



SOUTH WEBER PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Thursday October 13, 2022, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Commission)

1. Pledge of Allegiance: Commissioner McFadden
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
 - a. Individuals may speak once for 3 minutes or less
 - b. State your name and address
 - c. Direct your comments to the entire Commission
 - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
 - a. PC2022-09-15 Minutes
4. **Public Hearing & Action on ORD 2022-15- South Weber City Code Title 10-5C: R-7 Zone Amendments**
5. Planning Commission Comments (Boatright, Davis, Losee, McFadden, Walton)
6. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: September 22, 2022

DEVELOPMENT COORDINATOR: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 15 September 2022 **TIME COMMENCED:** 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT:

COMMISSIONERS: Gary Boatright (via electronically)
Jeremy Davis
Julie Losee
Marty McFadden (excused)
Taylor Walton

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Blair Halverson and Paul Sturm.

Commissioner Davis called the meeting to order and welcomed those in attendance and excused Commissioner McFadden.

1. Pledge of Allegiance: Commissioner Davis

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

3. Consent Agenda

- 11 August 2022 Minutes

Commissioner Walton moved to approve the consent agenda as amended. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and Walton voted aye. The motion carried.

Discussion on the R-7 Zone Amendments

Community Service Director Trevor Cahoon explained when the City Council approved the Final Plat for the South Weber Gateway project, they instructed the Code Committee to consider zoning text amendments to facilitate the development in amending the approved final plat to allow for a townhome development for individual ownership. The items that were brought forward by city staff as areas that prohibited this type of development included the following:

- The exclusion of provisions surrounding zero lot line developments.
- The absence of a dwelling, townhome definition within the code.
- The inclusion of setback provisions that oriented buildings based on lot configuration and not on orientation of the buildings toward a right-of-way.

As the Code Committee reviewed the R-7 zone, it became clear that the ordinance was written with parameters in a similar fashion to a single-family zone thus making it difficult to plan a multi-family development. The reason that these inconsistencies were not noticed in other developments lies in the fact that other projects utilized the Planned Unit Development conditional use section of our code. The South Weber Gateway was the first project to follow development guidelines strictly under the R-7 zoning code.

As conversation progressed within the Code Committee other areas of concern toward multi-family developments were discussed in relation to the R-7 code and future development. While it is still a desire to limit the use of this zone, the Code Committee discussed various housing types that would be more appealing to future development other than traditional townhome, high-rise, or garden style apartments. Through the conversation the committee identified the main issue with multi-family housing is the visual appeal and congruence of form with surrounding single-family units already established within the area. To answer these concerns two concepts were discussed, type of housing unit and design standards.

In the case of design standards, the State of Utah has limited the city's ability to impose design standards upon single-family developments. It does not prohibit a city from imposing design standards on multi-family units. Therefore, if the city wishes to pursue developing a design standard for multifamily housing this is a possibility. Townhomes are the outlier within this context because although there is more than one unit within the building, state code does identify these units as single-family attached developments. Within the state code there is a provision to allow a city to impose a design standard on single family developments if the code allows for a density incentive utilizing an overlay zone. This would mean that if the city were to allow a developer to have more density than a zone would typically allow then we would be able to impose design standards for the development.

With this line of thinking if the city were to seek for particular multi-family or single-family units by offering more density then we would be able to dictate the form of the units themselves. The Code Committee then discussed the possibility of reducing the allowed density within the R-7 zone to 5 units an acre and offering an incentive of 7 units and acre then the city may be able to better control the type of development that is found within the city.

For example, including smaller single-family housing complexes like Cottage Courts. In these types of development, we would offer a higher density for the creation of single-family homes with smaller lots on a shared court. Some items to discuss would be how many units an acre we would want to encourage and the style of development.

Mansion style apartments or condos was another housing concept that was attractive to the Code Committee. Allowing a building to look like a large single-family home, but housing 4-7 units within the home. So that appearance would be single family while providing more variety and density of housing.

While the idea is new and needs more work to determine the viability of the incentive, the prospect of this update with an eye toward the Moderate-Income Housing updates becomes an idea that can provide a better development and use of land within the future. Further discussion on whether it is viable to reduce the R-7 zone's density further and then offer the now current density as an incentive would provide the desired outcome and is important for the Planning Commission to discuss.

At this stage it has become necessary to get the feedback from the Planning Commission on the potential changes to the R-7 zone and receive their recommendations on what to include in the draft ordinance. The following table breaks down the changes proposed by the Code Committee for the Planning Commission review.

| Code Section | Current Code | Revisions Based on Council Direction | Alternate Revisions Discussed in Code Committee |
|-----------------------------|---------------------|---|--|
| 10-1-10: Definitions | | | |
| Zero Lot Line Setback | - | Zero Lot Line Setback: The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line. | - |
| Dwelling, Townhouse | - | Dwelling, Townhouse: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, with | - |

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| | | no more than four (4) units per structure. | |
| Yard, Front | Any yard between the front lot line and the front setback line of the main building and extending for the full width of the lot; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter. | Any yard between the front lot line or street right-of-way boundary line and the front line of the main building; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter. | - |
| Yard, Rear | A yard between the rear lot line and the rear setback line of a main building extending across a full width of the inside lot; and for corner lots, a yard between the rear lot line and the rear setback line of the building, extending between the side lot line and the front frontage line opposite thereto. | A yard between the rear lot line or neighboring setback line and the rear line of a main building. | - |
| Yard, Side | Any yard between the side lot line and the side setback line of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter. | Any yard between the side lot line or neighboring setback line and the side line of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter. | - |
| 10-1-10A | | | |
| Land Use Matrix – Dwelling, Townhouse | - | Permitted in R7 | Conditional Use in R7 |
| 10-5C-5 | | | |
| Density | There shall be no more than seven (7) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so | - | There shall be no more than five (5) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so |

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| | that the average is still seven (7) dwelling units per acre or less. | | that the average is still five (5) dwelling units per acre or less. |
| Lot Area | 1. There shall be a minimum of twelve thousand (12,000) square feet in each lot on which a single-family or two-family dwelling is built. 2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases. | - | 1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is built. 2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases. |
| Lot Width | Each lot shall have a minimum width of one hundred feet (100'). | - | 1. There shall be a minimum width of sixty-five (65) feet in each lot on which a single-family dwelling is built 2. Minimum lot widths for all other dwelling types shall be recommended by the planning commission and approved of the City Council. |
| Zero Lot Line | - | 1. To facilitate separate ownership or leasehold of two-family, twin home, or multi-family dwellings a residential zero lot line setback is permitted upon recommendation of the planning commission and approval of the City Council. 2. In no case shall a zero lot line setback be allowed adjacent to a property line that is not part of the subdivision | - |
| 10-5C-6 | | | |
| Shared Common Space | - | Subdivisions that utilize shared common space under single ownership with multi-family, townhouse or two-family units shall orient building setbacks in relation to the street | - |

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| | | right-of-way and other main structures on the shared property. | |
| <i>Setback Table</i> | | | |
| Dwellings | Front: 30 feet from all front lines, Side: 10 feet minimum for each side, except 20 feet minimum for side fronting on a street, Rear: 30 feet | Omit | - |
| Dwellings, Single Family | - | Front: 20 feet, Side: 6 feet minimum for each side, except 12 feet minimum for side fronting on a street, Rear: 10 feet | - |
| Dwelling, Two-Family, Twin Home, Multi-family | - | Front: 20 feet, Side: 12 feet minimum for each side that is an exterior side wall, and 20 feet minimum for side fronting on a street, Rear: 20 feet | Front: 20 feet, Side: 20 feet minimum for each side that is an exterior side wall, and 20 feet minimum for side fronting on a street, Rear: 20 feet |

Commissioner Davis asked the commissioners if there is any discussion on **Section 10-1-10**. Commissioner Walton replied he is concerned about limiting the city to townhomes and suggested accompanying it with other dwelling styles (for example, mansion style and cottage courts). Trevor acknowledged the difficulty for the city to dictate architectural styling for single family homes.

The Planning Commission reviewed **Section 10-1-10A**. Commissioner Boatright voiced he doesn't favor conditional uses and recommended making them permitted. Commissioner Davis agreed.

Concerning **Section 10-5C-5**, Commissioner Walton suggested moving away from density calculations. Trevor discussed some cities have a minimum lot size. He pointed out it allows for open space and shared lot space. Discussion took place regarding the definition of a "minimum lot width" for a townhome use. Trevor conveyed the intent is if a townhome project comes in, and points out townhomes lots, the city will need to make sure it is appropriate. Commissioner Boatright favored defining the minimum lot size, even if it is a minimum. Commissioner Losse added then everyone is treated fairly. Trevor asked the commissioners what they suggest the minimum lots size should be. Commissioner Walton replied it depends on the dwelling type. Commissioner Losee queried if city staff can research how other cities define minimum lot size. Commissioner Davis agreed there needs to be a minimum lot size defined.

Commissioner Walton questioned the difference between R-7 and R-P Zones. Trevor replied the R-7 is 7 units per acre and is more restrictive.

The commission reviewed **Section 10-5C-6**. Commissioner Losee queried if “street width” needs to be defined in the R-7 Zone. Trevor replied the city has a private right-of-way ordinance which defines street width. Commissioner Losee questioned if the driveway length needs to be defined. Trevor pointed out the setback requirement of 20 feet allows for parking and came from the R-P code. Commissioner Walton requested a longer set back. Commissioner Losee agreed. Commissioner Davis inquired if there are issues with the existing 20 feet distance. Commissioner Walton suggested amending it to 25 feet. Trevor suggested using visuals in the code to display the intention. Commissioner Boatright opposed amending the driveway to 25 feet. Commissioner Losee pointed out many residents in South Weber City spend time outside walking, riding bikes, pulling wagons, etc. and it is difficult to maneuver around a vehicle blocking the sidewalk.

PLANNING COMMISSION COMMENTS:

Commissioner Losee: appreciated the accommodations in switching the Planning Commission meeting to tonight so the commissioners could attend the American Planning Association Conference.

Commissioner Davis: thanked the city staff for allowing the Planning Commission to attend the APA Conference.

Commissioner Boatright: acknowledged his mathematics error with his public comments concerning the pay increase from last meeting. He thanked the City Council and city staff who corrected him.

Commissioner Walton: noted the conversations at the APA Conference concerning Accessory Dwelling Units.

Trevor Cahoon: reported the City Council approved options (B), (E), and (I) for the Moderate-Income Housing Plan. The master plan will need to be updated as per state mandate.

ADJOURN: Commissioner Walton moved to adjourn the Planning Commission meeting at 7:27 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

APPROVED: _____ **Date**

Chairperson: Jeremy Davis

Transcriber: Michelle Clark

Attest: _____ **Development Coordinator: Kimberli Guill**

10-1-10: DEFINITIONS:

Zero Lot Line Setback: The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line.

Dwelling, Townhouse: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, with no more than four (4) units per structure.

YARD: A space or lot other than a court, unoccupied and unobstructed from the ground upward.

YARD, FRONT: Any yard between the front lot line or street right-of-way boundary line and the front line of the main building; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter.

YARD, REAR: A yard between the rear lot line or neighboring setback line and the rear line of a main building.

YARD, SIDE: Any yard between the side lot line or neighboring setback line and the side line of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter.

SETBACK: The shortest horizontal distance between the structure or part thereof for single family dwelling or other main building.

10-1-10A: LAND USE MATRIX

| | C | CH | CR | LI | TI | NR | A | RL | RLM | R M | RP | R7 |
|---------------------|---|----|----|----|----|----|---|----|-----|-----|----|----|
| Dwelling, Townhouse | | | | | | | | | | | | P |

10-5C-5: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than seven (7) dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still seven (7) dwelling units per acre or less.

1. Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

B. Lot Area:

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is built.

2. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases.

C. Lot Width:

1. There shall be a minimum width of sixty-five (65) feet in each lot on which a single-family dwelling is built
2. There shall be a minimum width of twenty-four (24) feet in each lot on which a townhouse is built.
3. Minimum lot widths for all other dwelling types shall be recommended by the planning commission and approved of the City Council.

C. Zero Lot Line:

1. To facilitate separate ownership or leasehold of two-family, twin home, or multi-family dwellings a residential zero lot line setback is permitted upon recommendation of the planning commission and approval of the City Council.
2. In no case shall a zero lot line setback be allowed adjacent to a property line that is not part of the subdivision

10-5C-6: LOCATION OF STRUCTURES:

All buildings and structures shall be located as provided in chapter 11 of this title and as follows:

Shared Common Space: Subdivisions with shared common space under single ownership with multi-family, townhouse, or two-family structures shall orient main structure setbacks in relation to the street right-of-way and other main structures on the shared property.

| Structures | Front Setback | Side Setback | Rear Setback |
|--|----------------------------------|---|--------------|
| Dwelling, Single-Family | 20 feet | 6 feet minimum for each side, except 12 feet minimum for side fronting on a street | 10 feet |
| Dwelling, Two-Family, Twin Home, Townhouse, Multi-family (See Appendix A of this chapter) | 25 feet | 12 feet minimum for each side that is an exterior side wall and 20 feet minimum for side fronting on a street. | 15 feet |
| Other main buildings | 30 feet from all front lot lines | 20 feet minimum for each side | 30 feet |
| Detached accessory buildings and garages | 30 feet from all front lot lines | Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure | |

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| | | must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet |
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(Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

10-5C-13 APPENDICES

Appendix A: Dwelling, Two-Family, Twin Home, Townhouse, Multi-family

