



**Planning Commission Meeting  
Thursday, April 25, 2019  
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**
- 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 MARCH 28, 2019**
- 5. SPECIAL ORDER**

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

  - 5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR OPPOSITION TO A PROPOSED SUBDIVISION “STANDARD TOWNHOMES PHASE 2” LOCATED AT 180 EAST 5000 SOUTH**
  - 5.2 PUBLIC HEARING: TO HEAR COMMENT ON A PORPOSED ORDINANCE “VACATION SHORT TERM RENTALS” FOR BUSINESS LICENSING AND REGULATIONS**
- 6. NEW BUSINESS**
  - 6.1 MOTION: PRELIMINARY AND FINAL SUBDIVISION AND SITE PLAN APPROVAL FOR “STANDARD TOWNHOMES PHASE 2” LOCATED AT 180 EAST 5000 SOUTH**
  - 6.2 MOTION: CONDITIONAL USE PERMIT FOR DRIVE-LINE AUTO SALES TO BE LOCATED AT 310 EAST 5000 SOUTH**

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

**CERTIFICATE OF POSTING**

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

**6.3 MOTION/ORDINANCE 19-02: MOTION TO RECOMMEND APPROVAL OF ORDINANCE 19-02 “VACATION SHORT TERM RENTAL” FOR BUSINESS LICENSING AND REGULATIONS**

**6.4 DISCUSSION: AMENDING CHAPTER 17.28.50 “USE REGULATIONS” CONCERNING THE USE OF C-1 ZONE FOR ONLINE SALES**

**6.5 DISCUSSION: AMENDING CHAPTER 17.28.50 “USE REGULATIONS: CONCERNING FOOD TRUCKS**

**7. BUILDING AND PLANNING UPDATES**

**8. MOTION: ADJOURN THE MEETING**

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# City of Washington Terrace

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Minutes of a Regular Planning Commission Meeting held on  
Thursday, March 28, 2019  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

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12 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

13 Chairman Scott Larsen  
14 Commissioner Dwight Henderson  
15 Commissioner Darren Williams - Excused  
16 Commissioner Dan Johnson - Excused  
17 Commissioner T.R. Morgan - Excused  
18 Commissioner Wallace Reynolds  
19 Commissioner Charles Allen  
20 Chief Building Inspector Jeff Monroe  
21 City Recorder Amy Rodriguez

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23 **Others Present**

24 Mike Mellott, Ryan Mellott

- 25  
26 **1. ROLL CALL** 6:00 p.m.  
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28 **2. PLEDGE OF ALLEGIANCE**  
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30 **3. WELCOME**  
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32 **4. RECURRING BUSINESS**

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34 **4.1 MOTION: APPROVAL OF AGENDA**

Motion by Commissioner Allen  
Seconded by Commissioner Reynolds  
To approve the agenda  
Approved unanimously (4-0)

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40 **4.2 MOTION: APPROVAL OF MINUTES FOR FEBRUARY 28, 2019**

Motion by Commissioner Henderson  
Seconded by Commissioner Reynolds  
To approve the minutes of February 28, 2019  
Approved unanimously (4-0)

48 **5. SPECIAL ORDER**

49 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR**  
50 **OPPOSITION TO A PROPOSED SUBDIVISION TO BE LOCATED AT**  
51 **175 WEST 4900 SOUTH**

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53 **Chairman Larsen opened the public hearing at 6:05 p.m.**

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55 There were no citizen comments.

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57 **Chairman Larsen closed the public hearing at 6:06 p.m.**

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59 **6. NEW BUSINESS**

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61 **6.1 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL**  
62 **FOR AN INFILL SINGLE- FAMILY RESIDENTIAL SUBDIVISION TO BE**  
63 **LOCATED AT 175 WEST 4900 SOUTH**

64 Monroe stated that the property was officially recognized as an infill property and  
65 complies with the infill ordinance. Monroe stated that the Development Review  
66 Committee has approved the subdivision and the developers have supplied a new plan  
67 based on suggestions from the Development Review team.

68 R. Mellott stated that they have addressed snow removal issues, with the addition of  
69 green spot between lots 9 and 10. He stated that they have also widened the sidewalks as  
70 recommended from staff.

71 R. Mellott stated that they will be constructing duplexes, a four plex, and triplex.

72 R. Mellott stated that the units will all be the same and will be 1542 square foot with two  
73 car garages, per infill ordinance.

74 R. Mellott stated that there will be hardy wood on the front and sides and stucco will be  
75 used on the back. R. Mellott stated that the units will have small patios in the back. At  
76 present, the pad will be a solid pad across the back.

77 Commissioner Allen asked the official name of the subdivision. R. Mellott stated that at  
78 this time they do not have a name chosen. Monroe stated that the street addresses will  
79 need to be assigned.

80 Monroe stated that the hammerhead is for fire access.

81 R. Mellott stated that the units will be managed by an HOA and will manage the green  
82 space and the detention basin. Monroe stated that the infill ordinance takes the  
83 surrounding homes into consideration for zoning. Commissioner Reynolds asked what  
84 type of wall separation between units will be used. Monroe stated that it should be a  
85 double wall that would be sound proof and fire resistant.

86 R. Mellott stated that they would like to start building within 3 months.

87 Monroe stated that lighting will be required at the entrance. The official mylar will be  
88 brought back next month.

89 **Motion by Commissioner Henderson**  
90 **Seconded by Commissioner Reynolds**  
91 **To approve the preliminary and site plan**  
92 **For subdivision to be located at 175 West 4900 South**  
93 **Approved unanimously (4-0)**  
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**7. BUILDING AND PLANNING UPDATES**

Monroe stated that the infill ordinance has opened opportunities for many developments. He stated that there are five infill projects in the works. Chairman Larsen stated that that was the goal of the ordinance and is a good outcome. Monroe stated that he is waiting on street lighting before he can open up 5600 South. Monroe stated that a conditional use permit will be coming to the Commission for an online care sales business. He stated that he is working on how to make that work within the zone.

**8. MOTION: ADJOURN THE MEETING**

Chairman Larsen adjourned the meeting at

**Motion by Commissioner Reynolds  
Seconded by Commissioner Henderson  
To adjourn the meeting  
Approved unanimously (4-0)  
Time: 6:35 p.m.**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**City Recorder**



**Planning Commission  
Staff Report**

**Author:** Planning Dept.  
**Subject:** Standard In-fill Subdivision Phase 2, Final Subdivision & Site Plan approval, located at 180 East 5000 South.  
**Date:** April 25, 2019, Thursday at 6:00pm, City Washington Terrace City Hall  
**Type of Item:** Action to approve Final Subdivision & Site Plan for Standard subdivision.

**Summary:** Review Final Subdivision & site plan for Standard Phase 2 Subdivision for Clive Standard located at located 180 East 5000 South South

This property is part of the approved properties allowed for in-fill development.

The Developer if approved will need to provide the Mylar and construction drawing and include the development agreement prior to bringing back the completed documents and information to the Planning Commission for Final Approval.

**Description:**

- ❖ This parcel has been identified and considered as a property that qualifies for In-fill development within the City of Washington Terrace.
- ❖ In-fill housing allows for buildable sites on vacant lands that have been left as open space areas and is surrounded by different uses.
- ❖ With the adoption of the In-fill housing ordinance which allows the property Owners to build or develop their property in compliance with the In-fill Ordinance.
- ❖ The In-fill ordinance provides for higher density and adjustments to the City standards for zoning, modifications to setbacks, and road widths.
- ❖ The Developer shall also continue to maintain a single family element to the exterior appearance of the structures by maintaining two car garages and compliance with approved architectural standards, which means no stucco on the front of the building and adding varied roof lines with dormers and etc.
- ❖ In-fill development Ordinance has 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 for Single Family- low moderate housing compliance
- Reduce crime
- Affordable housing

## Topic: In-fill Subdivision

- ❖ Overview, the applicant is proposing a Single Family townhome project consisting of 12 Single Family Units, each unit will be sold as Single Family units, the lot sizes and number of lots comply with the In-fill requirements to be considered as an In-fill subdivision.
- ❖ The scheme and design of the **buildings comply with architectural** requirements of the Ordinance.
- ❖ Parking requirement allows for a **two car garage and two allowable spaces in front of the two car garage**, 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 Subdivision and Site Plan for its practicality and potential Land Use benefit for the desired area and if the Site Plan that is submitted works.
  - The impact of newer homes being built in the area, can increase property values to surrounding homes. Does this provide added value to the area and improve the quality of life for the surrounding area?

## Analysis:

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

## Department Review:

The Staff has reviewed the Subdivision & Site Plan Standard Phase 2 Subdivision & Site Plan. The opinion at this time is to give a favorable recommendation for the final approval of the Site Plan and In-fill Subdivision.

The benefit of in-fill development for the City of Washington Terrace.

- This development will contribute to the area.
- It complies with the allowable lots for the bonus for the surrounding area.
- The minimum lot sizes conform to the In-fill Ordinance
- Renderings for the buildings comply with the In-fill architectural description as outlined in the code. (Two car garages, parking, materials to be used on exterior and curb appeal to the front and roof lines of the buildings).
- It meets the allowable parking spaces
- The overall design of the development meets the Cities goal for In-fill development.
- Has been given approval by Fire.

## Alternatives:

- A. **Approve the Request:** The Planning Commission should by motion and give their favorable recommendation for the final Site Plan and In-fill Subdivision 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.

# STANDER TOWNHOMES PHASE 2

## CONSTRUCTION DOCUMENTS WASHINGTON TERRACE, WEBER, UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL 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 ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WASHINGTON TERRACE CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE OWNER/ENGINEER PRIOR TO FINAL ACCEPTANCE.
6. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
8. CAMERA TESTING AND PRESSURE TESTING PER CWSID STANDARD.
9. ALL MANHOLE FRAME AND COVERS TO BE WATERTIGHT.

### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

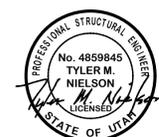
### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

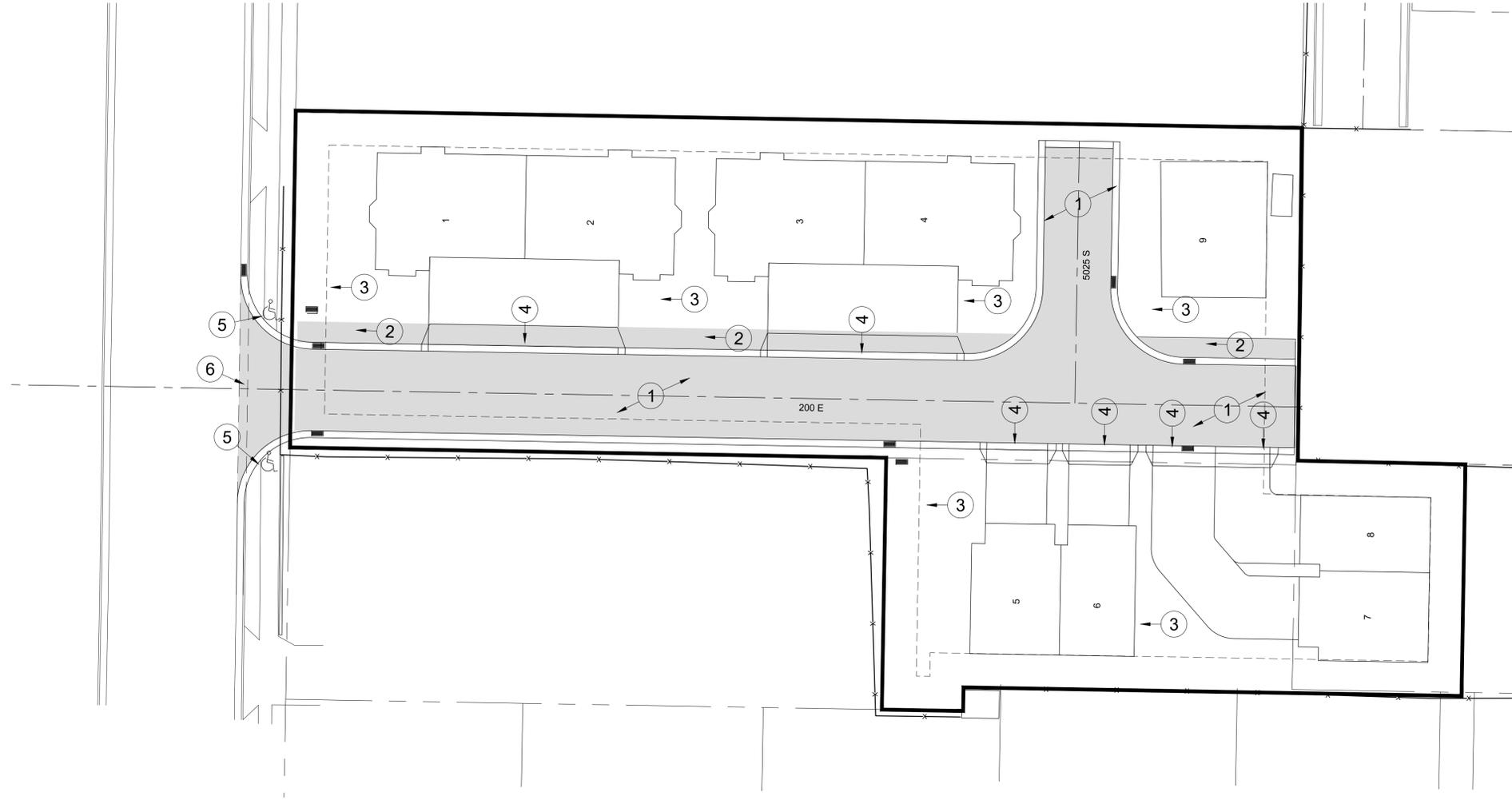
### CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WASHINGTON TERRACE CITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY WASHINGTON TERRACE CITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY WASHINGTON TERRACE CITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM WASHINGTON TERRACE CITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. WASHINGTON TERRACE CITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

**SHEET INDEX**  
COVER SHEET  
C1 - SITE PLAN  
C2 - UTILITY PLAN  
C3 - GRADING AND DRAINAGE  
PP1 - 200 E PLAN AND PROFILE  
PP2 - 5025 S PLAN AND PROFILE  
D1 - TYPICAL SITE DETAILS  
ECP - EROSION CONTROL PLAN



STANDER TOWNHOMES PHASE 2  
CONSTRUCTION DOCUMENTS

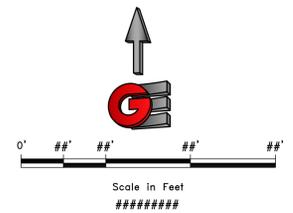


**SITE PLAN KEY NOTES**

- ① ASPHALT PAVING SECTION (SEE STREET CROSS-SECTION ON SHEET PP1)
- ② CONCRETE SIDEWALK, (SEE STREET CROSS-SECTION SHEET PP1)
- ③ PROPOSED LANDSCAPE AREA
- ④ DRIVE APPROACH
- ⑤ ADA RAMP
- ⑥ 67 L.F. OF EXISTING CURB AND GUTTER TO BE SAWCUT AND REMOVED.

**LEGEND**

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



SCALE: #####
DATE: 4/15/2019
DESIGN: JH
DRAWN: JH
CHECKED: TUN

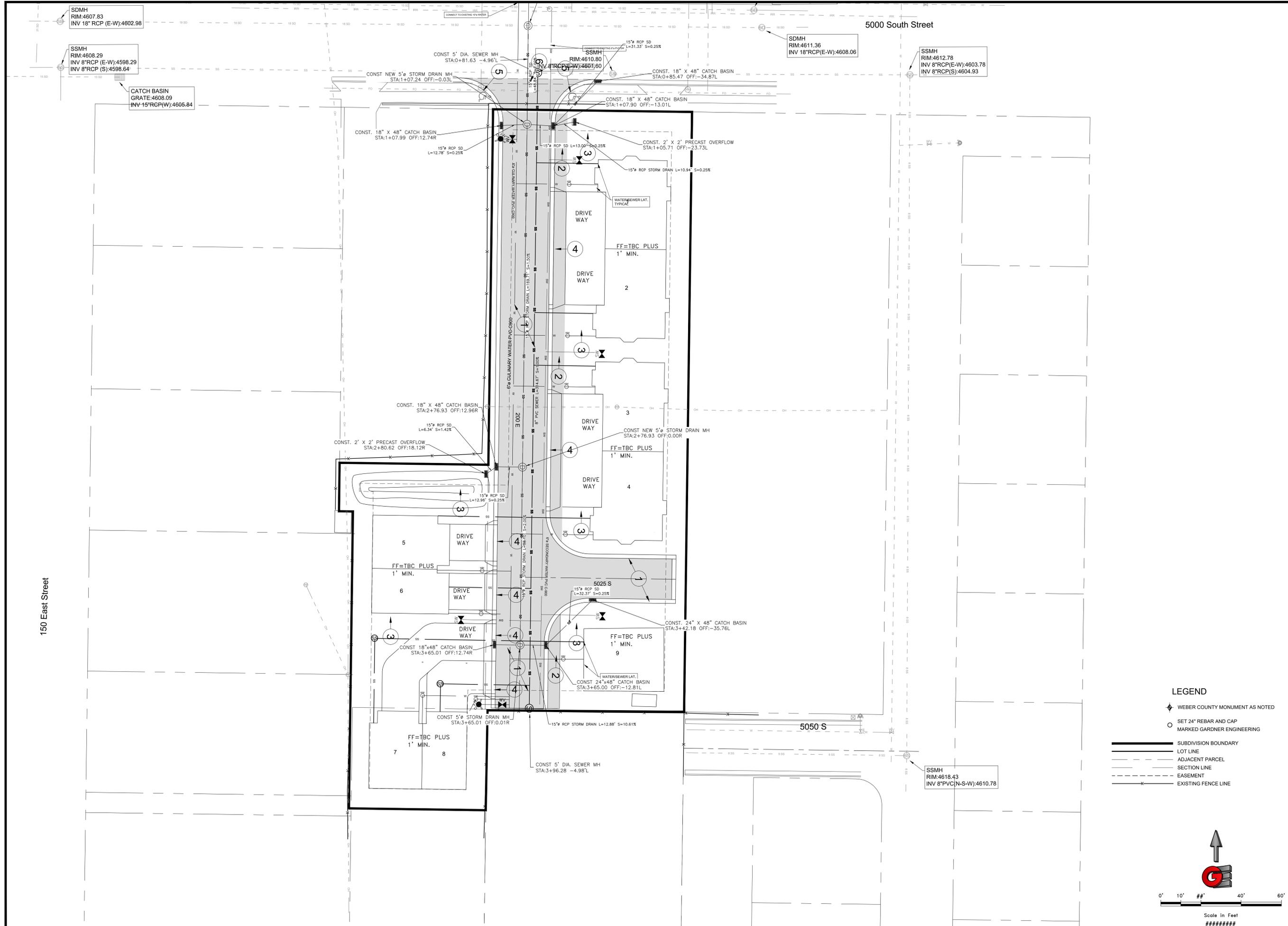
REVISIONS	DATE	DESCRIPTION

DWG#: 1905 - STANDER, CLIVE DESIGN/DWG STANDER, TOWNHOMES 10 YEAR IMPROVING.DWG

**SITE PLAN**  
**STANDER TOWNHOMES PHASE 2**  
**5000 S**  
**WASHINGTON TERRACE, WEBER, UTAH**

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST, OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

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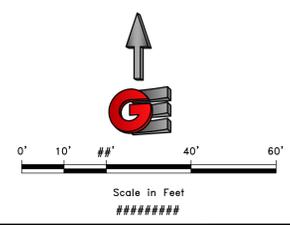


150 East Street

5000 South Street

5050 S

- LEGEND**
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  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
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  - ▬ LOT LINE
  - ▬ ADJACENT PARCEL
  - ▬ SECTION LINE
  - ▬ EASEMENT
  - ▬ EXISTING FENCE LINE



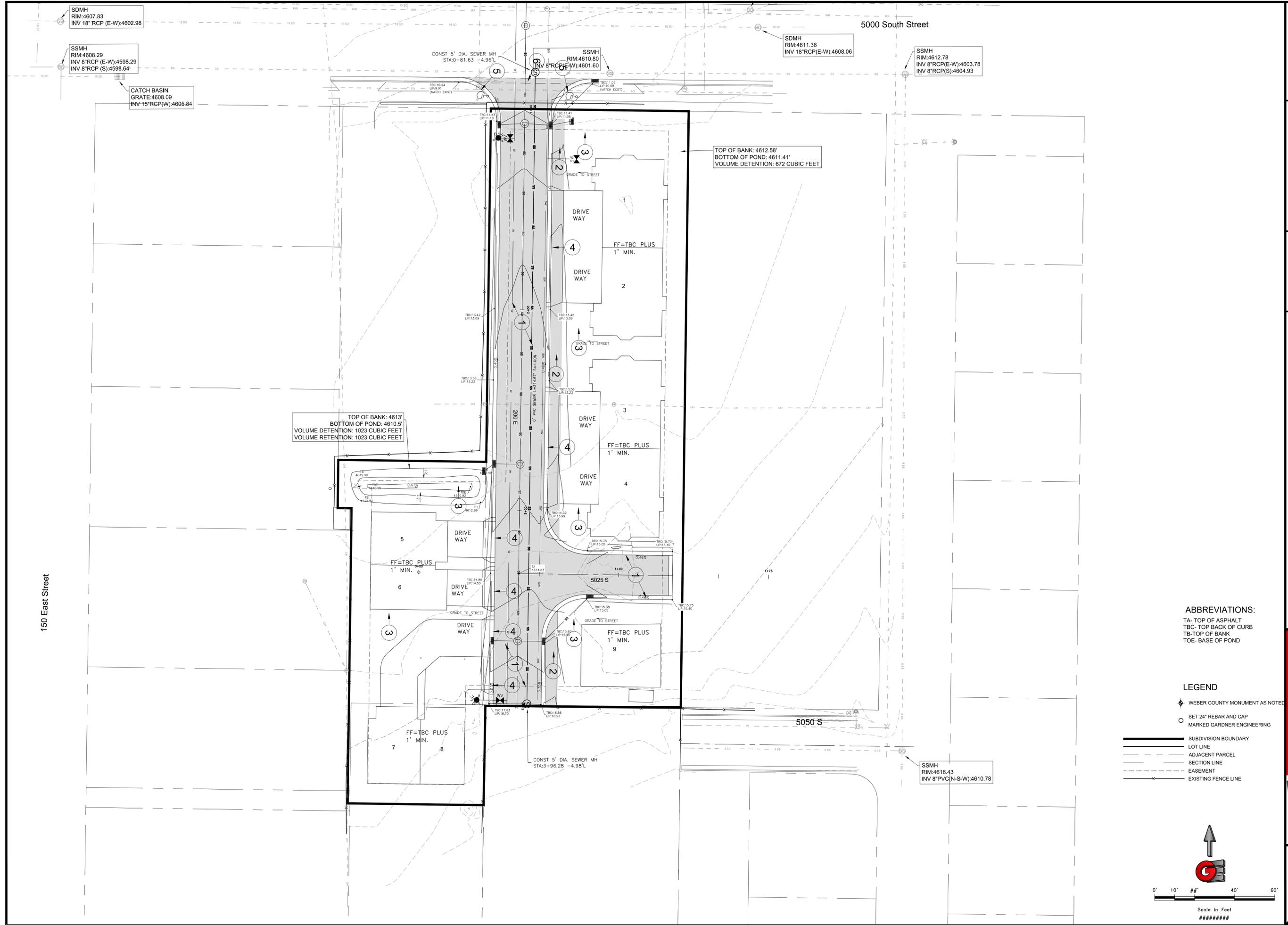
NO. REF.	4/15/2018	1	1	1

UTILITY PLAN  
STANDER TOWNHOMES PHASE 2  
5000 S  
WASHINGTON TERRACE, WEBER, UTAH

**GARDNER ENGINEERING**  
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MUNICIPAL - LAND SURVEYING  
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OFFICE: 801-476-0202 FAX: 801-476-0066

**G**

C2  
7



150 East Street

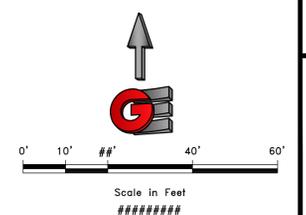
5000 South Street

TOP OF BANK: 4612.58'  
 BOTTOM OF POND: 4611.41'  
 VOLUME DETENTION: 672 CUBIC FEET

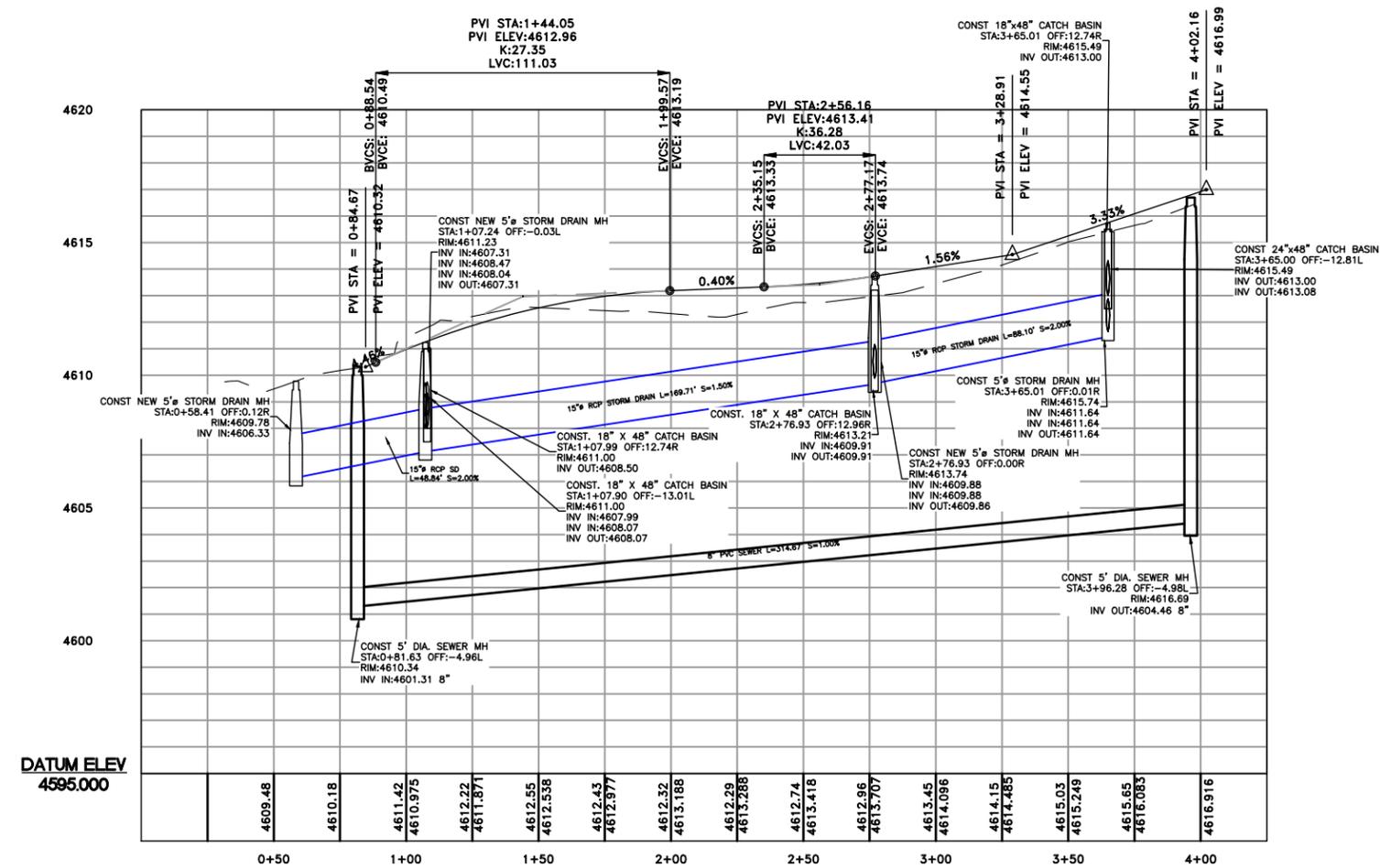
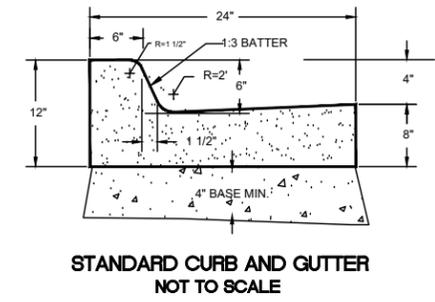
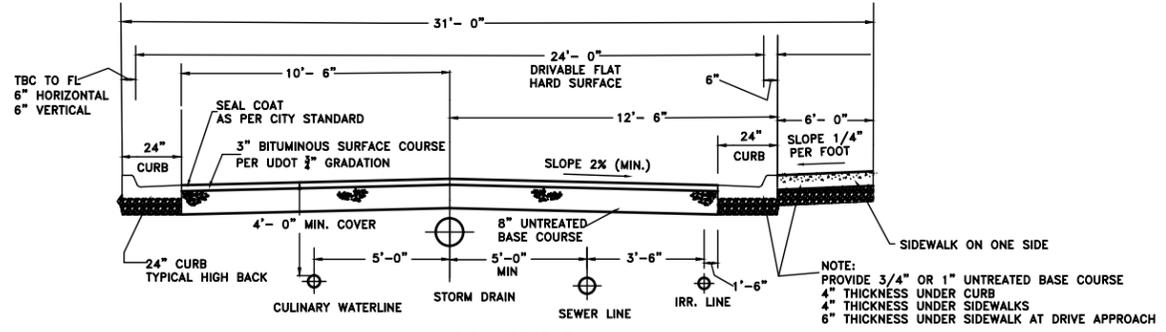
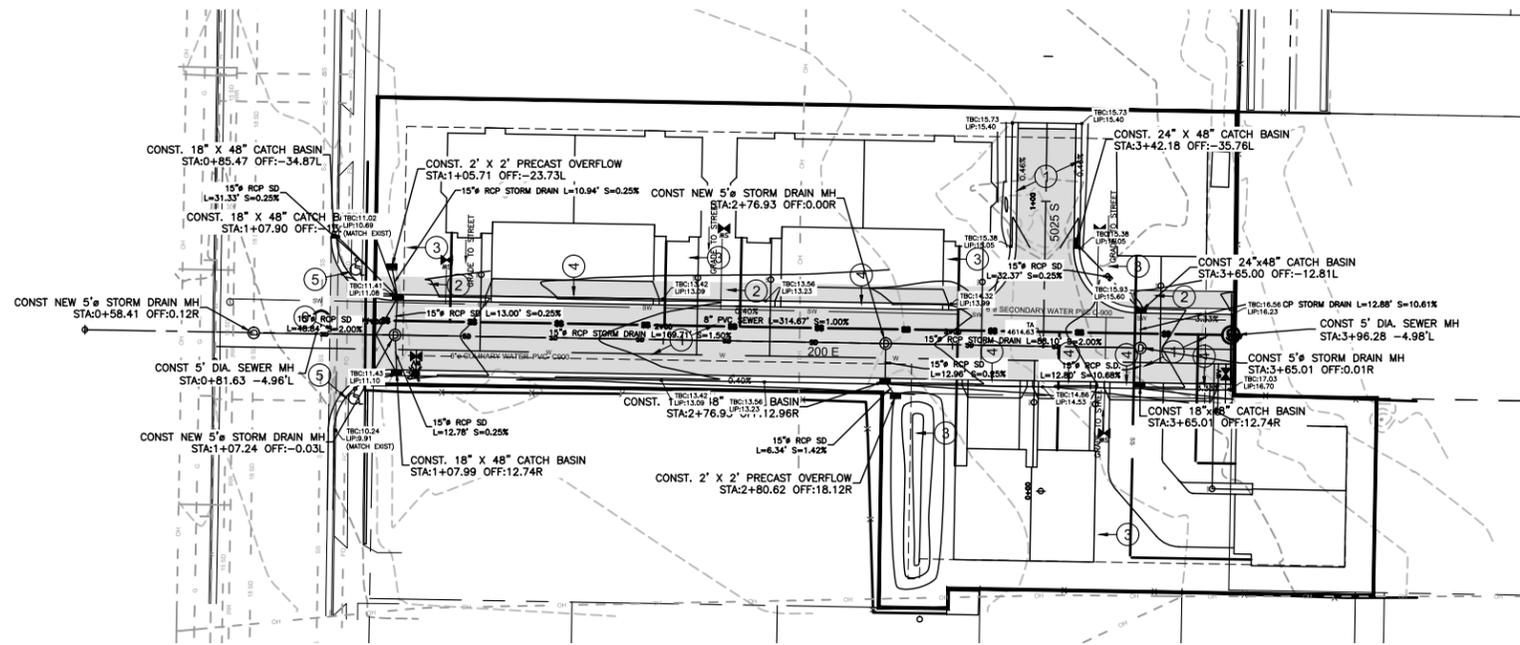
TOP OF BANK: 4613'  
 BOTTOM OF POND: 4610.5'  
 VOLUME DETENTION: 1023 CUBIC FEET  
 VOLUME RETENTION: 1023 CUBIC FEET

ABBREVIATIONS:  
 TA- TOP OF ASPHALT  
 TBC- TOP BACK OF CURB  
 TB-TOP OF BANK  
 TOE- BASE OF POND

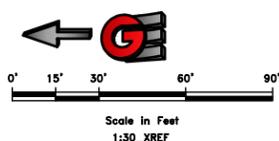
LEGEND  
 ◆ WEBER COUNTY MONUMENT AS NOTED  
 ○ SET 24" REBAR AND CAP  
 MARKED GARDNER ENGINEERING  
 ▬ SUBDIVISION BOUNDARY  
 ▬ LOT LINE  
 ▬ ADJACENT PARCEL  
 ▬ SECTION LINE  
 ▬ EASEMENT  
 X EXISTING FENCE LINE



NO. REF 4/2/2018 JH JH TMH	<h2 style="margin: 0;">GRADING AND DRAINAGE</h2> <h3 style="margin: 0;">STANDER TOWNHOMES PHASE 2</h3> <h3 style="margin: 0;">5000 S</h3> <h3 style="margin: 0;">WASHINGTON TERRACE, WEBER, UTAH</h3>	<p style="font-size: x-small; margin: 0;"> <b>GARDNER ENGINEERING</b>        CIVIL • LAND PLANNING        MUNICIPAL • LAND SURVEYING        5150 SOUTH 375 EAST OGDEN, UT        OFFICE: 801-476-0202 FAX: 801-476-0066     </p>
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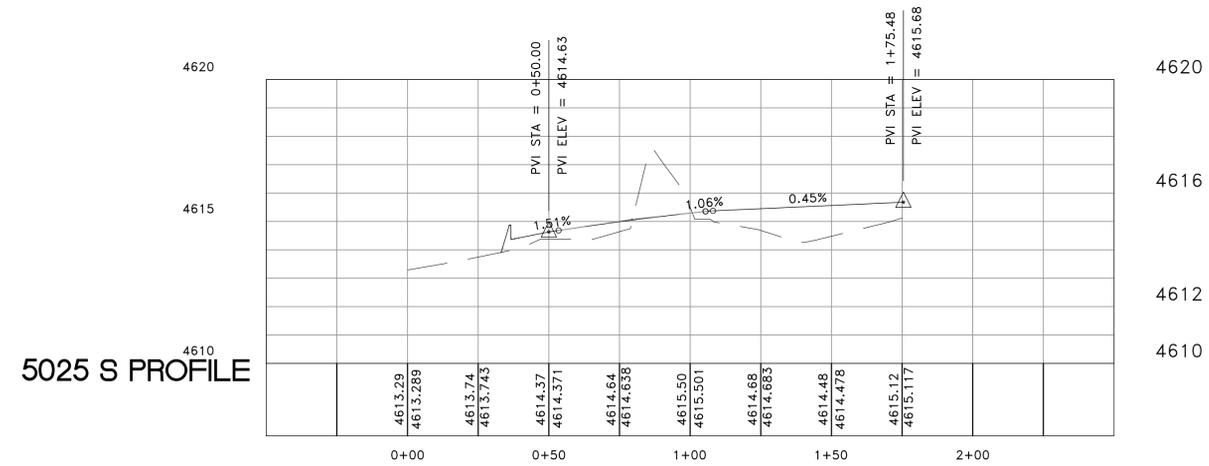
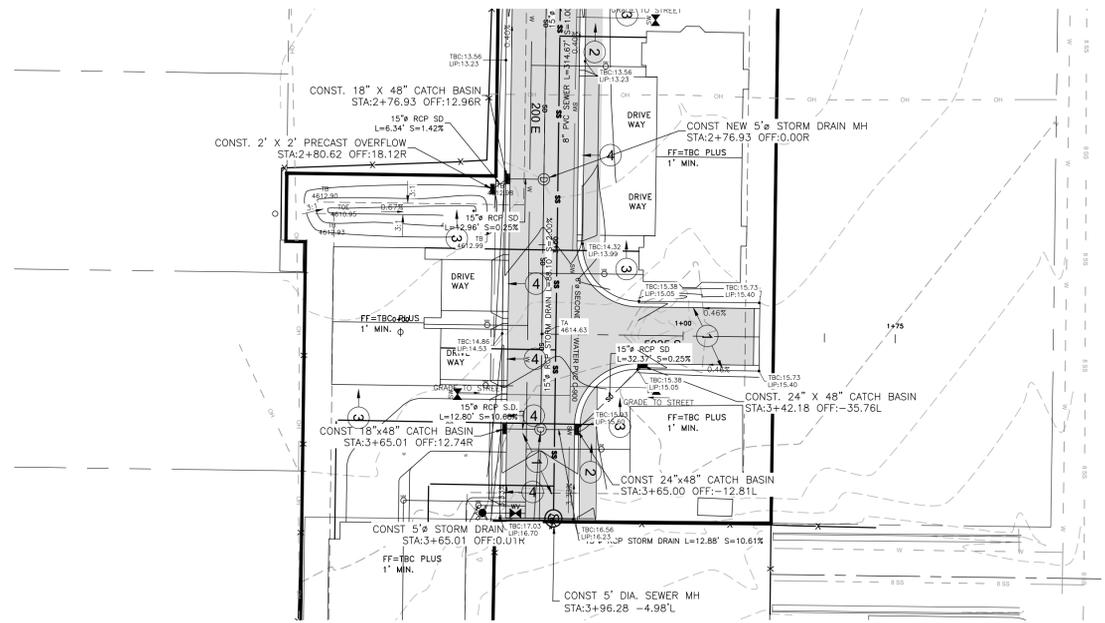
- LEGEND**
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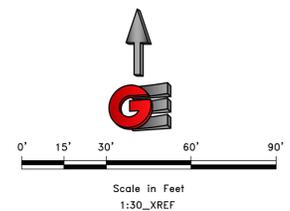
200 EAST PLAN AND PROFILE  
 STANDER TOWNHOMES PHASE 2  
 5000 S  
 WASHINGTON TERRACE, WEBER, UTAH

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PP1  
 7



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



NO. REF	4/12/2018
DATE	4/1
BY	4/1
CHK	4/1
TITLE	4/1


5025 S PLAN AND PROFILE  
STANDER TOWNHOMES PHASE 2  
5000 S  
WASHINGTON TERRACE, WEBER, UTAH

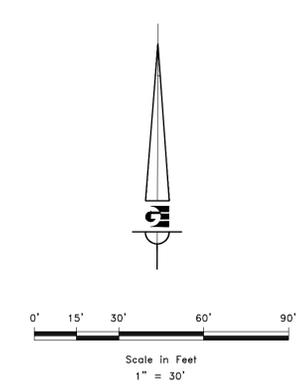
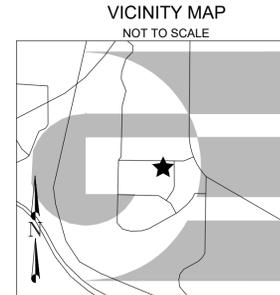
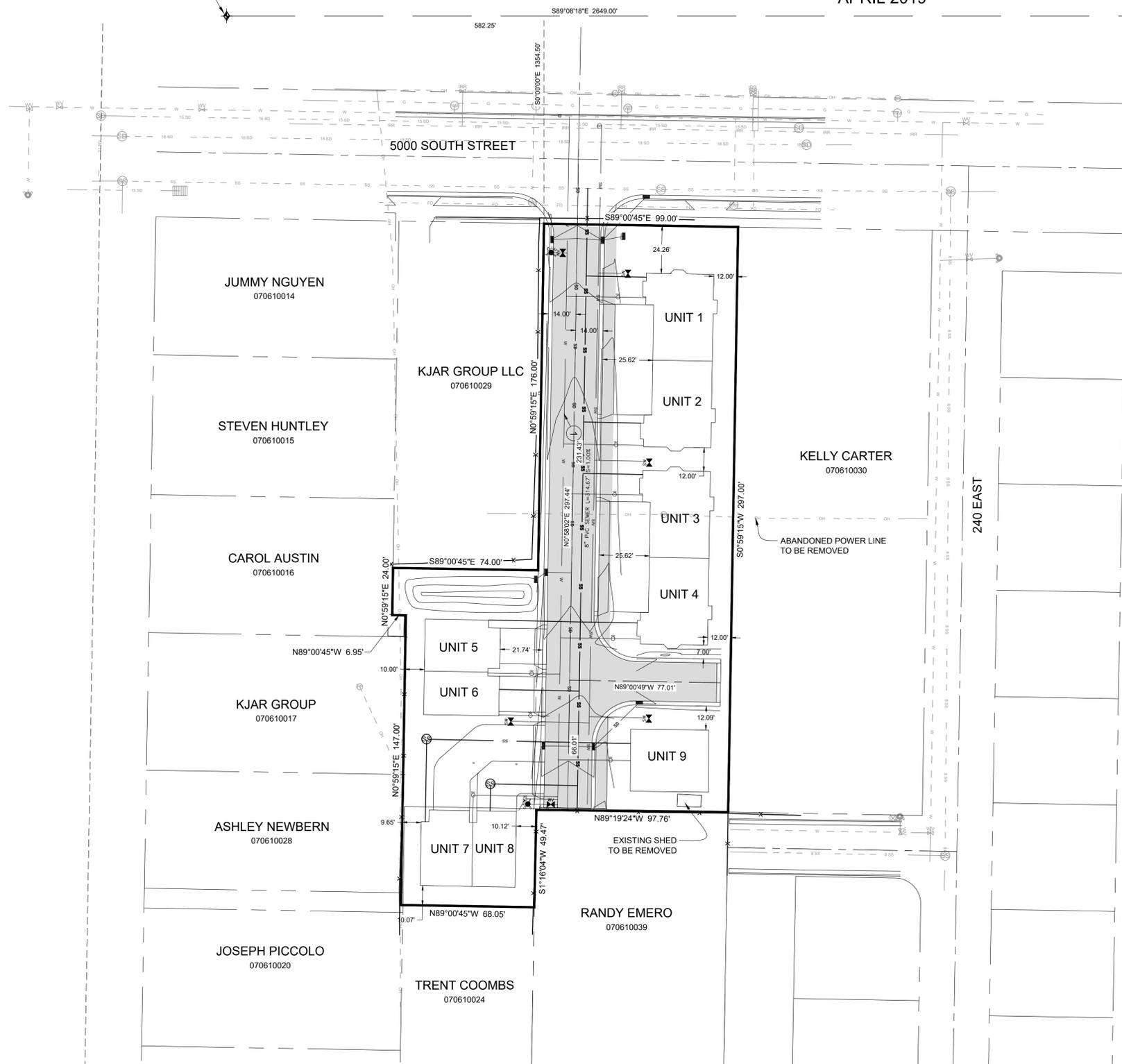
**GARDNER ENGINEERING**  
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5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

# PRELIMINARY PLAT FOR STANDER TOWNHOMES PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
WASHINGTON TERRACE, WEBER COUNTY, UTAH  
APRIL 2019

NORTH QUARTER CORNER  
SEC 17, T5N, R1W, S.L.B.&M.

NORTHEAST CORNER  
SEC 17, T5N, R1W, S.L.B.&M.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - - - - - EASEMENT
  - X — EXISTING FENCE LINE
  - - - - - EXISTING WATER LINE
  - - - - - EXISTING IRRIGATION LINE
  - - - - - EXISTING STORM DRAIN
  - - - - - EXISTING SANITARY SEWER
  - - - - - EXISTING OVERHEAD POWER
  - - - - - EXISTING GAS LINE
  - ⊙ EXISTING WATER METER
  - ⊕ EXISTING WATER MANHOLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING STORM MANHOLE
  - ⊕ EXISTING CATCH BASIN
  - ⊕ EXISTING SEWER MANHOLE

## BOUNDARY DESCRIPTION

A PART OF THE XXX QUARTER OF SECTION XX, TOWNSHIP X NORTH, RANGE X WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET BEING LOCATED NORTH 1°18'36" EAST 43.21 FEET ALONG THE MONUMENTED CENTERLINE OF PIERCE AVENUE BETWEEN 23RD STREET AND SWAN STREET AND SOUTH 88°47'28" EAST 470.29 FEET FROM THE CENTERLINE MONUMENT AT PIERCE AVENUE AND 23RD STREET; RUNNING THENCE NORTH 1°12'32" EAST 137.45 FEET; THENCE SOUTH 88°47'28" EAST 134.00 FEET; THENCE SOUTH 1°12'32" WEST 137.45 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°47'28" WEST 134.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18,418 SQ.FT. OR 0.423 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



## OWNER'S DEDICATION

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

### SUBDIVISION NAME

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

**WASHINGTON TERRACE ATTORNEY**  
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF SUBDIVISION NAME AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CITY ATTORNEY

**WASHINGTON TERRACE ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CITY ENGINEER

**WASHINGTON TERRACE PLANNING COMMISSION APPROVAL**  
APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CHAIRMAN, PLANNING COMMISSION

**WASHINGTON TERRACE APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.  
MAYOR, WASHINGTON TERRACE  
ATTEST: \_\_\_\_\_ CITY RECORDER

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A 9 LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CLIVE STANDER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°08'18" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

DEVELOPER: NAME ADDRESS OGDEN, UT 84401 801-XXX-XXX	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____

R:\035 - STANDER CLIVE\SURVEY\DWG\STANDER TOWNHOMES.DWG



## Planning Commission Staff Report

Building & Planning

**Author:** PLANNING & BUILDING DEPT.  
**Subject:** CONDITIONAL USE PERMIT, “DRIVELINE” AUTO SALES AT 310 EAST 5000 SOUTH, PROPERTY OWNER KEVIN LINSLEY. (DRIVELINE AUTO SALES OWNERS ARE “JAY & SUSAN SAVITT”)  
**Date:** APRIL 25, 2019  
**Type of Item:** A Conditional use permit for Auto Sales.

**Summary Recommendations:** To grant by motion a “Conditional Use” permit for “Driveline Auto Sales” at 310 East 5000 South. (The old Neptune Pool site)

### Description:

**A. Topic:** The Planning Commission approves all “Conditional Use” permits. The proposed use is at 310 East 5000 South for Auto Sales. The Commission reviews all Conditional Uses and determines if the conditions meet City standards and are in harmony with the area in which the business is to be placed and evaluate any impact to the area. Mr. & Mrs. Savitt have provided an outline of their business model and an area diagram of the site where the business will be operating for the Planning Commission to review.

### B. Background:

1. The property at 310 East 5000 South is owned by Kevin Linsley and he will be leasing the property to the Savitt’s for an Auto Sales business operation, which will be known as Driveline Auto Sales.
2. Driveline Auto Sales has identified their parking spaces and they will be requesting twelve (12) parking stalls, one(1) shall be used for ADA Handicapped Parking and one(1) stall for the customer,
3. ADA and City ordinances, requires that for every 25 or less parking stalls one (1) shall be marked for handicap parking.
4. There shall be no repair of vehicles.
5. The Business Office space shall pass Washington Terrace fire inspection and code requirements, for licensing requirements prior to the license being issued.
6. Zoning complies with the C-2 zone
7. Has met with the development review team and the team seen no discrepancies.

### C. Department Review:

The development review team recommends granting the Conditional Use to the Savitt, Driveline auto sales, with the following conditions, comply with vehicle parking requirements and limited to 12 stall, no repair next to buildings, maintain access to gated RV area and comply with all other City & State requirements for operating Auto sales business.

### Alternatives:

#### A. Approve the Request:

The Planning Commission should make a motion to approve the Conditional Use Permit.

#### B. Deny the Request:

The Planning Commission can deny the request.

#### C. Continue the Item:

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

# Application For Conditional Use Permit City of Washington Terrace



Owners: Brian "Jay" & Susan Savitt

# Outline

- About Us
- Aerial View
- Proposed Parking
- Building/Office
- Actuals
- Assumptions

# About Us

- Residents of Farr West, UT
- Married 16+ years
- Madison (12) Jackson (7) Raegan (5)
- Jay: DoD employed/military veteran
  - MAS/Business Management
  - Extensive knowledge of auto industry
- Susan: Bookkeeper



# Aerial View (308 E. 5000 S.)



Proposed Parking:   
Building Location: 

# Proposed Parking



East View(s)



Proposed Parking:

# Parking Stalls

↑  
North Fence Line



Proposed Parking Stalls

↑  
Entryway



East →



# Building/Office



Northeast View

Southeast View



Office

# Actuals

- By appointment only
- Requesting up to 12 vehicles on site for retail sales
- Exclusive entrance
- Restroom on site

# Assumptions

- Conditional use permit granted
- Form long lasting partnership with city of Washington Terrace
- Contribute to cities economic growth and strategic vision
- Recommendations from Commission





# Planning Commission Staff Report

Building & Planning

**Author:** Planning Dept.  
**Subject:** VACATION AND SHORT TERM RENTAL, 5.14  
**Date:** April 25, 2019  
**Type of Item:** Adopt Ordinance 5.14 Vacation and short term rental this code would set regulations for this type of businesses.

## Summary Recommendations:

To review and discuss this new section of the City Municipal Code 5.14 in which address allowing vacation and short term rental housing and licensing to be adopted. This ordinance would be to regulate this type of 'Use' within the city and the requirements to be able to legally to allow vacation & short rentals in Washington Terrace City.

## Description:

### A. Topic:

To review and comment on the ordinance and to give any further feedback pertaining to Vacation & short term rentals. (Please see the attached ordinance provided in packet)

### B. Background:

In order to preserve the rural character and public values of the City of Washington Terrace, this ordinance is intended to regulate the permitted 'USE' of homes to be allowed to be rented out as vacation temp rental homes, by doing so it has been determined that the possible undesirable impact to a residential zone maybe

- traffic,
- noise violation,
- nuisance issues,
- snow removal,
- garbage concerns,
- Parking,
- Home safety & Fire, Smoke alarms, fire extinguishers and egress (window & exits)
- More rental properties

\*Which may have a negative effect on the welfare and safety of the residential area, as well as the ambiance and rural character of the City.

This ordinance applies to single family Residential zones within the City of Washington Terrace and it is intended to address the application process for approval for vacation & Short term rentals, they should be licensed for this type of rental housing business to make sure they are residential friendly.

### C. Department Review:

The Building & Planning Dept. and business licensing staff have reviewed the Ordinance and give a favorable review.

## Alternatives:

### A. Approve the Request:

To recommend to the Washington Terrace City Council the approval 5.14 Vacation & Short Term Rental Ordinance for the Washington Terrace city.

### B. Deny the Request:

The Planning Commission can deny the request

### C. Continue the Item:

The Planning Commission could table the item to a later meeting, for action at that time and by giving direction of concerns to staff.

**CITY OF WASHINGTON TERRACE**

**ORDINANCE NO. 19-02  
VACATION AND SHORT TERM RENTALS**

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, ADOPTING CHAPTER 5.14 OF THE WASHINGTON TERRACE MUNICIPAL CODE FOR VACATION AND SHORT TERM RENTALS, PROVIDING LICENCING REGULATIONS FOR THE SAME, AMENDING CHAPTER 17.08 TO RENAME “REGULATION FOR MORE THAN ONE ZONE” AND ADOPT LAND USE REGULATIONS FOR VACATION AND SHORT TERM RENTALS; SEVERABILITY; AND EFFECTIVE DATE.**

**WHEREAS**, the City of Washington Terrace (hereafter “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**, said City has desires to mitigate any impacts created by use of dwellings in neighborhood as vacation or short term rentals;

**WHEREAS**, City Council deems it necessary to establish regulations in order to balance the right of property owners and others in neighborhoods who seek the quiet use and enjoyment of their property;

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

**WHEREAS**, the City finds it necessary to update its municipal code in order to protect public health, safety, and welfare;

**WHEREAS**, after publication of the required notice the Planning Commission held its public hearing on \_\_\_\_\_, 2019, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_;

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

**Section 1: Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Amendment.** Chapter 5.14 and Chapter 17.08 of the Washington Terrace Municipal Code are hereby adopted and amended to read as follows:

### **Chapter 5.14 Vacation and Short Term Rentals**

**05.14.010 Purpose.**

The purpose of this chapter is to mitigate any detrimental secondary effects that any vacation and/or short term rental properties with transient lodging for transient populations in otherwise primarily permanent residents in established neighborhoods. Transient populations may or may not sustain neighborhood morals, manners, customs, expectations, and consideration to the same extent as permanent residents. The regulations set forth in this Chapter are based on a desire to maintain the overall residential character of the City's neighborhoods for primarily residential uses. This Chapter shall be in effect throughout the time a license is valid, regardless of whether the property is occupied by the owner or any guest of the owner.

**05.14.020 Business License Required.**

No residential dwelling, or any portion thereof, shall be occupied or used as vacation short term rental less than thirty (30) days per month, or advertised as such, unless the property owner has obtained a business license issued in accordance with Title 5 and this Chapter.

**05.14.030 Requirements.**

In order to obtain a valid business license under this Chapter, the property owner shall:

1. Contact Information. Lists the name, address, and phone number each property owner, and any other person designated as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this Chapter.
2. Property Address. Provide documentation that of the vacation and/or rental property address, and include the portion or portions used in the residential home for short term rental purposes.
3. Separation. Not be located within three hundred (300) feet linear feet in any direction from any another vacation and/or short term rental property.
4. Taxes. Include the owner's valid Utah State Tax Number for remittance of the required transient lodging taxes to the Utah State Tax Commission.
5. Single-family. No single-family dwelling shall be split in to two (2) units.

**05.14.040 Limit on Total Number.**

No more than one (1) vacation and/or short term rental property shall be located in the City for every 500 residents. Each vacation and/or short term rental property shall be located three hundred (300) feet linear feet in any direction apart from any another vacation and/or short term rental property.

**05.14.050 Parking Regulations.**

The owner of any property licensed as a vacation short term rental shall provide off-street parking any guest as following:

1. On-site Required. All guest parking shall be on-site and off-street on the same lot as the residential dwelling licensed under this Chapter.
2. Adequate. All parking shall be on-site and adequate to accommodate all guests. Tandem driveway parking is acceptable.
3. Prohibited. No street parking is permitted and no parking at any neighboring residential use is permitted.
4. Living Area. No parking space may be located in front of the living area of any single-family dwelling unless there is a circular driveway.

**05.14.060 Maintenance Standards.**

Each owner shall comply with the following maintenance standards for any residential dwelling used as a vacation and/or short term rental:

1. Maintenance. Structures shall be properly maintained, painted, and kept in good repair. All grounds and landscaped areas shall be properly maintained and irrigated. No signs or other improvements are allowed, specifically those that detract from the general appearance of the neighborhood.
2. Neighborhood Conformance. The use of a dwelling as a vacation short term rental shall not in any way change the residential character of a neighborhood.
3. Code Requirements. Each sleeping room must meet most current standards set forth in the International Residential Code (IRC) for egress and be equipped with appropriate and functional smoke and other required detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.

**05.14.070 General Rules and Regulations.**

Each owner shall ensure that all guests comply with the following rules and regulations for operation of any vacation and/or short term rental:

1. Respondent Superior. Each owner is responsible for the conduct of each guest and any violation under this chapter.
2. Noise. Any noise that by virtue of its time, nature, intensity or duration that are out of character with noises customarily heard in the surrounding residential neighborhood is prohibited.
3. Behavior. No person shall disturb the peace of surrounding residential property residents by engaging in drug use, excessive consumption of alcohol, shouting, fighting, loud music, racing vehicles, or any other disturbance no customarily part of the neighborhood.
4. Recreation. No outdoor recreational activities shall be permitted after midnight.
5. Trespassing. No trespassing on interfere with the privacy of surrounding residents or properties.
6. Littering. No littering or pet disturbances on any surrounding properties, including any public property.
7. Nuisance. Comply with the nuisance regulations of the City set forth in Chapter 8.16.
8. Posting. Each property owner shall post the following information in a concise and unambiguous manner and in a conspicuous location inside any vacation and/or short term rental:

- a. The business license.
- b. The name, address, and phone number of the owner or property manager.
- c. The location of all fire extinguishers.
- d. A list of all rules applicable for vacation rentals set forth in this Chapter, in addition to any house rules of the owner.
- e. The maximum occupancy vehicles allowed and parking regulations.

**05.14.080 Specific Rules and Regulations.**

Each owner shall ensure that all guests comply with the following specific rules and regulations for operation of any vacation and/or short term rental:

1. Pools. Outdoor pools, hot tubs, and spas shall not be used between the hours of midnight and 6:00 AM.
2. Emergency. A sign shall be placed on the front door of the property that contains the emergency contact information and 24-hour phone number for the owner or manager. The sign shall also include information instructions for guests to contact local first responders in case of fire or other emergency.
3. Response Time. The owner or manager shall respond to complaints and concerns within one (1) hour of any notification.

**15.14.090 Enforcement.**

1. Inspection. The City may conduct business license inspections to ensure compliance with this Chapter.
2. Taxes. All taxes shall be collected by the owner or manager and remitted to the Utah State Tax Commission as provided by law for transient lodging.
3. Penalty. In addition to license suspension and revocation as provided in this Title, any license violation under this Chapter shall be subject to the penalties set forth in Section 05.02.130.

**Chapter 17.08  
Regulations for One or More Zones**

**17.08.010 Applicability.**

This Chapter consists of various land use regulations that are applicable to one or more zones.

**17.08.020 Vacation and Short Term Rentals.**

No residential dwelling, or any portion thereof, in any zone shall be occupied or used as vacation short term rental, or advertised as such, unless the property owner complies with Chapter 5.14.

**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.

Washington Terrace City, Utah  
Ordinance 2019-02- Vacation and Short Term Rentals

ADOPTED AND APPROVED on this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MARK C. ALLEN, Mayor,  
Washington Terrace City

ATTEST:

\_\_\_\_\_  
AMY RODRIGUEZ, City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2019.  
PUBLISHED OR POSTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with the provision of Utah Code Annotated §10-3-713, 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.

\_\_\_\_\_  
AMY RODRIGUEZ, City Recorder

DATE: \_\_\_\_\_



## Planning Commission Staff Report

Building & Planning

**Author:** Planning Dept.  
**Subject:** Discussion of TITLE 17.28.050, "Use Regulation" COMMERCIAL ZONE  
ORDINANCE CHAPTER 17  
**Date:** April 25, 2019  
**Type of Item:** Discussion only

**Summary Recommendations:** None at this time this is only a discussion item

### Description:

**A. Background:** Discuss and review allowing On-line sales within the commercial C-1 & C-2 Zones, Chapter 17.28.050, "Uses Regulation",

**B. Analysis:** The "Uses Regulation" section identifies what is permitted or not permitted and/or falls into the conditional use category. The defined "Uses" allows a Developer or property owner to know what he can or cannot build or operate within a commercial zone. If the business is not listed it is not allowed. The "Uses Regulation" states whether the business is either permitted or is a conditional use. It then follows a certain legislative course for approval.

The purpose and intent is to establish an ordinance which will provide suitable areas for locations for various types of commercial businesses that will best fit the community and allow developers and business owners to understand the different type of land uses within the commercial zones and the necessary requirements they will need to follow to establish a business in the City.

**C. Staff recommendation:** Discussion item to allow On-line Sales in the Commercial zones

### Alternatives:

Non-action item no motion required:

- A. After discussion give direction to staff either to proceed adopt by ordinance
- B. Continue discussion at a later date



## Planning Commission Staff Report

Building & Planning

**Author:** Planning Department  
**Subject:** Food Truck Discussion  
**Date:** April 25, 2019 Thursday 6:00pm, city hall  
**Type of Item:** Discussion only

**Summary Recommendations:** None at this time this is only a discussion item

### Description:

#### A. Topic:

To review and comment on adopting and allowing Food trucks to be parked within the city and evaluate where and what zones.

#### B. Background:

- The purpose of this discussion is to review if the City will allow Food trucks to be parked in a within the city.
- The City's current ordinance does not allow any Food trucks to be parked within the city and has told Food truck operators that they are not allowed within the City.
- The State is starting to lean toward allowing Food trucks to be parked and to do their business in the Cities.
- Last year, the State passed a bill that allows Food Truck to be exempt from fire inspection if they have a license from where their base or office is located. ( ex. Like a building contractor), and they do not need a license to come into the city to operate, but need to comply with city zoning and ordinances.
- Some benefits to the City are: they could be allowed to operate at Terrace Days, at the Schools special functions, and or City special events.

Staff feels that Food trucks should be allowed but Conditions and regulations required.

- The question do we want to allow Food trucks and or not?
- What criteria do we impose? (properly parked & adequate parking)
- How many Food trucks should be parked on the site at one time or does it matter?

Please feel free to ask any other question that you may have and provide any guidance for this item.

### Alternatives:

Non-action item no motion required:

- A. After discussion give direction to staff either to proceed adopt by ordinance
- B. Continue discussion at a later date