.10.030 In-fill Planning Commission Approval Required.**

17.10.010 Purpose and intent.

The purpose of this chapter is to encourage the development of underutilized parcels in zones which, have been identified as areas where in-fill residential development should be encouraged. This chapter identifies conditions under which in-fill development is supported and relaxes certain development requirements in those instances in an effort to promote the construction of in-fill development at appropriate locations in the city.

17.10.020 Eligibility.

1. Definition. In-fill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. The City has identified significant vacant land parcels within city limits, which, for various reasons, has been passed over in the normal course of urbanization and are eligible for In-fill status.
2. Eligible Parcels. The In-fill Development Map set forth in Exhibit “A” adopted and incorporated herein by this reference specifies the eligible parcels that may be used for in-fill development subject to the requirements of this title. Parcels not identified on the In-fill Development Map are not eligible.
3. Development Agreement. In-fill development is entirely subject to a written “Development Agreement” negotiated by the City and Owner that meets or exceeds the requirements of this Chapter.
4. Additional Eligibility Criteria. In order for any parcel on the In-fill Development Map to obtain a permit for in-fill development the following additional criteria must be met:
 - a. Be zoned residential.
 - b. The Owner of any parcel not identified on the In-fill Development Map may request to be added to said Map by Ordinance if the size and configuration meet the purpose and intent of this Chapter.
5. Size and Access. Meet the size and access criteria as follows:
 - a. Being accessed from a public street.
 - b. Be of sufficient size for egress without interfering with adjoining properties, and be of sufficient size for a residential use without reduction of residential setbacks for the zone by more than twenty-five (25%).
 - c. Be of sufficient size for fire access in accordance with the specifications of the Fire Marshall and the applicable code.
 - d. Be capable of being serviced by utilities and infrastructure.
 - e. Be no more than two (2) stories.
6. Architecture and Design. Meet the architecture and design criteria as follows:
 - a. Each unit shall have a minimum two (2) car attached garage, private driveway parking in the front set-back area equivalent to one (1) vehicle, and off-street guest parking located in the overall development site plan equal to one (1) additional vehicle for each unit.
 - b. Provide for the following architectural features:

- i. Front of the home may consist of combined materials, but at least 60 percent of the front shall consist of either brick or stone (the home may also be 100 percent brick and stone if so desired). With the other 40 percent of materials shall be blended and defined as Engineered Wood (hardy board), Wood (decorative shingles, heavy Timber, etc) and Cultured Stone and stucco, no vinyl or metal siding shall be allowed to be installed on the front of the home.
- ii. Color schemes that promote curb appeal.
- iii. Varied rooflines that provide include, decorative dormers, gabled or hipped pitched roofs, and parapets or cornices.
- iv. Flat roofs shall not be allowed.
- v. Front porches with outdoor lighting.

7. Density. The density of lots in any in-fill development shall be calculated based upon the average density of the surrounding residential uses on a per acre basis as calculated by the Building Official. ~~However, no in-fill development shall exceed the maximum of ten (10) units per acre regardless of the average density of surround residential uses.~~

17.10.030 In-fill Planning Approval Required.

Development proposals desiring to utilize the in-fill standards of this chapter shall be subject to a site plan that meets the minimum requirements of this Chapter with the overall development plan of the entire parcel to include the proposed residential uses (such as patio homes, condominiums, or townhouses) to be submitted for recommendation before the Planning Commission and action (approval, modification, or denial) by City Council prior to issuance of any building permit.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2018.

MARK C. ALLEN, Mayor,
Washington Terrace City

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this ___ day of _____, 2018.

PUBLISHED OR POSTED this ___ day of _____, 2018.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of the City of Washington Terrace, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1) _____, 2) _____, and 3) _____ on the above referenced dates.

_____ DATE: _____

AMY RODRIGUEZ, City Recorder



Planning Commission Staff Report

Building & Planning

Author: Planning Dept.
Subject: AMENDING SECTION 17.56 OF THE SIGN ORDINANCE
RELATING TO TEMPORARY SIGNS
Date: MARCH 29, 1018
Type of Item: Discussion/Action Motion

Summary Recommendations: Motion to recommend approval of to amend Section 17.56. of the Sign Ordinance relating to temporary Signs.

Description:

A. Background: Adding a section for and relating to Temporary signs, Temporary Signage, is being added as 17.56.175 to address special events, grand openings, and seasonal sales to allow business within the city to promote these activities in a regulated fashion. From time to time it is necessary for a business to advertise special events and other commercial messages. To help businesses address this issues, the following regulations have been established for temporary banners and certain type of signs that have been identified as temporary signs. The ordinance will regulate times for temporary signage to be displayed and limits of the amount of days it can be displayed. Business owners will need to get a permit to notify the city of their event or sale and the permit will be used regulate the days the signs have been displayed. The permit will be a no cost permit to the business owners and multi unit tenant properties.

B. Department Review: Staff recommends approval of the amendment.

Alternatives:

A. Approve the Request:

The Planning Commission should approve Ordinance 17.56 and forward the recommendation to the City Council by motion to add Temporary signs, 17.56.175.

B. Deny the Request:

The Planning Commission can deny the recommendation.

C. Continue the Item:

The Planning Commission may table the request to a later meeting, subject to suggesting additional information, or requiring changes to the ordinance prior to making a recommendation to the City Council.

Significant Impacts: no significant impact if amended.

**CITY OF WASHINGTON TERRACE
ORDINANCE 18-05**

TEMPORARY SIGNS

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
AMENDING SECTION 17.56.005 AND ADDING SECTION 17.56.175 TO THE
SIGN ORDINANCE RELATING TO TEMPORARY SIGNS; SEVERABILITY;
AND PROVIDE FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereinafter “City”) is a municipal corporation, duly organized and existing under the laws of the state of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* authorizes the City to regulate land use and development;

WHEREAS, the City Council desires to amend the sign ordinance to allow temporary signs to be erected with city approval;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Washington Terrace, Utah, as follows:

Section 1: Repealer. Any word, sentence, paragraph, or phrase in the *Washington Terrace Municipal Code* inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2. Amendment. Sections 17.56.005 and 17.56.175 of the *Washington Terrace Municipal Code* entitled “Definitions” and “Temporary Signs” is hereby amended to read as follows:

17.56.005 Definitions

The following definitions shall be observed and applied:

1. "A-frame " **Prohibited sign**, means a sign temporary in nature, double faced, constructed of dimensional lumber, two (2) separate panels attached at the top and designed to stand without other structural support on four (4) legs. Size of the panels to be thirty inches (30") wide by forty eight inches (48") high. The entire sign is to be no taller than sixty inches (60") when erected. Exception: Similar type signs used by the real estate industry do not fall into this category.

2. "Abandoned signs" means signs which no longer identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.
3. "Administrator" means the city building official or representative shall be the administrator of this title.
4. "Animated sign" means any sign which makes use of movement or change of lighting to depict action or to create a special effect or scene (compare definition of Flashing sign).
5. Area: See definition of sign, area of.
6. "Arcade sign" means a sign projecting beneath the underside of any structural overhang or passageway.
7. "Awning sign" means a sign shelter projecting from and supported by the exterior wall of a building constructed of nonrigid materials on a supporting framework (compare definition of Canopy sign).
8. "Awning sign" means a sign painted on, or attached flat against the surface of an awning.
9. "Banner sign" Temporary Sign, means a sign made of fabric or any nonrigid material with no enclosing framework. See also definition of Stream banner sign.
10. Billboard: See definition of off premises sign.
11. "Building front" means one exterior wall of a building facing a front line of a lot or one exterior wall containing the primary entrance to the building.
12. "Building sign" means any sign supported by uprights, braces, or other devices, or painted on, or otherwise attached to any building.
13. "Bulletin board" means any freestanding sign not exceeding six feet (6') in height, listing the names, times, uses and other locations of various services, offices or activities within a building or group of buildings limited to:
 - a. Public or semipublic use;
 - b. Charitable or religious use;
 - c. Medical center, clinic or hospital.
14. "Campaign sign" means a sign soliciting support for a person running for public office or a sign defending or objecting to a ballot issue or proposal being placed before the public at an election.

15. "Canopy sign" means a sign painted on, printed on, or attached flat against the surface of an awning or canopy projecting from and supported by the exterior wall of a building sign (compare definition of Awning sign).
16. "Changeable copy sign (automatic)" means a sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electrical or electronic time and temperature units.
17. "Changeable copy sign (manual)" means a sign on which copy is changed manually in the field, e.g., reader boards with changeable letters.
18. "City" means unless the context clearly discloses a contrary intent, the city of Washington Terrace.
19. "Combination sign" means a sign incorporating any combination of the features of pole, projecting and roof signs.
20. "Clearance (of a sign)" means the smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.
21. "Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.
22. "Copy" means the wording on a sign surface in either permanent or removable letter form.
23. "Directional/information sign" means an on premises sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs.
24. "Display sign" means the area made available by the sign structure for the purpose of displaying the advertising message.
25. "Doubled faced sign" means a sign with two (2) faces.
26. "Electronic sign" means a sign or sign structure in which electrical wiring, connections, or fixtures are used.
27. Electronic Message Center: See definition of Changeable copy sign (automatic).
28. "Facade" means the entire building front including the parapet.
29. "Face of sign" means the area of a sign on which the copy is placed.
30. "Festoons" means a string of ribbons, tinsel, small flags, pinwheels or similar devices.

31. "Flashing sign" means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Does not include changeable copy signs, or signs which, through reflection or other means, create an illusion of flashing or intermittent light. This does not include message center or time/temperature signs (compare definitions of animated sign and Changeable copy sign (automatic)).
32. "Flat sign" means a sign erected parallel to and attached to or painted on or pasted on the outside wall or window of a building, and projecting not more than eighteen inches (18") from such wall or window.
33. "Floodlighted sign" means a sign illuminated in the absence of daylight and by devices that reflect or project light upon it.
34. "Freestanding sign" means a permanent sign supported upon the ground by poles or braces and not attached to any building. Any monument sign or pylon sign supported by uprights or braces placed on or in the ground and not attached to any building.
35. "Frontage" means the length of the property line of any one premises along a public right of way on which it borders.
36. Frontage, Building: "Building frontage" means the length of an outside building wall on a public right of way.
37. "Ground sign" means a sign placed upon the ground or supported by a frame or supports placed in or upon the ground.
38. "Government sign" means any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.
39. "Height (of a sign)" means the vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less.
40. "Home occupation/occupant sign" means any unlighted sign not over one square foot in area attached flat against the dwelling and displaying only the occupant's name and/or address and/or occupation.
41. "Identification sign" means an on premises sign displayed to indicate the name or nature of a building or use, including all professional and business buildings, home occupations, apartment complexes and public and semipublic buildings. Temporary and development signs are classified in this category only.
42. "Illegal sign" means any sign and/or advertising structure erected without a permit required by this chapter, or in violation of any of the limitations, prohibitions or requirements of this chapter.

43. "Illuminated sign" means a sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper (compare definition of animated sign or Changeable copy sign (automatic)).
44. "Marquee sign" means any sign attached to and made part of a marquee.
45. "Nameplate sign" means a sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises.
46. "Off premises sign" means a sign which directs attention to a use, project, commodity or service not related to the premises on which it is located.
47. "Pole sign" means a sign wholly supported by a sign structure in the ground.
48. "Political sign" Exempt sign, means a sign that contains political speech that is protected by the 1st Amendment of the United States Constitution or the equivalent protection in the state constitution.
49. "Portable display surface" means a display surface temporarily fixed to a standardized advertising structure which is regularly moved from structure to structure at periodic intervals.
50. "Projecting sign" means a sign attached to a building or other structure and extending in whole or in part more than eighteen inches (18") beyond any wall of the building or structure.
51. "Property sign" means a sign related to the property on which it is located and offering such property for sale or lease, or advertising contemplated improvements or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.
52. "Public necessity sign" means a sign informing the public of any danger or hazard existing on or adjacent to the premises.
53. "Roof sign" means a sign erected partly or wholly on or over the roof of a building, but not including ground signs that rest on or overlap a roof twelve inches (12") or less.
54. "Service sign" means a sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as directions, locations, sales or other pertinent facts.
55. "Sign" means any letter, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminated service, which shall be constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever, so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise, whatsoever, which is displayed in any manner outdoors. Every

sign shall be classified and conform to the requirements of that classification as set forth in this chapter.

56. "Sign structure" means any structure which supports or is capable of supporting a "sign" as defined in this section. A sign structure is permitted to be a single pole and is not required to be an integral part of the building.
57. "Stream banner sign" means any banner sign that is stretched across and hung over a public right of way.
58. "Temporary sign" means and includes any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without frames, intended to be displayed for a short period of time only.
59. "Time and/or temperature sign" means a display containing illuminated numerals to show the time and/or temperature.
60. "Wall sign" means a sign which is affixed to an exterior wall of a building or structure and which projects not more than eighteen inches (18") from the building or structure wall, and which does not extend more than four feet (4') above the parapet, eaves or building facade of the building on which it is located.

17.56.175, Temporary sign

1. Temporary signs are required to get a permit, but at no cost.
2. A temporary sign shall be a banner, wall sign, or a pedestal type sign. No other type of sign is allowed and a temporary sign shall be located on-premises only.
3. The following items are not lawful temporary signs: a portable reader board, any type of electric sign, a sign attached to another sign or sign structure, a balloon, a streamer, an inflatable device, and/or a vehicle or trailer with any graphics or advertisements and A frame signs.
4. A temporary sign shall be substantially constructed and adequately weighted, anchored, or attached to the ground to protect the public and property. A permit shall be required for a temporary sign.
5. A temporary sign shall not be located within five (5) feet of any public sidewalk or any public right-of-way.
6. Temporary Signs for Special Events, Seasonal Sales, Grand Openings.
 - a. These displays may be used to advertise grand openings, a change of business ownership, special sales, seasonal sales, new products or services, and other similar promotions.

- b. A permit is required from the City for each different event. No fee is required to obtain the permit.
- c. These displays may include such displays as pennants, banners, flags, inflatable structures, character or product likenesses, and other similar attention attracting media and devices. Small, portable signs shall be brought inside the store daily, when the store closes for the day. Banner signs which get torn by wind, persons, or other causes shall be immediately removed. Signs which become faded must be removed and replaced. No search lights are allowed as part of advertising displays.
- d. Such displays shall be allowed for a maximum of fourteen (14) consecutive days no more than twelve (12) times per year, unless otherwise specifically allowed. Approved by city council and Mayor.
- e. Grand opening displays are allowed for twenty (20) consecutive days. The grand opening display requires a new business, change in business name, change of location, major remodeling, or new management.
- f. Holiday periods. A business may advertise a special service, product or sale during the following holiday periods. In addition to other signage, one banner sign is allowed during these periods. The sign must be mounted on the building. The sign may be mounted seven (7) days prior to the holiday, except for Christmas/New Years. The sign must be removed by the end of the first working day after the holiday period ends. President's Day, Easter, Mother's Day, Memorial Day, July 4th, July 24th, Labor Day, Thanksgiving, Christmas/ New Year's December 1 to Jan. 2.

7. For any multi-tenant property,

- a. However, in no instance shall there be displayed more than three (3) temporary signs per fifty (50ft) linear feet of frontage.
- b. Special event, grand opening event displays are allowed for twenty (20) consecutive days. No more than four (4) a year. The grand opening display requires a new business, change in business name, change of location, major remodeling, or new management.
- c. Shall also comply with the above section of this code that is applicable.

Section 3. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of the Ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4. Effective date. This Ordinance shall take effect immediately upon its passage and posting.

PASSED AND APPROVED by the City Council this ____ day of _____, 2018.

WTC Ord. 18-05

MARK C. ALLEN, Mayor,
City of Washington Terrace

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this ____ day of _____, 2018.

PUBLISHED OR POSTED this ____ day of _____, 2018.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Washington Terrace City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) _____ 2) _____ and 3) _____ on the above referenced dates.

AMY RODRIGUEZ, City Recorder

DATE: _____