

SOUTH WEBER PLANNING COMMISSION AGENDA

Watch Live or at your convenience: https://www.youtube.com/channel/UCRspzALN_AoHXhK_CC0PnbA

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Wednesday October 20, 2021, in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

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

1. Pledge of Allegiance: Commissioner Walton
2. Public Comment: Please respectfully follow the guidelines below: Comments will also be accepted at publiccomment@southwebercity.com to be included with the meeting minutes.
 - a. Individuals may speak once for 3 minutes or less
 - b. State your name and address
 - c. Direct your comments to the entire Commission
 - d. Note: Planning Commission will not respond during the public comment period
3. Approval of Consent Agenda
 - a. PC2021-08-12 Minutes
4. **Public Hearing & Action on Preliminary Plat & Improvement Plans for Riverwood Subdivision (56 Lot Plat R-LM) by Applicant: Nilson Homes**
5. **Public Hearing & Action on Rezone .546 of an acre from A to R-LM, located at approx. 128 E South Weber Drive by Applicant: Nilson Homes**
6. Discussion- Private Right of Way
7. Discussion- Residential Parking
8. Utah APA Report by Commissioner Walton
9. Planning Commission Comments (Boatright, Davis, Losee, Johnson, Walton)
10. 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 DULY APPOINTED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

DATE: October 7, 2021

DEVELOPMENT COORDINATOR: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 August 2021

TIME COMMENCED: 6:06 p.m.

LOCATION: 1600 E. South Weber Drive, South Weber, Utah

PRESENT:

COMMISSIONERS:

Gary Boatright (via cell phone)
Jeremy Davis
Wes Johnson
Julie Losee
Taylor Walton

COMMUNITY SERVICE DIRECTOR:

Trevor Cahoon

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Paul Sturm, Mark Bell, Michael Grant, Joel Dills, Tina Sanzone, Gary Sanzone, and Blair Halverson.

1. PLEDGE OF ALLEGIANCE: Commissioner Walton

2. Public Comment: Anyone requesting to comment live via Zoom must pre-register at the following <https://forms.gle/PMJFhYFJsD3KCi899> before 5 pm on the meeting date.

Comments will also be accepted at publiccomment@southwebercity.com

- a. Individuals may speak once for 3 minutes or less.
- b. State your name and address.
- c. Direct comments to the entire Commission
- d. Note Planning Commission will not respond during the public comment period.

Paul Sturm, 2527 Deer Run Drive, voiced his concern with tonight's meeting packet, which wasn't available on the city website until yesterday. He suggested the city sign up with the state public notice site.

Kimberli Guill, Development Coordinator, explained the difficulty with the city website accepting all the information that is submitted with a packet.

Joel Dills, 7749 S. 2100 E., recently viewed Riverdale City's Planning Commission meeting as was impressed with how they conduct public comment. He explained submitted written public comments are read in the meeting. They also have a phone service which allows individuals to leave a 3-minute message. He expressed it allows for more public engagement. He thanked the Planning Commission for their service.

3. Approval of Consent Agenda

- Planning Commission Minutes of 10 June 2021

Commissioner Walton moved to approve the consent agenda. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, Losee, and Walton voted aye. The motion carried.

4. Commissioner Training provided by Mark Bell from Hayes Godfrey Bell

Mark Bell, of Hayes Godfrey Bell, discussed Planning Commission Basics. He explained how important it is for the chair to keep control of the meeting. He noted everything cities do is covered by Utah Lands Use Development and Management Act (LUDMA). Every municipality must establish a Planning Commission. The Planning Commission's responsibilities include recommendation on general plan and amendments to ordinances, recommendations on land use authorities to handle applications and appeals, and recommendations for application processes. The Planning Commission should be trained annually on general powers and duties, land use (appeals/variances, conditional uses, impact fees, vested rights, subdivision regulations, and zoning). An essentially responsibility is to make "recommendations" to the City Council. The Planning Commission also takes on an administrative role by acting as a "land use authority". A commissioner's role is to "shape" policy, not to "make policy. A commissioner doesn't have a "constituency". It is important for the Planning Commission members to follow the Open and Public Meetings Act with the purpose of aiding in the conduct of people's business. Therefore, public bodies are to take their actions openly and conduct deliberations openly. A notice of the agenda is required. Written minutes and recording of the meetings are required. If by chance there is a social meeting, Planning Commissions are not to conduct or discuss city business. During a meeting there must be a "quorum" (simple majority). If a commissioner is unable to attend the meeting in person, he/she may join the meeting electronically. Planning Commission members are required to disclose actual or potential conflicts of interest. The use of office for personal benefit is prohibited. Planning Commissioners service requires you to vote on difficult decisions. If there is a conflict of interest, commissioners need to disclose their conflict and a decision needs to be made whether or not the commissioner will need to be excused from the discussion and the vote. When in doubt, consult with the city attorney.

Mr. Bell provided a cheat sheet of Roberts Rules of Order to each member of the Planning Commission. He reminded them there are benefits to an orderly meeting. All members are entitled to speak, but they need to be recognized by the chair. Personal remarks are inappropriate. There should be one question at a time with one person having the floor. Following discussion, a motion (a formal proposal for consideration and action) is made. Basic form of motion: "I move that..." Second: another member agrees that the motion should be considered – states as "Second" or I second the motion made by....." The chair restates the motion/second and asks: "is there any debate or discussion?" The chair recognizes members who want to speak. At the conclusion of the debate or discussion: The chair restates the motion and calls for the vote. A roll call vote is preferred; or if by "ayes" and "nays" state number or unanimous.

Amending a motion is done during debate/discussion where person with the floor states: "I move that the pending motion be amended by . . . [insert desired amendment, e.g., adding or striking words, etc.] Second is required to move forward.

Substitute motion: to amend by striking entire portions, sentences or paragraphs of motion — done during debate/discussion where person with the floor states: “I move that the pending motion be substituted as follows: [insert desired amendment, e.g., adding or striking words, etc.] Second is required to move forward.

Chair to restate original and amended/substitute before calling for vote

Motion to “Table”: motion made when member desires to suspend further consideration of issue. Example: “I move that we table [description] until [state when to be reconsidered or conditions required for reconsideration]

The chair is to remain impartial pending vote. Listen, focus on issues remembering personalities are not issues, don’t question motives, and be polite.

Commissioner Boatright thanked Mr. Bell for his presentation.

5. Introduction & Presentation on Internal Accessory Dwelling Units by Trevor Cahoon:

Community Service Director Trevor Cahoon introduced himself. He grew up in Utah and attended Sunset Jr. High and Northridge High School. He recently worked for Clearfield City but is now with South Weber City.

Trevor announced within the parameters of HB82, the Planning Commission is tasked to amend/revise this ordinance and make a final recommendation to the City Council. The adoption of an Internal Accessory Dwelling Unit (IADU) City ordinance is a legislative action. The Planning Commission’s role is to consider the draft ordinance and to make a recommendation to the City Council. In making its decision, the Planning Commission may consider policy-based input. The ordinance has been drafted by the City Attorney, City Planner, staff, and the Code Committee.

In the 2021 general session, the Utah Legislature passed HB82, requiring that cities allow internal accessory dwelling units in no less than 75% of the zones that allow for residential uses. By no later than October 1, 2021, Utah municipalities are required to have an ordinance in place that complies with the provisions of HB82 or IADUs will be allowed in any residential property. The bill defines IADU as an accessory dwelling unit created within a primary dwelling, within the primary dwelling’s footprint, and for the purpose of renting for 30 consecutive days or longer. The primary dwelling is a single-family dwelling in which the owner occupies the primary residence, and the dwelling is detached.

In areas zoned primarily for residential use (a determination up to the municipality), IADUs are permitted uses. However, a municipality may prohibit IADUs in up to 25% of the total area in the municipality, zoned for primarily residential, or, if a state or private university with a student population of 10,000 or more is located in the municipality, 67% or less.

A municipality may not establish restrictions on the construction or use of an IADU, including IADU size within the primary dwelling, total lot size, or street frontage. However, HB 82 allows a municipality to adopt the following IADU restrictions and requirements: require bedroom window egress, prohibit installation of a separate utility meter, require that the IADU design not

change the appearance of the primary dwelling, require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport, prohibit an IADU in a mobile home, require an IADU permit or license, prohibit an IADU if the primary dwelling is served by a failing septic tank, prohibit an IADU if the lot is 6,000 sf or less, prohibit the renting of the IADU for less than 30 consecutive days, and prohibit renting an IADU that is not in an owner-occupied primary dwelling.

Draft Ordinance Summary

The draft ordinance follows state law in what cities must do and cannot do. While South Weber City has some discretion on several items within the code, what can be prohibited or restricted is reflected within the draft ordinance with few exceptions. The prerogative of the Planning Commission is to make recommendations on what restrictions or prohibitions, allowable under state law, are to be recommended to the City Council.

Some notable areas within the draft ordinance are:

- There is no prohibition on the changing of external appearance
 - As the Committee discussed this, we determined that because setbacks, height limits and other things are in place regarding building placement, an addition to a home for an IADU doesn't create any greater of an impact than an addition for a living room or any other purpose.
- Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.
- The property owner must occupy the dwelling in order to utilize the IADU
- A minimum 15-foot common wall or floor space is required between the IADU and the main unit
 - This will prevent property owners from having a breezeway or some other similar structure connecting two separate units, under the guise of having a single dwelling unit on the property.
- IADUs are allowed in all residential zones, excluding the Residential Multi-Family (R-7) and Residential Patio (R-P).

In order to determine the zones where IADUs would be allowed, the Committee had Jones & Associates (the City's engineering firm) analyze and break down the zoning data in the city. The data they presented is as follows:

	# of Parcels	Acreage	Area %	# Parcels < 6000 Sq Ft
Residential Very Low Density (A)	232	916.02	49%	1
Residential Low Density (R-L)	416	247.54	13%	2
Residential Low Moderate Density (R-LM)	118	60.68	3%	1
Residential Moderate Density (R-M)	1598	593.81	32%	17
Residential Patio (R-P)	96	18.44	1%	10
Residential Multi-Family (R-7)	202	17.49	1%	198
Total	2662	1853.99	100%	229

Trevor suggested a clear criteria should be set to exclude zones or areas within the city to disallow IADUs. Upon review of city zoning code, and the specific prohibitions that are allowed under the state statute, it is recommended that the R-7 zone, and R-P are the most defensible zones to prohibit IADUs in order to create a standard criteria.

Ordinance Highlights include the following:

- External Appearance:
 - There is no prohibition on changing of external appearance.
 - Materials should be constructed of similar materials and design.
 - Each unit's entrance shall be distinct from the other and shall be on separate planes of the primary dwelling unit.
- Owner Occupation
 - Either the IADU or the primary dwelling unit shall be owner occupied.
- Common Wall or Floor
 - In order to qualify as an IADU, a minimum of 15' common wall or floor space with the primary dwelling unit is required.
- Zoning
 - IADUs are allowed in all residential zones, excluding the Residential Patio (R-P) and Residential Multi-Family (R-7).

There are things that municipalities CAN do, things they MUST do, and things they CANNOT. Those things are:

Cities CAN

- Require bedroom window egress
- Prohibit installation of a separate utility meter
- Require that the IADU design not change the appearance of the primary dwelling
- Require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport
- Prohibit an IADU in a mobile home

- Require an IADU permit or license
- Prohibit an IADU if the primary dwelling is served by a failing septic tank
- Prohibit an IADU if the lot is 6,000 sf or less
- Prohibit the renting of the IADU for less than 30 consecutive days
- Prohibit renting an IADU that is not in an owner-occupied primary dwelling.

Cities MUST

- Have an ordinance in place by October 1, 2021, that meets requirements of HB82
- Allow IADUs in 75% or more of the residentially zoned areas within the city
- Amend the definition of single family to remove the word “unrelated”
- Create exemptions for IADUs related to wall thickness, ventilation, and other changes, per the State Construction Code

Cities CANNOT

- Limit the size of an IADU
- Issue a blanket ban on IADUs
- Limit the lot size and frontage of lots containing IADU (noted exception above)
- Prohibit IADUs in more than 25% of residentially zoned areas in the city
- Require installation of a separate utility meter

Commissioner Johnson moved to open the public hearing for SWC Code Chapter 10-19 (Ordinance 21-12) Internal Accessory Dwelling Units. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Johnson, Losee, and Walton voted aye. The motion carried.

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

6. SWC Code 10-19 (Ordinance 21-12) Internal Accessory Dwelling

Commissioner Boatright asked for public comment.

Joel Dills, 7749 S. 2100 E., feels House Bill 82 is a good idea. He suggested separating free housing verses receiving income for a business. He suggested looking at the broad picture as well as limiting on-street parking. He recommended requiring a certain amount of over site at the beginning to verify all is in place before license is approved. He isn't in favor of allowing IADUs in the R-7 Zone. He recommended creating a historic overlay. He asked in looking at the matrix, does the change in family affect boarding houses, duplexes, etc.

Paul Sturm, 2527 Deer Run Drive, is concerned about why the presentation and the voting of the SWC Code 10-19 is during the same meeting. He is concerned about parking because during the winter on-street parking isn't allowed in the city.

Trevor Cahoon read aloud public comment submitted by **Gary and Tina Sanzone, 2353 E. 8100 S. (SEE ATTACHED)**

Commissioner Losee moved to close the public hearing for SWC Code Chapter 10-19 (Ordinance 21-12) Internal Accessory Dwelling Units. Commissioner Johnson seconded the motion. A roll call vote was taken. Commissioners Boatright, Johnson, Losee, and Walton voted aye. The motion carried.

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

Commissioner Davis asked for clarification on the 75% rule. Trevor replied it is 75% of the housing units that qualify. Commissioner Davis is concerned about ensuring there is enough off-street parking because of winter regulations.

Commissioner Johnson questioned if the property is sold, does the IADU transfer with the property. Also, he asked if the IADU requires a separate entrance. It was stated there is nothing in the new legislation that requires entry exterior or interior and it would be up to the city. He asked if a standard needs to be set for rooms and square footage. He asked if it is a rental license or commercial license. Trevor replied to a business license is required. Commissioner Johnson asked how often an IADU is inspected. Mark Bell explained new legislation limits imposing a more than one parking stall requirement. Trevor pointed out the type of licensing can be determined by the city.

Commissioner Walton discussed parking and whether or not it should be required to be paved. Commissioner Losee doesn't want people parking on grass or gravel. Trevor reported Chapter 8, Title 10 references off street parking.

Commissioner Walton asked for an explanation as to whether or not it needs to have an entrance on a separate plane. Trevor replied plane is identified as separate elevation or size of home or rear entry. Commissioner Walton asked about limiting lot size or frontage. Mark Bell replied the city can't require a frontage requirement for an IADU. It can't be different from any other home in the zone.

Commissioner Boatright discussed the difficulty with a historic overlay because it limits individuals to what they can do with their homes. He is against a historic overlay. Trevor suggested if areas are limited to IADU's then it needs to be defensible.

Commissioner Losee asked if there is or isn't an allowed internal shared entrance. Trevor replied a shared internal entrance is allowable. Commissioner Davis asked if there is a fire safety requirement. Mark Bell replied the building inspection will address fire requirements.

Commissioner Walton discussed having a review process for business license renewal if there are complaints. It is the same process as a short-term rental. Commissioner Boatright replied it is included in city code Section 10-19-8.

Commissioner Losee asked about options for size of an IADU. Mark Bell suggested a minimum size of 400 sq. Discussion took place regarding 10-19-6 Standards of Approval item e. concerning rental to only one family.

Mark Bell discussed the parking requirement for an IADU and explained the only requirement is for one additional parking space for the IADU.

Trevor reported the definitions need to be included in the land use matrix for internal and external IADU.

Commissioner Walton moved to recommend approval of SWC Code Chapter 10-19 (Ordinance 21-12) Internal Accessory Dwelling Units to the City Council with the following:

- 1. Define interior accessory and exterior dwelling unit in code definition**
- 2. Code Committee to review Ordinance Title 10, Chapter 8 to ensure conformity to IADU ordinance.**

Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Johnson, Losee, and Walton voted aye. The motion carried.

REPORTS:

Planning Commission Comments

Commissioner Boatright: He reminded the public to bring items before the Planning Commission through public comment, email etc. He recommended if an email is sent to the City Council for the Planning Commission, he would suggest the individual be told to forward their email to the Planning Commission.

Commissioner Walton: He thanked Mr. Bell for his presentation. He asked if there is a standard form for disclosure of conflict of interest. It was stated when an individual takes office they fill out the form.

ADJOURNED: Commissioner Walton moved to adjourn the Planning Commission meeting at 8:12 p.m. Commissioner Johnson seconded the motion. Commissioners Boatright, Davis, Johnson, Losee, and Walton voted aye. The motion carried.

APPROVED: _____ **Date**
Chairperson: Gary Boatright

Transcriber: Michelle Clark

Attest: Development Coordinator, Kimberli Guill

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
2353 E 8100 S
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".

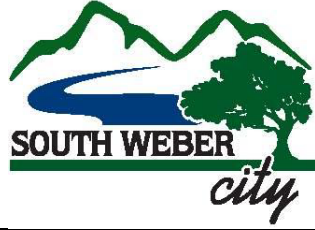
The SWC website was not populated with this information until yesterday 11Aug21, thus residents who rely only on the City website had only one day to prepare for this meeting.

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~~ change the exterior. patio home sites are typically less than 6,000 sq dimension
o ALSO NO STREET PARKING - WINTER RAILS

Planning Commission Meeting Date: 10-20-2021 Agenda Item: (4) Preliminary Plat & Improvement Plans for Riverwood Subdivision (56 Lot Plat) R-LM Zoning (Current) Rezone .546 of an acre from A to R-LM, located at approx. 128 E South Weber Drive. Staff Review: Trevor Cahoon, Community Services Director	
Project Name: Riverwood Subdivision	
Request: Approval of Preliminary Subdivision Plat for Riverwood	
Property Address: 128 E South Weber Drive	
Applicant: Nilson Homes	
Governing Document(s): South Weber City General Plan, South Weber City Future Land Use Map, South Weber City Zoning Map, South Weber City Code Title 10	
Decision Type: Administrative Approval of Preliminary Plat & Improvement Plans for Riverwood Subdivision (56 Lot Plat) R-LM Zoning (Current) Rezone .546 of an acre from A to R-LM, located at approx. 128 E South Weber Drive.	
Required Commission Action(s): Action on Preliminary Subdivision Plat and recommendation to the City Council on the rezone request.	

EXECUTIVE SUMMARY

This property is located at approximately 128 E South Weber Drive. This project is anticipated to be completed in two phases. The project has been reviewed by staff for compliance with all relevant City zoning and engineering codes, standards, and specifications, and is fully compliant with all relevant standards.

One item that should be noted is that the project currently spans the county line. It is anticipated that the portion of the project that is contained within weber county will be annexed into South Weber City and Davis County in the future. In order to facilitate this project, the phasing will coincide with the boundary adjustment. Phase 1 will only include area that is within the City Boundaries, and when the land is annexed within the City Phase 2 can be included in the remainder of the subdivision. Staff feels comfortable with obtaining preliminary approval prior to the completion of the annexation.

A small portion (.546 acres) will need to be rezoned from A to R-LM to have consistent zoning with the General Plan. The Planning Commission will need to recommend the rezone request as a separate action item from the preliminary approval.

An item that was discussed in the development review process was the density calculation. At first review Staff had determined that the southern portion of the property that lies within the Hill Airforce Base easement should not be used in a density calculation because the land was undevelopable. Upon

further review, because there were no structures placed on that portion and the land does have some permitted use (i.e. open space, storage) that the proposal of extending the back yards into this space conform to that use and would be permissible to count toward the density calculation.

GENERAL PLAN ANALYSIS

This project conforms with the General Plan.


STAFF ANALYSIS

The project has been reviewed by Staff and fits all necessary requirements and codes.



MEMORANDUM

TO: South Weber City Planning Commission

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Trevor Cahoon – South Weber Community Services Director
Kim Guill – South Weber Development Coordinator

RE: **RIVERWOOD SUBDIVISION (LARRY RAY / LYNN WOOD PROPERTY)**
Engineering Review (Preliminary)

Date: October 13, 2021

Our office has completed a review of the Preliminary submittal dated October 4, 2021, for the Riverwood Subdivision.

STAFF ASSESSMENT

The property is zoned R-LM except for a small section of ground in the southeast corner that is zoned A. This ground is requested to be rezoned to R-LM for consistency purposes. The preliminary plans meet the requirements of the City Code and City Standards. Phase 2 is located in unincorporated Weber County and may receive preliminary approval but will not be able to receive final approval until it has been annexed into South Weber City.

The comments listed below are included for the purpose of providing additional information relative to final approval.

GENERAL

- E1. Annexation. The northern portion of the development needs to be annexed into South Weber City (see item E6).
- E2. Will Serve Letters.
 - A. The Utility Notification form for Comcast Cable, Dominion Energy, Rocky Mountain Power, and Century Link has been received.
 - B. A Will-Serve letter from the South Weber Irrigation Company was submitted but is conditional upon acquiring sufficient water shares. The additional shares required may be purchased after city subdivision approval, but before any plats will be recorded.
- E3. Plan Review Approval Letters.

RIVERWOOD SUBDIVISION (LARRY RAY / LYNN WOOD PROPERTY)
 Engineering Review (Preliminary)
 October 13, 2021

Page 2 of 3

- A. Due to the powerline traversing the property and questions about the width of the easement required a plan review letter is required from Rocky Mountain Power prior to final.
- B. Prior to final, a plan review approval letter will be required from the South Weber Irrigation Company indicating that the proposed improvements meet their requirements.
- C. Prior to final, the Riverdale Bench Canal Company will need to approve of the relocation and piping of their canal. Any additional easements for the relocation needed, must be acquired. The grade and location of the pipe on the east will need to be coordinated with South Weber City to ensure sufficient grade for piping across their property.
- D. Prior to final, UDOT needs to approve the new access to and improvement in South Weber Drive (SR-60).
- E. Prior to final, the Utah Division of Water Quality (Weber River Basin Watershed) will need to approve the storm drain discharge to the culvert under I-84.
- E4. Cost Share Agreement.
 - A. Some of the waterlines and storm drain lines need to be up sized for future development and other drainage purposes. The city is responsible for these costs. Our office will provide an analysis of these costs.
- E5. Geotechnical Report. The following comments are based on the study provided by CMT Engineering, dated June 15, 2021.
 - A. With a land drain system being added after the report was submitted, the geotechnical report needs to be updated (or addendum provided) addressing depths of the basement relative to each lateral to the lot. A reference table will need to be added to the plat giving the maximum depth of the lowest floor slab from the TBC elevation in front of the lot. Both the updated report and table on the plat will need to be part of the final submittal.
 - B. No infiltration rate was provided. Most LID BMP's require infiltration. As part of the storm water LID analysis an infiltration rate will be required based on actual field testing or the minimum from the UCEA.net saturated hydraulic conductivity table for typical saturated infiltration rates may be used.
 - C. The preliminary grading plan shows an average fill of about 2' across the entire site. If excess fill is required with the final design, the report should be updated (or an addendum provided) to address any issues related to the additional fill.
 - D. On site material can only be used for utility trench backfill if it meets a Type A-1a or A-1b AASHTO soil classification.

PLAT

- E6. Phasing. It is our opinion that Phase 1 and Phase 2 can receive preliminary approval prior to the annexation portion being annexed into South Weber. However, Phase 2 cannot proceed to final until the property is annexed.

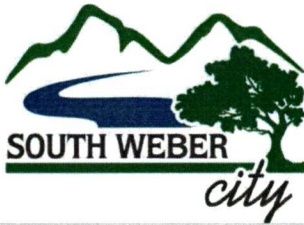
RIVERWOOD SUBDIVISION (LARRY RAY / LYNN WOOD PROPERTY)
Engineering Review (Preliminary)
October 13, 2021

Page 3 of 3

- E7. The Final Plat will need a signature block for Rocky Mountain Power (RMP), Central Weber Sewer Improvement District (CWSID), and Weber Basin Water Conservancy District (WBWCD).
- E8. Prior to final, our office will provide addresses for the lots.

IMPROVEMENT PLANS

- E9. Storm Drain.
 - A. Stormwater Low Impact Development (LID) best management practices are required for this development. The preliminary plans show retention in the detention basin. Prior to final, the Storm Water Quality Report will need to be provided, and any additional BMP's shown in the drawings.
 - i. Follow State's Guidelines at <https://deq.utah.gov/water-quality/low-impact-development>
 - ii. Follow State's ["Guide to Low Impact Development within Utah Manual"](#)
 - iii. Complete State's ["Storm Water Quality Report Template"](#)
- E10. Trail. In accordance with the General Plan, and consistent with other developments, a 10' wide asphalt trail (3" HMA, 4" UTBC) is being provided. It is located between I-84 and the backyards of the homes on Harper Way.



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00				
Sketch	\$ 400.00	\$ 700.00	700.00	6/21/21	5001369/5001217	6/21/2021
2nd Sketch	\$ 300.00	\$ 350.00				
Prelim	\$ 600.00	\$ 900.00	900.00	7/22/21	5001445	PC 10/20/2021
Final	\$ 700.00	\$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: (Ray Property) Riverwood

Approx. Location: S Weber Drive, just north of La Roca Soccer Complex

Parcel Number(s): S Weber: 130050036
Weber Co: 070790056, 070790007, 070790034 Total Acres: 31.078
small sliver

Current Zone: R-LM If Rezoning, to what zone: A to R-LM Bordering Zones: C-R, A

Surrounding Land Uses: Soccer Complex (just South), Agriculture (just north), Medium Density Residential (South)

Number of Lots: XX 56 # of Lots Per Acre: 1.83 PUD: Yes ☐ No ☒

Developer or Agent

Name: Jacob Jones

Company: Nilson Land Development, LLC

Address: 1493 E Ridgeline Dr, Suite 520

City/State/Zip: South Ogden, UT 84405

Phone: 801-643-0101

Email: jake.jones@nilsonhomes.com

Developer's Engineer

Name: Cam Preston

Company: Ensign Engineering

Address: 979 N 400 W

City/State/Zip: Layton, UT 74041

Phone: 801-547-1100

Email: cpreston@ensignutah.com

State License # 5049309

Property Owner, if not Developer

Name: Lynn Wood - Trustee

Company: Larry D. Ray Revocable Trust

Address: 2490 Wall Ave

City/State/Zip: Ogden UT 84401

Phone: 801-621-0440

Email: Lynn@childrichards.com

Surveyor, if not Engineer

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____

Date: 4/19/2021

State of Utah, County of Davis

Subscribed and sworn to before me on this 19th day of April, 2021By Heidi McCulloch
JACOB JONESNotary Heidi McCulloch

Seal

Property Owner's Signature: _____

Date: 4/19/2021

State of Utah, County of Davis

Subscribed and sworn to before me on this 19th day of April, 2021By Synn WoodNotary Heidi McCulloch

Seal



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

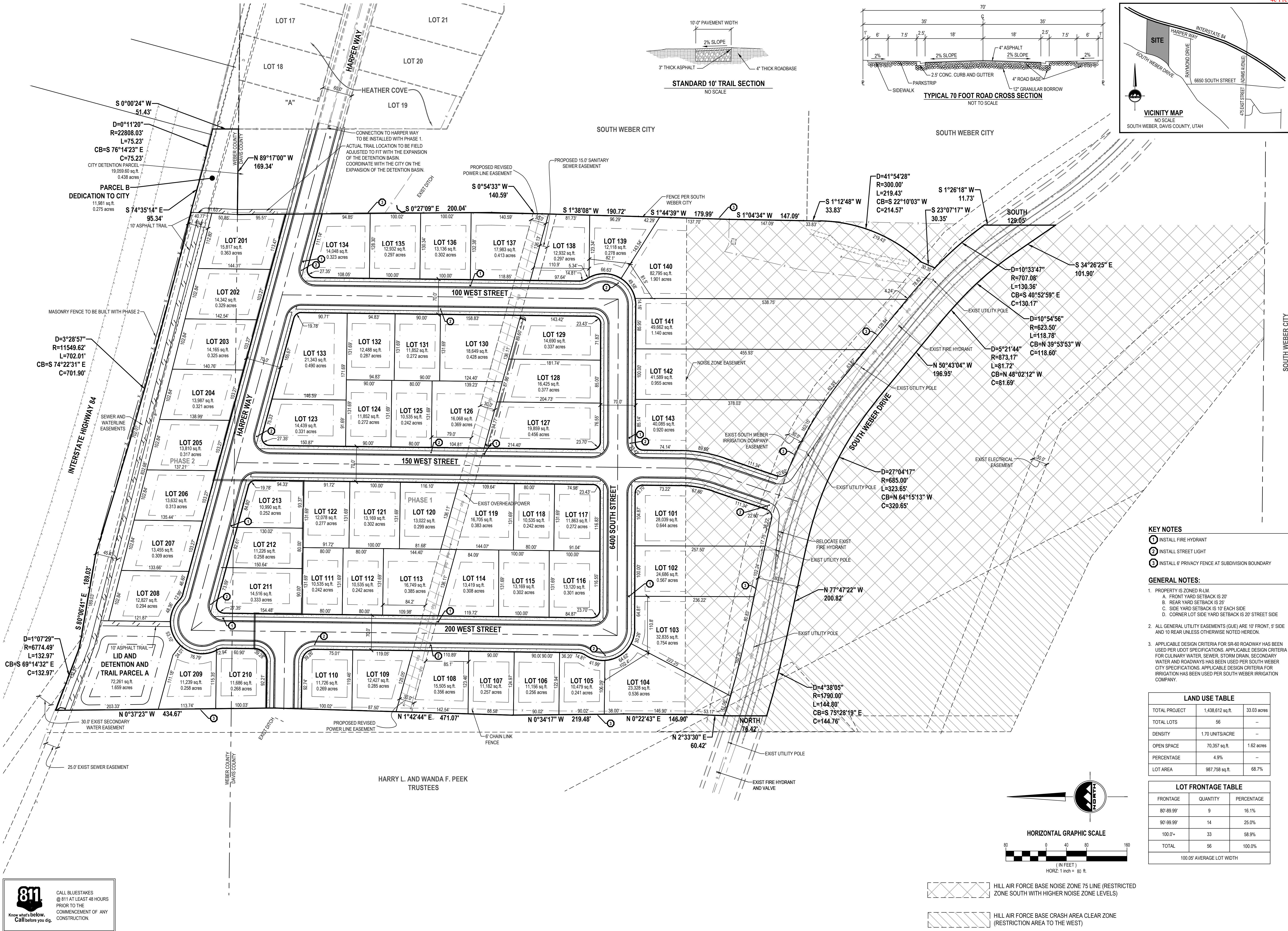
FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
CONTRACT:
PHONE:

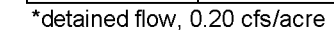
RIVERWOOD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH



PRELIMINARY SITE PLAT

PROJECT NUMBER
7992A
DRAWN BY
M.ELMER
PROJECT MANAGER
C.PRESTON
PRINT DATE
5/11/21
CHECKED BY
C.PRESTON





GENERAL NOTES

1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
2. ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
3. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF SOUTH WEBER CITY FIRE SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
4. ON SITE MATERIAL CAN ONLY BE USED FOR UTILITY TRENCH BACKFILL IF IT MEETS A TYPE A-1a OR A-1b AASHTO SOIL CLASSIFICATION.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

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Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5917 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
CONTACT:
PHONE:

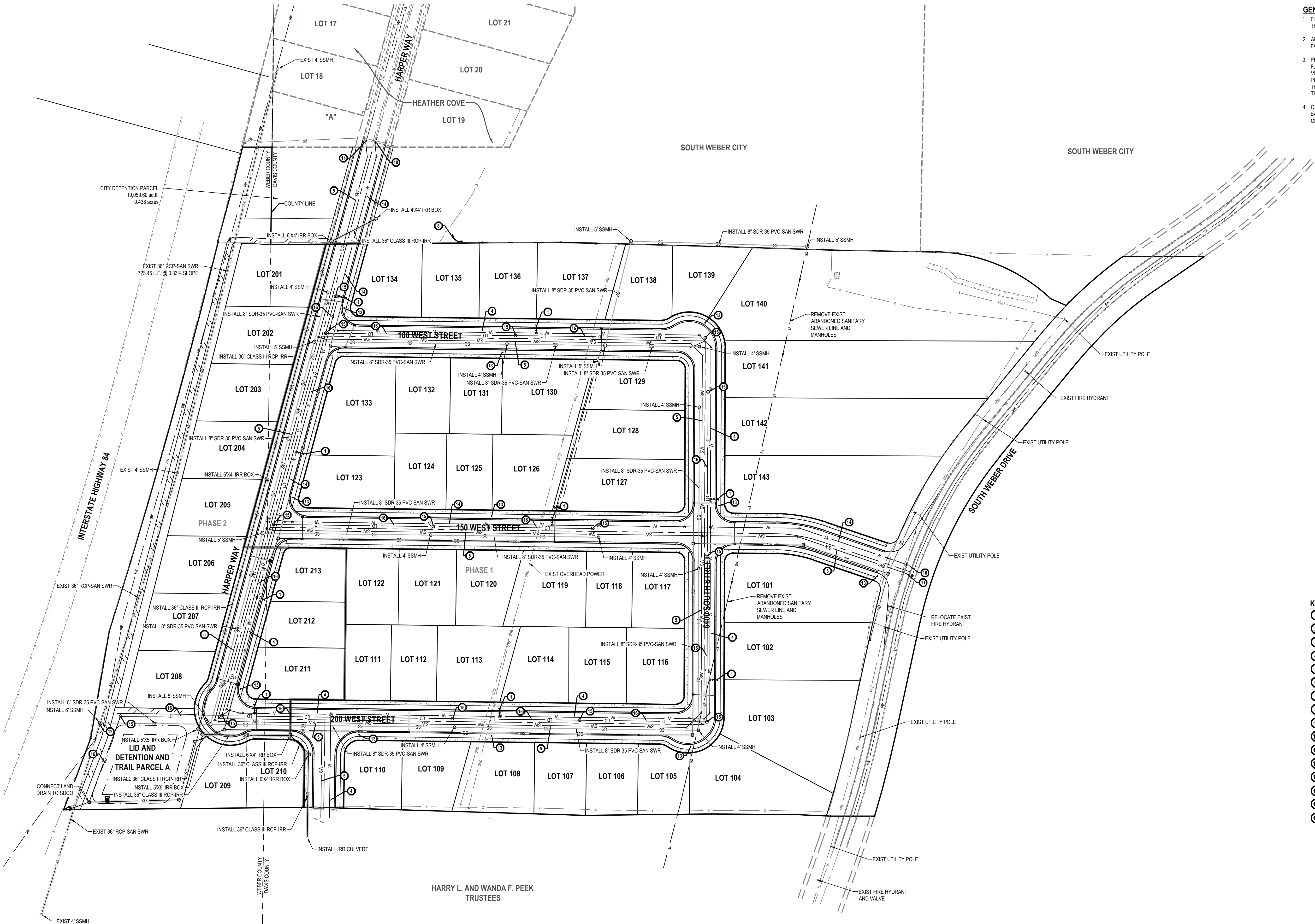
RIVERWOOD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH



PRELIMINARY UTILITY
PLAN

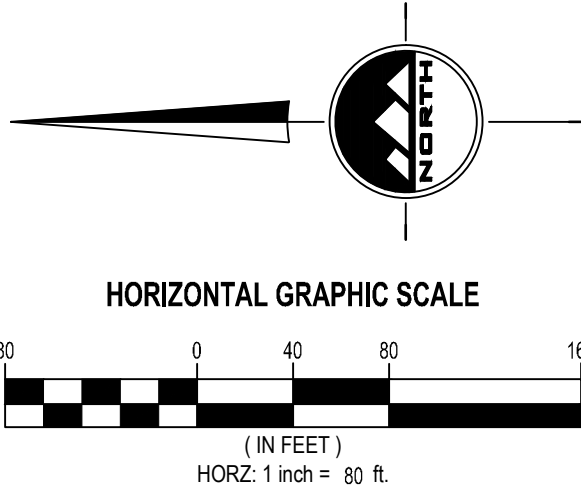
PROJECT NUMBER
7992A
PRINT DATE
5/11/21
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

3 OF 3



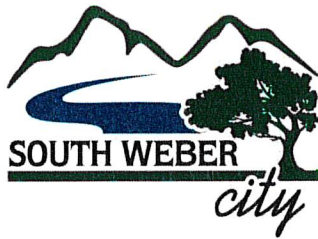
KEY NOTES

1. INSTALL FIRE HYDRANT
2. NOT USED
3. NOT USED
4. INSTALL 8" CULINARY WATERLINE
5. INSTALL 8" SECONDARY WATERLINE
6. NOT USED
7. NOT USED
8. INSTALL CONCRETE HEADWALL AT EXIST CHANNEL
9. INSTALL IRRIGATION FLARED END SECTION TO EXIST DITCH
10. FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
11. FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE
12. FIELD LOCATE AND CONNECT TO EXIST SAN SWR LINE
13. INSTALL STREET LIGHT
14. INSTALL 10" CULINARY WATERLINE
15. INSTALL LDMH
16. INSTALL LAND DRAIN



811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

4d Rezone Riverwood Subdivision

FOR OFFICE USE ONLY

Fee paid \$ _____ Receipt _____ Date _____

Recommended by Planning Commission on: _____

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: South Weber Drive, just north of La Roca Soccer Complex

Parcel Number(s): 130050036 Total Acres: 34.17

Request: <1 Acres changed from A Zone to R-LM Zone
_____ Acres changed from _____ Zone to _____ Zone

Legal Description: (attach if too large) ATTACHED

Proposed Use: Subdivision

How does this use support the City's General Plan? This is in line with the general plan. This portion of the property will only be used as a backyard as it is in the noise zone that doesn't allow residential structures.

Applicant

Name: Jake Jones

Company: Nilson Land Development, LLC

Address: 1493 E Ridgeline Dr, Suite 520

City/State/Zip: South Ogden, UT 84405

Phone: 801-643-0101

Email: jtjones3443@gmail.com

Property Owner, if not Applicant

Name: Lynn Wood - Trustee

Company: Larry D. Ray Revocable Trust

Address: 2490 Wall Ave

City/State/Zip: Ogden, UT 84401

Phone: 801-621-0440

Email: lynn@childrichards.com

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

Applicant's Signature: [Signature] Date: 6/14/2021

State of Utah, County of Davis

Subscribed and sworn to before me on this 14th day of June, 2021

Printed Name Heidi McCulloch

Notary Signature Heidi McCulloch



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint _____ as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

Property Owner's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this 14th day of _____, 201

Printed Name _____.

Notary Signature _____

Seal

PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLM, DESC AS FOLLOWS: COM AT A PT WH BEARS S 1479.25 FT & E 759 FT FR THE NW COR OF SD SW 1/4 OF SEC 20; TH S 27°09'51" E 94.40 FT; TH N 85°16'20" E 390.76 FT; TH N 86°27'31" E 307.59 FT; TH S 89°03'39" E 102.02 FT; TH S 457.74 FT, M/L, TO THE NE'LY LINE OF SOUTH WEBER DR; TH SE'LY ALG SD NE'LY LINE OF SOUTH WEBER DR, 210 FT, M/L; TH S 773 FT; TH W 171.6 FT; TH N 51°40' W 458.86 FT; TH N 27°28' W 722.95 FT; TH S 62°30' W 164.17 FT; TH N 378.18 FT TO THE POB. CONT. 14.68 ACRES ALSO, BEG AT THE PT OF INTERSECTION OF THE NE'LY EXIST R/W LINE OF SOUTH WEBER DR (A 66.00 FT WIDE RD) & THE EXTENSION OF A N TO S FENCE, WH PT IS 978.05 FT N 89°28'27" W ALG THE SEC LINE & 656.47 FT, N FR THE S 1/4 COR OF THE SEC 20-T5N-R1W, SLM; & RUN TH N 13°02'28" E 178.43 FT; TH N 18°32'03" W 94.94 FT; TH N 9°18'06" E 13.27 FT; TH N 13°50'12" E 208.90 FT; TH N 90°00'00" E 50.28 FT TO AN EXIST FENCE (FENCE LINE BNDRY AGMT); TH ALG SD FENCE THE FOLLOWING THREE COURSES: N 1°38'49" E 393.92 FT, N 0°09'25" E 143.77 FT, N 0°34'05" E 339.61 FT (CALCULATED DIST) TO THE N LINE OF DAVIS CO; TH N 89°17'00" W 175.00 FT; TH S 1°03'21" W 1304.03 FT TO SD NE'LY LINE OF SOUTH WEBER DR; TH S 52°16'49" E 90.35 FT ALG SD LINE TO THE POB. CONT. 4.59 ACRES ALSO, PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLM, DESC AS FOLLOWS: COM AT A PT ON THE N LINE OF DAVIS CO, WH BEARS S 660 FT & E 759 FT FR THE NW COR OF SD SW 1/4 OF SEC 20; TH E 815 FT; TH S 1115 FT, M/L, TO THE NE'LY LINE OF SOUTH WEBER DR; TH SE'LY ALG SD NE'LY LINE OF SOUTH WEBER DR, 210 FT, M/L; TH S 773 FT; TH W 171.6 FT; TH N 51°40' W 458.86 FT; TH N 27°28' W 722.95 FT; TH S 62°30' W 164.17 FT; TH N 1216.91 FT TO THE POB. CONT. 28.83 ACRES EXCEPT THEREFR THE FOLLOWING: BEG AT A PT E 759.00 FT & N 796.09 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH N 392.50 FT; TH S 27°09'51" E 301.20 FT; TH S 47°50'13" W 185.51 FT TO THE POB. CONT. 0.62 ACRES ALSO EXCEPT THEREFR: BEG AT A PT E 759.00 FT & N 796.09 FT & N 47°50'13" E 185.51 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH N 27°09'51" W 206.80 FT; TH N 85°16'20" E 390.76 FT; TH N 86°27'31" E 307.59 FT; TH S 89°03'39" E 250.51 FT; TH S 1083.48 FT; TH N 74°59'09" W 125.77 FT; TH N 86°45'37" W 191.62 FT; TH N 51°40'00" W 267.26 FT TO A PT ON THE E'LY LINE OF PPTY SO CONVEY TO USA; TH N 27°09'51" W 722.95 FT ALG SD E'LY LINE TO THE POB. CONT. 16.36 ACRES ALSO, EXCEPT THEREFR: BEG AT A PT E 759.00 FT & N 796.09 FT & N 47°50'13" E 185.51 FT & N 27°09'51" W 206.80 FT & N 85°16'20" E 390.76 FT & N 86°27'31" E 307.59 FT & S 89°03'39" E 250.51 FT & S 1083.48 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH S 68.23 FT; TH W 171.60 FT; TH N 51°40'00" W 180.00 FT; TH S 86°45'37" E 191.62 FT; TH S 74°59'09" E 125.77 FT TO THE POB. CONT. 0.52 ACRES ALSO, BEG AT A PT 1752.37 FT E & 869.07 FT N FR SW COR OF SEC 20-T5N-R1W, SLM; SD PT ALSO BEING ON FENCE LINE BNDRY AGMT 2169-228; TH ALG SD AGMT 2 COURSES AS FOLLOWS: N (1)°05'23" E 199.29 FT & N 1°38'48" E 75.53 FT; TH W 50.28 FT; TH S 13°50'12" W 208.90 FT; TH S 9°18'06" W 13.27 FT; TH S 18°32'03" E 47.47 FT; TH E 85.96 FT TO POB. CONT 0.46 ACRES ALSO, BEG AT A PT 1752.37 FT E & 549.07 FT N FR THE SW COR OF SEC 20-T5N-R1W, SLM; SD PT BEING N'LY LINE OF SOUTH WEBER DR & RUN TH N 320.00 FT; TH W 175 FT; TH S 320.00 FT, M/L, TO SD LINE OF SOUTH WEBER DR; TH SE'LY 210.00 FT, M/L, TO POB. LESS & EXCEPT THAT PORTION DISCLOSED BY PARTIAL RECON RECORDED 02/02/2001, BK 2744 PG 1090 E # 1637453 DESC AS FOLLOWS: BEG AT THE PT OF INTERSECTION OF THE NE'LY EXIST R/W LINE OF SOUTH WEBER DR (A 66.00 FT WIDE RD) & THE EXTENSION OF A N TO S FENCE, WH PT IS 978.05 FT N 89°28'27" W ALG THE SEC LINE & 656.47 FT, N FR THE S 1/4 COR OF SEC 20-T5N-R1W, SLM; & RUN TH N 13°02'28" E 178.43 FT; TH N 18°32'03" W 94.94 FT; TH N 9°18'06" E 13.27 FT; TH N 13°50'12" E 208.90 FT; TH N 90°00'00" E 50.28 FT TO AN EXIST FENCE (FENCE LINE BNDRY AGMT); TH ALG SD FENCE THE FOLLOWING THREE COURSES: N 1°38'49" E 393.92 FT, N 0°09'25" E 143.77 FT, N 0°34'05" E 339.61 FT (CALCULATED DIST) TO THE N LINE OF DAVIS COUNTY; TH N 89°17'00" W 175.00 FT; TH S 1°03'21" W 1304.03 FT TO SD NE'LY LINE OF SOUTH WEBER DR; TH S 52°16'49" E 90.35 FT ALG SD LINE TO THE POB. CONT 0.56 ACRES LESS & EXCEPT: A PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLB&M. THE BASIS OF BEARING BEING THE S LINE OF THE SW 1/4 OF SD SEC WH BEARS N 89°07'28" W, UTAH NORTH, STATE PLANE, CALCULATED NAD83 BEARING, (N 89°28'27" W, DAVIS COUNTY BEARING). BEG AT THE SW COR OF LOT 1, SMITH & EDWARDS SUB, BEING A PT ON THE NE'LY R/W LINE OF SOUTH WEBER DRIVE LOC 875.31 FT N 89°07'28" W (N 89°28'27" W BY RECORD) ALG SD S LINE & 566.98 FT N 00°00'00" E FR THE SE COR OF SD SW 1/4; RUN TH S 01°47'17" W 22.33 FT TO THE SE COR OF THE LARRY D. RAY PPTY, TAX ID. NO. 13-005-0036, SD PT DESC OF RECORD AS BEING ON THE N'LY LINE OF SOUTH WEBER DRIVE; TH N 40°50'48" W 143.84 FT ALG SD N'LY LINE; TH N 43°28'16" E 31.61 FT; TH NE'LY TO THE LEFT ALG THE ARC OF A 300.00 FT RADIUS CURVE, A DIST OF 219.43 FT, CHORD BEARS N 22°31'02" E 214.57 FT, HAVING A CENTRAL ANGLE OF 41°54'29"; TH S 01°42'09" W (SOUTH BY RECORD) 307.78 FT TO THE POB. CONT. 0.275 ACRES TOTAL ACREAGE 34.165 ACRES

CGR
Ray Property
Job # 7992A
September 15, 2021

Rezone Description

A parcel of land, situate in the Southeast Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. A portion of said parcel of land also located in Weber County. Being more particularly described as follows:

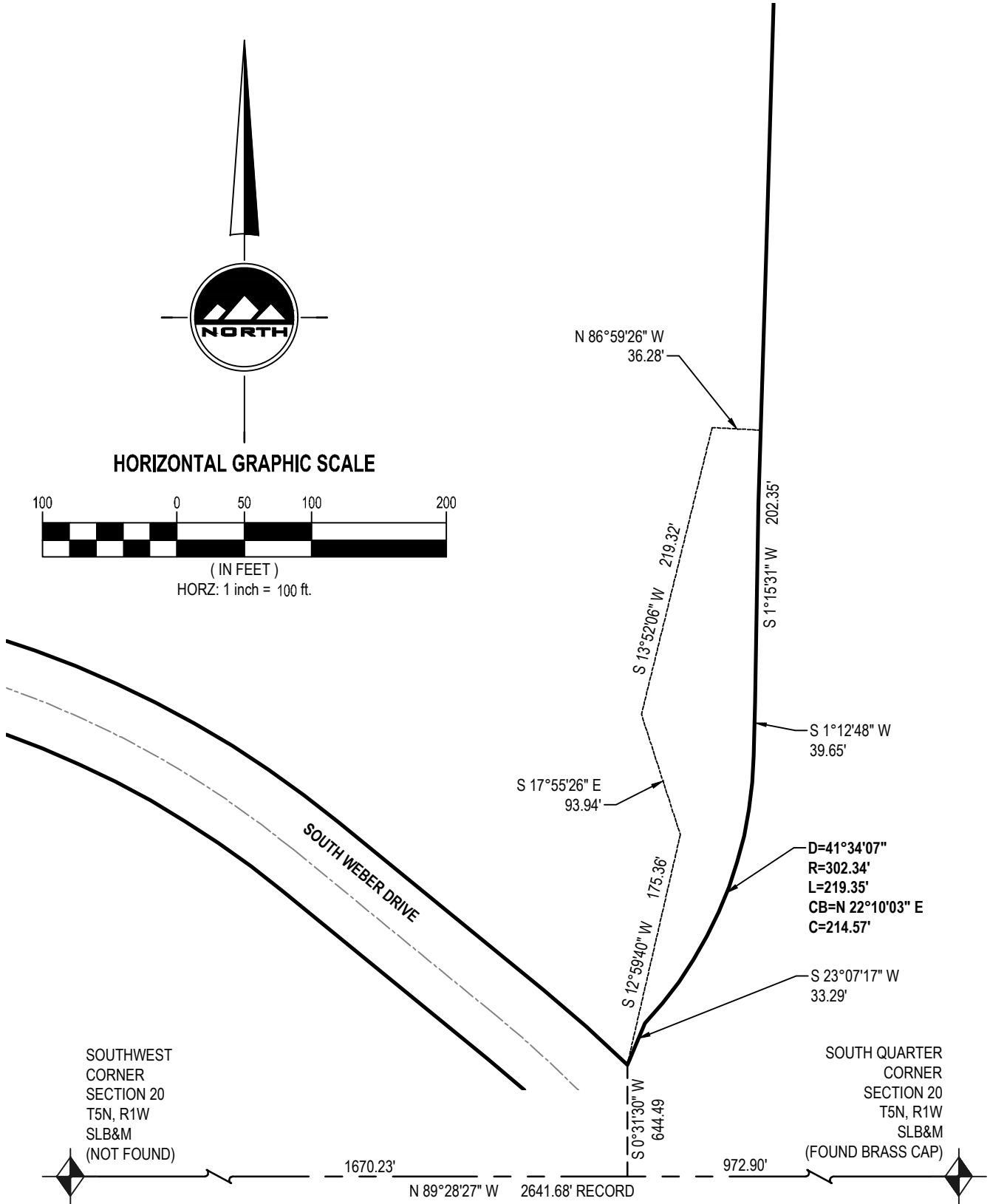
Beginning at a point which is North 89°28'27" West 972.90 feet and North 00°31'33" East 644.49 feet from the South Quarter Corner of said Section 20 and running thence:

North 89°28'27" West 972.90 feet;
thence North 00°31'33" East 644.49 feet; to the POINT OF BEGINNING
thence North 12°59'40" East 175.36 feet;
thence North 17°55'26" West 93.94 feet;
thence North 13°52'06" East 219.32 feet;
thence South 86°59'26" East 36.28 feet;
thence South 01°15'04" West 242.00 feet;

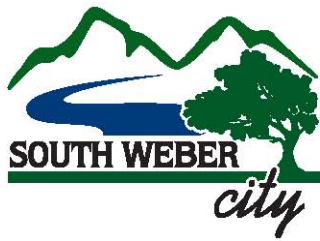
thence Southerly 219.43 feet along the arc of a 300.00 feet-foot radius non-tangent curve to the right (center bears North 88°47'12" West and the long chord bears South 22°10'03" West 214.57 feet with a central angle of 41°54'30");

thence South 23°07'17" West 33.29 feet; to the point of beginning.

Contains: 23805 square feet or 0.546 acres.



<p>PROJECT # 7992 DATE 9/15/21</p> <p>C1.0</p> <p>FILE:</p>	<p>RAY PROPERTY</p> <p>50 WEST SOUTH WEBER DRIVE</p> <p>SOUTH OGDEN, UTAH</p> <p>REZONE EXHIBIT</p>	<p>FOR:</p> <p>NEILSON HOMES</p> <p>5617 SOUTH 1475 EAST</p> <p>SOUTH OGDEN, UTAH 84403</p> <p>PHONE: 801-392-8100</p>	<p>919 North 400 West</p> <p>Layton, UT 84041</p> <p>Phone: 801.547.1100</p> <p>Fax: 801.593.6315</p> <p>www.ensignutah.com</p> <p>ENSIGN</p>
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PLANNING MEMORANDUM

5 Discussion: Private Right of Way

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Private Rights-Of-Way

PURPOSE

Discussion on the role of private rights-of-ways and roads and the general application throughout the City.

Craft a legislative recommendation to the City Council to update South Weber City Code.

BACKGROUND

South Weber code as it relates to private streets and rights-of-way (ROW) has some minor inconsistencies in the application of the code. As more requests have come for development or improvements, it has been difficult to instruct applicants on how to apply code effectively for the projects being proposed. References to private streets and ROW are found throughout Title 10 and Title 11 of City Code. References vary; however, some areas reference a variety of road widths and conditions in which to utilize a private street. The need has become apparent to fix the inconsistencies for better control and application of the City Code.

Private ROW are used in situations that a city standard street does not adequately fit the needs of a development, or in cases where the City does not want to be the primary party to be responsible for future maintenance, for example internal streets for a commercial development. There are instances that can be found that the creation of private ROW are more advantages for parties involved. These instances should not impede any future development or the placement of future public roads, nor should they impact any roads proposed on the City's General Plan.

Staff has discussed various options for the standardization of private ROW within the ordinance and have proposed the following list:

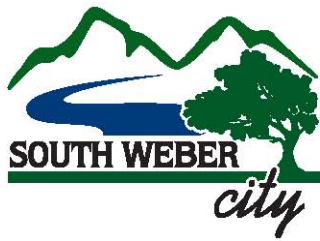
Zone	Permission	Information
R-M	Not Allowed	
R-LM	Not Allowed	
R-7	Allowed	26 ft street, Asphalt/Concrete, No on street Parking, Curb and Gutter. Sidewalk or Pedestrian path must be made available, on the front of residence or fronting a public ROW and must connect to public ROW, Minimum ROW 32'
R-L	Not Allowed	

A	Allowed	20 ft street, Asphalt/Concrete, No Curb or Gutter, No sidewalk required, Turn around as required, Minimum ROW 22'
A-10	(Discontinued)	
C	Allowed/Required?	Same as R-7
C-H	Allowed/Required?	Same as R-7
T-1	Allowed/Required?	Same as R-7
N-R	Allowed	Same as R-7
P-O	Allowed	Same as R-7
L-I	Allowed	Same as R-7
C-R	Allowed	Same as R-7
C-O	Discontinued	
B-C	Allowed	Same as R-7
R-P	Allowed	32 ft street, Asphalt, Curb and gutter, 6' sidewalk required, No park strip required, Minimum ROW 50'

QUESTIONS TO CONSIDER

The following items need clarification and direction to proceed in crafting a sufficient code for general application:

- **SIZE OF STREET:** Currently code allows a width of 41 feet in a PUD, or 30 feet but it must only serve two dwellings. Does it make sense to have a one size must fit all, or do we allow variation based on zoning?
- **ALLOWED ZONES:** Which zones would we be comfortable allowing Private ROW?
- **SETBACKS:** What are adequate setbacks for private ROW?



PLANNING MEMORANDUM

6 Discussion: Residential Parking

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director
Re: Residential Parking

PURPOSE

Discussion on residential parking and general application of code throughout the city.

Craft a legislative recommendation to the City Council to update South Weber City Code.

BACKGROUND

During the discussion on the Internal Accessory Dwelling Unit (IADU) and recommendation to the City Council at the August Planning Commission meeting, the Planning Commission moved to recommend the IADU ordinance with the recommendation to look at the parking ordinance within Title 10. Parking for the IADU ordinance has been detailed in the new ordinance. This review is centered on how the city can address the parking needs for residential units and have a more consistent approach to what will be required when creating parking. This discussion will only focus on parking within Title 10 and will not be focused on parking enforcement in Title 6.

Our current code does not reference what type of surfacing is required for off-street parking in residential zones. Nor does it specify if what materials should be used for any accessory parking. We have addressed those two items within the draft ordinance for Chapter 10-8-2 Paragraph F:3 as follows:

3. Surfacing: Except as provided in subsection 3b of this section, all off street parking areas shall be surfaced with asphalt, concrete pavement, masonry pavers, or comparable material and shall be graded to dispose of all surface water. Surfacing may be installed in stages as approved by the planning commission. All parking and grading plans shall be reviewed and approved by the city engineer.
 - a. Residential Parking Areas: All new main residential driveways, approaches, and parking spaces required by this title shall be surfaced with concrete, asphalt or other hard surfaced pavement material.
 - b. Gravel or crushed rock may be installed for accessory parking in a residential zone and must be a minimum of **four inches (4") deep**, compacted, placed atop a weed barrier, be maintained completely free of grass and weeds, and contained within durable borders.
4. Parking for public use shall have appropriate bumper guards where needed as determined by the zoning administrator and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles.

5. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining premises.

In addition to this item we have included IADUs in the Residential; all dwelling types matrix provided within the same section.

QUESTIONS TO CONSIDER

As we consider the entire ordinance of residential parking as it pertains to the land-use ordinance, are there any other items to consider?