



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

Thursday, October 10, 2024

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on Thursday, October 10, 2024, beginning at 6:45 p.m. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the commission may be attending the meeting electronically. The meeting will also be streamed live over www.youtube.com/@southogdencity.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES - Chair Nic Mills

II. SUBDIVISIONS

Discussion/Action on Hinckley Commons Subdivision Amendment

III. PUBLIC HEARING

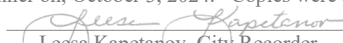
To receive and Consider Comments on the Following Items:

- A. Proposed Rezone of Parcel# 060510018 Located at 4055 Liberty Avenue
- B. Proposed Amendment to Section 10-14-12A Private Swimming Pools
- C. Proposed Amendment to Section 10-23-5 Landscape Design Standards (Park Strips)

IV. ZONING ITEMS

- A. Discussion/Recommendation on Rezone of Parcel # 060510018 Located at 4055 Liberty Avenue
- B. Discussion/Recommendation on Proposed Amendments to Section 10-14-12A Private Swimming Pools
- C. Discussion/Recommendation on Proposed Amendments to Section 10-23-5 Landscape Design Standards (Park Strips)

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on, October 3, 2024. Copies were also delivered to each member of the Planning Commission.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

V. SPECIAL ITEMS

Discussion on Amendment to South Ogden City Code Concerning Short-Term Rentals

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of July 18, 2024 Planning Commission Minutes

VII. STAFF REPORTS

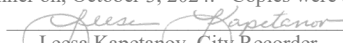
- A. City Council Approval Updates
- B. Exceptions Granted by Planning Staff
- C. "To Do" List Email

VIII. OTHER BUSINESS

IX. PUBLIC COMMENTS

X. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on, October 3, 2024. Copies were also delivered to each member of the Planning Commission.


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SOUTH OGDEN CITY

SUBDIVISION AMENDMENT APPLICATION

Designated Contact Person: Julie Brown

Phone 801 644-4946 email Julie.brown@cushwake.com

Address 933 E 3100 N City N Ogden State UT Zip 84414

Subdivision Name: Hinckley Commons Approx. Address: 1479 E 5600 S

Existing Zone CP2 No. of Acres or Sq. Ft. 2 acres

A petition to amend an existing plat requires the name and address of each owner of record of the land contained in the entire plat, as well as their signatures if they consent to the petition (please see form on next page). If all signatures cannot be obtained, a public hearing must be held.

Also, notices will be sent to property owners within 300 feet of the subdivision, letting them know of the proposed amendment and the date of the meeting at which it will be considered. If the city receives written opposition to what is being proposed, a public hearing will be required.

This petition must be accompanied by a pdf file of the proposed amended plat. The pdf file can be sent via email to lkapetanov@southogdencity.com. The plat should contain signature blocks for the Planning Commission, Engineer, and Attorney. Other information, as determined by staff, may be required.

All required documents must be submitted and the fee paid at least 20 days before the planning commission meeting at which you would like your item considered. The Planning Commission meets the second Thursday of every month.

Fee – Subdivision Amendment - \$75

[illegible]

STAFF REPORT



SUBJECT: Hinckley Commons Subdivision Amendment
AUTHOR: Aliko Murphy
DEPARTMENT: Administration / Planning
DATE: October 10, 2024

BACKGROUND

The existing Hinckley Commons Subdivision is applying for an amendment to split up Lot 4 into three parcels. This subdivision is zoned Gateway Core which allows for general retail, general service, vehicle service, and craftsman industrial to name a few allowed uses. Currently, the subdivision has many existing commercial uses such as an auto parts store, restaurants, a spa and a bank.

ANALYSIS

The applicant submitted a plat showing the proposed three parcels that are splitting up Lot 4. The access to the site will not be affected and all parcels will share the public access and utility easement as shown on the plat. The proposed lots are compliant with the requirements for the current zone and all future site plans and businesses will have to be reviewed and approved by planning staff.

RECOMMENDATION

Staff does not see any reason not to allow the split of Lot 4 of Hinckley Commons. Staff is recommending approval of the proposed subdivision amendment.

POTENTIAL MOTIONS:

Approval:

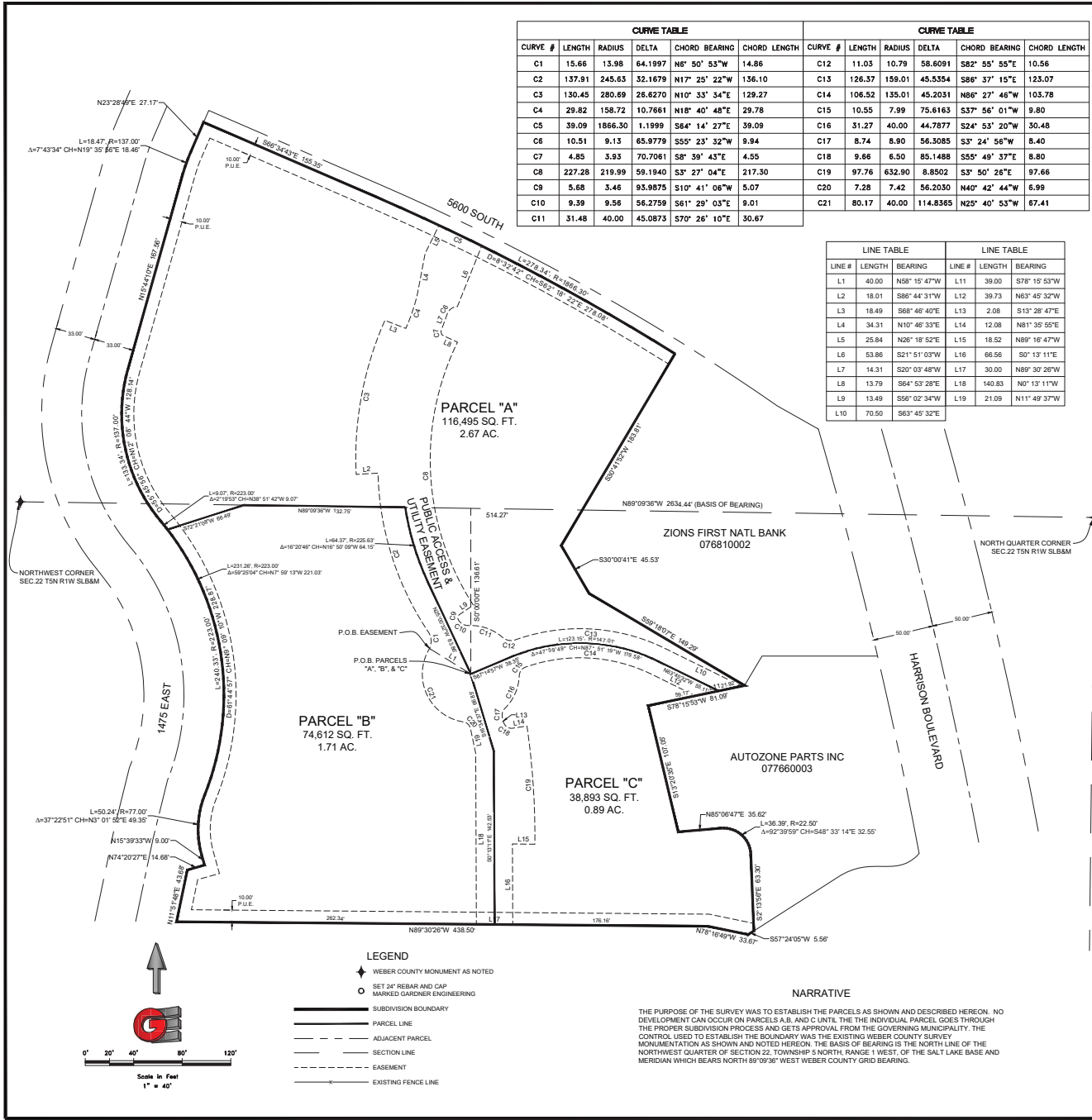
I move to approve the subdivision amendment of Hinckley Commons Subdivision splitting lot 4 into three lots.

Table the Rezone:

I move to table the subdivision amendment of Hinckley Commons Subdivision.

Denial:

I move to deny the subdivision amendment of Hinckley Commons Subdivision splitting lot 4 into three lots.



CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.66	13.98	64.1997	N6° 50' 53"W	14.86	C12	11.03	10.79	58.6091	S82° 55' 55"E	10.56
C2	137.91	245.63	32.1679	N17° 25' 22"W	136.10	C13	126.37	159.01	45.5354	S86° 37' 15"E	123.07
C3	130.45	280.69	28.6270	N10° 33' 34"E	129.27	C14	106.52	135.01	45.2031	N86° 27' 46"W	103.78
C4	29.82	158.72	10.7661	N18° 40' 48"E	29.78	C15	10.55	7.99	75.6163	S37° 56' 01"W	9.80
C5	39.09	1866.30	1.1999	S64° 14' 27"E	39.09	C16	31.27	40.00	44.7877	S24° 53' 20"W	30.48
C6	10.51	9.13	65.9779	S55° 23' 32"W	9.84	C17	8.74	8.80	56.3085	S3° 24' 56"W	8.40
C7	4.85	3.93	70.7061	S8° 39' 43"E	4.55	C18	9.66	6.50	85.1488	S55° 49' 37"E	8.80
C8	227.28	219.99	58.1940	S3° 27' 04"E	217.30	C19	97.76	632.90	8.8502	S3° 50' 26"E	97.66
C9	5.68	3.46	93.9875	S10° 41' 06"W	5.07	C20	7.28	7.42	56.2030	N40° 42' 44"W	6.99
C10	9.39	9.56	56.2759	S61° 29' 03"E	9.01	C21	80.17	40.00	114.8365	N25° 40' 53"W	87.41
C11	31.48	40.00	45.0873	S70° 26' 10"E	30.67						

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	40.00	N58° 15' 47"W	L11	39.00	S78° 15' 53"W
L2	18.01	S86° 44' 31"W	L12	39.73	N63° 45' 32"W
L3	18.49	S68° 48' 40"E	L13	2.08	S13° 28' 47"E
L4	34.31	N10° 46' 33"E	L14	12.08	N81° 35' 55"E
L5	25.84	N26° 18' 52"E	L15	16.52	N89° 16' 47"W
L6	55.86	S21° 51' 03"W	L16	66.56	S10° 13' 11"E
L7	14.31	S20° 03' 48"W	L17	30.00	N89° 30' 26"W
L8	13.79	S64° 53' 28"E	L18	140.83	N0° 13' 11"W
L9	13.49	S55° 02' 34"W	L19	21.09	N11° 49' 37"W
L10	70.50	S63° 45' 32"E			

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°09'36" WEST 514.27 FEET ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND SOUTH 00°00'00" EAST 136.61 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 25°00'32" WEST 83.86 FEET; THENCE ALONG THE ARC OF A 225.63 FOOT RADIUS CURVE TO THE RIGHT 64.37 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING NORTH 16°50'09" WEST 64.15 FEET) TO SAID NORTH SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 89°09'36" WEST 132.75 FEET; THENCE SOUTH 72°21'08" WEST 66.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1475 EAST STREET; THENCE ALONG SAID STREET EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A 223.00 FOOT RADIUS CURVE TO THE LEFT 9.07 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING NORTH 16°51'42" WEST 9.07 FEET); (2) ALONG THE ARC OF A 137.00 FOOT RADIUS CURVE TO THE RIGHT 13.74 FEET WITH AN INTERNAL ANGLE OF 65°45'56" (CHORD BEARING NORTH 12°04'44" WEST 126.14 FEET); (3) ALONG THE ARC OF A 225.63 FOOT RADIUS CURVE TO THE RIGHT 64.37 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING NORTH 16°50'09" WEST 64.15 FEET); (4) ALONG THE ARC OF A 225.63 FOOT RADIUS CURVE TO THE RIGHT 64.37 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING NORTH 16°50'09" WEST 64.15 FEET); (5) NORTH 23°28'46" EAST 27.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 86°34'43" EAST 155.35 FEET; THENCE ALONG THE ARC OF A 1886.30 FOOT RADIUS CURVE TO THE RIGHT 278.34 FEET WITH AN INTERNAL ANGLE OF 08°32'42" (CHORD BEARING SOUTH 62°18'22" EAST 278.08 FEET); THENCE SOUTH 30°41'52" WEST 183.81 FEET; THENCE SOUTH 30°04'41" EAST 45.53 FEET; THENCE SOUTH 59°18'07" EAST 149.26 FEET; THENCE SOUTH 78°15'53" WEST 21.50 FEET; THENCE NORTH 65°45'32" WEST 55.11 FEET; THENCE ALONG THE ARC OF A 147.01 FOOT RADIUS CURVE TO THE LEFT 123.15 FEET WITH AN INTERNAL ANGLE OF 47°59'49" (CHORD BEARING NORTH 67°51'19" WEST 119.58 FEET); THENCE SOUTH 67°14'57" WEST 38.35 FEET TO THE POINT OF BEGINNING. CONTAINING 116.495 SQUARE FEET OR 2.67 ACRES.

PARCEL "B" BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°09'36" WEST 514.27 FEET ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND SOUTH 00°00'00" EAST 136.61 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 16°34'37" WEST 66.85 FEET; THENCE ALONG THE ARC OF A 225.63 FOOT RADIUS CURVE TO THE RIGHT 64.37 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING NORTH 16°50'09" WEST 64.15 FEET); THENCE ALONG SAID STREET EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 11°51'46" EAST 43.68 FEET; (2) NORTH 14°30'27" EAST 14.68 FEET; (3) NORTH 15°39'33" WEST 9.00 FEET; (4) ALONG THE ARC OF A 77.00 FOOT RADIUS CURVE TO THE RIGHT 50.24 FEET WITH AN INTERNAL ANGLE OF 37°25'21" (CHORD BEARING NORTH 03°01'52" EAST 49.35 FEET); (5) ALONG THE ARC OF A 223.00 FOOT RADIUS CURVE TO THE LEFT 9.07 FEET WITH AN INTERNAL ANGLE OF 65°45'56" (CHORD BEARING NORTH 07°59'13" WEST 221.03 FEET); THENCE NORTH 72°21'08" EAST 66.49 FEET TO THE SAID NORTH SECTION LINE; RUNNING THENCE ALONG SAID NORTH SECTION LINE SOUTH 89°09'36" EAST 132.75 FEET; THENCE ALONG THE ARC OF A 225.63 FOOT RADIUS CURVE TO THE LEFT 64.37 FEET WITH AN INTERNAL ANGLE OF 16°20'46" (CHORD BEARING SOUTH 16°50'09" WEST 64.15 FEET); THENCE SOUTH 25°00'32" EAST 83.86 FEET TO THE POINT OF BEGINNING. CONTAINING 74.612 SQUARE FEET OR 1.71 ACRES.

PARCEL "C" BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°09'36" WEST 514.27 FEET ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND SOUTH 00°00'00" EAST 136.61 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 67°14'57" EAST 38.35 FEET; THENCE ALONG THE ARC OF A 147.01 FOOT RADIUS CURVE TO THE RIGHT 123.15 FEET WITH AN INTERNAL ANGLE OF 47°59'49" (CHORD BEARING SOUTH 67°51'19" EAST 119.58 FEET); THENCE SOUTH 63°45'32" EAST 55.11 FEET; THENCE SOUTH 78°15'53" WEST 21.50 FEET; THENCE SOUTH 13°20'53" EAST 107.05 FEET; THENCE NORTH 86°06'47" EAST 35.62 FEET; THENCE ALONG THE ARC OF A 22.50 FOOT RADIUS CURVE TO THE RIGHT 36.39 FEET WITH AN INTERNAL ANGLE 82°38'59" (CHORD BEARING SOUTH 83°14'41" EAST 32.55 FEET); THENCE SOUTH 02°13'56" EAST 63.30 FEET; THENCE SOUTH 57°24'05" WEST 5.56 FEET; THENCE NORTH 78°16'49" WEST 33.67 FEET; THENCE NORTH 89°30'26" WEST 176.16 FEET; THENCE NORTH 00°13'11" WEST 142.53 FEET; THENCE NORTH 16°34'37" WEST 66.85 FEET TO THE POINT OF BEGINNING. CONTAINING 38.893 SQUARE FEET OR 0.89 SQUARE FEET.

PUBLIC ACCESS & UTILITY EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°09'36" WEST 514.27 FEET ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER OF SECTION 22 AND SOUTH 00°00'00" EAST 136.61 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE ALONG THE ARC OF A 13.98 FOOT RADIUS CURVE TO THE LEFT 15.66 FEET (CHORD BEARING NORTH 08°50'55" WEST 14.86 FEET); THENCE ALONG THE ARC OF A 245.63 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 137.91 FEET (CHORD BEARING NORTH 17°29'22" WEST 136.10 FEET); THENCE SOUTH 86°43'37" WEST 18.01 FEET; THENCE ALONG THE ARC OF A 286.89 FOOT RADIUS CURVE TO THE RIGHT 130.45 FEET (CHORD BEARING NORTH 07°33'44" EAST 129.27 FEET); THENCE SOUTH 68°46'49" EAST 18.48 FEET; THENCE ALONG THE ARC OF A 158.72 FOOT RADIUS CURVE TO THE LEFT 29.82 FEET (CHORD BEARING NORTH 18°40'48" EAST 29.78 FEET); THENCE NORTH 10°46'33" EAST 34.31 FEET; THENCE NORTH 26°18'52" EAST 25.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 1886.30 FOOT RADIUS CURVE TO THE RIGHT 39.09 FEET (CHORD BEARING SOUTH 64°14'27" EAST 39.09 FEET); THENCE SOUTH 21°51'03" WEST 53.86 FEET; THENCE ALONG THE ARC OF A 9.13 FOOT RADIUS CURVE TO THE LEFT 10.51 FEET (CHORD BEARING SOUTH 62°33'35" WEST 9.94 FEET); THENCE SOUTH 20°03'48" WEST 14.31 FEET; THENCE ALONG THE ARC OF A 3.83 FOOT RADIUS CURVE TO THE LEFT 4.85 FEET (CHORD BEARING SOUTH 09°39'43" EAST 4.55 FEET); THENCE SOUTH 64°53'28" EAST 13.79 FEET; THENCE ALONG THE ARC OF A 219.89 FOOT RADIUS CURVE TO THE LEFT 227.28 FEET (CHORD BEARING SOUTH 03°27'46" EAST 217.30 FEET); THENCE SOUTH 56°02'34" WEST 13.49 FEET; THENCE ALONG THE ARC OF A 3.46 FOOT RADIUS CURVE TO THE LEFT 5.88 FEET (CHORD BEARING SOUTH 10°41'08" WEST 5.07 FEET); THENCE ALONG THE ARC OF A 4.58 FOOT RADIUS CURVE TO THE LEFT 9.39 FEET (CHORD BEARING SOUTH 61°29'03" EAST 9.01 FEET); THENCE ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE RIGHT 31.48 FEET (CHORD BEARING SOUTH 72°28'10" EAST 30.67 FEET); THENCE ALONG THE ARC OF A 10.79 FOOT RADIUS CURVE TO THE LEFT 11.03 FEET (CHORD BEARING SOUTH 82°55'55" EAST 10.89 FEET); THENCE ALONG THE ARC OF A 159.01 FOOT RADIUS CURVE TO THE RIGHT 126.37 FEET (CHORD BEARING SOUTH 89°37'15" EAST 123.07 FEET); THENCE SOUTH 63°45'32" EAST 70.50 FEET; THENCE SOUTH 78°15'53" WEST 21.50 FEET; THENCE NORTH 63°45'32" WEST 55.11 FEET; THENCE ALONG THE ARC OF A 135.01 FOOT RADIUS CURVE TO THE LEFT 106.52 FEET (CHORD BEARING NORTH 86°27'48" WEST 103.78 FEET); THENCE ALONG THE ARC OF A 7.99 FOOT RADIUS CURVE TO THE LEFT 10.55 FEET (CHORD BEARING SOUTH 37°38'03" WEST 9.80 FEET); THENCE ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE RIGHT 31.27 FEET (CHORD BEARING SOUTH 24°53'20" WEST 30.48 FEET); THENCE ALONG THE ARC OF A 8.90 FOOT RADIUS CURVE TO THE LEFT 8.74 FEET (CHORD BEARING SOUTH 03°24'56" WEST 8.40 FEET); THENCE SOUTH 13°24'56" EAST 2.08 FEET; THENCE ALONG THE ARC OF A 6.50 FOOT RADIUS CURVE TO THE LEFT 9.66 FEET (CHORD BEARING SOUTH 55°49'37" EAST 8.80 FEET); THENCE NORTH 81°39'50" EAST 12.08 FEET; THENCE ALONG THE ARC OF A 632.90 FOOT RADIUS CURVE TO THE RIGHT 97.76 FEET (CHORD BEARING NORTH 03°05'26" WEST 97.66 FEET); THENCE NORTH 86°44'41" WEST 15.50 FEET; THENCE SOUTH 00°13'11" EAST 66.86 FEET; THENCE NORTH 89°30'26" WEST 30.00 FEET; THENCE NORTH 00°13'11" WEST 140.83 FEET; THENCE NORTH 11°49'37" WEST 21.09 FEET; THENCE ALONG THE ARC OF A 7.42 FOOT RADIUS CURVE TO THE LEFT 7.28 FEET (CHORD BEARING NORTH 40°42'44" WEST 6.99 FEET); THENCE ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE RIGHT 80.17 FEET (CHORD BEARING NORTH 25°40'53" WEST 87.41 FEET) TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

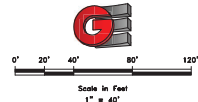
SIGNED THIS 12TH DAY OF JUNE, 2024.



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO ESTABLISH THE PARCELS AS SHOWN AND DESCRIBED HEREON. NO DEVELOPMENT CAN OCCUR ON PARCELS A,B, AND C UNTIL THE INDIVIDUAL PARCEL GOES THROUGH THE PROPER SUBDIVISION PROCESS AND GETS APPROVAL FROM THE GOVERNING MUNICIPALITY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°09'36" WEST WEBER COUNTY GRID BEARING.

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - SET 34" BEARING AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - PARCEL LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE



SCALE 1"=40'

DATE 6/12/24

DESIGN JTW

DRAWN JTW

CHECKED JTW

DATE 6/12/24

DESIGN JTW

DRAWN JTW

CHECKED JTW

REVISIONS

DESCRIPTION

PROPERTY SURVEY FOR RAFTER H

1479 EAST 5600 SOUTH, SOUTH OGDEN, UTAH

PART OF THE SW 1/4 OF SEC. 15 & THE NW 1/4 OF SEC. 22

TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

15150 SOUTH 375 EAST OGDEN, UT

OFFICE: 407.424.0000 FAX: 407.424.0000

S1

1

ZONING MAP AMENDMENT

Agents Name Ricky Emertson & Kyle Weaver Phone 801-391-5819 email kylejenny@comcast.net

Address 2336 E 7800 S City South Weber State UT Zip 84405

Property Owner(s) Name(s):

Ricky Emertson

Kyle Weaver

Address and Parcel ID of each property:

Address 4055 Liberty Ave

Parcel ID 060510018

Address _____

Parcel ID ~~060510018~~

Address _____

Parcel ID _____

Request (Please include existing zoning and what zone you are requesting that it be changed to):

This property is currently zoned R2 we are requesting a change to R3. This property currently touches the existing R3 zone.
IT is our intent to convert the duplex at 4055 liberty to a legal 4 plex. There is currently another 4 Plex on the same street.

Fee – Zoning Map Amendment

Residential - \$100.00 plus noticing costs

OFFICE USE

Scheduled for Planning Commission Agenda 10/10

RECOMMENDATION: (OR INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____

CITY COUNCIL ACTION

APPROVED _____ DENIED _____ Date _____

OWNER AFFIRMATION

I (we) Benjamin Emmertson + Knewbauer, the sole owner(s) of the real property located at 060510018, South Ogden, Utah do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

I declare under criminal penalty of law of UCA 78B-18a-106 that the foregoing is true and correct.

Signed on the 16 day of Sept, 24, at Southodgen, city.
City or other location, and State or Country

Benjamin Emmertson / Kileweaver
Printed Name

Printed Name

Signature

APPLICANT'S AFFIRMATION

I (we) Ricky Emertson & Kyle Weaver, declare that I (we) am (are) the ☒ sole owner(s) or ☐ agent
Property Owner(s) or Agent of Owner
of the owner(s), of the property involved in this application, to-wit, 4055 Liberty Ave.
Property Address

I declare under criminal penalty of UCA 78B-18a-106 that the statements, answers, attached plans and other exhibits, are to the best of my knowledge and belief true and correct.

Signed on the 16 day of Sept, 24, at South Odjens City
City or other location, and State or Country

Benjamin Emmertson / Kyle Weaver

Printed Name _____

Signature

STAFF REPORT



SUBJECT: Rezoning Parcel# 060510018,
4055 Liberty Ave from R-2 to R-3
AUTHOR: Aliko Murphy
DEPARTMENT: Administration / Planning
DATE: October 10, 2024

SUMMARY

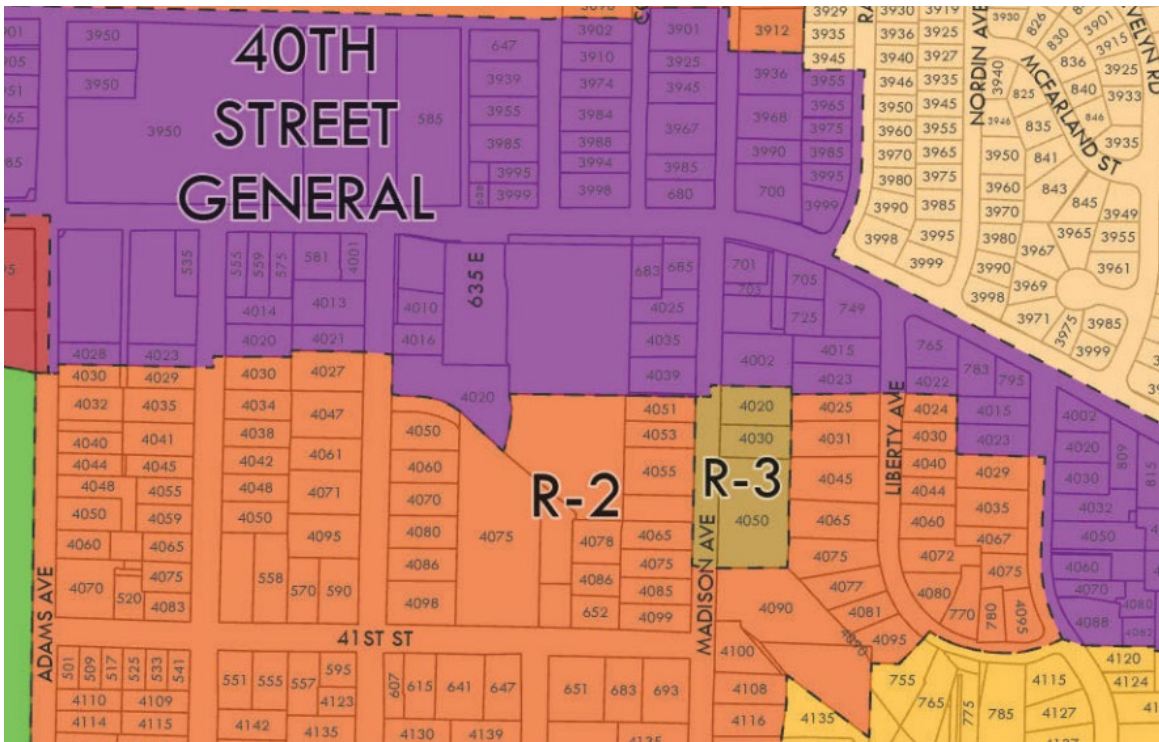
This rezone is for an application submitted by Ricky and Kylie Weaver who own the property at 4055 Liberty Avenue, Parcel # 060510018. The applicants want to rezone this property from R-2 to R-3.

By statute, the public hearing for the rezone must be held before the governing body. It is the responsibility of the Planning Commission to look at the rezone of the property in question and then make a recommendation to the City Council.

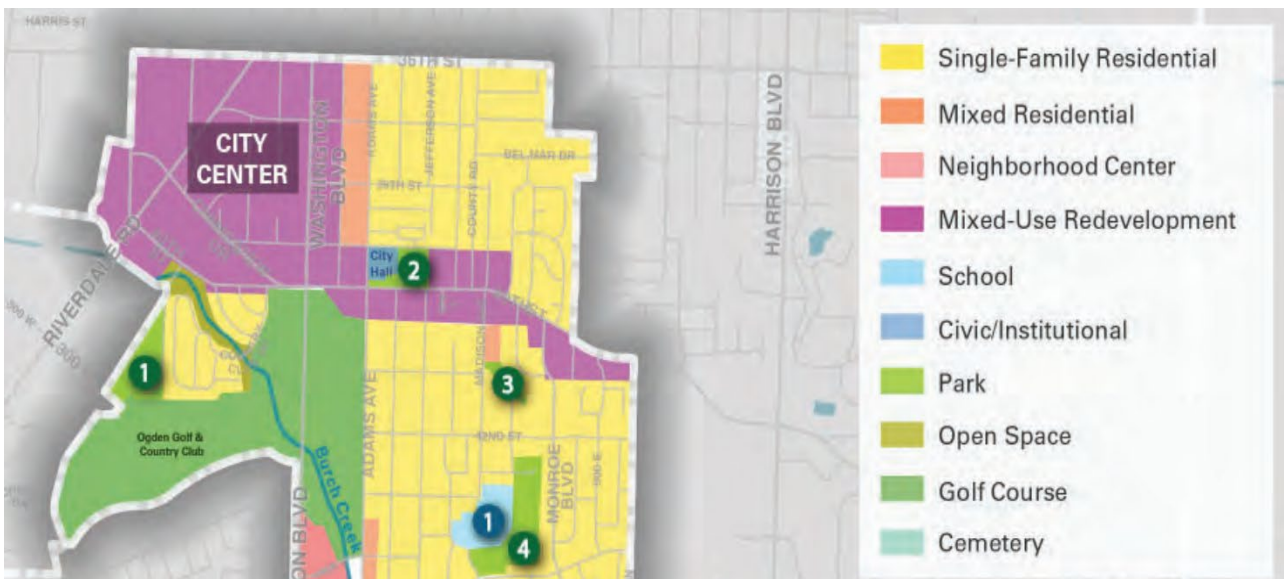
ANALYSIS AND CONSIDERATION

When considering a change of zoning, the Planning Commission should consider whether or not the change promotes the safety, prosperity and welfare of the present and future inhabitants of the City. We should also consider whether the change is aligned with the general plan and the intensity/allowance of the surrounding zones.

The property in question has an existing two-family dwelling, so if the applicants want to add more units, then they will need the R-3 zone. The lots to the North and South are zoned R-2, but the property does bud into a few lots that are zoned R-3 to the West. A few parcels to the north is zoned 40th Street General which allows for high density housing like apartments and townhomes, so this area could serve as a transition area from high density to medium density.



The general plan shows this area as single-family residential, and the general plan explains that the category is also inclusive of duplex, triplex, and four-unit residences not just detached single-family homes. The general plan shows the area west of this parcel as mixed-residential on the Future Land Use map. According to the general plan, mixed-residential is described as transitional residential area.



The R-3 zone allows for two-family at a minimum lot size of 8,500; for more units 8,500 square feet is required plus 2,000 square feet for each dwelling unit over 2 in each building. Since this parcel is about 20,000 square feet, it could have up to 7 units. The owners would have to accommodate for adequate parking for all allowable units if this rezone is approved.

RECOMMENDATION

After looking at the surrounding zones, considering the general plan and looking at what would be allowed under R-3, planning staff is recommending Planning Commission recommend approval of this rezone to City Council.

POTENTIAL MOTIONS:

Approval:

I move to recommend approval to City Council for the rezone of Parcel # 060510018 located at 4055 Liberty Ave from R-2 to R-3.

Table the Rezone:

I move to table the rezone of Parcel # 060510018 located at 4055 Liberty Ave from R-2 to R-3.

Denial:

I move to recommend denial to City Council for the rezone of Parcel # 060510018 located at 4055 Liberty Ave from R-2 to R-3.

ZONING ORDINANCE AMENDMENTApplicant Name Joseph Holden Phone 801 589 2151 Email joseph.holden.comAddress 4023 Park Vista Dr. City S Ogden State UT Zip 84405

Request: We would like to request a change in the current side yard set back from 15 feet to 10 feet to add a family swimming pool. We have put so much time and research in to side yard set back in town of our surrounding cities.

- Ogden City has a 10 foot side yard setback
- Wintah City has a 10 foot side yard setback
- Washington Terrace has a 5 foot side yard setback
- Rivendale City has a 5 foot set back side yard.

Please let me know what steps we can take to allow this to go through. Thank you again for your time and consideration in this matter.

Fee – Zoning Ordinance Amendment

\$100.00 plus advertising costs.

OFFICE USE

Scheduled for Planning Commission Agenda _____

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____

CITY COUNCIL ACTION

APPROVED _____ DENIED _____ Date _____

STAFF REPORT



SUBJECT: Pool Regulation Change
AUTHOR: Aliko Murphy
DEPARTMENT: Administration / Planning
DATE: October 10, 2024

BACKGROUND

Current South Ogden resident, Joe Holden, submitted a zoning ordinance amendment application to revisit the side setback requirement of residential pools. Currently, the code reads that the rear setback for a pool is 10' and the side setback for a pool is 15' from the property line. The resident is asking staff and the commission to revisit the side setback requirement.

ADDITIONAL INFORMATION

Examples of Swimming Pool Setback Requirements

Staff has conducted an online search of swimming pool setbacks that other communities in Northern Utah have in place. Below are eight examples:

1. Ogden
Under 15-13-11, it states that pools shall not be less than 10' from any interior property line.
2. West Point
Under 17.70.030, pools are allowed to be located not closer than 5' to any property line.
3. Syracuse City
Under 10.30.010, swimming pools can be 6' from the edge of water to the property line.
4. North Ogden
Under 11-9M-14, a family swimming pool and the accessory machinery must be 35' from any adjoining lot dwelling and 10' from any interior property line.

5. Clearfield

Under 11-13-13, swimming pools must be set back at least 5' from all property lines.

6. Kaysville

Under 17-31-9, a swimming pool can't be less than 8' setback from any property line.

7. Riverdale

Under 10-14-11, a family swimming pool and accessory machinery must not have less than a 5' setback from any interior property line.

8. Washington Terrace

Under 17.48.010, a family swimming pool may not be closer than 5' from the property line for both the side and rear property line.

ANALYSIS

While looking at the eight cities referred to above, staff noted that they have setbacks smaller than what South Ogden is currently requiring. All eight cities have lot sizes anywhere from 5,000 square feet to 12,500 square feet, which is similar to what South Ogden offers. Their pool requirements are the same for all zones and all lot sizes. Staff also went back to the last time that the pool setbacks were discussed which was back in August and September of 2021. In the first meeting there was no specific explanation for the setbacks, so the commission requested that staff compare our setbacks to other cities. Staff presented a table of various setbacks showing anywhere from 5-10' from the side and rear property lines. The commission settled on staying with the current code after some discussion. In that discussion, there was no mention of the 15' only that it would be best to stay with the 10' as a setback requirement. Furthermore, staff believes that the extra five feet for the side setback is hardly adding any noticeable noise reduction and is limiting the use of the residents' rear yard.

If the commission is considering a smaller setback than the 10' for both the side and rear, staff is recommending 6-7' from the edge of the pool to the property line. The reasoning is that would include the required 3' (per the international pool code) from the edge of the pool to the required fence and that would leave 3-4' of walkable space around the pool fencing.

RECOMMENDATION

After looking at the different requirements that other cities have for setbacks and looking at what would give residents the most use of their rear yard, staff feels that it makes sense to reduce the side setback.

POTENTIAL MOTIONS:

Approval:

I move to recommend approval to City Council for the amendment of 10-14-12 Subsection A3 to change the side setback requirement from 15' to 10'.

Table the Rezone:

I move to table the amendment of Section 10-14-12 Subsection A3.

Denial:

I move to recommend denial to City Council for the amendment of 10-14-12 Subsection A3 to change the side setback requirement from 15' to 10'.

10-14-12: Private Swimming Pools, Tennis/Pickleball Courts, Skateboard Ramps, Basketball Standards Or Courts

1. Swimming Pool (private). No such pool shall be allowed in any zoning district except as an accessory use and unless it complies with the following conditions and requirements:
 1. It is an accessory use to a main building and is located within the side or rear yard thereof and accessory structure setbacks do not apply to the swimming pool;
 2. It is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located;
 3. It may not be located closer than ~~fifteen~~ ten feet (10') to any side property line or ten feet (10') from a rear property line on the property on which it is located; the setback is measured from the water's edge to the property line;
 4. On corner lots, the distance from the pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone;
 5. The swimming pool, or the entire property on which it is located, shall be walled or fenced to a minimum height of six feet. The fence shall be constructed to limit any individual from accessing the pool area. The fence shall comply with all current building codes. All gates on said fences shall be self-closing and fitted with a self-latching device located on the interior side of the gate;
 6. Where a swimming pool is completely enclosed in a building, the location and setback requirements for an accessory structure shall apply. Any above ground pool lighting shall be installed and directed such that the light source or light bulb is not directly visible from any point five feet high along the neighboring property line.

STAFF REPORT



SUBJECT: Code Change Update- Park Strip
AUTHOR: Alika Murphy
DEPARTMENT: Administration / Planning
DATE: October 10, 2024

BACKGROUND

An addition to section 10-23-5 *Landscape Design Standards* of the city code is being proposed to bring clarity to residents. Section 10-23-5 is adding a couple sentences clarifying what is considered permeable material and what is considered impermeable material for a park strip that is being updated to reduce grass.

ANALYSIS

The addition of these new sentences to this section of code is to be clear about what is or isn't allowed within the city. When it comes to taking out grass from the park strip, many are not certain of what they can use to fill in that area. The first thought is to fill it in with concrete, but that would create an impermeable surface. The two proposed sentences provide examples of what the city will allow for park strips.

10-23-5: Landscape Design Standards

4. No turf grasses or overhead irrigation is allowed in areas with a width less than 8 feet, including park strips. Park strips must consist of permeable material such as mulch, gravel, pavers, etc. Impermeable surfaces such as concrete, cement, asphalt, etc. are not allowed, other than in the carriageway and/or drive approach.

RECOMMENDATION

Staff agrees with the addition of these sentences to be able to clarify what is and isn't allowed.

POTENTIAL MOTIONS:

Approval:

I move to recommend approval to City Council for the amendment of Section 10-23-5

Table the Rezone:

I move to table the proposed changes to the city code.

Denial:

I move to recommend denial to City Council for the amendment of Section 10-23-5.

10-23-5: Landscape Design Standards

1. Plant Selection:

1. [The Salt Lake City Plant List and Hydrozone Schedule 2013](#) prepared by Salt Lake City Public Utilities and the Jordan Valley Conservation District Conservancy Gardens [Localscapes](#) programs shall be the primary references for the selection, design and installation of water-conserving plants and landscapes as modified from time to time by South Ogden City's certified arborist or the Planning Commission.
 2. Plants selected for landscape areas shall be well-suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible.
 3. No turf grasses or overhead irrigation is allowed on slopes greater than 25%. Areas with slopes greater than twenty five percent (25%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
 4. No turf grasses or overhead irrigation is allowed in areas with a width less than 8 feet, including park strips. [Park strips must consist of permeable material such as mulch, gravel, pavers, etc. Impermeable surfaces such as concrete, cement, asphalt, etc. are not allowed, other than in the carriageway and/or drive approach.](#)
 5. Turf grass areas shall not exceed a total of 15% of the total landscaped area for new Commercial, Institutional, Industrial, Multi-Family, HOA Common Areas, mixed-use, townhome, PRUD, etc., or exceed 15% of the total existing landscaped areas of existing Commercial, Institutional, Industrial, Multi-Family, HOA Common Areas, mixed-use, townhome, PRUD, etc. where more than 15% of the landscaping will be renovated or replaced.
 6. Turf grass areas shall not exceed a total of 35% of the total landscaped area for new single-family homes or duplexes, or existing single-family homes and duplexes where more than 30% of the existing landscaping area is being replaced.
 7. For projects at the interface between urban areas and natural non-irrigated open space, drought tolerant plants shall be selected that blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be dominant.
2. Trees: The City wants to ensure that existing trees are preserved and newly planted trees survive in order to enhance the beauty of the City. This is particularly important for street trees. In order to accomplish this, the following guidelines should be followed:
1. Selection and planting of street trees should follow requirements of 10-5.1A-7-3, 10-5.1B-7-3, and 7-2.
 2. Existing trees should be preserved whenever possible.
 3. When removing turf or other plantings around trees in order to install a water efficient landscape, special care should be taken to not damage the roots of existing trees.
 4. Newly planted trees will need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and gator bags should be used to provide more water for new trees.

3. Mulch: After completion of planting, all irrigated non-turf areas shall be covered with a minimum three inch (3") to four inch (4") layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch. Drip irrigation is required where turf grasses are not being utilized.
4. Soil Preparation: Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per recommendations of the landscape designer/landscape architect based on the soils report. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

STAFF REPORT



SUBJECT: Code Change Update – Short-term Rental (STR)
AUTHOR: Alika Murphy
DEPARTMENT: Administration / Planning
DATE: October 10, 2024

BACKGROUND

Staff has added in the definition of short-term rental (STR) to explain how the city defines a STR and to be clear that they are not allowed in the city. This addition is based on previous discussions that previous planning staff has had with the commission about the allowance of STRs. Section 3-11-0 now has the definition of a short-term rental which includes a couple sentences stating that they are not allowed and that having one is as violation of city code.

ANALYSIS

The addition of the definition of a short-term rental is to be clear about what is or isn't allowed within the city. Short-term rentals (STRs) have been a topic of discussion in the past and current planning staff is always open to having the STR discussion again, but in the last discussion it was decided by City Council to still not allow them in the city. The Accessory Dwelling Unit section is the only one that has a line prohibiting short-term rentals within an ADU, but there has not been any other section that specifically states that STRs are not allowed. The code does say under 10-14-2 "Any use not expressly permitted, or listed as a conditional use, is prohibited" and under 10-1-3 D it states "If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zone that is either permitted or requires a conditional use permit, the use is not permitted and may only be approved through an amendment of this title". These two sections do cover the non-permitted use of STRs, but it would be best to have a sentence that outright says that they are not allowed until further notice. Staff is also open to adding the short-term rental definition to other sections of the code such as 10-2-1. Below are the excerpts that are being added to the city code.

3-11-0: Definitions

SHORT-TERM RENTAL: Means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days. A short-term rental is not an allowed use in South Ogden City. Violation of this use shall be punishable as per 10-1-15 of this code.

RECOMMENDATION

Staff agrees with the change that is being added to the city code. This will add clarity to what is and isn't allowed within the city. The only reservation that staff may have is if the commission wants to open the STR conversation again.



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, SEPTEMBER 12, 2024
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Nic Mills, Commissioners John Bradley, Brian Mitchell, Norbert Didier, and Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Robert Bruderer and Brock Gresham

STAFF PRESENT

Assistant City Manager Summer Palmer, Planner Alikea Murphy, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Ron Litchfield, Sandi Mohr, Roger Palme, Karl Palmer, Ashley Herbert, Verna Facer, Anji Litchfield

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

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/PC240912_1812.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. The audio recording for the briefing meeting can be found by clicking this link:

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/PC240912_1736.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Nic Mills called the meeting to order at 6:15 pm. He introduced Assistant City Manager Summer Palmer and Planner Alikea Murphy who were both new staff members. He then gave a brief overview of meeting procedures
- The chair called for a motion to open the South Ogden City Planning Commission Meeting
00:01:030

Commissioner Bradley so moved. The motion was seconded by Commissioner Mitchell. Commissioners Bradley, Mitchell, Didier, and Caldwell all voted aye.

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Rezone of All City Parks to the O-1 (Openspace-1) Zone

- Chair Mills explained how the public hearing would proceed
- Overview of parks rezone 00:02:38
- The chair called for a motion to open the public hearing 00:04:00

Commissioner Bradley moved to open the public hearing. Commissioner Didier seconded the motion. All present voted aye.

- Chair Mills invited anyone who wished to come forward and comment
- Ron Litchfield 00:04:53 Concerned about a field near his house that was part of Nature Park, but not well maintained.
- There were no more comments, either in person or online. The chair called for a motion to close the public hearing in chambers, but leave online comments open for the next five minutes. 00:08:08

Commissioner Bradley moved to leave the public hearing and reconvene as the Planning Commission, with the exception of leaving online comments open for the next five minutes. The motion was seconded by Commissioner Caldwell. The voice vote was unanimous in favor of the motion.

III. ZONING ITEMS

Discussion/Recommendation on Rezone of All City Parks

- Discussion 00:08:55
- The chair asked if any online comments had been made; seeing none, he called for a motion on this item 00:12:17

Commissioner Bradley moved to recommend approval to the City Council for the rezone of city parks from their current zone to O-1. Commissioner Didier seconded the motion. Chair Mills called the vote:

Commissioner Didier-	Yea
Commissioner Bradley-	Yea
Commissioner Caldwell-	Yea
Commissioner Mitchell-	Yes

The motion stood.

88
89 **IV. APPROVAL OF MINUTES OF PREVIOUS MEETING**

90 Approval of July 11, 2024 Planning Commission Minutes

- 91 • Chair Mills asked if there were any changes to the minutes and seeing none, he called for a
92 motion to approve them 00:13:10

93
94 **Commissioner Mitchell moved approve the minutes from the July 11, 2024 planning**
95 **commission, followed by a second from Commissioner Caldwell. All present voted aye.**
96
97

98 **V. STAFF REPORTS**

- 99 • There were no staff reports
100
101

102 **VI. OTHER BUSINESS**

- 103 • Discussion on Nature Park 00:14:43
104
105

106 **VII. PUBLIC COMMENTS**

- 107 • There were no comments, either in person or online
108 00:16:42
109

110 **VIII. ADJOURN**

- 111 • At 6:32 pm, Chair Mills called for a motion to adjourn
112 00:16:52
113

114 **Commissioner Bradley so moved. Commissioner Mitchell seconded the motion. The voice**
115 **vote was unanimous in favor of the motion.**
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124 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
125 held Thursday, September 12, 2024.
126

127 
128 Leesa Kapetanov, City Recorder

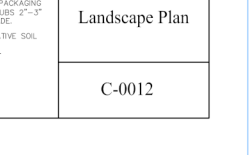
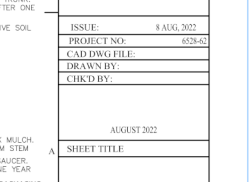
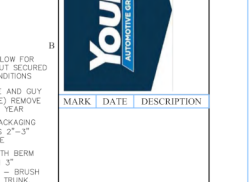
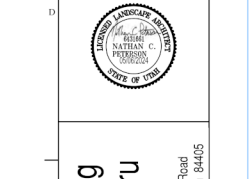
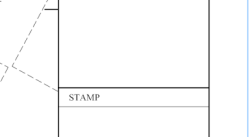
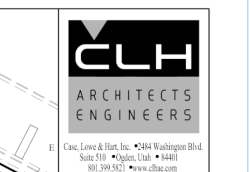
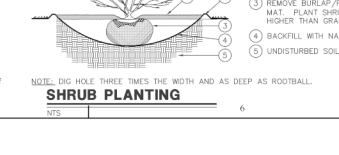
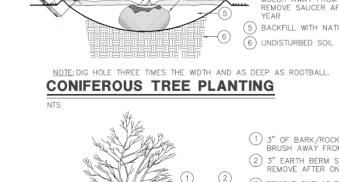
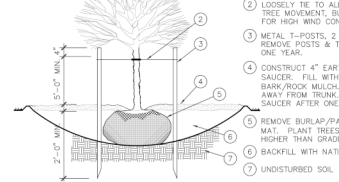
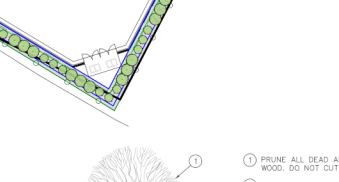
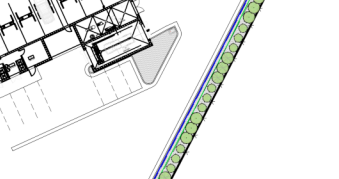
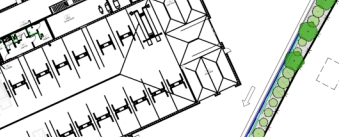
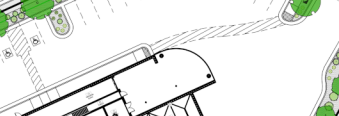
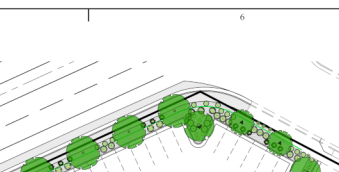
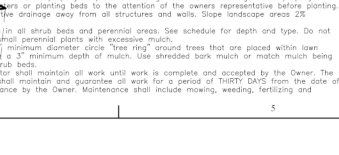
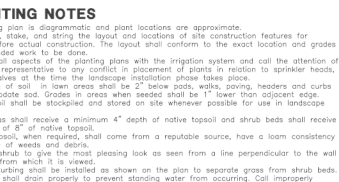
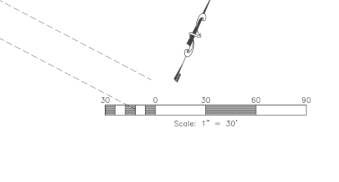
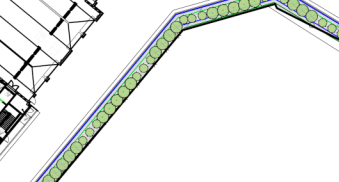
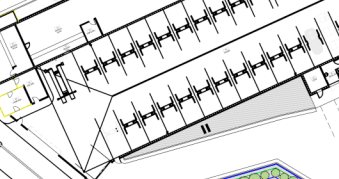
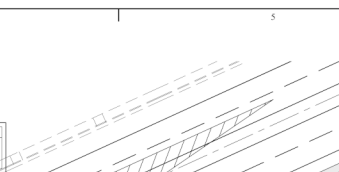
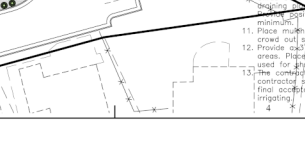
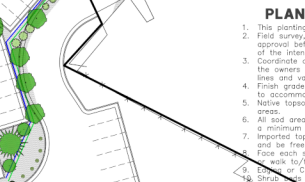
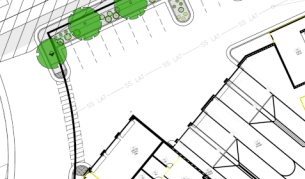
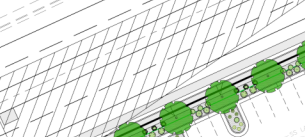
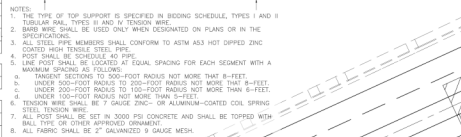
Date Approved by the Planning Commission

Symbol	Description	Type
	Rock Mulch - Place mulch over 5 ounce professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Dia. 3" Depth
	Synthetic Turf -	

Country	1980	1985	1990	1995	2000	2005	2010	2015	2020
Japan	18.5	19.5	20.5	21.5	22.5	23.5	24.5	25.5	26.5
France	15.5	16.5	17.5	18.5	19.5	20.5	21.5	22.5	23.5
Germany	14.5	15.5	16.5	17.5	18.5	19.5	20.5	21.5	22.5
Italy	13.5	14.5	15.5	16.5	17.5	18.5	19.5	20.5	21.5
Spain	12.5	13.5	14.5	15.5	16.5	17.5	18.5	19.5	20.5
United Kingdom	11.5	12.5	13.5	14.5	15.5	16.5	17.5	18.5	19.5
Sweden	10.5	11.5	12.5	13.5	14.5	15.5	16.5	17.5	18.5
United States	9.5	10.5	11.5	12.5	13.5	14.5	15.5	16.5	17.5

The diagram shows a road layout with three distinct sections. The first section on the left is a road with a dashed center line. The middle section is a road with a solid center line. The third section on the right is a road with a solid center line and a dashed line on the right side, possibly indicating a shoulder or a different lane configuration.

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TREES					
Quantity	Symbol	Scientific Name	Common Name	Zone	Size
17		<i>Acer tataricum</i>	Tatarian Maple	Td3	2" cal
29		<i>Cercis occidentalis</i>	Western Redbud	Td2	2" cal
25		<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	Td2	2" cal
9		<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Td2	2" cal
2		<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper	Se1	8" Ht
27		<i>Koeleria paniculata</i>	Goldenrain Tree	Td2	2" cal
1		<i>Pinus nigra</i>	Austrian Pine	Te3	8" Ht
4		<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac Tree	Td3	2" cal

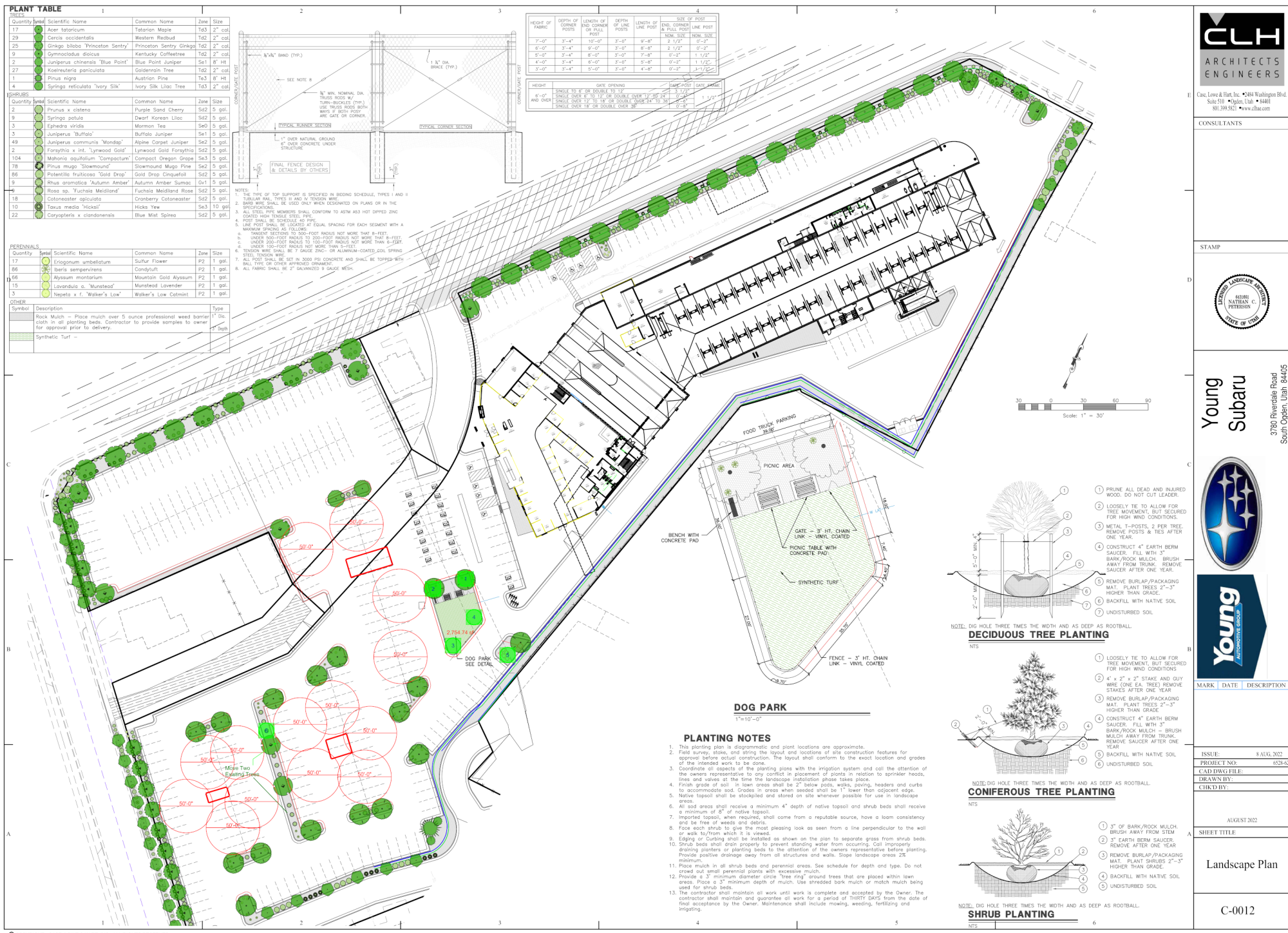
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PERENNIALS						
Quantity	Symbol	Scientific Name	Common Name	Zone	Size	
17		<i>Eriogonum umbellatum</i>	Sulfur Flower	P2	1 gal.	
66		<i>Iberis sempervirens</i>	Candytuft	P2	1 gal.	
86		<i>Alyssum montanum</i>	Mountain Gold Alyssum	P2	1 gal.	
15		<i>Lavandula x "Munstead"</i>	Munstead Lavender	P2	1 gal.	
1		<i>Nerita x f. "Madame's Lace"</i>	Madame's Lace Calceoli	P2	1 gal.	

Symbol	Description	Type
	Rock Mulch - Place mulch over 5 ounce professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Dia. 3" Depth
	Synthetic Turf -	

HEIGHT OF FACED CORNER POSTS	DEPTH OF CORNER POSTS	LENGTH OF END MEMBER OR PULL POST	DEPTH OF LINE POST	LENGTH OF LINE POST	SIZE OF POST		
					END MEMBER NOM. WT.	LINE POST NOM. WT.	LINE POST NOM. WT.
7'-0"	3'-4"	10'-0"	3'-0"	6'-8"	2 1/2"	0'-2"	0'-2"
6'-0"	3'-4"	9'-0"	3'-0"	8'-8"	2 1/2"	0'-2"	0'-2"
5'-0"	3'-4"	8'-0"	3'-0"	7'-8"	2 1/2"	1 1/2"	1 1/2"
4'-0"	3'-4"	6'-0"	3'-0"	5'-8"	2 1/2"	1 1/2"	1 1/2"
3'-0"	3'-4"	5'-0"	3'-0"	4'-8"	0'-2"	1 1/2"	1 1/2"

HEIGHT	GATE OPENING	FACE POST		GATE POST
		NOM. WT.	NOM. WT.	
8'-0" AND OVER	SINGLE TO 8' OR DOUBLE TO 12'	3 1/2"	3 1/2"	
	SINGLE OVER 8' TO 12' OR DOUBLE OVER 12' TO 24'	3 1/2"	3 1/2"	1 1/2"
	SINGLE OVER 12' TO 18' OR DOUBLE OVER 18' TO 36'	3 1/2"	3 1/2"	1 1/2"
	SINGLE OVER 18' OR DOUBLE OVER 36'	0'-8"	0'-8"	1 1/2"



PC To-Do List

- Ribbon parking
- Solid fencing quality
- Types of accessory buildings for FBC (no shipping containers)
- Fix O-1 boundary in Nature Park
- ~~Rezone all parks to O-1~~
- Require title of survey- best practice?
- ~~Add wording to code that short term rentals are not allowed.~~
- Change 10-16-1(B)(3) from 3' to 5'
- Move all accessory building requirements (height, setbacks, Land Use Application, etc) to one place under Chapter 14
- Parking requirements for situations where over 4 units are constructed
- Adult daycare allowance and requirements
- Discussion of landscape in parking
- Discussion on sign requirements in the FBC
- Exceptions sent to Planning Commission
- Include wording for ADUs, Accessory Structures and Fencing that a Land Use Application is required