

## PLANNING MEMORANDUM

1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

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To: Public Notice  
From: Trevor Cahoon, Community Services Director  
  
Re: Sophia's Haven

### **CODE REQUIREMENTS**

#### **PL-1: Zoning**

- A) **COMPLETED:** Current zoning is Commercial. The property will need to be rezoned to Residential Moderate Density for project to comply. This zoning would be consistent with the General Plan

#### **PL-2: Project Size**

- A) **COMPLETED:** Total project area 2.02. No issues.

#### **PL-3: Lot Area/Density**

- A) **COMPLETED:** Each lot is above the 9,000 sq ft this meets the requirements. Project is including an existing ROW in the acreage which should not be considered as part of the density. With a density calculation of 2.8 units an acre the project would only qualify for 3.95 units. This would mean that the project would need to decrease the lots from 4 to 3. 4/1

1) **Developer has reduced lots to 3 which brings the density into compliance with the code.**

#### **PL-4: Lot Width**

- A) **COMPLETED:** Lot 3 needs to have some clarification on the width. The minimum width for the R-M zone is 80 feet. The rear indicates 76.41 feet. Can we get some clarification on the width.

1) **Developer has modified the number of lots which makes the widths comply.**

#### **PL-5: Setbacks**

- A) **COMPLETE:** Setbacks indicated on the Lot Notes state that the Side yard non-garage setback is 8 feet and the garage setback is 12 feet. Setbacks need to be set at 10 feet minimum.

1) **The drawings reflect the correct setbacks.**

#### **PL-6: Access**

- A) **COMPLETE:** Drawings indicate a shared drive access to lot 3 and 4 off South Weber Drive. With one access point an access easement for each lot would be needed to ensure each owner has the access to their property.

1) **Developer removed lot 4.**

- B) **COMPLETE:** On the rear existing drive access, is lot 3 intending to use this for access as well? Is this roadway going to be improved?

1) **Drawings indicate the access points.**

#### **PL-7: Roads**

- A) **COMPLETE:** The only inclusion of roads is an existing private drive isle.

#### **PL-8: Landscaping**

- A) No landscaping requirements.
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**PL-9: Open Space**

- A) No open space requirements.

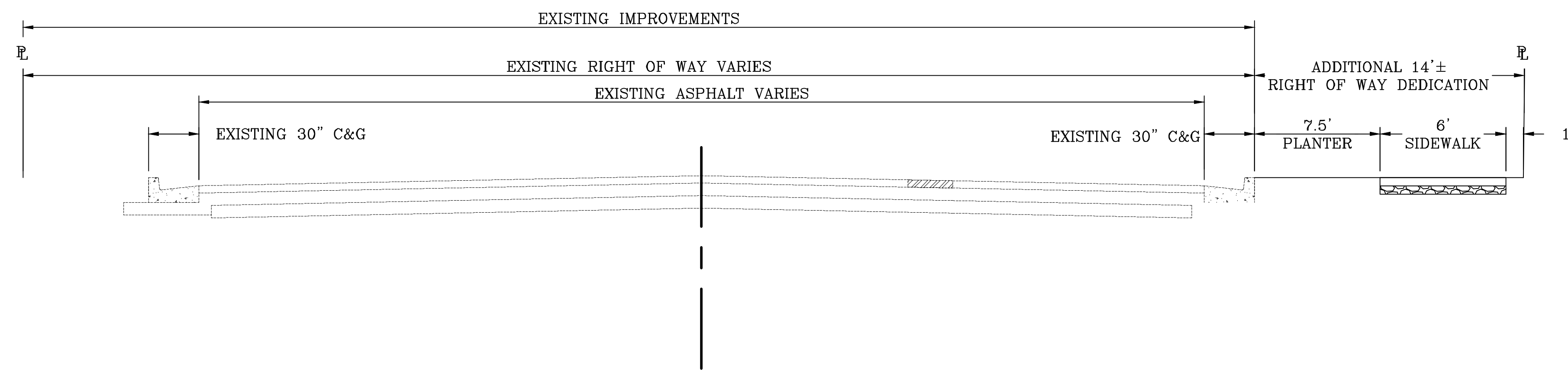






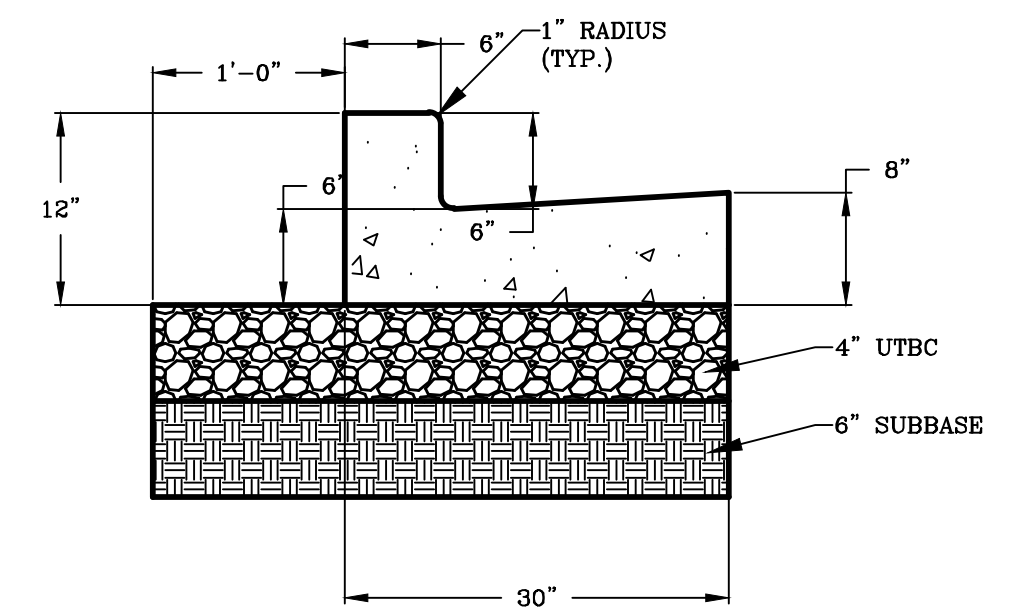
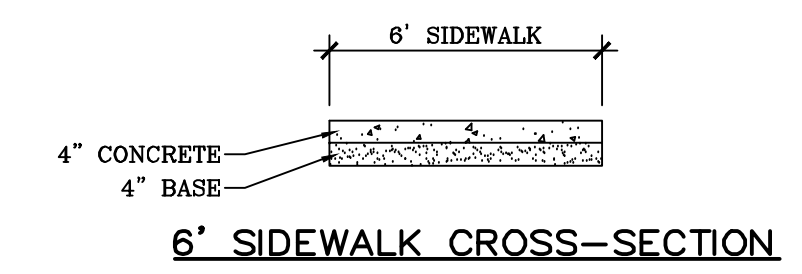






**RIGHT-OF-WAY  
(MODIFIED TO FIT EXISTING CONDITIONS)**

ALL DETAILS PER SOUTH  
WEBER CITY STANDARDS



Engineering  
& Surveying

**region**

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**SOPHIA'S HAVEN  
RESIDENTIAL DEVELOPMENT**

Location  
NE<sup>1/4</sup> of Sec. 34,  
T5N, R1W, S1E&M

DATE: 12.6.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01