

SOUTH WEBER PLANNING COMMISSION AGENDA

Watch Live or at your convenience: https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday February 10, 2022, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Commission)

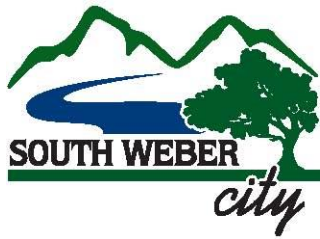
1. Pledge of Allegiance: Commissioner Johnson
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
 - a. Individuals may speak once for 3 minutes or less
 - b. State your name and address
 - c. Direct your comments to the entire Commission
 - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
 - a. PC2022-01-13 Minutes
4. Welcome new Planning Commissioner Marty McFadden
5. Appointment of Chair and Vice Chair
6. **Public Hearing & Action on Preliminary Plat, Improvement Plans & Rezone (C-H to R-M) for Sophia's Haven Subdivision 3 Lot Plat R-M zoning. 1.41 acres located at approx. 1550 E/South Weber Drive. Applicant Rob Edwards.**
7. **Public Hearing & Action on Rezone (Ordinance 2022-02) for Parcel ID# 130330093 3 acres located on the SE corner of 2100 E & South Weber Drive. This property is currently zoned C-O (a zone that was repealed by Ordinance 19-15 on 9/24/2019) to C-H (the zone that is shown on the General Plan Projected LandUse Map) Applicant: South Weber City**
8. **Public Hearing & Action on (Ordinance 2202-04) amending South Weber City Code Chapter 15 Landscape Regulations.**
9. **Public Hearing & Action on (Ordinance 2022-03) amending South Weber City Code Section 10-8-5 Number of Parking Spaces.**
10. Commissioner Training provided by Jayme Blakesley
11. Planning Commission Training Items
12. Planning Commissioner Comments
13. Adjourn
- 14.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: January 30, 2022

DEVELOPMENT COORDINATOR: Kimberli Guill



PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Sophia's Haven Preliminary Application and Rezone

Project Information	
Project Name	Sophia's Haven
Site Location	1589 E South Weber Drive
Tax ID Number	13-030-0003, 13-012-0061, 13-012-0057, 13-012-0074
Applicant	Robert Edwards
Owner	Robert Edwards
Proposed Actions	Preliminary Approval of Subdivision & Rezone Recommendation
Current Zoning	Commercial
General Plan Land Use Classification	Residential Moderate Density
Gross Site	1.41

ACTION

Administrative Action: Consider approval of Sophia's Haven project and recommend action on the subsequent rezone request with this project.

STAFF REVIEW SUMMARY

After a review of the preliminary application for Sophia's Haven, staff would recommend approval. Some considerations to note on this project are:

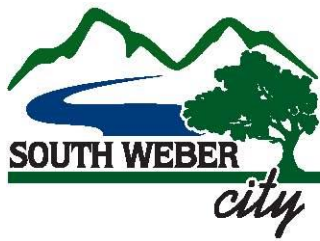
- Rezone: The developer is requesting a rezone from Commercial to Residential Moderate Density. This request is consistent with the General Plan zoning designation and meets the characteristics of the surrounding area.
- Access on South Weber Drive: One lot in this project will have an access on South Weber Drive. This access point is an existing access, and the Utah Department of Transportation has approved this access. All remaining will be removed.
- Existing private drive access: There is an existing private drive that is on the south side of the property feeding off of 1550 E. The access easements are in place and will provide access to the cell tower in the rear.
- Dedication of Right-of-way: The plat includes 1550 E with some other minor dedications. 1550 E is owned by South Weber City. However, it is owned as a parcel and not a ROW. By including it in this subdivision and dedicating it as a ROW this corrects this issue.
- Wellhead Protection Zone: This project includes a source protection zone. This is notated on the drawings.

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- Demolition of Buildings: The plans indicate that all buildings outside of the cell tower will be removed prior to construction.
 - Pedestrian ROW: The development will update the sidewalk along 1550 E within the project area and dedicate the ROW to the City.
 - Easements: All easements have been noted on the drawings.
 - All other provisions have been met in the staff's review of the preliminary design and are notated either on the designs or within the application.

PLANNING COMMISSION RECOMMENDATION OPTIONS

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Approve the Preliminary Application for Sophia's Haven and recommend the approval of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to the City Council.
 2. Approve the Preliminary Application for Sophia's Haven and recommend the approval of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to the City Council with the following conditions:
 - a. *(Any other conditions that need to be met)*
 3. Approve the Preliminary Application for Sophia's Haven and recommend the denial of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to the City Council.
 4. Deny the Preliminary Application for Sophia's Haven and recommend the denial of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to the City Council.
 5. Continue the Preliminary Application for Sophia's Haven and recommendation of the rezone of the property located at approximately 1589 East South Weber Drive from Commercial (C) to Residential Moderate Density (R-M) to *(a future date)*.
-



PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

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

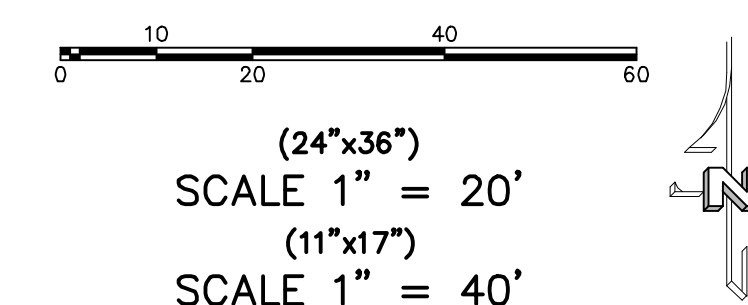
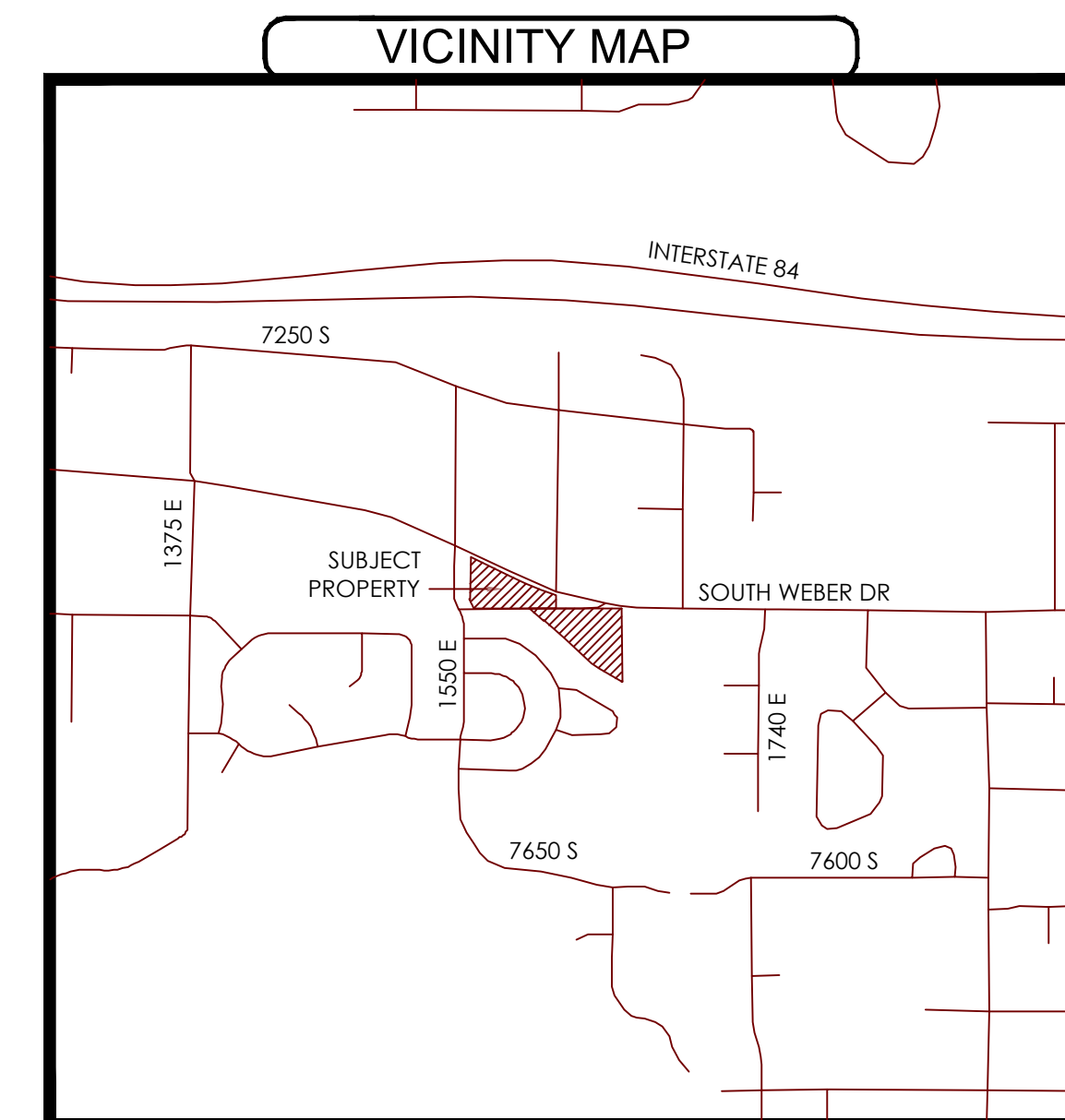
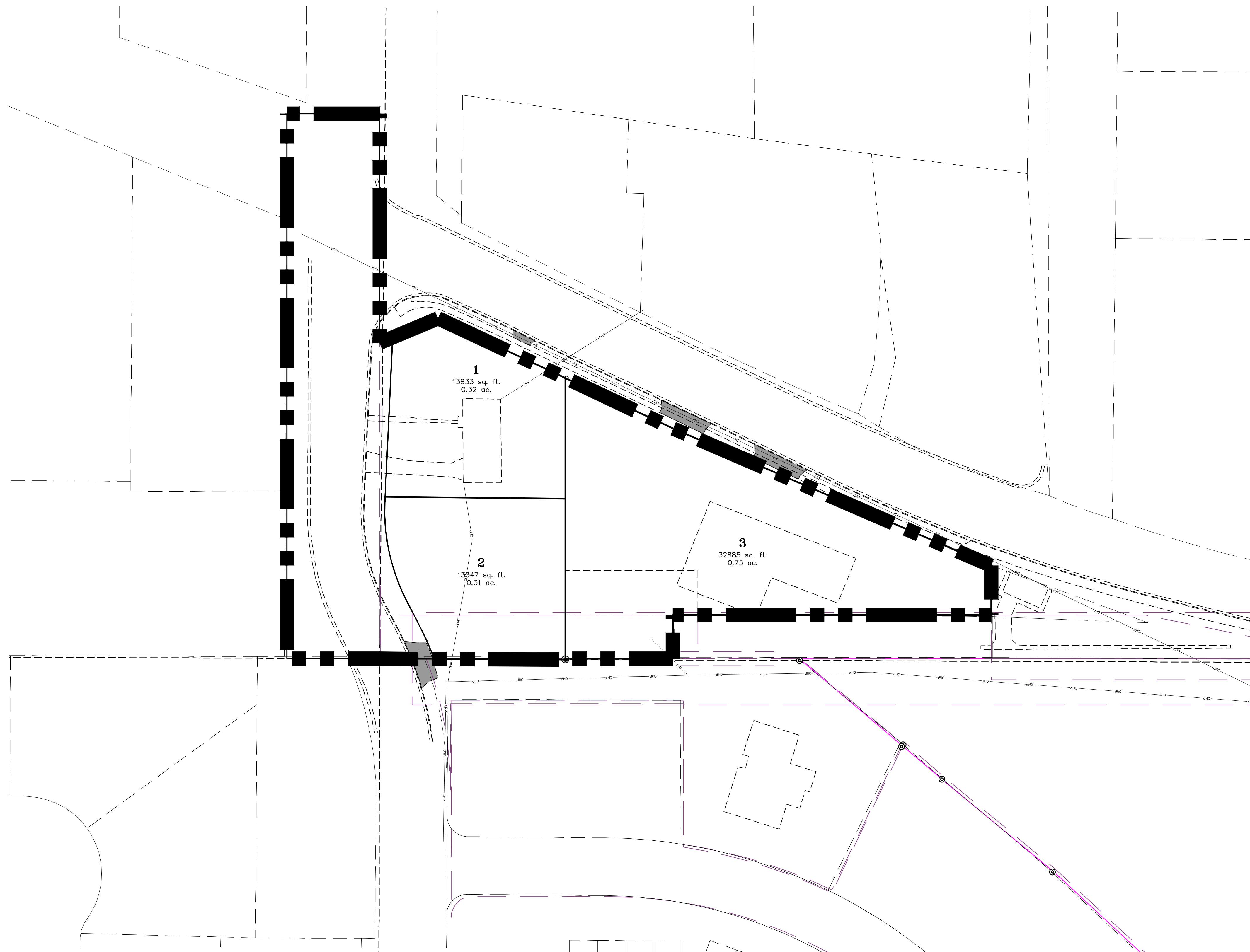
- A) No landscaping requirements.
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PL-9: Open Space

- A) No open space requirements.

SOPHIA'S HAVEN PLAT 'A' RESIDENTIAL DEVELOPMENT

Location: NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M



SITE NARRATIVE - SINGLE FAMILY RESIDENTIAL

LOCATED IN: SOUTH WEBER, DAVIS COUNTY

ORIGINAL PROPERTY: ± 1.41 ACRES TOTAL

UNIT COUNT: 3
DENSITY: ± 2.13 UNITS/ACRE (EXCLUDING CITY PROPERTY)

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SOUTH WEBER CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

PHASE STATISTICS	
PHASE AREA =	88180 sq ft 2.02 ac
TOTAL LOTS =	3 LOTS
ROW AREA =	28115 sq ft. 0.65 ac
LOT AREA =	60,065 sq ft. 1.37 ac
AVG LOT AREA =	20,021 sq. ft.

PROJECT DEVELOPER
ROB EDWARDS
robwardsw@gmail.com
801-558-4740

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
ALTA	ALTA SURVEY
PLAT SHEET	PLAT
UP-01	UTILITY PLAN
UP-02	UTILITY / PRELIMINARY PLAN
DT-01	TYPICAL DETAILS

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



SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M

DATE: 12.6.2021

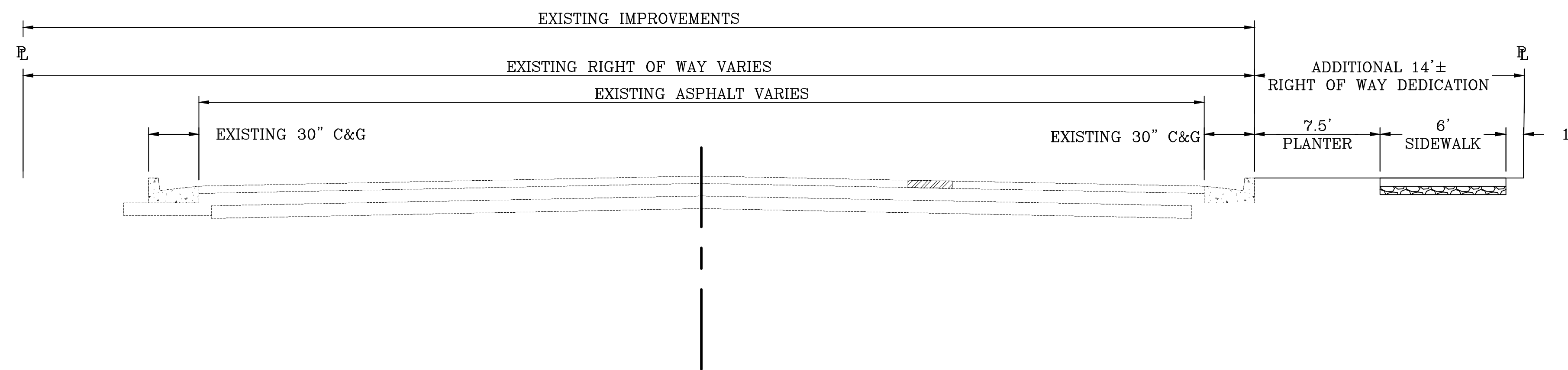
PROJECT #

REVISIONS:

NO.	DESCRIPTION
1	
2	
3	

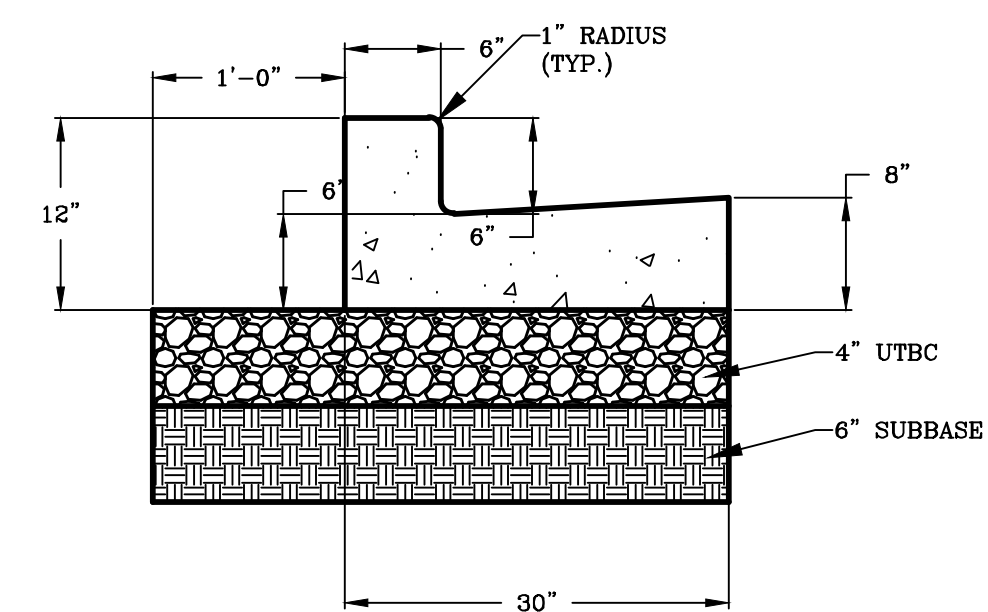
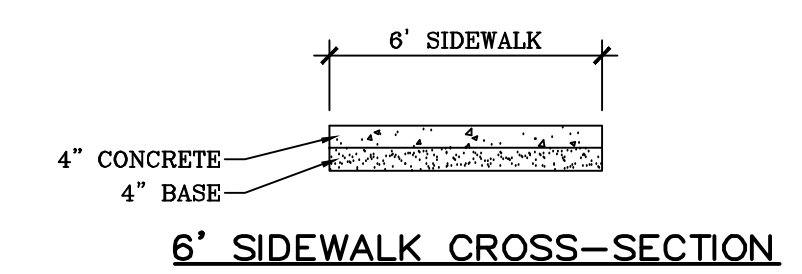
SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



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

ALL DETAILS PER SOUTH
WEBER CITY STANDARDS



region
Engineering
& Surveying



**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, S1E&M

DATE: 12.6.2021

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1	
2	
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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