

ORDINANCE 2025-15

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING TITLE 10 CHAPTER 2 SECTION 7 ADOPTION AND AMENDMENTS

WHEREAS, both the Planning Commission and the City Council have expressed a desire to have a clear understanding of the intended developments when zoning changes are requested; and

WHEREAS, there is a high desire for consistency with the General Plan and orderly development of the city; and

WHEREAS, the Code Committee developed a draft code to require additional information including a concept plan when an application for a change in zoning is submitted; and

WHEREAS, the Planning Commission considered the high cost of providing the details requested and recommends giving discretion to the zoning administrator regarding utility layout, landscape buffers, parking layout, and building scale;

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

Section 1. Amendment: South Weber City Code Title 10 Chapter 2 Section 7 shall be amended to add Section C Rezoning Applications and Concept Development Plans as attached in **Exhibit 1**.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. The City Council of South Weber City, State of Utah, has determined that 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 26th day of August 2025.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:

Council Member Halverson	Excused
Council Member Petty	FOR AGAINST
Council Member Dills	FOR AGAINST
Council Member Davis	FOR AGAINST
Council Member Winsor	Excused

:

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2025-15 was passed and adopted on the 26th day of August 2025 and that complete copies of the ordinance were posted in the following locations within the City this 27th day of August 2025.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

ORD 2025-15 Exhibit 1

SECTION 10-2-7 C. REZONING APPLICATIONS AND CONCEPT DEVELOPMENT PLANS

A. PURPOSE

The purpose of this section is to ensure that rezoning decisions are made with a clear understanding of the intended development, to protect the community from speculative zoning changes, and to ensure consistency with the South Weber City General Plan and the orderly development of the city.

B. APPLICABILITY

This section shall apply to all applications seeking a zoning map amendment (rezoning) within the corporate limits of South Weber City.

C. CONCEPT PLAN REQUIREMENTS

1. Application Timing: All applications for zoning map amendments shall be accompanied by a concept development plan. Applications submitted without a concept plan shall be deemed incomplete and shall not be processed until such time as the required concept plan is submitted.

2. Application Requirements:

- a. Proposed land uses and zoning districts.
- b. A written narrative explaining how the proposal aligns with the South Weber General Plan.

3. Concept Plan Content: The concept plan shall include the following, as applicable. Items H-K will be required at the zoning administrator's discretion based on the estimated cost:

- a. Lot layout and dimensions, including minimum lot sizes.
- b. Location and configuration of streets, access points, and circulation systems.
- c. Proposed residential densities and building square footage estimates.
- d. Pedestrian and bicycle pathways.
- f. Proposed open spaces, parks, and recreational amenities.
- g. Phasing plans.
- h. Conceptual utility layout, including water, sewer, and stormwater systems.
- i. General landscape buffers, screening, and berming.
- j. Parking layout and ratio estimates.
- k. Building scale and massing diagrams.

This section shall not be interpreted to require engineering or architectural drawings.

4. Plan Review: The concept plan shall be reviewed by city staff and forwarded to the Planning Commission and City Council as part of the rezone application.

D. BINDING NATURE OF CONCEPT PLAN

1. Approval: Upon approval of the zoning map amendment, the concept plan shall be deemed binding. Any future development on the rezoned property shall substantially conform to the approved concept plan.

2. Significant Deviation: Any significant deviation from the approved concept plan shall require an amendment to the zoning map amendment and shall be subject to the same review and approval procedures as the original rezone application, including public notice and hearings. Significant deviations include, but are not limited to:

- a. **Land Use Alterations:** Introducing new land uses not identified in the approved concept plan.
- b. **Density Modifications:** An increase or decrease in residential units or floor area by more than ten percent (10%).
- c. **Layout Adjustments:** A reconfiguration of the site affecting more than twenty percent (20%) of the building placements, street alignments, or open space distribution.
- d. **Changes in the phasing schedule** that materially impact infrastructure or amenity delivery.

3. Review Process. Amendments required under this section shall follow the same Planning Commission recommendation and City Council approval process as a new zoning map amendment.

E. ZONING REVERSION

1. Conditions for Reversion. The zoning of the property shall revert to its prior classification under the following conditions, unless the landowner requests and receives an extension of the zoning approval following the process outlined in subsection 2:

- a. Failure to obtain preliminary subdivision or site plan approval within twenty-four (24) months of rezoning approval.
- b. Abandonment of development activity for a period exceeding twelve (12) consecutive months.
- c. Initiation of development is inconsistent with the approved concept plan without approval under Section D.

2. Reversion Process. The landowner shall notify the City, in writing, of its request to extend the zoning approval. Such notice shall occur at least 60 days prior to the date on which the zoning would otherwise revert to its prior classification. The request to extend it shall follow the procedures for a zoning map amendment, including Planning Commission recommendation and City Council decision following a public hearing pursuant to Utah Code §10-9a-205.

F. MINOR MODIFICATIONS

Minor modifications to an approved concept plan that do not meet the thresholds for significant deviation may be approved administratively by the Zoning Administrator. Such modifications may include minor adjustments in building placement (up to ten feet), utility realignment, or similar changes that do not materially affect the layout, density, or public infrastructure commitments of the plan.