

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

FOR OFFICE USE ONLY

Fee paid \$ _____ Receipt _____ Date _____

Recommended by Planning Commission on: _____

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: 2310 South Weber Drive

Parcel Number(s): 130340068 Total Acres: 11.64

Request: 2.78 Acres changed from A Zone to HC Zone

8.85 Acres changed from A Zone to R7 Zone

Legal Description: (attach if too large) attached

Proposed Use: Commercial pads and townhomes.

How does this use support the City's General Plan? As discussed with city council and staff, this will bring desired commercial into the city while providing an acceptable amount of residential density.

Applicant

Property Owner, if not Applicant

Name: Brad Brown

Name: Farrell Poll

Company: Colliers

Company: _____

Address: 1708 E 5550 S Ste 18

Address: _____

City/State/Zip: South Ogden, UT, 84403

City/State/Zip: _____

Phone: (801) 309-0399

Phone: (801) 726-6399

Email: Brad.Brown@colliers.com

Email: FPoll@americafirst.com

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

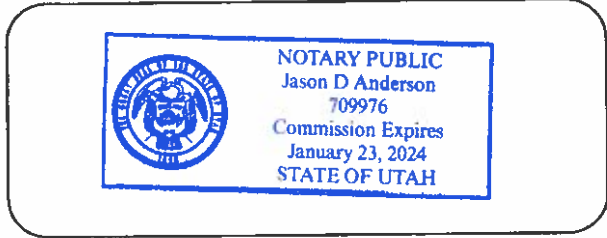
Applicant's Signature: [Signature] Date: 5/27/21 ^{5/28/21}

State of Utah, County of ~~Davis~~ ^{Wasatch} Weber

Subscribed and sworn to before me on this 28th day of May, 2021 ¹²

Printed Name Jason Anderson

Notary Signature [Signature]



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint Brad Brown as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

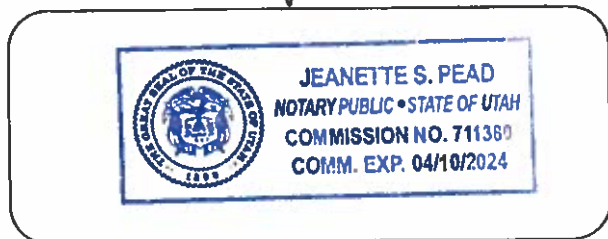
Property Owner's Signature: [Signature] Date: 5-28-21

State of Utah, County of Davis

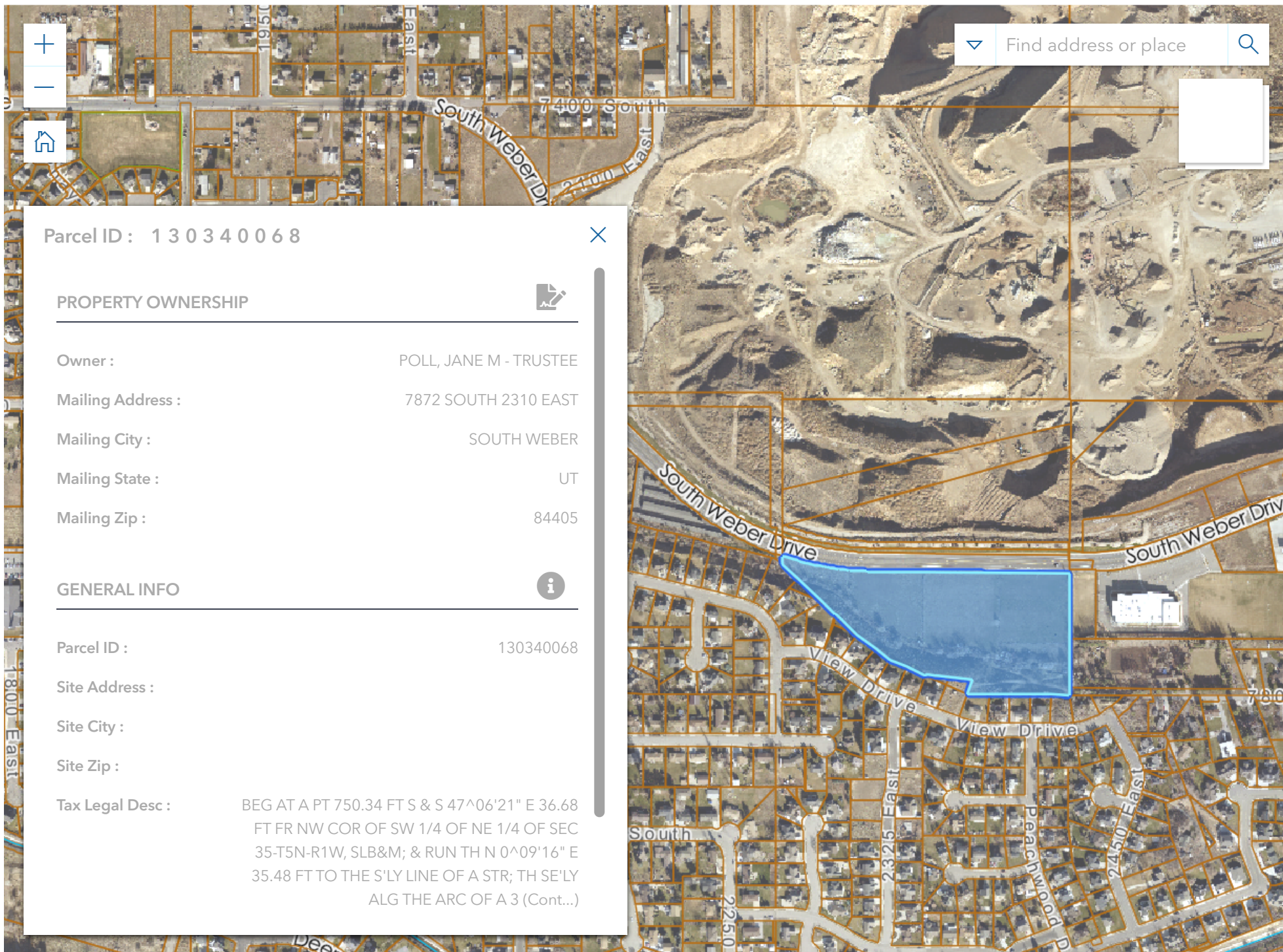
Subscribed and sworn to before me on this 28th day of May, 2021

Printed Name Jeanette S. Pead

Notary Signature [Signature]



Seal



Parcel ID : 130340068

PROPERTY OWNERSHIP

Owner : POLL, JANE M - TRUSTEE

Mailing Address : 7872 SOUTH 2310 EAST

Mailing City : SOUTH WEBER

Mailing State : UT

Mailing Zip : 84405

GENERAL INFO

Parcel ID : 130340068

Site Address :

Site City :

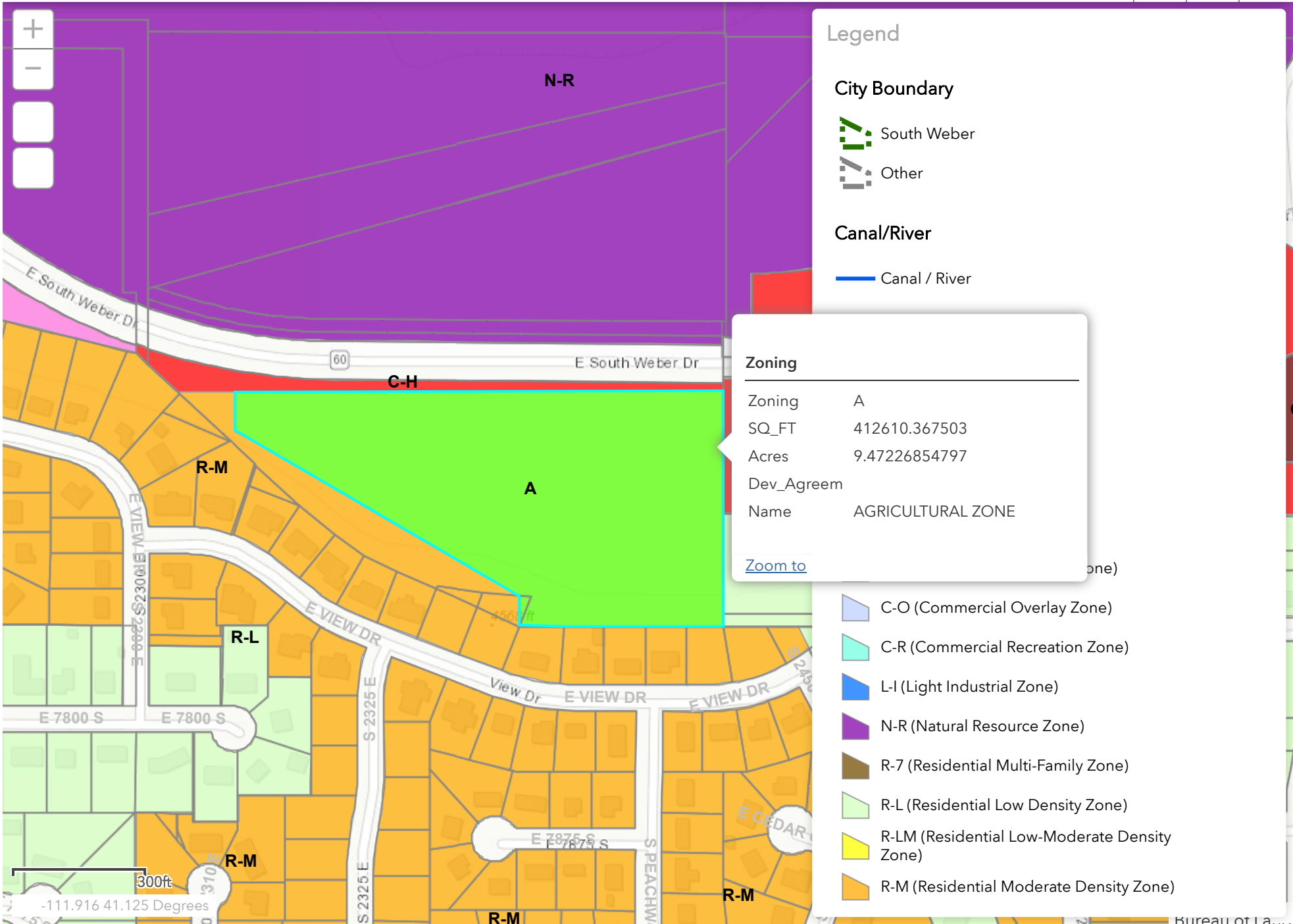
Site Zip :

Tax Legal Desc : BEG AT A PT 750.34 FT S & S 47^06'21" E 36.68 FT FR NW COR OF SW 1/4 OF NE 1/4 OF SEC 35-T5N-R1W, SLB&M; & RUN TH N 0^09'16" E 35.48 FT TO THE S'LY LINE OF A STR; TH SE'LY ALG THE ARC OF A 3 (Cont...)



Zoning Map

for South Weber City



Legend

City Boundary

- South Weber (Green dashed line)
- Other (Grey dashed line)

Canal/River

- Canal / River (Blue line)

Zoning

| | |
|------------|-------------------|
| Zoning | A |
| SQ_FT | 412610.367503 |
| Acres | 9.47226854797 |
| Dev_Agreem | |
| Name | AGRICULTURAL ZONE |

[Zoom to](#) (one)

- C-O (Commercial Overlay Zone)
- C-R (Commercial Recreation Zone)
- L-I (Light Industrial Zone)
- N-R (Natural Resource Zone)
- R-7 (Residential Multi-Family Zone)
- R-L (Residential Low Density Zone)
- R-LM (Residential Low-Moderate Density Zone)
- R-M (Residential Moderate Density Zone)

300ft
-111.916 41.125 Degrees



May 24th, 2021

Dear South Weber City Staff, Commissioners and Council Members,

Exhibit “A” to the Concept Plan and Rezone Application

This letter is to express the intent of the phasing of commercial and residential, in relation to the rezone of the South Weber Gateway project.

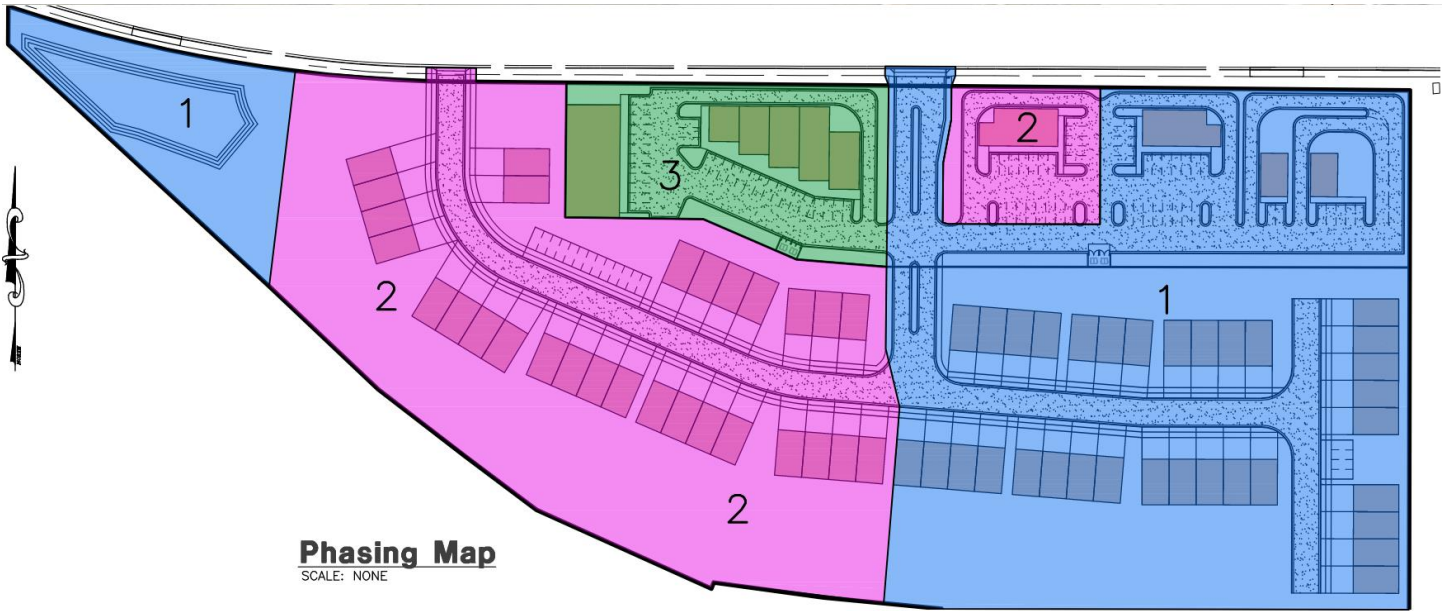
- Phase One of the project shall have a minimum of three retail pads constructed concurrently with no more than 33 townhome units. As depicted in Sketch Plan dated 5/24/21, Sketch number 7152-05.
- Phase Two of the project shall have a minimum of one additional retail pad with a building size of approximately 2,322 SF, constructed concurrently with no more than 29 townhome units. As depicted in Sketch Plan dated 5/24/21, Sketch number 7152-05.
- Phase Three will include a final commercial pad of approximately 42,600 SF in land size. This commercial pad will be built out as the market demands, this may be before Phase One and Two, or after. As depicted in Sketch Plan dated 5/24/21, Sketch number 7152-05.

Feel free to reach out to me with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sky Hazlehurst".

Sky Hazlehurst
Vice President – Retail & Land
Office Phone: 801- 947- 8300
Cell Phone: 801-837-2020
Sky.hazlehurst@colliers.com





As Surveyed Description

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

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On





SOUTH WEBER GATEWAY
SOUTH WEBER, UTAH
JOB NO. 7089-01
5-24-2021

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

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Solutions You Can Build On™

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ogden@reeve-assoc.com • reeve-assoc.com