



PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Thursday, April 11, 2024, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Gary Boatright
2. 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).

ACTION ITEMS

3. Consent Agenda
 - a. February 22, 2024, Minutes
4. **Public Hearing for Modern Income Housing Amended Plan**
5. Moderate Income Housing Amendment Review and Action

REPORTS

6. Commission
7. 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 Deputy 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; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 04/04/24

DEPUTY RECORDER: Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 22 February 2024

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

**Gary Boatright
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola**

COMMUNITY DEV MGR

Lance Evans

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayne Blakesley

DEPUTY RECORDER:

Raelyn Boman

CITY RECORDER:

Lisa Smith

Minutes: Lisa Smith

ATTENDEES: Paul Sturm, Rod Westbroek, Matt Hawk, and Liz Buchanan

Commissioner Losee called the meeting to order and welcomed those in attendance.

1. **Pledge of Allegiance:** Commissioner Losee
2. **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 Commission (They will not respond).

There were no public comments.

ACTION ITEMS:

3. **Approval of Consent Agenda**
 - a. January 11, 2024 Minutes

Commissioner Skola moved to approve the consent agenda as written. Commissioner Boatright seconded the motion. Commissioner Losee called for a vote. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

5. Public Hearing for Public Works Site Conditional Use Permit (CUP 24-01)

City Engineer Brandon Jones reviewed the project’s history. This property was purchased several years ago, and the staff has been working toward designing a new public works’ facility. There will be two buildings and an additional storage structure. Everything is in full compliance with the city code. Community Development Manager Lance Evans agreed. Julie Losee welcomed Mr. Evans into his new position in the city. Mr. Jones identified the city, as the developer, is asking for an exception to the buffer zone requirement. There is currently a 6- foot masonry fence and the city proposes to maintain 6-foot rather than 8-foot. The grade will be nearly two feet higher, and the fence atop would be near the 8-foot height.

Commissioner Boatright moved to open the public hearing. Commissioner McFadden seconded the motion. A vote was called for by the chair. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

*******PUBLIC HEARING OPEN*******

Matt Hawks, South Weber, asked how General RV will access their property.

Commissioner McFadden moved to close the public hearing. Commissioner Skola seconded the motion. A vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

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

6. Review and Action CUP Public Works Site

Mr. Jones answered the question regarding the RV site which will be located north of the public works site. He mentioned the site plan has not been approved yet but the plan for their access is from South Weber Drive and through the public works’ site. There will be a gate on the north property line between the two parcels. Commissioner Losee asked for details on Kingston Drive. It will be paved and 26-feet across with a locked swing gate. Commissioner Roberts asked if the RV company can choose to use Kingston. Commissioner Losee reminded the Planning Commission that the project will come forward later and primary access can be addressed then. This meeting is solely for the Public Works site. The entrance from South Weber Drive will also be 26-feet and have two lanes. There will not be a turning lane. It is not required by UDOT though it is a possibility in the future. Commissioner McFadden asked about traffic study results. Mr. Jones replied that a trip generation was done and provided in the staff report in the packet. Commissioner McFadden then inquired about mitigating any detriment to the nearby residents. Mr. Jones stated that the buildings were placed in the center of the lot as far from the homes as possible. Masonry fence also provides screening, and the lighting will be dark sky compliant. There will be impact but the city has tried to minimize it as much as possible. Commissioner Skola asked if the requested fencing variance will significantly increase the noise. Several Commissioners indicated the air force jets from Hill Airforce Base will create much more noise. The Commission was concerned with the bare ground and how it will be utilized and possible dumping or unsightly appearance. Fencing continued to cause confusion, so Mr. Jones highlighted on the map the various existing and proposed fencing and delineated which will be masonry and which chain link. Commissioner Losee asked about the expanded basin and if Harper Way will be extended. Mr. Jones

assured the basin is part of the project and Nilson Homes will be completing Harper Way as already approved in the Riverwood Subdivision. Commissioner Boatwright mused whether the city would have added a second entrance if it were not required. He strongly suggested a review of the open land area in case it begins to get unsightly.

Commissioner McFadden moved to recommend to City Council approval of the conditional use permit for the public works site with the following conditions.

- **If the undeveloped area east of the structures begins to be utilized, the Planning Commission shall review the conditions and a fence may be required.**

Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

7. Public Works Site & Improvement Plans

Commissioner Boatright moved to recommend to the City Council approval of the Public Works Site & Improvement Plans. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

TRAINING:

8. Ethics

City Attorney Jayme Blakesley presented training on ethics. He compared surfing big waves to ethics with the motto “Surf the big waves but live to surf (serve) again tomorrow”. He shared examples of violations from the news in Utah as he covered the six big waves (prohibitions) to watch out for:

1. Use of office for personal benefit.
2. Compensation for transaction involving city.
3. Interest in business regulated by city.
4. Interest in a business doing business with the city.
5. Conflict of interest involving duties.
6. Inducing violation of the act.

REPORTS:

9. New Business (None)

10. Commission & Staff (None)

11. Adjourn: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:05 p.m. Commissioner Boatright seconded the motion. A vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ **Date** 03-14-2024
Chairperson: Julie Losee

Attest: Deputy Recorder: Raelyn Boman

MEETING DATE

April 11, 2024

PREPARED BY

Lance Evans

Community Development
Manager

ITEM TYPE

Ordinance

ATTACHMENTS

Amended South Weber
City Moderate Income
Housing Report

PRIOR DISCUSSION DATES

December 12, 2023

AGENDA ITEM

Discussion on Moderate Income Housing Amended Plan

PURPOSE

Review and approval of amendment to Moderate Income Housing Plan.

BACKGROUND

The Planning Commission reviewed The Moderate-Income Housing (MIH) Plan Amendments necessitated by review of the Department of Workforce Services and made a recommendation on amendments that need to be made due to new State legislation. Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three from a list of 23 ways, A through W, in which it can and will pursue the encouragement of moderate-income housing in the next five years. South Weber chose the following:

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Implementation Plan:

- Winter 2023 – Adoption of Transportation Master Plan
- Spring 2023 – Adoption of Water Capital Facilities Plan
- Summer 2023 – Adoption of Sewer Capital Facilities Plan
- Summer 2023 – Update Storm Water Capital Facilities Plan
- Winter 2024 – Begin Process of updating City’s General Plan (Amendment Recommendation from Planning Commission: looking at areas of moderate-income housing and the impact to the infrastructure associated with those areas.)
- Fall 2024 – Adopt Updated General Plan with infrastructure needs.

(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones.

Implementation Plan:

- Fall 2022 - Study options for allowing detached accessory dwelling units.
- Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.
- Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.
- Spring 2023 - Take the draft ordinance through the process.

(I) Amend land use regulations to allow for single occupancy developments.

Implementation Plan:

- Complete July 2023 – Study residential zones for the inclusion of single occupancy developments as permitted use.
- Begin Winter 2023 – Determine other guiding materials and code that would be necessary to regulate single occupancy developments for South Weber City.

- Begin Spring 2024 – Study locations to designate within the City’s general plan for this use.
- Complete Spring 2025 – Draft Ordinance for Planning Commission and City Council review and approval.

In the August 2023 session of the Planning Commission Meeting, the Commission unanimously agreed to advance all proposed strategies as viable candidates. This inclusive approach was adopted with the intent of empowering the City Council to make the final, informed decision on which strategies to implement, ensuring that the chosen paths align with the city's broader goals and legal requirements.

After submitting the City’s Moderate Income Housing Report to the State of Utah, the city was found not in compliance with our stated plan mainly due to lack of movement on Strategy I. At the December 12, 2023, City Council meeting it was decided to replace Strategy I with Strategy F. The attached Moderate Income Housing Plan has this modification and updated population in income numbers based on the 2020 Census.

South Weber City Moderate Income Housing Plan 2019

A Part of the South Weber General Plan Amended 02.07.2023 and 04.09.24

WHAT IS MODERATE INCOME HOUSING

In accordance with section 10-9a-403 Utah Code Annotated, South Weber is providing reasonable opportunities for a variety of housing including housing which would be considered moderate income housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community, and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Moderate income housing is defined in the Utah Code as:

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the county would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate-income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior to many years of inflation and rising housing costs. The occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

This type of Moderate-Income Housing is the least quantifiable type. Without extensive surveys and analysis of household incomes and home values, we have no way of knowing what existing single-family housing units fall into this category. We can, however, deduce how many of this kind of dwelling units there are. According to the U.S. Census Bureau 24% of South Weber Residents fall into the moderate-income category. We know that approximately 5% of existing housing is currently being rented

Adopted 11.19.19 – Amended 02.07.23 and **04.11.24**

41 at a rate that would qualify it as moderate-income housing. This tells us that 79% of
42 the current moderate-income households are in dwellings of this type.

43
44

45 **WHAT IS MODERATE-INCOME IN SOUTH WEBER:**

46

47 According to the U.S. Census Bureau, the ~~2022~~¹⁷ median household income for Davis
48 County is ~~\$75,961~~^{103,563} (~~\$130,769~~^{95,000} for South Weber City). Eighty percent of
49 that County median income is then ~~\$60,768~~^{82,850}. Information extrapolated from the
50 Utah Affordable Housing Manual indicates that a household with this income level could
51 afford to purchase a dwelling which has a maximum purchase price of 3.1 times the
52 annual income. In the case of South Weber that translates **to a maximum purchase**
53 **price of \$188,380,256,836**. The same manual indicates that 27% of the monthly
54 income could be spent on rent which would mean a **maximum monthly rent of**
55 **\$1,3671,864**.

56

57

58 **PRESERVING AND ENCOURAGING MODERATE INCOME HOUSING:**

59

60 There are many factors that affect the cost of housing. It is the duty and responsibility
61 of the City to take necessary steps to encourage moderate income housing.

62

63 Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three
64 from a list of 23 ways, A through W, in which it can and will pursue the encouragement
65 of moderate-income housing in the next five years. South Weber chooses the following:

66

67 (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that
68 facilitates the construction of moderate income housing.

69 Implementation Plan:

70 Winter 2023 – Adoption of Transportation Master Plan

71 Spring 2023 – Adoption of Water Capital Facilities Plan

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73 Summer 2023 – Update Storm Water Capital Facilities Plan

74 Winter 2024 – Begin Process of updating City's General Plan looking at areas of
75 moderate-income housing and the impact to the infrastructure associated with
76 those areas.

77 Fall 2024 – Adopt Updated General Plan with infrastructure needs.

78

79 (E) Create or allow for, and reduce regulations to, internal or detached accessory
80 dwelling units in residential zones.

81 Implementation Plan:

82 Fall 2022 - Study options for allowing detached accessory dwelling units.

83 Winter 2023 - Discuss with City Council and Planning Commission the options
84 that are available to allow detached accessory dwelling units.

85 Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling
 86 units.

87 Spring 2023 - Take the draft ordinance through the process.

88 (F) Zone or rezone for higher density or moderate-income residential development in
 89 commercial or mixed-use zones near major transit investment corridors, commercial
 90 centers, or employment centers.

91 Implementation Plan

92 **Complete July 2024** – Study and identify commercial parcels that would be
 93 eligible for rezone to create a new moderate income residential development
 94 around the 475 E interchange and the South Weber Drive interchange.

95 **Complete November 2024** - Select various nodes within the community that
 96 can facilitate moderate income housing growth with minimal impacts to existing
 97 development.

98 **Complete December 2024** - Update the General plan utilizing the information
 99 gathered in the land use study.

100 **January 2025** - Begin the process of rezoning the land within the nodes to uses
 101 that will facilitate the creation of moderate-income housing.

102
 103 **MODERATE-INCOME HOUSING NEEDS:**

104
 105 An analysis the existing housing and household incomes using available information
 106 leads to some reasonable conclusions as to need.

107

108	Number of Dwelling Units 2020 ¹⁷	1724 <u>2,415</u>
109	2020 ¹⁷ Population	7310 <u>7867</u>
110	Persons Per Household 2017 ²⁰	4.2 <u>4.54</u>
111	2017 ²⁰ Median Davis County Annual Household Income	\$75,961 <u>\$103,563</u>
112	2020 ¹⁷ Annual Household Moderate Income	\$60,768 <u>\$82,850</u>

113
 114 Once again by extrapolating from information contained in the Utah Affordable Housing
 115 Manual, we find that a household with this income level could afford a mortgage of
 116 approximately 3.1 times the annual income or could afford to spend 27% of their
 117 monthly income on rent.

118
 119 Maximum Purchase Price $\$60,76882,850 \times 3.1 = \$188,380256,836$
 120 Maximum Monthly Rent $\$60,76882,850/12 = \$5,0646,904 \times .27 = \$1,367864$

121
 122 It appears that rental units are the most attainable type of new moderate-income
 123 housing likely to be established in South Weber. There are currently 87 rental units in
 124 the City, 60 being in one apartment complex and the rest are basement type
 125 apartments. Rental units comprise 5% of the existing housing stock in the City.

126
 127 As previously stated, 79% of current moderate-income households are residing in
 128 existing single-family dwellings; 326 dwelling units. It is reasonable to expect that, as

Adopted 11.19.19 – Amended 02.07.23 and **04.11.24**

129 existing residents age in-place (stay in their current homes as they move into higher
130 age categories), there will be a significant number of owner-occupied dwellings that
131 transition into moderate-income housing. The number of dwellings that will do this is
132 difficult to predict, but if the current percentages persist, there would be an additional
133 257 additional owner-occupied dwellings move into moderate-income status within the
134 next 20 years for a total of 583 such dwellings.

135
136 It is estimated there will be a total of 3,076 dwelling units in South Weber at build-out.
137 If 24% of them are moderate-income, there will be 738 such units. There are currently
138 87 rental units and 326 owner occupied moderate-income households; a total of 413
139 units. Of a total build-out need for 738 moderate-income units, 413 are existing and an
140 expected 257 additional units will be owner occupied. This means there will be a need
141 for an additional 68 rental units at build-out in 20 years. That would be an additional 17
142 rental units needed in the next five years.

143

144

145 **RECOMMENDATIONS:**

146

147 If current trends continue, owner-occupied housing, both single-family and multi-family
148 dwellings, will be the primary type of moderate-income housing. Multi-family rental
149 units will play a smaller part in meeting future demand.

150

151 It is a given that South Weber will need to increase its stock of moderate-income
152 housing as the population grows. It seems likely that the bulk of the future demand will
153 be met by existing dwellings as the occupants age in-place. There will be a limited
154 demand for rental type dwellings. It is very realistic to believe the City will be able to
155 accommodate the estimated need of 68 additional rental units.

156

157 It is recommended that South Weber continue to support the existing moderate-income
158 housing by finding appropriate locations for the needed rental units.

159