

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: South Weber Gateway Development – Amendment

Project Information	
Project Name	South Weber Gateway
Site Location	Approx. 2300 E South Weber Dr
Tax ID Number	13-034-0068
Applicant	Jacob Toombs
Owner	Poll Heritage Farms Development Management LLC
Proposed Actions	Final Subdivision Amendment and Development Agreement Amendment
Current Zoning	R-5 SG & C-H
General Plan Land Use Classification	Commercial Highway with Development Agreement
Gross Site	11.64 Acres

ACTION

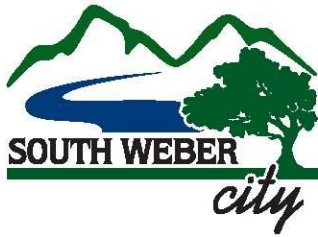
Administrative Action: Final Platt Amendment for creating for sell units (PUD Plat).

Legislative Action: Development Agreement Amendment for Garage Widths.

EXPLANATION

Developer has requested to replat the development per the agreement from the original approval. This request would be to create individual townhome lots (PUD Plat) for a for sale project. The area was rezoned to R-5 SG and all building locations comply with the requirements of the zone.

Developer is requesting a development agreement amendment to adjust the garage size requirements in the SG overlay to their development. They cite because the code requires a 25 foot setback from the road this provides ample parking space for large vehicles and so the concern of larger garages is assuaged because of the excess parking area provided for each unit.



PUBLIC HEARING: FINAL PLAT AMENDMENT FOR SW GATEWAY

Pursuant to *Utah Code Ann.* § 10-9a-2 and South Weber City Code § 11-2-1B (3), notice is hereby given that South Weber will hold a public hearing before the Planning Commission to receive public comment on the property located at approximately 2300 E South Weber Drive shown in **Exhibit A**. The purpose is to consider a Final Plat & Development Agreement Amendment for parcel 13-034-0068 to allow for Single Family Townhomes instead of a rental project & modifying the Development Agreement regarding garage sizes.

The hearing will be held in the Council Chambers at South Weber City Hall, 1600 E South Weber Drive, on Thursday September 14, 2023 at 6:00 pm. The public is invited to attend in person or watch the proceedings www.YouTube.com/c/southwebercityut. For a copy of the public notice, to request special accommodations, or any additional inquiries contact Building Manager Kimberli Guill at 801-479-3177, KGuill@southwebercity.com.

The undersigned hereby certifies that letters were mailed to property owners within 300 feet of the subject property and a copy of the foregoing notice was posted on 08-30-2023 at

- the City Office building,
- City Website <http://southwebercity.com/>
- Utah Public Notice website <https://www.utah.gov/pmn/index.html>
- Sandwich board at approx 2300 E South Weber Drive

BUILDING MANAGE: Kimberli Guill

EXHIBIT A

