



## PLANNING MEMORANDUM

1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Planning Commission Public Hearing  
From: Trevor Cahoon, Community Services Director; Brandon Jones, Jones & Associates  
Re: Public Hearing & Action on combined Preliminary/Final Plat, Improvement Plans & Rezone Request for Belnap Estates (1 Lot Plat) (Parcel# 130360101 approx. .628 Acres from R-L to R-M) Located at approx. 7888 S 2600 E by Applicant: Tyker Belnap

Project Information	
Project Name	Belnap Estates
Site Location	7884 S 2600 E
Tax ID Number	130360101
Applicant	Tyker Belnap
Owner	Tyker Belnap
Proposed Actions	Action on Preliminary/Final Plan and Recommendation on Rezone
Current Zoning	R-L
General Plan Land Use Classification	R-M
Gross Site	0.628 Acres

### ACTION

Administrative Action: Public Hearing & Action on Preliminary/Final Plat, Improvement Plans & Rezone

### ITEMS FOR PLANNING COMMISSION REVIEW

- **Preliminary/Final Plat Application.** City code allows an applicant for a Minor Subdivision (Number of lots between 1-10 ) to request a combined Preliminary and Final Application. The Sketch Committee recommends that this would be the case for this request. For More Details See [11-3-2](#) in City Code. Items to Consider:
  - *Number of Parcels:* 1
  - *Proximity to Street:* 2600 E runs parallel to this property.
  - *Existing Streets and Utilities:* Applicant will be responsible for the right of way (ROW) improvements to the sidewalks on 2600 E. Utility access is available and sufficient for the development of this property.
  - *Character:* The boundaries of this parcel are consistent with the surrounding neighborhood. The shape of the lot is long and narrow, but this will provide better buffer between properties.
  - *Effect on Adjoining Property:* There will be no adverse impacts to surrounding properties. Applicant will be responsible for fencing that will be placed near the canal property which is consistent with code.

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- *Utility Easements:* General Utility Easement is accounted for and no other easements were available on the title report.
  - **Rezone Request.** The property is currently zoned R-L which matches the surrounding area. However, the general plan designation for the area is consistent with the R-M request. The shape of the lot makes complying with the R-L lot requirements difficult. To have better use of the property the applicant is requesting a change to R-M.



