



PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

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To: Planning Commission
From: Trevor Cahoon, Community Services Director;
Re: Public Hearing and Action on: Kastle Cove Phase 2

Project Information

Project Name	Kastle Cove Phase 2
Site Location	Approx 7550 S 1160 E
Tax ID Number	130270018
Applicant	Layne Kap
Owner	Kastle Rock Excavation & Development LLC
Proposed Actions	Preliminary Plan
Current Zoning	R-M
General Plan Land Use Classification	R-M
Gross Site	Approx 8.852
Number of Units	13
Units Per Acre	1.47

ACTION

Administrative Action: Consider approval of Preliminary Plat, and consider recommendation of approval of rezone and development agreement.

ITEMS FOR PLANNING COMMISSION REVIEW

- **Preliminary Plat.** Preliminary Plat Items to Consider:
 - *Legal Description:* This has been supplied
 - *Subdivision Name:* The Subdivision name appears on the plat and is consistent with the application that has been submitted.
 - *Lot Sizes and Orientation:* Complete.
 - *Parcel Numbers or Lot Numbers of Surrounding Properties:* When recording the plat, it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat will need this updated information for the final plat.
 - *Right-of-Way (ROW) Dedication:* The ROW has been indicated on the drawings. This development is utilizing Private ROWs.
 - *Utility Easements:* The General Utility Easement required for property has been indicated on the plat.
 - *Signature Boxes:* Signature Boxes will be required for the Final Plat.
 - **Improvement Plans:** Developer has submitted improvement plans to be included in the submission.
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APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

RECOMMENDATIONS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

STAFF REVIEW SUMMARY

City Staff has done a review of and have reviewed the following items:

Planning Review:

PL-1: ZONING

The primary current zoning for this project is Residential Moderate (R-M).

PL-2: PROJECT SIZE

The Project's approximately 8.852.

PL-3: LOT AREAS

Minimum lot area for R-M is 9000 sq ft. All lots are consistent with this requirement.

PL-4: LOT WIDTH

Minimum widths for R-M is maximum width of 80 feet for 25% of lots and minimum width of 100 feet for 25% of the lots with the average of all lots being more than 90 feet. The lots comply with this requirement.

PL-5: SETBACKS

Development will be able to accommodate all setback requirements with building permits.

PL-6: ACCESS

Development cannot receive building permits until Kastle Cove Phase 1 has completed the construction of the ROW.

PL-7: ROADS

All roadways comply with the General Plan.
