



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JULY 13, 2023

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Jeremy Howe, Commissioners Robert Bruderer, Steve Pruess, Nic Mills, Stephen Dredge, and Brian Mitchell

PLANNING COMMISSION MEMBERS EXCUSED

John Bradley

STAFF PRESENT

Assistant City Manager Doug Gailey, Planner Madison Merrill, and Recorder Leesa Kapetanov

OTHERS PRESENT

No one else attended this meeting

Note: The time stamps indicated in **blue** correspond to the audio recording of this meeting which can be found at:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/PC230713_1814.mp3

or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting and was open to the public as well as available through Facebook Live. The audio recording for the briefing meeting can be found by clicking this link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/PC230713_1738.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Jeremy Howe called the meeting to order at 6:15 pm and called for a motion to open the Planning Commission meeting

00:00:00

Commissioner Pruess moved to open the Planning Commission meeting for July 13. The motion was seconded by Commissioner Mills. Commissioners Bruderer, Dredge, Mitchell, Pruess, and Mills all voted aye.

- Chair Howe introduced and welcomed Brian Mitchell as the newest Planning Commission member 00:00:47

II. ZONING ITEMS

A. Discussion on Driveways and Off-Street Parking

- Staff overview 00:01:18
- Discussion 00:02:23
- The Commission directed staff to prepare an ordinance for the next meeting based on their discussion

III. SPECIAL ITEMS

A. Discussion on City Council Strategic Initiative 6.3- Create or Allow For, And Reduce Regulations Related To, Internal or Detached Accessory Dwelling Units in Residential Zones

- Overview by Ms. Merrill 00:46:31
As part of her overview, Ms. Merrill used a visual presentation. See Attachment A.
- Discussion 00:58:59
- During the discussion, the Commission identified elements they would like to see in a detached ADU ordinance and asked staff to prepare an ordinance for the next meeting

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of June 8, 2023 PC Minutes

- Chair Howe asked if there were any comments on the minutes. Commissioner Pruess stated he was glad to see that the chair and vice-chair positions remained the same based on last month's election. The chair then called for a motion to approve the minutes. 01:28:32

Commissioner Bruderer so moved. The motion was seconded by Commissioner Mills. All present voted aye.

V. STAFF REPORTS

- There were no reports on projects by staff

VI. OTHER BUSINESS

- The Commission had no other business to bring forward

VII. PUBLIC COMMENTS

- There was no one in chambers to make comments, and the audio for those online had not been fixed, so there were no online comments

VIII. ADJOURN

- At 7:45 pm, Chair Howe called for a motion to adjourn
01:30:23

Commissioner Pruess moved to adjourn, followed by a second from Commissioner Brian Mitchell. The voice vote was unanimous in favor of the motion.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, July 13, 2023.


Leesa Kapetanov, City Recorder

August 1, 2023
Date Approved by the Planning Commission

Attachment A

Visual Presentation by Ms. Merrill



SOUTH OGDEN ACCESSORY DWELLING UNIT ORDINANCE DISCUSSION

**Planning Commission
13 JULY 2023**

ACCESSORY DWELLING UNITS (ADU)

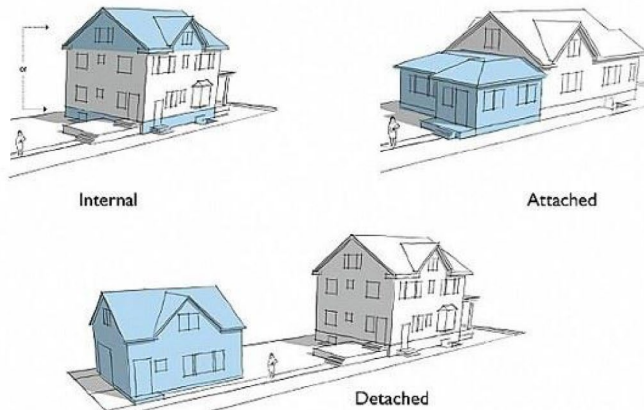
**For many Utahns, finding an affordable home is harder than ever.
As a result, state policymakers have become increasingly involved in
the search for solutions for improving access and supply of
affordable housing.**

ACCESSORY DWELLING UNITS (ADU)

Accessory dwelling units (ADUs) — small rental units that can be added to existing properties and ease housing shortages — are at the forefront of these efforts. ADUs are an attractive option because they represent a type of housing that are typically hundreds of dollars less than apartments in the same neighborhood. They are also gaining popularity because they can potentially provide a reasonable fit and only limited impacts in established neighborhoods.

TYPES OF ADUs

ONLY INTERNAL ADUS
(IADU) LOCATED WITHIN
EXISTING HOMES ARE
PERMITTED IN SOUTH
OGDEN

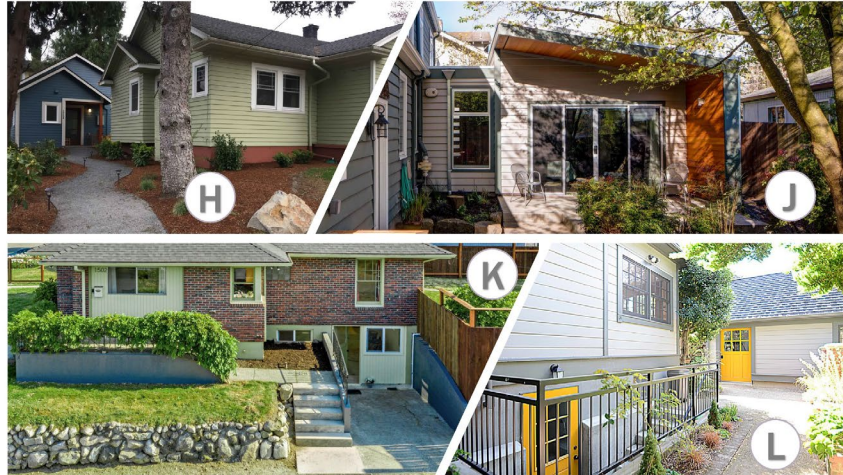




- A** External ADU – Detached / Located in Rear Yard (New)
- B** External ADU – Detached / Located in Rear Yard (Converted Garage)
- C** External ADU – Detached / Located Above Side Yard Garage (New Unit Replaces Existing Garage)
- D** External ADU – Detached / Located Above Rear Yard Garage (New Unit with Alley Access)



- E** External ADU – Detached / Located in Rear Yard (Converted Garage)
- F** External ADU – Attached to Primary Residence / Side Yard Addition
- G** External ADU – Detached / Located in Rear Yard



- H** Detached/Located in Rear Yard (Converted Garage)
- J** External ADU – Attached to Primary Residence / Rear Yard Addition
- K** Internal ADU – In Basement (Converted Attached Garage)
- M** Internal ADU – One IADU in Basement AND a Detached Unit Located in a Converted Garage)

PROS & CONS OF ADUS

PROS

Versatile Space & Form

They may be located internally within the primary residence, attached to it or detached from it on the same site

Value

Some studies indicate that having an ADU on your property adds value to the home

Income

A popular reason for building an ADU is the rental income opportunity

PROS & CONS OF ADUS

CONS

Loss of Space

When using an existing space, such as a garage or backyard area, you ultimately suffer the loss of that space

Cost

Building an ADU is a considerable cost

Disruption

An ADU will affect the homeowners' daily life

STATE ADU REGULATIONS

- Recent state legislation (2023) mandates that all Internal ADUs shall be permitted uses
- It also removes restrictions on unit size, lot size, street frontage, and internal connectivity for IADUs
- Municipalities still have some control regarding the design, parking, utilities, safety and occupancy requirements of IADUs

OTHER MUNICIPALITIES

- Staff previously reviewed ADU ordinances from 25 other Utah communities. Staff has since undertaken a more limited assessment of ADU trends and issues in comparable cities, with the following findings:
 - Most have removed IADUs as a conditional use
 - The size of detached ADU additions is a common concern
 - “Grandfathered” units and building code compliance are also issues
 - Some communities desire to remove/revise parking and/or owner-occupancy requirements

OTHER MUNICIPALITIES

- Staff has specifically reviewed recent and on-going ADU code modifications for four communities of comparable size, each of which have addressed allowing attached and detached ADUs:
 - West Point
 - North Logan
 - Heber
 - Tremonton

1-WEST POINT ADU ORDINANCE

- Comprehensive revision of IADU ordinance allows all types of ADUs
 - Internal
 - Attached
 - Detached
- All are permitted (no conditional use requirements)
- Each type has slightly different site requirements
 - IADU requirements are the least onerous, followed by attached ADUs

2- NORTH LOGAN ADU ORDINANCE

- Comprehensive revision of IADU ordinance that allows Internal and Detached ADUs
 - Attached ADU is not specified
- IADUs are permitted according to state requirements
- Detached are permitted as a conditional use
 - Detached accessory dwelling unit shall not exceed 50% of the building of the single-family dwelling, up to a maximum Gross Area of 1,000 square feet.
 - If the Accessory Dwelling Unit is built entirely over a garage for the primary structure, the entire structure shall not exceed a maximum Gross Area of 1,500 square feet.

3-HEBER ADU ORDINANCE

- Ordinance does not specify the type of ADU that is permitted
 - Requirements extend to internal, attached and detached equally
- Requirements are simple and easy to understand
- Permits the largest ADUs (up to 1,500 SF) as long as site and building code requirements are met

4-TREMONTON ADU ORDINANCE

- **Similar to North Logan Ordinance**
- **IADUs are permitted according to state requirements**
- **Detached are permitted as a conditional use**
 - Attached ADU is not specified
 - Detached accessory dwelling unit shall not exceed 50% of the building of the single family dwelling, up to a maximum Gross Area of 1,000 square feet.
 - If the Accessory Dwelling Unit is built entirely over a garage for the primary structure, the entire structure shall not exceed a maximum Gross Area of 1,500 square feet.

QUESTION 1

- **Should South Ogden revise and expand the ADU Ordinance to include attached and detached units?**
 - If not, how does this impact the housing chapter of the general plan, which includes a specific strategy to consider such changes?

QUESTION 2

- **Are all types of detached ADUs appropriate? Are some more appropriate than others?**
 - Many communities in Utah are now allowing for detached ADUs, as this is a relatively easy way to meet affordable housing requirements.
 - If attached and detached ADUs are determined not to be appropriate, what is the rationale(s) for reaching this conclusion?

QUESTION 3

- IADUs are a permitted use in the current code. If attached and detached units are to be allowed, should they also be permitted uses?

QUESTION 4

- If attached and detached ADUs are to be allowed, where should they be permitted ?
 - In all residential zones, only zones with lots of space, same zones as IADUs, only areas with access to transit and services?
 - Communities such as West Point and Salem have created size restrictions on detached ADUs based on lot size – is this a good idea?
 - Mixed-use/downtown/transit-oriented areas commonly remove certain requirements such as parking

QUESTION 5

- What specific parameters should be considered for the ordinance?
 - Size, height, kitchen/bathroom requirements, materials, rooflines
 - Parking requirements, setbacks
 - Owner-occupancy requirements
 - Process, administration, and review (permitted vs conditional use)

OTHER CONSIDERATIONS

Code changes only go so far. If ADUs are allowed, should South Ogden go further to encourage them?

EXAMPLES:

- Simplify the zoning and application process
- Prepare educational and marketing materials to clarify the application process and building requirements
- Incentivize ADU development – possibilities include identifying loan options, providing financial grants, waiving application and permit fees