

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

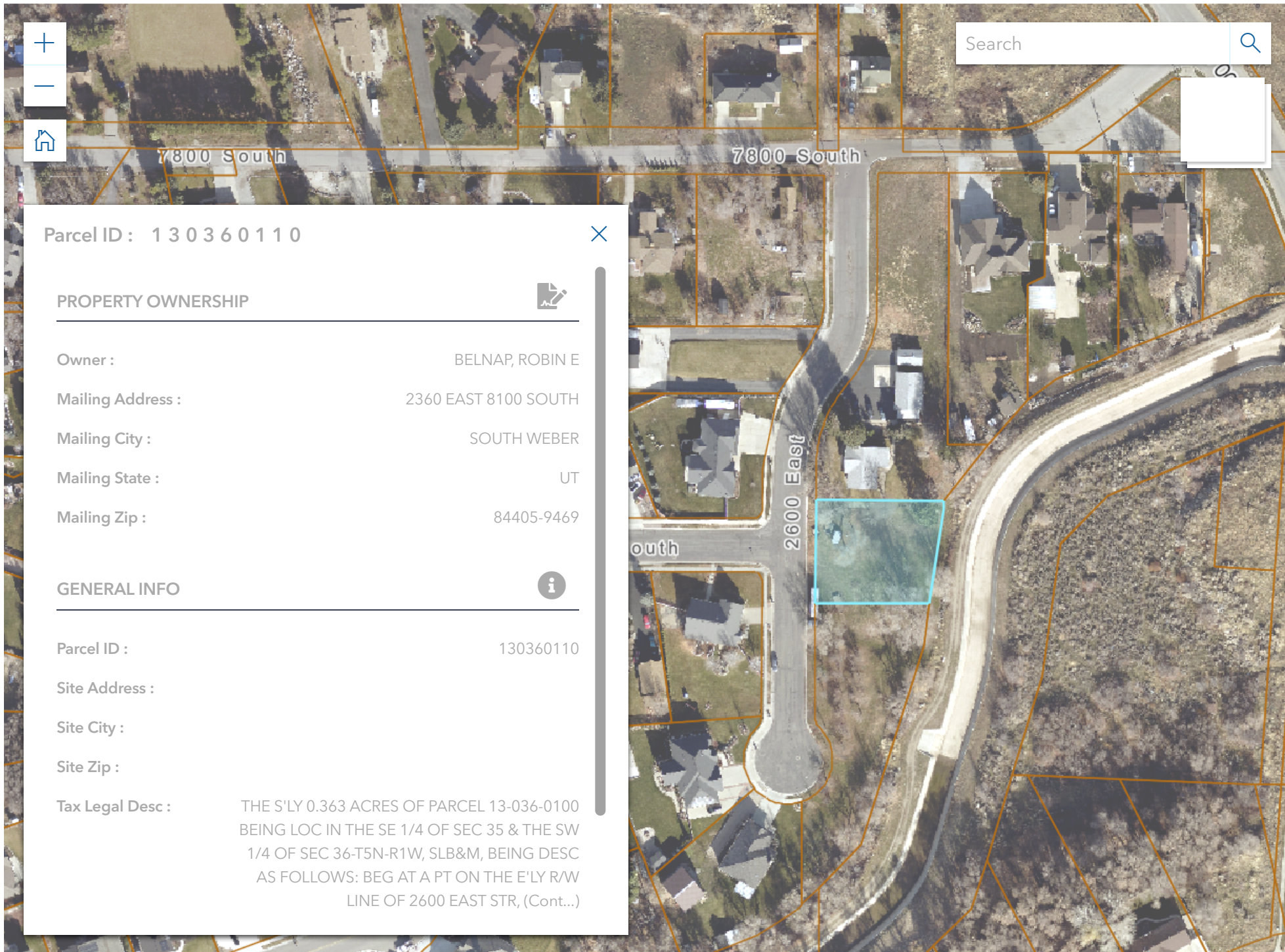
Administrative Action: Public Hearing & Action on Preliminary/Final Plat, Improvement Plans & Rezone

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.

-
- *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.





Parcel ID : 130360110



PROPERTY OWNERSHIP



Owner : BELNAP, ROBIN E
 Mailing Address : 2360 EAST 8100 SOUTH
 Mailing City : SOUTH WEBER
 Mailing State : UT
 Mailing Zip : 84405-9469

GENERAL INFO

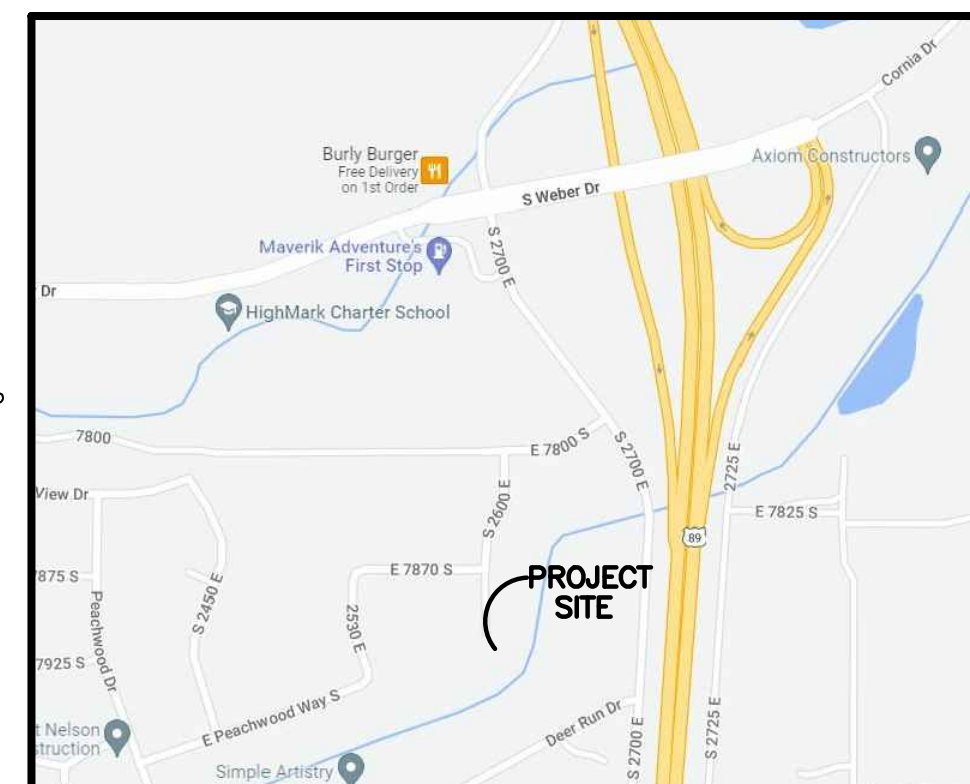


Parcel ID : 130360110
 Site Address :
 Site City :
 Site Zip :
 Tax Legal Desc : THE S'LY 0.363 ACRES OF PARCEL 13-036-0100 BEING LOC IN THE SE 1/4 OF SEC 35 & THE SW 1/4 OF SEC 36-T5N-R1W, SLB&M, BEING DESC AS FOLLOWS: BEG AT A PT ON THE E'LY R/W LINE OF 2600 EAST STR, (Cont...)

SHEET 1 OF 1

BELNAP ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
APRIL, 2022



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. THE NORTH LINE WAS DETERMINED BY DEED. THE WEST LINE WAS DETERMINED BY THE MOUNTAIN VIEW SUBDIVISION. THE EAST LINE WAS DETERMINED BY THE CANAL RECORD DEED FOUND IN BOOK 1-J, PAGE 463 CALLING TO THE ORIGINAL RIGHT OF WAY 33' FROM CENTER LINE OF EXISTING CANAL AND GOING AN ADDITIONAL 25 FEET PARALLEL TO SAID CENTERLINE. COMPARING EARLY AERIAL PHOTOS OF THE SITE TO THE CURRENT SURVEY, THE CENTERLINE APPEARS TO BE IN THE SAME POSITION AFTER THE RECENT IMPROVEMENTS. THE WESTBROOK PROPERTY DEED WAS ALSO CONSIDERED IN THE LOCATION OF THE EASTERLY BOUNDARY. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°53'29"W. (NAD83 BEARING IS N89°32'25"W)

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING S00°06'31"W 730.55 FEET AND N89°53'29"W 15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING S89°53'29"E 2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF 115°47'41", A CHORD BEARING OF N13°36'06"E, AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF 44°24'15", A CHORD BEARING OF N22°05'37"W, AND A CHORD LENGTH OF 15.11 FEET; AND (3) N00°06'31"E 105.99 FEET; THENCE S89°53'29"E 126.09 FEET TO HTE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S07°55'24"W 27.25 FEET; (2) S17°15'24"W 232.50 FEET; AND (3) S45°00'00"W 95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE N00°06'25"W ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

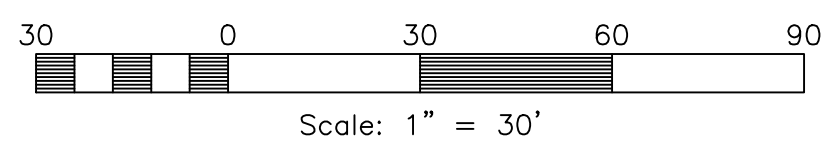
CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|----|--------|------------|------------|---------|-------------|------------|
| C1 | 50.00' | 101.05' | 84.71' | 79.70' | N13°36'06"E | 115°47'41" |
| C2 | 20.00' | 15.50' | 15.11' | 8.16' | N22°05'37"W | 44°24'15" |

LEGEND

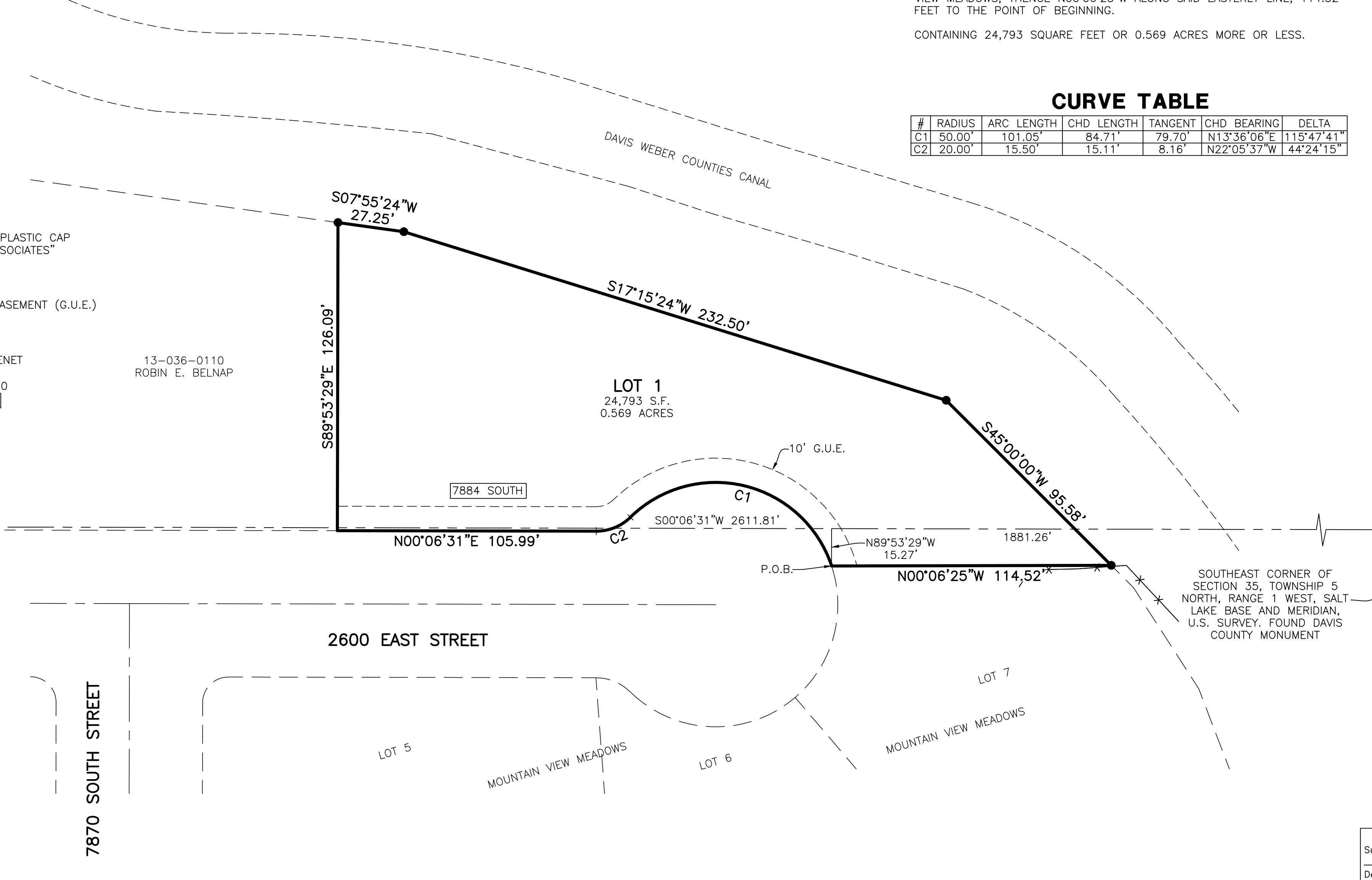
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- = EXISTING FENCE
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT



EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT

(BASIS OF BEARINGS)
N89°53'29"W 2647.11'

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT



SOUTH WEBER CITY PLANNING COMMISSION
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.
SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

| | |
|-----------------------|--|
| Surveyor: T. HATCH | Project Name: BELNAP ESTATES SUBDIVISION |
| Designer: N. ANDERSON | Number: 5644-01 |
| Begin Date: 3-8-2022 | Scale: 1"=30' |
| | Revision: _____ |
| | Checked: _____ |

Reeve & Associates, Inc.
1160 S 1500 W, MIDCREEK, UTAH 84045
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER
DEPUTY,

SURVEYOR'S CERTIFICATE
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BELNAP ESTATES SUBDIVISION IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT BELNAP ESTATES SUBDIVISION, AND DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

ROBIN E. BELNAP

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____)SS.
ON THE ____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____



BELNAP ESTATES SUBDIVISION
SOUTH WEBER, UTAH
JOB NO. 5644-01
4-7-2022

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

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CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com