

Public Hearing Item Introduction

Commission Meeting Date: 11/10/2021

Name: Trevor Cahoon

Public Hearing Item: South Weber City Private Rights-of-Way

Background: South Weber code as it relates to private streets and rights-of-way (ROW) has some minor inconsistencies in the application of the code. As more requests have come for development or improvements, it has been difficult to instruct applicants on how to apply code effectively for the projects being proposed. References to private streets and ROW are found throughout Title 10 and Title 11 of City Code. References vary; however, some areas reference a variety of road widths and conditions in which to utilize a private street. The need has become apparent to fix the inconsistencies for better control and application of the City Code.

The Planning Commission will be presented with five alternatives to the current South Weber Code, and will discuss which option best reflects the advice of the commission. Each draft ordinance takes into account various comments received at the October 20, 2021 Planning Commission discussion. The Planning Commission will consider each option and make recommendations to the City Council for their consideration. The Planning Commission can make recommendations or changes to any or all of the options that are available

Summary: Consider Private Rights-of-way Options

Budget Amendment: N/A

Procurement Officer Review: Budgeted amount \$ N/A Bid amount \$ N/

A Committee Recommendation: N/A

Planning Commission Recommendation: N/A

Staff Recommendation: N/A

Attachments: Private Rights-of-way Option Ordinances

ORDINANCE 2021- OPTION A

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Chapter amended: Title 11 Subdivision Regulations shall be hereby amended as follows:

11-4-4: STREETS, EASEMENTS AND NUMBERS

C. Private Rights-Of-Way: Private rights-of-way may be used for development purposes subject to the following conditions:

1. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
2. Private rights-of-way shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map
3. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
4. Private rights-of-way shall meet all requirements of international fire code, appendix D.

D. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee mail or garbage collection services will extend to the residences on such streets.

Section 2. Chapter amended: Title 10 Zoning Regulations shall be hereby amended as follows:

10-5A-9: PRIVATE RIGHTS-OF-WAY (Note: R-M)

1. Private rights-of-way shall not be permitted.

10-5B-9: PRIVATE RIGHTS-OF-WAY (Note: R-LM)

1. Private rights-of-way shall not be permitted.

10-5C-12: PRIVATE RIGHTS-OF-WAY (Note: R-7)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section B or A.

2. On-street parking shall not be permitted.
3. Sidewalk or pedestrian path must be made available on the front façade of residence and connect to a public right-of-way.

10-5D-9: PRIVATE RIGHTS-OF-WAY (Note: R-L)

1. Private rights-of-way shall not be permitted.

10-5E-9: PRIVATE RIGHTS-OF-WAY (Note: A)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section C, B or A.

10-5G-13: PRIVATE RIGHTS-OF-WAY (Note: C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5H-13: PRIVATE RIGHTS-OF-WAY (Note: C-H)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5I-13: PRIVATE RIGHTS-OF-WAY (Note: T-1)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5J-7: PRIVATE RIGHTS-OF-WAY (Note:N-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5K-12: PRIVATE RIGHTS-OF-WAY (Note: P-O)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5L-13: PRIVATE RIGHTS-OF-WAY (Note: L-I)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5M-13: PRIVATE RIGHTS-OF-WAY (Note: C-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5O-14: PRIVATE RIGHTS-OF-WAY (Note: B-C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5P-9: PRIVATE RIGHTS-OF-WAY (Note: R-P)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.

10-7I-4: CONDITIONS REQUIRED (Planned Unit Development)

H. Streets: Streets may be either public or private. They may be required to be public if they are a needed transportation route as shown on the comprehensive plan or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the city subdivision standards. Private streets shall meet the provisions of the underlying zones.

10-11-6(C): LIMITATIONS FOR LAND USE AND BUILDINGS (Supplemental and Qualifying Regulations)

C. Private Rights Of Way: Residential development on private rights of way may be allowed where permitted by the South Weber zoning ordinance and in accordance with the following development standards:

1. Lot size shall be that required in the zone in which it is located.
2. Private rights of way used for development purposes shall be considered private streets and must meet the definition of a private street
3. Lots and rights of way must be located so that they do not interfere with future development. The city shall determine that the proposed private right of way location is not likely to ever be needed as a public road location before approving a private right of

way. Private roads may not be located where proposed roads are shown on the city's general plan.

4. Required yards shall be those required by the zone in which they are located and shall not include any area within the right of way.

5. An approved sewer and water system must be provided.

6. All development on private rights of way of two (2) lots shall establish a homeowners' association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance.

7. An easement for all public utilities shall be provided and dedicated to the city.

Section 4. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the th day of 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2021-xx was passed and adopted the th day of 2021 and that complete copies of the ordinance were posted in the following locations within the City this th day of 2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder

ORDINANCE 2021- OPTION B

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Chapter amended: Title 11 Subdivision Regulations shall be hereby amended as follows:

11-4-4: STREETS, EASEMENTS AND NUMBERS

C. Private Rights-Of-Way: Private rights-of-way may be used for development purposes subject to the following conditions:

1. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
2. Private rights-of-way shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map
3. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
4. Private rights-of-way shall meet all requirements of international fire code, appendix D.

D. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee mail or garbage collection services will extend to the residences on such streets.

Section 2. Chapter amended: Title 10 Zoning Regulations shall be hereby amended as follows:

10-5A-9: PRIVATE RIGHTS-OF-WAY (Note: R-M)

1. Private rights-of-way shall not be permitted.

10-5B-9: PRIVATE RIGHTS-OF-WAY (Note: R-LM)

1. Private rights-of-way shall not be permitted.

10-5C-12: PRIVATE RIGHTS-OF-WAY (Note: R-7)

1. Private rights-of-way shall not be permitted.

10-5D-9: PRIVATE RIGHTS-OF-WAY (Note: R-L)

1. Private rights-of-way shall not be permitted.

10-5E-9: PRIVATE RIGHTS-OF-WAY (Note: A)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section C, B or A.

10-5G-13: PRIVATE RIGHTS-OF-WAY (Note: C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5H-13: PRIVATE RIGHTS-OF-WAY (Note: C-H)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5I-13: PRIVATE RIGHTS-OF-WAY (Note: T-1)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5J-7: PRIVATE RIGHTS-OF-WAY (Note: N-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5K-12: PRIVATE RIGHTS-OF-WAY (Note: P-O)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5L-13: PRIVATE RIGHTS-OF-WAY (Note: L-I)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.

2. On-street parking shall not be permitted.

10-5M-13: PRIVATE RIGHTS-OF-WAY (Note: C-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5O-14: PRIVATE RIGHTS-OF-WAY (Note: B-C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5P-9: PRIVATE RIGHTS-OF-WAY (Note: R-P)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.

10-7I-4: CONDITIONS REQUIRED (Planned Unit Development)

H. Streets: Streets may be either public or private. They may be required to be public if they are a needed transportation route as shown on the comprehensive plan or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the city subdivision standards. Private streets shall meet the provisions of the underlying zones.

10-11-6(C): LIMITATIONS FOR LAND USE AND BUILDINGS (Supplemental and Qualifying Regulations)

C. Private Rights Of Way: Residential development on private rights of way may be allowed where permitted by the South Weber zoning ordinance and in accordance with the following development standards:

1. Lot size shall be that required in the zone in which it is located.
2. Private rights of way used for development purposes shall be considered private streets and must meet the definition of a private street
3. Lots and rights of way must be located so that they do not interfere with future development. The city shall determine that the proposed private right of way location is not likely to ever be needed as a public road location before approving a private right of way. Private roads may not be located where proposed roads are shown on the city's general plan.
4. Required yards shall be those required by the zone in which they are located and shall not include any area within the right of way.

5. An approved sewer and water system must be provided.

6. All development on private rights of way of two (2) lots shall establish a homeowners' association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance.

7. An easement for all public utilities shall be provided and dedicated to the city.

Section 4. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the th day of 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

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Lisa Smith, City Recorder

ORDINANCE 2021- OPTION C

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Chapter amended: Title 11 Subdivision Regulations shall be hereby amended as follows:

11-4-4: STREETS, EASEMENTS AND NUMBERS

- C. Private Rights-Of-Way: Private rights-of-way shall not be permitted unless used within a Planned Unit Development.
- D. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee mail or garbage collection services will extend to the residences on such streets.

10-7I-4: CONDITIONS REQUIRED (Planned Unit Development)

H. Streets: Streets may be either public or private. They may be required to be public if they are a needed transportation route as shown on the comprehensive plan or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the city subdivision standards. Private streets shall be designed and built as per the South Weber City Public Works Standard Drawings.

10-11-6(C): LIMITATIONS FOR LAND USE AND BUILDINGS (Supplemental and Qualifying Regulations)

- C. Private Rights Of Way: Residential development on private rights of way may be allowed where permitted by the South Weber zoning ordinance and in accordance with the following development standards:
 1. Lot size shall be that required in the zone in which it is located.
 2. Private rights of way used for development purposes shall be considered private streets and must meet the definition of a private street
 3. Lots and rights of way must be located so that they do not interfere with future development. The city shall determine that the proposed private right of way location is not likely to ever be needed as a public road location before approving a private right of way. Private roads may not be located where proposed roads are shown on the city's general plan.

4. Required yards shall be those required by the zone in which they are located and shall not include any area within the right of way.

5. An approved sewer and water system must be provided.

6. All development on private rights of way of two (2) lots shall establish a homeowners' association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance.

7. An easement for all public utilities shall be provided and dedicated to the city.

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MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

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Lisa Smith, City Recorder

ORDINANCE 2021- OPTION D

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Chapter amended: Title 11 Subdivision Regulations shall be hereby amended as follows:

11-4-4: STREETS, EASEMENTS AND NUMBERS

C. Private Rights-Of-Way: Private rights-of-way may be used for development purposes subject to the following conditions:

1. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
2. Private rights-of-way shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map
3. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
4. Private rights-of-way shall meet all requirements of international fire code, appendix D.

D. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee mail or garbage collection services will extend to the residences on such streets.

Section 2. Chapter amended: Title 10 Zoning Regulations shall be hereby amended as follows:

10-5A-9: PRIVATE RIGHTS-OF-WAY (Note: R-M)

1. Private rights-of-way shall not be permitted.

10-5B-9: PRIVATE RIGHTS-OF-WAY (Note: R-LM)

1. Private rights-of-way shall not be permitted.

10-5C-12: PRIVATE RIGHTS-OF-WAY (Note: R-7)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.

2. On-street parking shall not be permitted.

10-5D-9: PRIVATE RIGHTS-OF-WAY (Note: R-L)

1. Private rights-of-way shall not be permitted.

10-5E-9: PRIVATE RIGHTS-OF-WAY (Note: A)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section C, B or A.

10-5G-13: PRIVATE RIGHTS-OF-WAY (Note: C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5H-13: PRIVATE RIGHTS-OF-WAY (Note: C-H)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5I-13: PRIVATE RIGHTS-OF-WAY (Note: T-1)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5J-7: PRIVATE RIGHTS-OF-WAY (Note:N-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5K-12: PRIVATE RIGHTS-OF-WAY (Note: P-O)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5L-13: PRIVATE RIGHTS-OF-WAY (Note: L-I)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5M-13: PRIVATE RIGHTS-OF-WAY (Note: C-R)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5O-14: PRIVATE RIGHTS-OF-WAY (Note: B-C)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.
2. On-street parking shall not be permitted.

10-5P-9: PRIVATE RIGHTS-OF-WAY (Note: R-P)

1. Private rights-of-way shall be permitted in compliance with 11-4-4 and Public Works Standard Drawings – Private Roadway Street Section A.

10-7I-4: CONDITIONS REQUIRED (Planned Unit Development)

H. Streets: Streets may be either public or private. They may be required to be public if they are a needed transportation route as shown on the comprehensive plan or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the city subdivision standards. Private streets shall be designed and built as per the South Weber City Public Works Standard Drawings.

10-11-6(C): LIMITATIONS FOR LAND USE AND BUILDINGS (Supplemental and Qualifying Regulations)

C. Private Rights Of Way: Residential development on private rights of way may be allowed where permitted by the South Weber zoning ordinance and in accordance with the following development standards:

1. Lot size shall be that required in the zone in which it is located.
2. Private rights of way used for development purposes shall be considered private streets and must meet the definition of a private street
3. Lots and rights of way must be located so that they do not interfere with future development. The city shall determine that the proposed private right of way location is not likely to ever be needed as a public road location before approving a private right of way. Private roads may not be located where proposed roads are shown on the city's general plan.

4. Required yards shall be those required by the zone in which they are located and shall not include any area within the right of way.

5. An approved sewer and water system must be provided.

6. All development on private rights of way of two (2) lots shall establish a homeowners' association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance.

7. An easement for all public utilities shall be provided and dedicated to the city.

Section 4. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the th day of 2021.

MAYOR: Jo Sjoblom

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

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Lisa Smith, City Recorder

ORDINANCE 2021- OPTION E

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Chapter amended: Title 11 Subdivision Regulations shall be hereby amended as follows:

11-4-4: STREETS, EASEMENTS AND NUMBERS

- C. Private Rights-Of-Way: Private rights-of-way shall not be permitted on new residential subdivisions
- D. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee mail or garbage collection services will extend to the residences on such streets.

Section 2. Chapter amended: Title 10 Zoning Regulations shall be hereby amended as follows:

10-7I-4: CONDITIONS REQUIRED (Planned Unit Development)

H. Streets: Streets may be either public or private. They may be required to be public if they are a needed transportation route as shown on the comprehensive plan or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the city subdivision standards. Private streets shall not be permitted.

10-11-6(C): LIMITATIONS FOR LAND USE AND BUILDINGS (Supplemental and Qualifying Regulations)

C. Private Rights Of Way: Residential development on private rights of way shall not be allowed.

Section 4. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
⋮		
Council Member Winsor	FOR	AGAINST

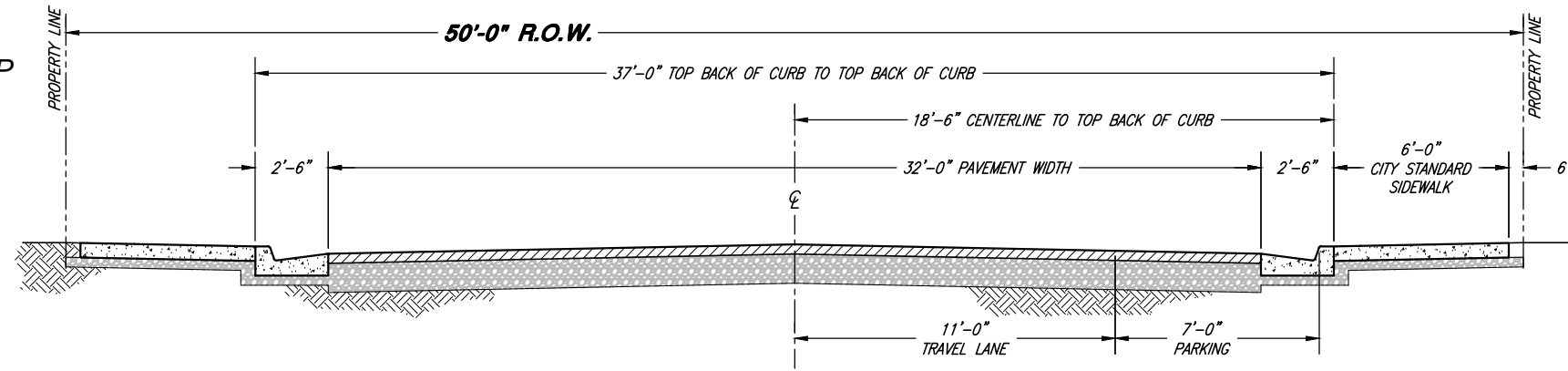
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3. South Weber City Building, 1600 E. South Weber Drive

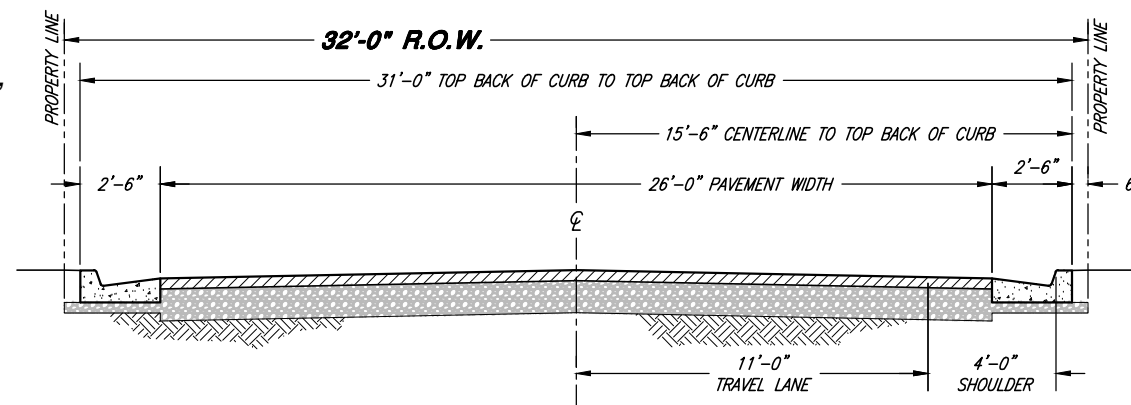
Lisa Smith, City Recorder

-- Section A --
Allowed in Zones: R-P



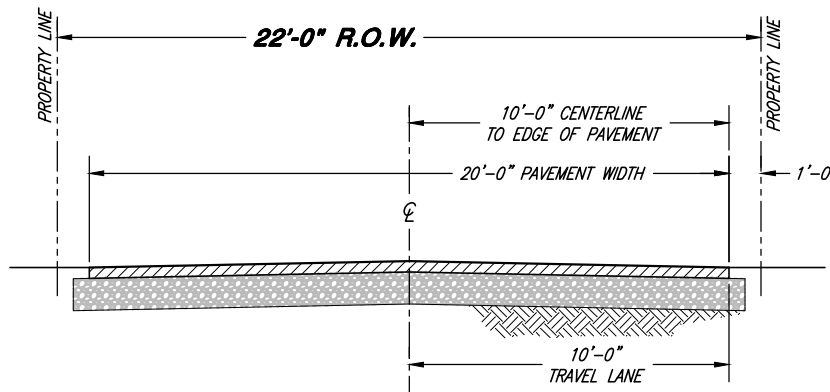
**50' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION A**

-- Section B --
Allowed in Zones: R-7, C, C-H,
T-1, N-R, P-O, L-I, C-R, B-C



**32' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION B**

-- Section C --
Allowed in Zones: A



**22' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION C**

GENERAL NOTES:

- * Private Roads NOT Allowed in Zones: R-L, R-LM, R-M
- * Private Roads Allowed in a PUD
- * Section B requires a 6' minimum sidewalk or other pedestrian path from the front door to a public ROW for each residential unit without crossing the street. The ROW width must be widened to include the sidewalk if provided as part of the street section.
- * All residential units must be set back a minimum of 10' from any sidewalk or pedestrian path.
- * If the number of and spacing required for utilities cannot fit within the asphalt width, then the asphalt width and ROW must be widened to accommodate the utilities.

FOR DISCUSSION PURPOSES ONLY

PROJECT ENGINEER 10-19-2021 DATE			SCALE: N.T.S.	DESIGNED <u>BKJ</u> DRAWN <u>BEB</u> CHECKED <u>BKJ</u>	 CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com	SOUTH WEBER CITY CORPORATION PUBLIC WORKS STANDARDS EXHIBIT "A" PRIVATE ROADS - STREET CROSS SECTIONS	SHEET: 1 OF 1 SHEETS 0
REV.	DATE	APPR.					