



PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

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To: Planning Commission
From: Trevor Cahoon, Community Services Director

Re: Ordinance 2022-05 Density Calculations for Hill Airforce Base Easements

ACTION

Advisory Action and Public Hearing on Ordinance 2022-05 Density Calculations for Hill Airforce Base Easements.

STAFF REVIEW SUMMARY

At the November 16, 2021 City Council Meeting, the City Council met and discussed density calculations and the ability to include easement areas within that calculation. South Weber City Code currently does not give direction on what can and cannot be used in a density calculation. The City Council has expressed a desire to discuss any clarifications that want to be made in this calculation to help guide future development within the city. Currently a density calculation is made by taking the total number of units for a project and dividing the gross total area. All easements, roads, and open space are included in that calculation.

The Direction from that meeting was for staff to draft ordinance to exclude Hill Airforce Base easements from that density calculation. Staff has included the following language in the code to meet this desire:

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.

PLANNING COMMISSION RECOMMENDATION OPTIONS

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Recommend approval the Ordinance 2022-05 Density Calculations for Hill Airforce Base Easements.
 2. Recommend approval the Ordinance 2022-05 Density Calculations for Hill Airforce Base Easements with the following conditions or recommendations:
 - a. *(Any other conditions that need to be met)*
 3. Recommend denial the Ordinance 2022-05 Density Calculations for Hill Airforce Base Easements for the following reasons:
 - a. *(List reasons based upon City Code.)*
 4. Continue the Preliminary Application for South Weber Gateway for consideration at a future date.
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DENSITY CALCULATIONS FOR HILL AIRFORCE BASE EASEMENTS

ORDINANCE 2022-05

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 adopted

10-5A-4: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 2.80 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 2.80 building lots per acre or less (Ord. 1505, 7-14-2015).

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: There shall be a minimum of nine thousand (9,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

10-5B-4: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 1.85 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.85 building lots per acre or less. (Ord. 15-05, 7-14-2015)

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: There shall be a minimum of ten thousand (10,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

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 twelve thousand (12,000) square feet in each lot on which a single-family or two-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: Each lot shall have a minimum width of one hundred feet (100'). (Ord. 2000-9, 7-11-2000; amd. Ord. 19-16, 11-26-2019; Ord. 2021-06, 5-25-2021)

10-5D-4: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 1.45 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.45 building lots per acre or less. (Ord. 15-05, 7-14-2015)

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: There shall be a minimum of twelve thousand (12,000) square feet in each lot.

C. Lot Width:

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and

2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and

3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021- 06, 5-25-2021)

10-5E-4: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 0.90 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when

previously completed phases of the same development have sufficiently low density so that the average is still 0.90 building lots per acre or less. (Ord. 15-05, 7-14-2015)

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: There shall be a minimum of twelve thousand (12,000) square feet in each lot.

C. Lot Width:

1. For lots less than one-half (1/2) acre, the same as subsection 10-5D-4C of this chapter.

2. Lots one-half (1/2) acre to ninety nine one-hundredths (0.99) acre in area shall be at least one hundred feet (100') in width.

3. Lots one acre or larger shall be at least one hundred fifty feet (150') in width. (Ord. 2000-9, 7-11-2000; amd. Ord. 2021-06, 5-25-2021)

10-5P-4: BUILDING LOT REQUIREMENTS:

A. Density: There shall be no more than 4.0 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 no more than 4.0 dwelling units per acre.

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: There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot.

C. Lot Width: Each lot shall have a minimum width of sixty five feet (65'). (Ord. 17-16, 11-21-2017; amd. Ord. 2021-06, 5-25-2021)

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 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 2022.

MAYOR: Rod Westbroek

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 Dills	FOR	AGAINST

ATTEST: City Recorder, Lisa Smith

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CERTIFICATE OF POSTING

I hereby certify that Ordinance 2022-xx was passed and adopted the th day of 2022 and that complete copies of the ordinance were posted in the following locations within the City thisth day of 2022.

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

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