

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 13 October 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 (excused)
Jeremy Davis
Julie Losee
Marty McFadden (excused)
Taylor Walton

COMMUNITY SERVICE DIRECTOR: Trevor Cahoon

DEVELOPMENT COORDINATOR: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Blair Halverson, Paul Sturm, and Rob Osborne.

Commissioner Davis called the meeting to order and excused Commissioner Boatright and McFadden from tonight's meeting.

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).

Rob Osborne, of South Weber City, expressed his frustration with the Joseph Cook development and encouraged the Planning Commission to tell the City Council there isn't a zone for the amended development Mr. Cook is recommending.

ACTION ITEMS:

3. Consent Agenda

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

4. Public Hearing & Action on ORD 2022-15- South Weber City Code Title 10-5C: R-7 Zone Amendments

Commissioner Losee moved to open the Public Hearing & Action on ORD 2022-15 South Weber City Code Title 10-5C: R-7 Zone Amendments. Commissioner Walton seconded the motion. Commissioner Davis called for the vote. Commissioners Davis, Losee, and Walton voted aye. The motion carried.

******* PUBLIC HEARING *******

Commissioner Davis asked if there was any public comment.

Paul Sturm, of South Weber City, agreed the type of dwelling needs to be narrowed and defined because he opined larger corporations will try to get around it.

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:

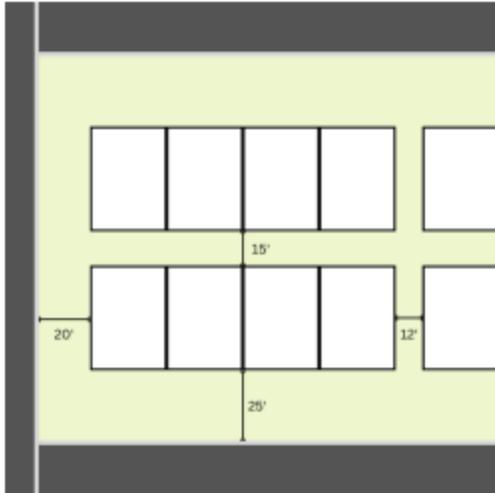
Shared Common Space: Subdivisions with shared common space under single ownership with multifamily, townhouse, or two-family structures shall orient main structure setbacks in relation to the street right-of-way and other main structures on the shared property.

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	
		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	

(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



Commissioner Losee moved to close the Public Hearing & Action on ORD 2022-15 South Weber City Code Title 10-5C: R-7 Zone Amendments. Commissioner Walton seconded the motion. Commissioner Davis called for the vote. Commissioners Davis, Losee, and Walton voted aye. The motion carried.

******* PUBLIC HEARING CLOSED*******

Commissioner Losee queried if the R-7 Zone amendments have the teeth to protect and preserve South Weber City as a bedroom community. Trevor replied the setbacks will help. He recognized it is a delicate balance and discussed open space being a big component for South Weber City. He explained there is the ability to choose from a variety of dwellings types and where they are allowed.

Commissioner Losee questioned if the city code needs to include a development agreement. Trevor replied there is the ability to discuss a development agreement, if we choose. He suggested the Planning Commission look at the possibility of an overlay zone. Commissioner Walton discussed character being difficult to define, and the R-7 isn't a form based code. Trevor expressed the Planning Commission can recommend to the City Council the creation of design standards which takes time, energy, and resources. Commissioner Walton feels it may be worth the time and effort.

Discussion took place regarding whether or not to look at creating design standards. Trevor added the Code Committee favored overlay zones. Trevor acknowledged the city currently doesn't have any overlay zones and questioned if it is worth the time and effort. Commissioner Walton is concerned this ordinance has the possibility of a developer creating something that is horrendous. He expressed the recommendation of this code will be more of the same and there will be developments that are less attractive. He recommended creating a design standard with predictability in it.

Commissioner Davis discussed moving this ordinance forward as it does fix a lot of issues. Trevor explained the steps to create a form based code and creating design standards. He added it can take multiple years to complete the identification of areas, creation of small area plans, creation of a form based code, implementation of rezoning areas, public notices, etc. It all takes

time to gather all the information. Commissioner Walton expressed there is an appetite for citizen involvement on a design standard.

Commissioner Losee queried if this ordinance has been reviewed by the City Attorney Jayme Blakesley. Trevor replied City Attorney Jayme Blakesley has reviewed and approved it.

Commissioner Walton moved to recommend approval of ORD 2022-15 South Weber City Code Title 10-5C: R-7 Zone Amendments with a further recommendation that the City Council evaluate either a form based code or city standard for an overlay zone that will further influence design standards for the R-7 Zone. Commissioner Losee seconded the motion. Commissioner Davis called for the vote. Commissioners Davis, Losee, and Walton voted aye. The motion carried.

PLANNING COMMISSION COMMENTS:

Commissioner Losee: queried if the lights on the self-service bays at Morty’s Carwash can be dimmed after 11:00 p.m. Kim Guill will look into it. Commissioner Losee asked if the cabins are in place at the RV Park. Kim reported they are in the review process. The developer has amended the number of cabins from 20 to 5. Kim has contacted McKay Winkel concerning the length of stay. He will research it and get back to Kim.

ADJOURN: Commissioner Walton moved to adjourn the Planning Commission meeting at 7:00 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and Walton voted aye. The motion carried.

APPROVED:  Date
Chairperson: Jeremy Davis


Transcriber: Michelle Clark

Attest: 
Development Coordinator: Kimberli Guill