

South Weber City Planning Commission:

In regards to agenda item 6 – Public Hearing & Action on SWC Code 10-19 (ORD21-12) Internal Accessory Dwelling Units we would like the planning commission to consider the following during the review and recommendation process.

10-19-3 Permitted Use – Limitations

Property owners are finding new ways to increase income using property. New trends show property owners are willing to rent rooms, pools, driveways, etc. For this reason we would like the planning commission to consider adding the following to the Permitted Use section. IADU's may not be rented to more than one family unit, or in combination with an approved STR or any other approved Conditional Use Permit.

10-19-4 Business License Required

Enforcing issues of noncompliance is practically impossible on complicated ordinances such as these. For this reason neighbors must count on neighbors to comply with common standards and ordinances. We would like the planning commission to consider adding language requiring business license renewals to include a review process. The review process should include feedback from neighbors within 500 feet of all IADU's. This will allow neighbors to report nuisance trends prior to the renewal of all IADU business licenses. The city should use the information provided by neighbors to review the ordinance with the property owner, and if needed require corrective action.

10-19-6 Standards of Approval- General

South Weber Code defines family as; An individual of two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons who are not so related living together as a single nonprofit housekeeping unit doing their own cooking and domestic service for such a family or group. Family does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses. For IADU's we are asking the planning commission to consider changing the ordinance to be more specific and include something similar to the following:

Occupancy of an IADU shall be limited to 1 family as defined by City Code except that occupancy shall not exceed 2 total individuals where there is no family relation.

The total number of residents that reside in an IADU may not exceed the number allowed for a "family" for the lot on which the IADU unit is found.

The current code does not address temporary guests, we would like to see language added to the ordinance to address this concern, something similar to the following: A "temporary guest" is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

10-19-7 Standards of Approval- Construction

The proposed ordinance requires one off-street parking per IADU, in addition to any off-street parking provided for the primary dwelling. On street parking is becoming an issue in South Weber. If the IADU is not required to provide adequate off-street parking, this becomes an issue especially during our winter months. We would like this section to be updated and at a minimum include something similar to the following: One (1) off-street parking space for the accessory unit shall be provide. Accessory dwelling

unit parking may not be in tandem with required parking of the main dwelling. One or more additional off-street parking spaces shall be required for IADU units with 2 or more bedrooms.

The city should also include the type parking area to be required on the property. We would like the following to be included: The minimum width of parking areas and driveways shall be paved with concrete or asphalt.

Thank you for your consideration.

Regards,
Gary and Tina Sanzone
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South Weber, UT 84405

Comments to South Weber City Planning Commission
for 12Aug21 Meeting
by Paul A. Sturm

General Public Comments on Meeting Packet and Information Release

I have been following this meeting for the past two weeks, yet the information for this meeting was only posted yesterday on the South Weber City website.

My comments are directed to both the Planning Commission and to all South Weber City residents who want to be involved in what is happening in the City.

My recommendation is to subscribe to the online State of Utah Public Notice service. It is easy to sign up by going to the South Weber City website Home Page. Scroll to near the bottom and one will see a blue box stating "Subscribe to Public Notices Here" and enter the information for South Weber City and you will receive E-Mails concerning SWC .

Subscribe to Public Notices Here

Notices for this 12Aug21 ^{MEETING} are a prime example. I received the first notice on 29Jul21, two weeks ago. The notice stated that this meeting was to address Internal Accessory Dwelling Units (IADU) and the Public Notice E-Mail now contains the following files

2021-06-01 IADU Ordinance (draft) (JLB edits).pdf announced on 29Jul21.

On 9Aug21 the 0 PC2021-08-12 Packet.pdf file was added to the Public Notice site

On 9Aug21 another E-Mail was received from the State Public Notice site that contained both of the above referenced files and was noticed as "Updated Documents".

The SWC website was not populated with this information until yesterday 11Aug21, thus residents who rely only on the City website had only one day to prepare for this meeting.

Public Hearing Comments on Agenda Items #5a, 5b, and 6 - Packet Pages 19 to 36

- 5. Introduction & Presentation on Internal Accessory Dwelling Units by Trevor Cahoon
- 6. Public Hearing & Action on SWC Code 10-19 (ORD 21-12) Internal Accessory Dwelling Units

Why is the Public Hearing on the IADU topic, the IADU presentation, and the vote on SWC Code 10-19 (ORD) 21-12) all happening during the same meeting when the draft ordinance was available on 1Jun21?

HOW CAN AN IADU CHANGE THE EXTERIOR DIMENSION. PATIO HOME SITES ARE TYPICALLY LESS THAN 6,000 SQ FT. ALSO NO STREET PARKING - WINTER RAILS