

SOUTH WEBER CITY PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **SPECIAL** work meeting on **Monday, November 6, 2017**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **5:00 p.m.**

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

- 5:00 P.M. Amending Residential Patio (R-P) SWMC 10.5P.2 & 3
- 5:45 P.M. Adopting Visual Buffer Overlay Zone (V-B) SWMC 10.5Q
- 6:30 P.M. Conditional Use Permit application for twin homes (parcel 13-017-0013) located at approximately 7170 S 1700 E approximately 0.6 acres, by applicant Jason Bickley
- 7:30 P.M. Adjourn

THE UNDERSIGNED RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING
Utah Public Notice website
www.utah.gov/pmn

www.southwebercity.com
TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA



Lisa Smith, Planning Coordinator

DATE: October 12, 2017

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ELYSE GREINER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission

ARTICLE P: RESIDENTIAL PATIO R-P:

To provide for areas in appropriate locations where residential neighborhoods of moderately high density may be established, maintained and protected. The regulations of this zone are designed to promote an intensively developed residential environment in a one building per lot suitable primarily for adult living.

10-5P-2 PERMITTED USES:

Accessory uses and buildings

Agriculture

Dwellings, single, -family

Home occupations, except preschools and daycare

Pets, the keeping of household pets

10-5P-3 CONDITIONAL USES:

Conditions for approval shall be determined by the planning commission or as otherwise provided in [chapter 7](#) of this title.

Church (temporary churches held in open areas, tents or in temporary structures excluded).

Daycare centers and preschools, whether held within residence or in a separate facility.

Excavations of over two hundred (200) cubic yards, as allowed by section [10-6-2](#) of this title.

Golf courses, public or privately owned, whether or not operated as a business.

Group homes.

Public buildings and public utility buildings and uses.

Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.

Schools, public or privately owned.

Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

10-5P-4 BUILDING LOT REQUIREMENTS:

- A. Density: There shall be no more than ~~6.0~~ 4.0 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 no more than ~~6.0~~ 4.0 dwelling units per acre.
- B. Lot Area: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.
- C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

10-5P-5 LOCATION OF STRUCTURES:

All buildings and structures shall be located as provided in [chapter 11](#) of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	20 feet from all front lines	6 feet minimum for each side, except 20 feet minimum for side fronting on a street	10 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	20 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 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	

10-5P-6 MAXIMUM STRUCTURE HEIGHT:

Main, accessory and temporary buildings and structures are not to exceed twenty five feet (25').

10-5P-7 OFF STREET PARKING AND LOADING:

The provisions of [chapter 8](#) of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10-5P-8: PERMITTED SIGNS:

Class 1 signs shall be permitted. For home occupations, class 2 signs will be allowed in addition to class 1 signs. For public and institutional uses as allowed by conditional use permit, class 3 signs will be allowed in addition to class 1 signs.

10-5P-9 SPECIAL CONDITIONS:

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

- A. Minimum and Maximum Area: The minimum area that may be zoned RP shall be two (2) acres and the maximum area which may be zoned RP in any zone district shall be ~~ten (10)~~ [twenty \(20\)](#) acres.

10-5P-11 LANDSCAPING REQUIREMENTS:

- A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of [chapter 15](#) of this title. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.
- B. Bufferyard Landscaping: ~~Bufferyard A landscaping shall be required between the RP zone and all lower density residential zones and shall meet the requirements of [chapter 15](#) of this title.~~

Screening Fence: A fence of at least six feet (6') in height and that provides a visual screen shall be provided between the RP zone and all lower density residential zones.

Article Q Visual Buffer Overlay Zone (V-B)

10.5Q.1 Purpose

10.5Q.2 Description of Area to be Preserved

10.5Q.3 Description of Area Overlay Zone is Allowed

10.5Q.4 Special Provisions

10.5Q.5 Requirements of Underlying Zone

10.5Q.1 Purpose

The purpose of this overlay zone is to promote and provide for the preservation of open space and natural vegetation important to reducing the visual and noise impacts of Interstate 84 on adjacent residential development. This overlay zone provides incentives to property owners to develop in a way that will accomplish these objectives. This overlay zone establishes special provisions apply only to those properties that receive this overlay designation and which override the applicable provisions of the underlying zone.

10.5Q.2 Description of Area to be Preserved

The open spaces to be preserved under the provisions of this article are those areas immediately adjacent to and on the south side of the Interstate 84 Right of Way from The Rocky Mountain Power Substation to 1100 East. This area will be between the I-84 Right of Way and the right of way for Old Fort Rd. as it is proposed and primarily land that contains native vegetation.

10.5Q.3 Description of Area Overlay Zone Allowed

With the Planning Commission recommendation and City Council approval, this overlay zone may be applied to land that lies adjacent to the south side of Interstate 84 between The Rocky Mountain Power substation and 1100 East and that is at least ten (10) acres in area.

10.5Q.4 Special Provisions

A. Density Increase and Transference:

The density of the development that would be allowed by the underlying zone within the area being preserved may be increased by 100% and all of the density thereby generated may be transferred to that part of the same property that is not being preserved, and to no other property.

~~B. Lot Size Adjustment:~~

~~The minimum lot size required in the underlying zone may be reduced by 10%.~~

C. Lot Width adjustment:

~~The minimum lot width shall be eighty feet (80') with no other lot width restrictions.~~
The minimum lot width required by the underlying zone shall be reduced by five feet (5').

D. Minimum Side Yard Adjustment:

~~The minimum side yard shall be eight feet (8').~~ The minimum side yard required by the underlying zone shall be reduced by two feet (2'), but in no case shall the minimum side yard be less than five feet (5').

10.5Q.5 Requirements of Underlying Zone

All other provisions of the underlying zone not modified by this overlay zone remain in full force and effect.

DRAFT













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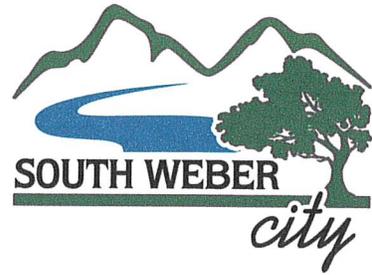


For Office Use Only

Application #: 2017-03
Fees received by: SK Date of submittal: 9/28/17
Amount Paid: 200.00 Receipt #: _____

Initial Review, all of the required supporting materials have been provided: _____

PC Meeting Date: Oct. 12, 2017



**Conditional Use Application
Residential Zone**

- | | | |
|--|--|---|
| <input type="checkbox"/> Daycare/Preschool | <input type="checkbox"/> Service Accessory | <input checked="" type="checkbox"/> Twin Home |
| <input type="checkbox"/> Planned Dwelling Group | <input type="checkbox"/> Model Home | <input type="checkbox"/> Group Home |
| <input type="checkbox"/> Recreational Vehicle Park | <input type="checkbox"/> Hobby Kennel | <input type="checkbox"/> Dog Kennel |
| <input type="checkbox"/> Electronic Comm. Facility | <input type="checkbox"/> Rental Unit | <input type="checkbox"/> Other Requiring CU _____ |

Property Address: 7170 S. 1700 E. / Lot B

Parcel Number(s): 13-017-0013 Total Acres: .6 / 26,100 SF

Current Zone: R-L If Rezoning, to what zone: _____ Bordering Zones: _____

Surrounding Land Uses: R-L zoned - Twin home on lot 14, SFR in other surrounding lots

Business Name (if applicable): N/A

Anticipated # of Employees: 0 1-10 11-20 21+

Anticipated # of Customers on a Daily Basis: 0 1-10 11-20 21+

Available Parking Spaces: _____

Sign Description (attach separate sketch): _____

#Residential Units (if applicable): _____

#of Dogs (Kennels Only): _____

Hours of Operation: _____

Contact Information

Property Owner(s)

Name: Kent Linebaugh
Address: _____
City/State/Zip: _____
Phone: _____
Fax: _____
Email: _____

Authorized Agent

(Owner Must Sign Authorization Form)

Name: Jason Beckley
Address: 2029 E. Gentle St
City/State/Zip: Layton, UT 84040
Phone: 801-928-9054
Fax: _____
Email: jbeckley@gmail.com

Best Way/Preferred Method of Contact:

Email Phone Fax Mail

Best Way/Preferred Method of Contact:

Email Phone Fax Mail

PROJECT: Twin Home
PROPERTY PARCEL NUMBER(S): 13-017-0013

APPLICANT'S AFFIDAVIT

State of Utah)
County of DAVIS)

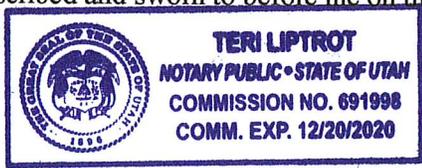
I/We JASON BECKLEY § _____, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at Lot 13, South Weber Valley Estates Subdivision swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Dated this 28 day of September, 2017.

Signed: [Signature]
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this 28th day of September, 2017.



[Signature]
Notary Public

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AGENT AUTHORIZATION

State of Utah)
County of _____)

I/We _____, the sole owner(s) of the real property located at _____, South Weber, Utah, hereby appoint _____ as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this _____ day of _____.

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this _____ day of _____.

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Notary Public

PROJECT: _____

PROPERTY PARCEL NUMBER(S): _____

APPLICANT'S AFFIDAVIT

State of Utah)
County of _____)

I/We _____, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at _____ swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I/We do also hereby give permission to South Weber City to place a city "public notice" sign on the property contained in this application for the purpose of notification of the conditional use application and to enter the property to conduct any inspections related to this application.

Dated this _____ day of _____,

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this _____ day of _____,

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Notary Public

AGENT AUTHORIZATION

State of Utah)
County of Salt Lake)

I/We Kent B. Linebaugh, authorized agent of the sole owner(s) of the real property located at 7170 So. 1700 E., 7186 So. 1700 E., South Weber, Utah, hereby appoint Jason Bickley as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

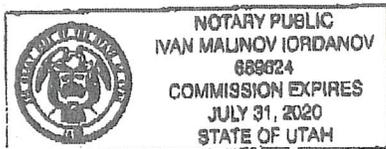
Dated this 27 day of September, 2017,

Signed: _____
Property Owner or Agent

Property Owner or Agent

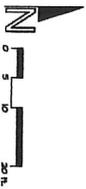
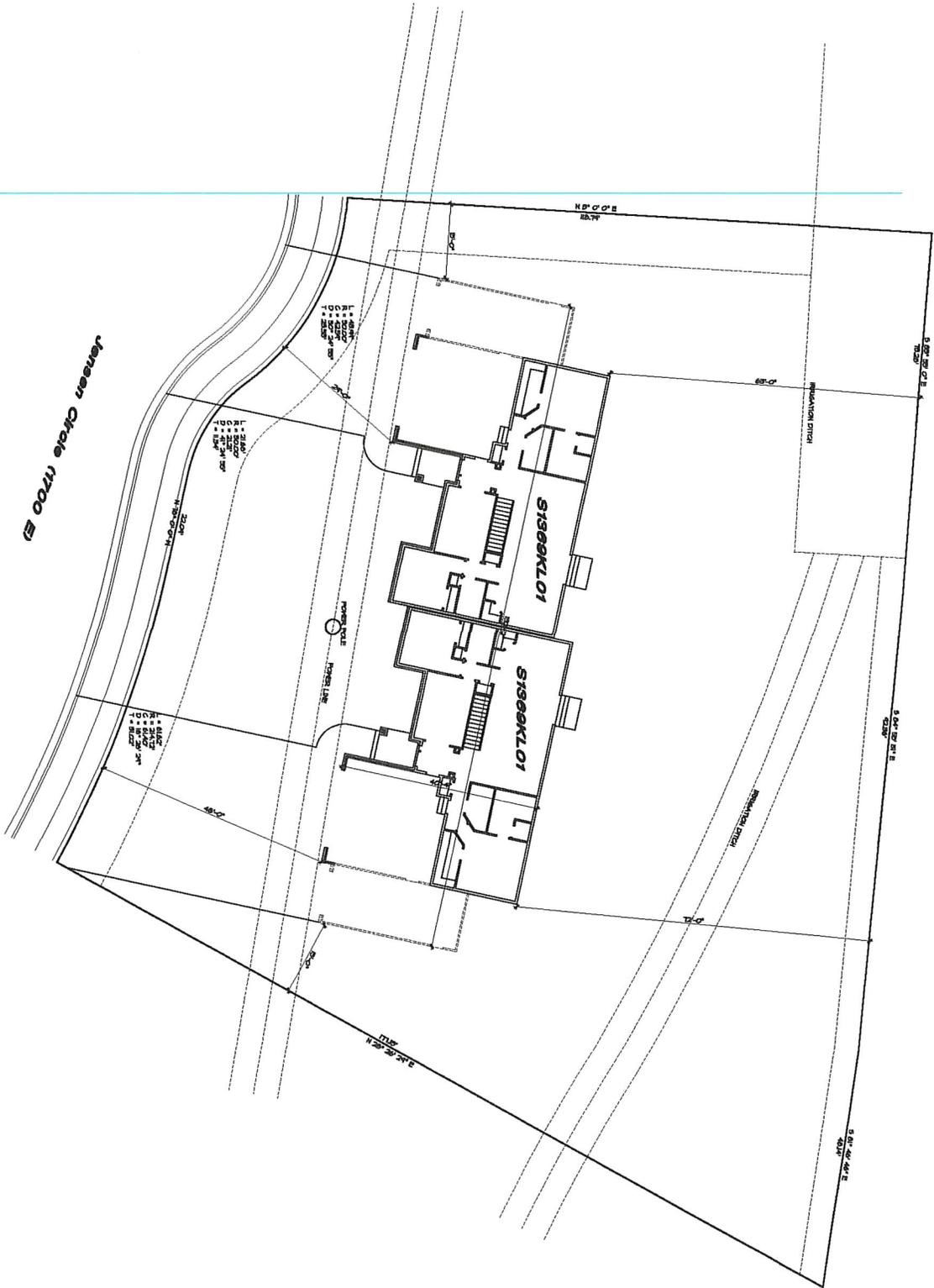
Subscribed and sworn to before me on this 27 day of September, 2017.

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Notary Public

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Lot Plan
1710 S Jensen Circle (1700 E)
Lot 19 South Weber Valley Estates
South Weber City, UT
 SCALE: 1"=10'



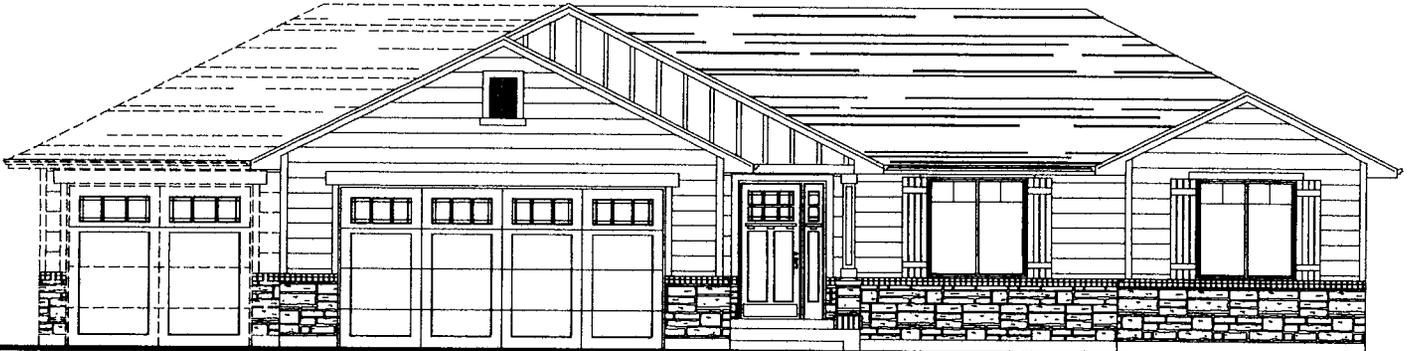


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 995 S. State St. Clearfield, Ut. 84015

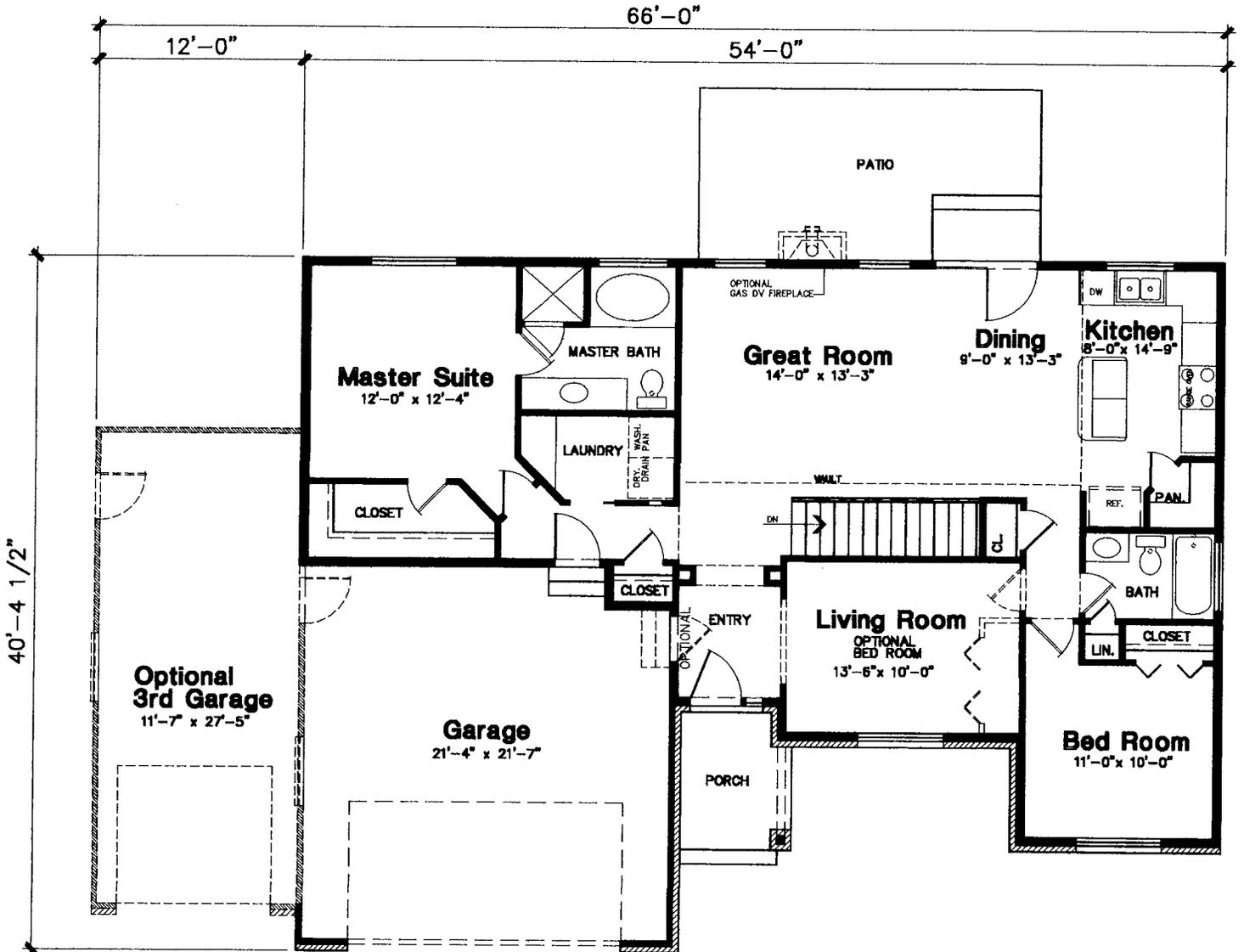
1369 Main Level Sq. Ft.
 1369 Basement Sq. Ft.
 2738 Total Square Feet

S1369KLO1

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Front Elevation



Main Level Floor Plan

BICKLEY CONDITIONAL USE PERMIT, TWIN-HOME

By Barry Burton 10.5.17

APPLICANT: Jason Bickley

REQUEST: Approval of a conditional use permit to allow a twin-home to be constructed on Lot 13, South Weber Valley Estates.

GENERAL INFORMATION: Lot 13 is .6 acres or 26,136 square feet and sits in an R-L zone. That zone allows a twin-home as a conditional use. We recently approved another twin-home on the lot adjacent to the west of this lot. Like that one, this lot has sat vacant for many years and is adjacent to I-84. The proposal is to split the lot in half, more or less, which would provide ample area in each part to meet our ordinance requirement. If successful with this application, the applicant would need to go through a subdivision amendment to split the lot. That amendment would be coming back to the Planning Commission for approval too. All that would really be required in the way of improvements would be to stub an additional water and sewer line into one side of the split.

STAFF RECOMMENDATION: This lot has been vacant for many years, not producing much in the way of taxes. Yet, the city has been maintaining all the infrastructure for the lot. I believe it is time to allow something on the property that will bring in some taxes. I also don't believe this will be detrimental to the neighborhood in any way. I recommend approval.