

SOUTH WEBER CITY COUNCIL AGENDA

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, October 25, 2022, in the Council Chambers at 1600 E. South Weber Dr. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

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

1. Pledge of Allegiance: Councilman Dills
2. Prayer: Councilwoman Petty
3. **Public Comment:** Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

PRESENTATIONS

4. Real Estate Market Overview by Kenny Connors

ACTION ITEMS

5. Consent Agenda
 - a. 09-27-2022 Minutes
 - b. 2022 Street Maintenance Crack Fill Awarded to C & B Striping/Asphalt for \$51,225
6. Resolution 22-45: Adding Special Event Fees to the Consolidated Fee Schedule (CFS)

DISCUSSION ITEMS

7. City Center Planning Process
8. Title 10 Chapter 5 Article C: Residential Multi-Family Seven Zone (R-7)

REPORTS

9. New Business
10. Council & Staff

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (d) and (e)

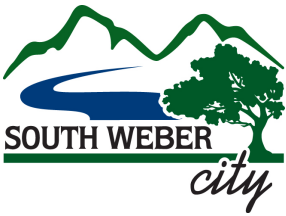
11. Discuss the purchase, exchange, sale, or lease of real property
12. Adjourn

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 City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, Mayor and Council, and others on the agenda.

DATE: 10-18-2022

CITY RECORDER: Lisa Smith



#4 Real Estate
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

October 25, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Presentation

ATTACHMENTS

None

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Real Estate Market Overview by Kenny Conners

PURPOSE

Receive a real estate market update

RECOMMENDATION

NA

BACKGROUND

Real estate agent Kenny Conners from Shepherd Real Estate Group has provided market updates to other cities' elected officials and was granted his request to make a short real estate market overview presentation to the South Weber City Council during Council Meeting.

ANALYSIS

NA

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 27 September 2022

TIME COMMENCED: 6:00 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

CITY MANAGER:

David Larson

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

PR ASSISTANT:

Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm; Karl & Debrah Gee; Jake, Londyn, & Ashley Nicholas; Rob & Melinda Osborne; Alexia Alberts; Michael Grant; and Sandy Call.

Mayor Westbroek called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Councilwoman Petty

2. Prayer: Councilman Soderquist

3. 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 the entire Council. (They will not respond.)

Rob Osborne, of South Weber City, proclaimed the city does not need the new style of newsletter nor the expense of it.

James Durrant, South Weber City, thanked everyone for a great South Weber Country Fair Days. He voiced appreciation for all efforts to mitigate the dust.

PRESENTATIONS

4. 2022-23 Youth City Council Oath of Office

Councilwoman Petty welcomed the new Youth City Council (YCC) members for the 2022-23 year. Members are Summer Gee, Olivia Packer, London Nicholas, Lexie Alberts, Halle Shupe, Reese Koford, Allison Durrant, and Suzanna Johnson. City Recorder Lisa Smith administered the oath of office.

ACTION ITEMS

5. Consent Agenda

- July Budget to Actual

Councilman Halverson moved to approve the consent agenda as written. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

Councilwoman Alberts moved to open the public hearing for the Water Conservation Plan. Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

6. Public Hearing for Water Conservation Plan

Mayor Westbrook asked if there was any public comment. There was none.

Councilwoman Petty moved to close the public hearing for the Water Conservation Plan. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

7. Resolution 22-43: Water Conservation Plan

Councilman Dills questioned how the plan actually relates to conservation. City Engineer Brandon Jones explained the city is trying to create a more efficient system.

Councilman Soderquist moved to approve Resolution 22-43: Water Conservation Plan. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 22-45: Adding Special Event Fees to the Consolidated Fee Schedule (CFS)

Currently, the city does not have a listed breakdown of the necessary charges for the special event permitting process. Adding this section will provide the residents with a clear breakdown of all charges necessary for the city to assist with a large event. The proposed changes are below:

Add Heading: Chapter 23: SPECIAL EVENTS PERMIT FEES

Application Fee: \$50

Damage Deposit (refundable upon inspection and no damage): \$250

Public Works:

\$75 hr. up to 299 participants
\$100 hr. 300-499 participants
\$150 hr. over 500 participants

Public Safety:

\$30 hr. per Sheriff Deputy (2) Minimum. Based on size of event

Public Safety Fire/EMS:

\$75 hr. up to 299 participants
\$100 hr. 300-499 participants
\$150 hr. over 500 participants (includes required ambulance on site).
\$500 hr. for any special hazards that require both Fire Engine/Ambulance on site (fireworks etc.)

Councilwoman Alberts wanted a definition for "special event" and expressed frustration that these costs might inhibit the Public Relations Committee's efforts to plan community events. Mr. Larson acknowledged creating a clear definition of "special event" must still be addressed, but the fees could be passed before that happens. There is a permitting process which allows for the fire and other departments to take a look at the details behind an event. Councilman Soderquist questioned who determines what people need for an event and how does the event define the hours. Councilman Dill voiced the difficulty of charging tax paying citizens and requested a clearly defined path of what is considered a "special event" before approval. Councilman Halverson clarified this is a fee schedule and is an avenue to charge for a large event. Councilwoman Petty echoed she wants a definition and added she would like to review the current application and process. David indicated a special events application is located on Southwebercity.com. Councilwoman Alberts iterated being confused with when and where it is appropriate to charge for an event. Councilman Soderquist hesitated approving until guidelines can be reviewed. Mr. Larson reviewed the application process for a special event. He added each department does review the application. Councilwoman Alberts suggested a higher fee for those living outside of South Weber City.

Councilman Soderquist moved to continue to the next City Council meeting in October 2022 Resolution 22-45: Adding Special Event Fees to the Consolidated Fee Schedule (CFS) with the following request:

- **City staff draft proposed definition of "special event"**
- **Amend Resolution 22-45 to include a double fee for non-residents of South Weber City**

Councilman Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

REPORTS

9. New Business

City Newsletter: Councilman Soderquist asked about the financial cost to the city for the new format of the newsletter. Mr. Larson replied the following decisions were made during the budget process: (1) enhance the city newsletter, (2) send it quarterly and separately from the city utility bill, and (3) send it to every mailbox in the city. Councilwoman Alberts related the Public Relations Committee met and discussed sending it out quarterly instead of monthly as well as making sure every household received a copy.

Davis County Sheriff's Office (DCSO): Councilman Dills reported the DCSO is out in full force issuing speeding tickets as per the request from the last City Council meeting.

Ray's Market: Demolition is underway for Ray's Market. Councilman Dills voiced his appreciation to the Ray family for memories he made with his family as they frequented the store.

10. Council & Staff

Mayor Westbroek: announced the Wasatch Integrated Landfill director directed that South Weber City residents provide proof of Davis County residency (such as a utility bill) if their driver's license does not specify South Weber City on it so that they are not charged a dumping fee.

Mayor Westbroek reported Ogden City received national recognition from the Environmental Protection Agency (EPA) concerning their recent reclamation project of the Ogden River.

Councilman Dills: requested individuals complete the recreation survey to help expand services. He acknowledged the bike track at Canyon Meadows Park will be finalized soon.

Councilwoman Alberts: related the Public Relations Committee met to discuss community outreach and community events.

Councilman Soderquist: noted when there is rain the gravel pit dust levels are quite low.

Councilwoman Petty: proclaimed the Youth Council will be hosting a Halloween event on October 21, 2022 from 6 pm to 8 pm at the Family Activity Center. The geo-technical study has been completed for the new Public Works Facility.

Councilman Halverson: acknowledged the Planning Commission is discussing R-7 Zone requirements and amendments are being made. The Public Safety Committee will be holding a stakeholders meeting.

City Manager David Larson: updated everyone on the renovation of city hall. To save money Mayor Westbroek is willing to act as the general contractor. Bid documents will be published for individual items. The Davis County Library is asking South Weber City residents to complete a survey.

ADJOURN: Councilwoman Petty moved to adjourn at 7:07 p.m. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

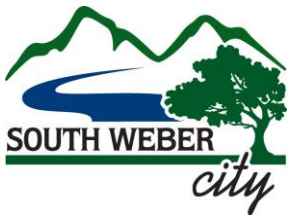
APPROVED: _____ **Date** 10-24-2022

Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

DRAFT



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 25, 2022

PREPARED BY

Brandon Jones
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Bid Tabulation

BUDGET ALLOCATION

\$125,000

CONSENT AGENDA ITEM

Award of Contract for the 2022 Crack Fill Project to C & B Striping / Asphalt in the amount of \$51,225.00

PURPOSE

Crack Filling is part of the preventative pavement maintenance the City employs to extend the service life of the roads. When asphalt cracks, water is allowed to penetrate beneath the surface; compromising the integrity of the subgrade and allowing freeze/thaw conditions to accelerate the deterioration of pavement. This project will fill the cracks on approximately 5.8 miles of existing roads (approximately 19% of all city roads).

The Streetlogix software was used in the selection of roads, that by receiving this crack fill treatment would provide the most benefit to the street system; essentially, the greatest increase in Pavement Condition Index (PCI) for the amount of money spent.

BIDDING

On October 18, 2022, at 10:00 am, bids were opened. Six bids were received. The results of the bidding are shown on the enclosed Bid Tabulation. We have checked the bids and found no errors. Bids came in significantly under the FY Budget of \$125,000.

RECOMMENDATION

We have reviewed and evaluated all bids. We have also called references on the low bidder and received positive feedback. We therefore recommended that the Contract be awarded to C & B Striping / Asphalt in the amount of \$51,225.00.

BID TABULATION

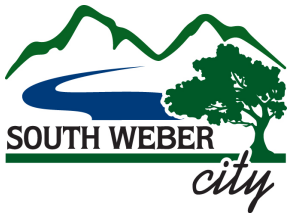
South Weber City 2022 Crack Fill Project

Bid Opening: October 18, 2022, 10:00 am, Via Zoom

Item	Description	Qty	Unit	C & B Striping / Asphalt		CKC Operations, LLC		Advanced Paving and Construction		Morgan Pavement Maintenance		Asphalt Preservation, LLP		Kilgore Contracting	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization - All Locations	1	LS	\$ 2,225.00	\$ 2,225.00	\$ 8,562.13	\$ 8,562.13	\$ 1,275.00	\$ 1,275.00	\$ 6,000.00	\$ 6,000.00	\$ 3,750.00	\$ 3,750.00	\$ 12,294.70	\$ 12,294.70
2	Traffic Control - All Locations	1	LS	\$ 1,400.00	\$ 1,400.00	\$ 2,705.00	\$ 2,705.00	\$ 1,375.00	\$ 1,375.00	\$ -	\$ -	\$ 6,475.00	\$ 6,475.00	\$ 4,796.00	\$ 4,796.00
3	Crack Fill														
a	Area #1 (approx. 16,540 sy)	1	LS	\$ 3,550.00	\$ 3,550.00	\$ 8,748.85	\$ 8,748.85	\$ 5,507.82	\$ 5,507.82	\$ 19,200.00	\$ 19,200.00	\$ 14,158.24	\$ 14,158.24	\$ 6,503.16	\$ 6,503.16
b	Area #2 (approx 26,740 sy)	1	LS	\$ 9,350.00	\$ 9,350.00	\$ 9,542.76	\$ 9,542.76	\$ 20,857.20	\$ 20,857.20	\$ 19,200.00	\$ 19,200.00	\$ 22,889.44	\$ 22,889.44	\$ 31,834.02	\$ 31,834.02
c	Area #3 (approx 23.280 sy)	1	LS	\$ 13,250.00	\$ 13,250.00	\$ 10,135.74	\$ 10,135.74	\$ 18,391.20	\$ 18,391.20	\$ 19,200.00	\$ 19,200.00	\$ 19,927.68	\$ 19,927.68	\$ 35,202.68	\$ 35,202.68
d	Area #4 (approx 31,100 sy)	1	LS	\$ 10,300.00	\$ 10,300.00	\$ 11,933.00	\$ 11,933.00	\$ 23,947.00	\$ 23,947.00	\$ 19,200.00	\$ 19,200.00	\$ 26,624.60	\$ 26,624.60	\$ 28,242.44	\$ 28,242.44
e	Area #4 (approx 24,950 sy)	1	LS	\$ 11,150.00	\$ 11,150.00	\$ 10,294.11	\$ 10,294.11	\$ 19,461.00	\$ 19,461.00	\$ 19,200.00	\$ 19,200.00	\$ 21,357.20	\$ 21,357.20	\$ 36,481.67	\$ 36,481.67
TOTAL (Items 1-3)				\$51,225.00		\$61,921.59		\$90,814.22		\$102,000.00		\$115,182.16		\$155,354.67	

Project Engineer *Brandon K Jones*

Date: 10/18/2022



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 25, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

None

PRIOR DISCUSSION DATES

September 27, 2022

AGENDA ITEM

Resolution 22-45: Adding Special Event Permit Fees to the Consolidated Fee Schedule

PURPOSE

To update our consolidated fee schedule to include fees associated with the special event permitting process

RECOMMENDATION

Staff recommends approval

BACKGROUND

Our Consolidated Fee Schedule (CFS) does not include a breakdown of the current charges for the special event permitting process. City Council discussed this resolution previously during City Council Meeting on September 27, 2022 and requested additional information regarding when a special event permit is needed as to trigger these fees.

ANALYSIS

The Parks & Recreation Committee met on October 4, 2022 to discuss and further provide direction on what details the Council needs to make an informed decision. The below information is based on that request.

What events require a special event permit?

- Events with peak attendance above 250 people on public or private property
- Non-resident events
- For-profit events
- Events that desire to close a public street or sidewalk
- Events that set up tents or canopies in public parks
- Events that require additional electrical power in public parks

What events do NOT require a special event permit?

- Family gatherings
- City sponsored events
- Events on private property with peak attendance below 250 people

The Committee also recommends establishing the special event deposit at \$150 (250 people) with an additional \$75 for every 100 people peak attendance and doubling the fees for non-residents.



The information was originally provided in the September 27, 2022 meeting packet to show what is suggested for special event permit fees and how it would show in the CFS.

With the recommended changes, the consolidated fee schedule needs to be modified to include the following:

CHAPTER 23: SPECIAL EVENT PERMIT FEES

- 1. **Application Fee** \$ 50/\$100 non-resident
- 2. **Refundable Damage Deposit** \$150 (Inspection required)
additional \$75 for each 100 people above 250
- 3. **Public Works**
 - A. 1-299 participants \$ 75/\$150 non-resident per hour
 - B. 300-499 participants \$100/\$200 non-resident per hour
 - C. 500 or more participants \$150/\$300 non-resident per hour
- 4. **Public Safety/Law** (Based on size of event)
 - A. Minimum of 2 deputies \$ 30/\$60 non-resident per hour
- 5. **Public Safety/Fire and EMS**
 - A. 1-299 participants \$ 75/\$150 non-resident per hour
 - B. 300-499 participants \$100/\$200 non-resident per hour
 - C. 500 or more participants \$150/\$300 non-resident per hour
(Includes ambulance on site)
 - D. Special Hazards \$500/\$1,000 non-resident per hour

Note: Public property rental application and fees are separate.

SAMPLE MOTION LANGUAGE

Approve – I move to approve Resolution 22-45 Adding Special Event Permit Fees to the Consolidated Fee Schedule

Amend—I move to approve Resolution 22-45 Adding Special Event Permit Fees to the Consolidated Fee Schedule with the following change.

List changes

Deny – I move to deny Resolution 22-45

Continue –I move to continue Resolution 22-45 Adding Special Event Permit Fees to the Consolidated Fee Schedule

RESOLUTION 22-45

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CONSOLIDATED FEE SCHEDULE TO INCLUDE SPECIAL EVENT PERMIT FEES

WHEREAS, the Consolidated Fee Schedule was adopted August 23, 2022; and

WHEREAS, special events are occasionally planned to occur within the city; and

WHEREAS, based on the size of the event additional staff time is often required to assure health and safety for all citizens; and

WHEREAS, the event organizers are billed for the additional costs of fire, law, and other staff;

NOW THEREFORE BE IT RESOLVED, by the Council of South Weber City, Davis County, State of Utah as follows:

Section 1. Amendment: The Consolidated Fee Schedule is hereby amended to add Chapter 23 Special Event Permit Fees as follows:

CHAPTER 23: SPECIAL EVENT PERMIT FEES

1. **Application Fee** \$ 50/\$100 non-resident
2. **Refundable Damage Deposit** \$150 (Inspection required)
additional \$75 for each 100 people above 250
3. **Public Works**
 - A. 1-299 participants \$ 75/\$150 non-resident per hour
 - B. 300-499 participants \$100/\$200 non-resident per hour
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4. **Public Safety/Law** (Based on size of event)
 - A. Minimum of 2 deputies \$ 30/\$60 non-resident per hour
5. **Public Safety/Fire and EMS**
 - A. 1-299 participants \$ 75/\$150 non-resident per hour
 - B. 300-499 participants \$100/\$200 non-resident per hour
 - C. 500 or more participants \$150/\$300 non-resident per hour
(Includes ambulance on site)
 - D. Special Hazards \$500/\$1,000 non-resident per hour

Note: Public property rental application and fees are separate.

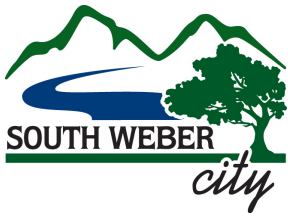
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 25th day of October 2022.

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

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder



#7 City Center
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

October 25, 2022

PREPARED BY

David Larson
City Manager

ITEM TYPE

Discussion

ATTACHMENTS

None

PRIOR DISCUSSION DATES

2022 Planning Retreat –

[February 15, 2022](#)

[March 1, 2022](#)

AGENDA ITEM

City Center Planning Process

PURPOSE

Determine the process for accomplishing the “develop a community with heart” statement in the City’s mission statement

RECOMMENDATION

NA

BACKGROUND

The City’s Vision Statement (emphasis added): *A family-focused community, driven by heritage, safety, and **charm at its heart***

The City’s Mission Statement (emphasis added): *South Weber City’s mission is to ensure a safe haven for families, facilitate neighborhood connections, honor our heritage, provide reliable and financially sustainable municipal services, and **develop a community with a heart***

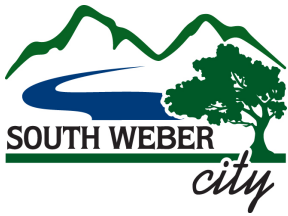
The City’s mission and vision statements mention the heart of the community, pointing to both the caring nature of South Weber residents and the importance of physical space that can function as the beating heart of the community. While the individuals within the community prove their personal charming hearts every day through acts of service and caring for each other, there is no established plan to develop a physical heart or city center.

ANALYSIS

This is a long range planning activity. Although future decisions regarding the city center will need to be made such as where it should be located, what should be included, how it will become the heart of the community, and when this can be accomplished, the goal tonight is for the Mayor and Council to identify the process for establishing a city center plan, not to begin working on the plan itself. In other words, how do we want to go about making decisions regarding a future city center?

Below are a list of process questions for Council consideration, the answers to which could help establish the decision-making process:

-
- Who is the final decision-maker for what is included (and not included) in this plan?
 - Whose input is needed to establish the plan?
 - What information is needed to make decisions regarding the following aspects of the plan?
 - o Where should the city center be located?
 - o What characteristics make a physical heart for the community?
 - o What structures/facilities/amenities/services/activities/etc. make for a heart of the community?
 - How do we gather the above information?
 - How much time is needed to establish the plan? What is the planning timeline?



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 25, 2022

PREPARED BY

Trevor Cahoon
Community Services Dir

ITEM TYPE

Legislative

ATTACHMENTS

Legislative

PREVIOUS DISCUSSION DATES

Planning Commission

[September 15, 2022](#)

[October 13, 2022](#)

AGENDA ITEM

Title 10 Chapter 5 Article C: Residential Multi-Family Seven Zone (R-7)

PURPOSE

Discussion on the R-7 zone amendments.

PLANNING COMMISSION ORDINANCE REVIEW

During a discussion in Planning Commission on September 15, the Commission gave directions to staff to update the code in the following ways:

- Update the definitions as recommended
- Allow townhouses as a permitted use
- Maintain density at 7 units an acre, but explore adding a future update overlay zone
- Establish a minimum lot area and minimum lot width
- Utilize sections for zero lot lines and setback orientation for share common space as recommended
- Alter front setback lines to 25 feet to accommodate for large vehicles
- Include diagrams to demonstrate setback requirements

Staff made those updates, and the Planning Commission discussed the changes again in public meeting on October 13, 2022. The only exception is including a minimum lot area. Staff recommended that having a minimum lot width would be sufficient to dictate design aesthetic and would allow for more flexibility of design than restricting a minimum lot area.

The Planning Commission officially moved to recommend approval of the changes and pursuing adding an overlay zone that could include architectural design standards. The vote was 3-0. Commissioners Boatright and McFadden were not in attendance.

BACKGROUND

The City Council when approving the Final Plat for the South Weber Gateway project, 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 architectural 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 multi-family 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 the City 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 discussed the possibility of reducing the allowed density within the R-7 zone to 5 units per acre and offering an incentive of up to 7 units per through application of an overlay zone. This process would allow the City to better control the type of development that is found within the R-7 zones of 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 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 the 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 incentive to obtain the desired outcome was discussed by the Planning Commission and recommended to be pursued.

The following table breaks down the changes proposed by the Code Committee that were reviewed by the Planning Commission:



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 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,	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	-



	appendix A of this chapter.	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 that the average is still seven (7) dwelling units per acre or less.	-	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 that the average is still five (5) dwelling units per acre or less.
Lot Area	<ol style="list-style-type: none"> 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. There is no minimum lot area for other dwelling types, but the density requirement listed above must be adhered to in all cases. 	-	<ol style="list-style-type: none"> There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is built. 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').	-	<ol style="list-style-type: none"> There shall be a minimum width of sixty-five (65) feet in each lot on which a single-family dwelling is built Minimum lot widths for all other dwelling types shall be recommended by the planning commission and approved of the City Council.
Zero Lot Line	-	<ol style="list-style-type: none"> 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 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

This item is for discussion purposes only. No action is required by the Council at this time. The Council may direct staff to prepare these potential changes as an ordinance, amend the proposed changes however they'd like and then direct staff to prepare the ordinance, remand this topic back to the Planning Commission or Code Committee for additional work, or continue to discuss the changes amongst yourselves until you have a desired direction.

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	

		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

