

PLANNING COMMISSION AGENDA

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PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Thursday October 8, 2026, in the Council Chambers at 1600 E. South Weber Dr.

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

1. Pledge of Allegiance: Chris Roberts
2. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Commission (They will not respond).

ACTION ITEMS

3. Consent Agenda
 - a. September 10, 2026, Minutes
4. **Public Hearing for Riverside RV Park**
5. Riverside RV Park Development Agreement, Third Amendment, property located at approximately 855 East Cottonwood Drive, South Weber. The purpose is to review an Amendment to the Development Agreement for Riverside RV Resort to allow a winter exemption to the seven-day leave period requirement from December 1 to April 30 each year.
6. **Public Hearing for Code Amendments**
7. City Subdivision Code for fencing requirements along state and federal highways, City Code Title 11, Chapter 7, Section 4; adding an impact consideration to the City Code criteria, Title 1, Chapter 6; and removing the Conditional Use Permit requirement for External Accessory Dwelling Units amending Title 10, Chapter 1, Section 10A and Title 10, Chapter 19.
8. Conditional Use Application for an External Accessory Dwelling Unit on the property located at approximately 7753 S 1650 East, South Weber. Applicant Doug and Wendy Dahl.

DISCUSSION ITEMS

9. General Plan Amendment Discussion

REPORTS

10. Commission
11. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 10/2/2026

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 September 2026

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 10 September 2026 at 6:00 p.m.

PRESENT:

COMMISSIONERS:

Brad Dopp
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola (excused)

FINANCE DIRECTOR:

Brett Baltazar

DEPUTY RECORDER:

Raelyn Boman

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Gary Archuleta, Michael Grant, and Jeremy Davis.

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

1. Pledge of Allegiance: Commissioner Losee

2. Public Comment: Commissioner Skola opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker may speak for 3 minutes or less.
- State your name and city of residence.
- Direct comments to the entire Planning Commission.
- Note the Planning Commission will not respond during this portion of the meeting.
- Individuals in the audience should refrain from speaking.

Paul Sturm of South Weber City commented on the annexation portion proposed on the general plan and suggested staff research how much services will cost to annex property into South Weber City.

Commissioner Losee closed the floor for public comments.

ACTION ITEMS:

3. Approval of Consent Agenda

- August 19, 2026 Minutes

Commissioner Roberts moved to approve the minutes of 19 August 2026 as written. Commissioner Dopp seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, and Roberts voted aye. Commissioner McFadden abstained as he was excused from the meeting. The motion carried.

4. Archuleta Preliminary Plat Application, a two-lot subdivision is proposed at approximately 515 E 6650 S on 1.06 acres, applicant Gary Archuleta

Community Development Manager Lance Evans explained this parcel is zoned R-M Residential Moderate Density Zone. The applicant proposed to divide the 1.06 acre parcel into two residential single-family lots. The two lots comply with the maximum density allowed in the zone and the allowed land use.

Commissioner McFadden moved to approve the Archuleta Preliminary Plat Application, a two-lot subdivision proposed at approximately 515 E 6650 S on 1.06 acres, applicant Gary Archuleta. Commissioner Dopp seconded the motion. Commissioner Losee called for the vote. Commissioners Dopp, Losee, McFadden, and Roberts voted aye. The motion carried.

Mr. Archuleta thanked city staff and Mr. Evans for all their help with his application.

DISCUSSION ITEMS:

5. General Plan Amendment Discussion

Community Development Manager Lance Evans presented a draft of proposed General Plan amendments, emphasizing that the document was still conceptual, and nothing had been decided. The draft was not included in the meeting packet because some proposed language could represent a significant change from the existing plan. The intent was to begin discussion and establish the community's vision and criteria before moving into detailed issues. Mr. Evans explained the purpose of the general plan is intended to establish broad policies, goals, and direction rather than specific engineering details such as traffic counts or road widths. He suggested the Planning Commission identify the criteria, community goals, and overall vision that should guide future decisions. He discussed the draft formatting and explained that the bold text represented proposed new language, regular text was existing General Plan language, and strikethroughs represented language that was redundant or no longer applicable. It was suggested the proposed language for transportation would emphasize an interconnected transportation system with multiple routes between neighborhoods, businesses, schools, parks, public facilities, employment areas, and regional transportation facilities. Priority connections could address network gaps, emergency access, redundancy, physical barriers, and connections to neighboring jurisdictions. Commissioners discussed making goals and policies especially clear so future Planning Commissions and City Councils can use them when reviewing development proposals. The discussion included limiting, combining, or eliminating driveway connections along South Weber Drive where possible. Existing driveways would not necessarily be changed, but future development should be designed to follow these principles. Commissioners discussed maintaining planned connections, including the 7600 South/other future connections, as part of a broader transportation network. The reasoning discussed was that a connected network provides alternate routes and distributes traffic rather than concentrating it at a single location. The Planning Commission also discussed ensuring trails created through new development connected with existing and planned trails to create a cohesive network. Staff noted that a separate trails and connections map exists. Mr. Evans reported that the city has ongoing, project-specific coordination with UDOT regarding Highway 89, South Weber Drive, the 925 extension, and other projects. However, the discussion noted that most of the current coordination is related to immediate projects rather than long-range planning for future transportation needs. The existing

General Plan language regarding a connection to Layton City was identified as an area requiring discussion because the proposed transportation-network language could appear inconsistent with the current language. Overall, the discussion focused on starting the General Plan review process, clarifying the community's transportation goals, and creating broad policies that can provide consistent guidance when future development and transportation decisions are considered.

REPORTS:**6. Commission**

Commissioner Losee: reported UDOT sign heading south into Layton City has fallen.

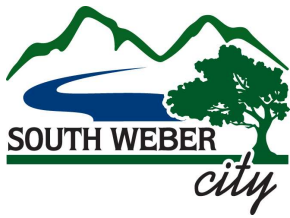
7. ADJOURN:

Commissioner Losee moved to adjourn the Planning Commission meeting at 6:49 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Dopp, Losee, McFadden, Roberts and ~~Skola~~. The motion carried.

APPROVED: _____ **Date** _____
Co-Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman



PLANNING COMMISSION STAFF REPORT

MEETING DATE

October 8, 2026

PREPARED BY

Lance Evans

Community Development
Manager

ITEM TYPE

Administrative

ATTACHMENTS

Third Amendment to
Riverside RV Resort
Development Agreement

PRIOR DISCUSSION DATES

City Council:

April 9, 2024

June 11, 2024

August 27, 2024

September 10, 2024

December 10, 2024

AGENDA ITEM

Third Amendment to Riverside RV Resort Development Agreement

PURPOSE

Administrative Action: Make a recommendation to City Council on the third amendment to the Development Agreement for Riverside RV Resort.

The Owner requests the City to review the current winter exemption in the development agreement and consider continuing the winter exemption (Section 15.1.1 revised in the second amendment), so that the seven-day Leave Period does not apply from December 1 through April 30 each year. No change to zoning, density, or use is proposed.

BACKGROUND

The Riverside RV Resort Development Agreement was amended in December of 2024 to allow Riverside RV to reset the 120 day maximum stay limit on January 1 of each year. This amendment expired April 30, 2026. The third amendment would make the change permanent.

ANALYSIS

The intent of the change is to allow guests of the park to remain throughout the winter months. The Park has not had any significant issues with the January 1 reset for the leases. The Resort's request is consistent with the protection of the community character and General Plan goals.

The language addition of "in a calendar year" effectively resets the 120 days on January 1. The longest possible stay with the change, if timed exactly right, could then be 240 days.

The Third amendment is attached.

Amendment to the Development Agreement for Riverside RV Park

South Weber City | Parcel 13-018-0021 | 855 East Cottonwood Drive

Project Narrative

The Second Amendment, executed December 10, 2024, waived the Leave Period for two winter seasons, December 1, 2024 through April 30, 2025 and December 1, 2025 through April 30, 2026. That exception has now expired. Having tested it over two full seasons, the Owner requests that it be made a standing annual provision rather than renewed season by season. This request does not change the 120-day maximum stay; it addresses only the Leave Period during the winter window.

Parcel 13-018-0021

**THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR RIVERSIDE
RV PARK IN SOUTH WEBER CITY**

This **THIRD AMENDMENT** to the Development Agreement for the Riverside RV Park in South Weber, Utah, is made and entered into as of this 17th day of November 2026, by and between F.M. WINKEL FAMILY LLC, a Utah limited liability company, having its principal business address as 3651 N 100 E #125 Provo, Utah (hereinafter referred to as "Owner") and SOUTH WEBER CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), of 1600 E South Weber Dr, South Weber UT 84405. Owner and City are heretofore individually referred to as "party" or collectively referred to as "Parties."

WHEREAS, the Parties entered into a Development Agreement for Riverside RV Park in South Weber City dated June 9, 2020 providing for the development of a Recreational Vehicle Park within South Weber; and

WHEREAS, the first amendment of that agreement involving landscape and fencing changes was approved May 11, 2021; and

WHEREAS, the Owner has requested a change to the language regarding length of stay;

NOW, THEREFORE, the parties agree as follows:

Section 1. Amendment. Section 15.1 of the original Development Agreement is hereby amended to read in its entirety as follows:

15.1 Patrons. Developer shall not permit patrons to stay at the RV Park for more than one hundred twenty (120) consecutive days (the "Maximum Stay Period") in a calendar year.

15.1.1 Exception to Leave Period. The requirement for a mandatory Leave Period shall not apply during the period beginning December 1 of each year and ending April 30 of the immediately following year. (i.e., December 1, 2026 through April 30, 2027; December 1, 2027 through April 30, 2028; and so on)

Section 2. Other Terms. The other terms and provisions of the Development Agreement shall remain in full force and effect without amendment.

In Witness Whereof, the City and Owner have caused this Agreement to be duly executed on or as of the day and year first written above.

"Owner" **F.M. WINKEL FAMILY LLC**

By _____ Title _____

Witness the hand of said grantor, this ____ day of _____, 2026

F.M. Winkel Family LLC

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2026 personally appeared before me
_____ the signer of the foregoing instrument, who duly
acknowledged that he is the _____ of F.M. Winkel Family LLC and an
authorized representative.

WITNESS my hand and official seal the day and year in this certificate first above
written.

Notary _____ Seal

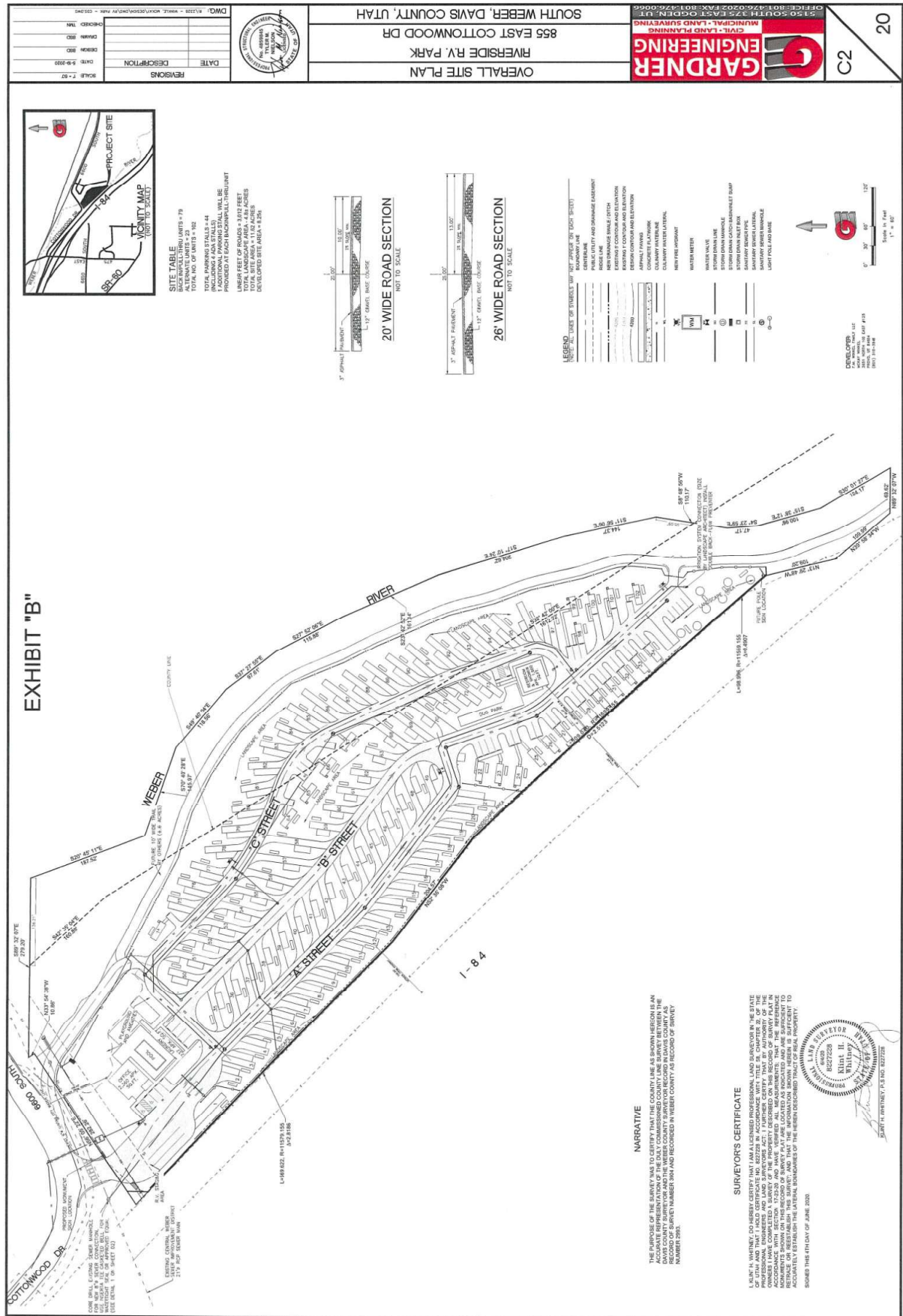
"City" **South Weber City**

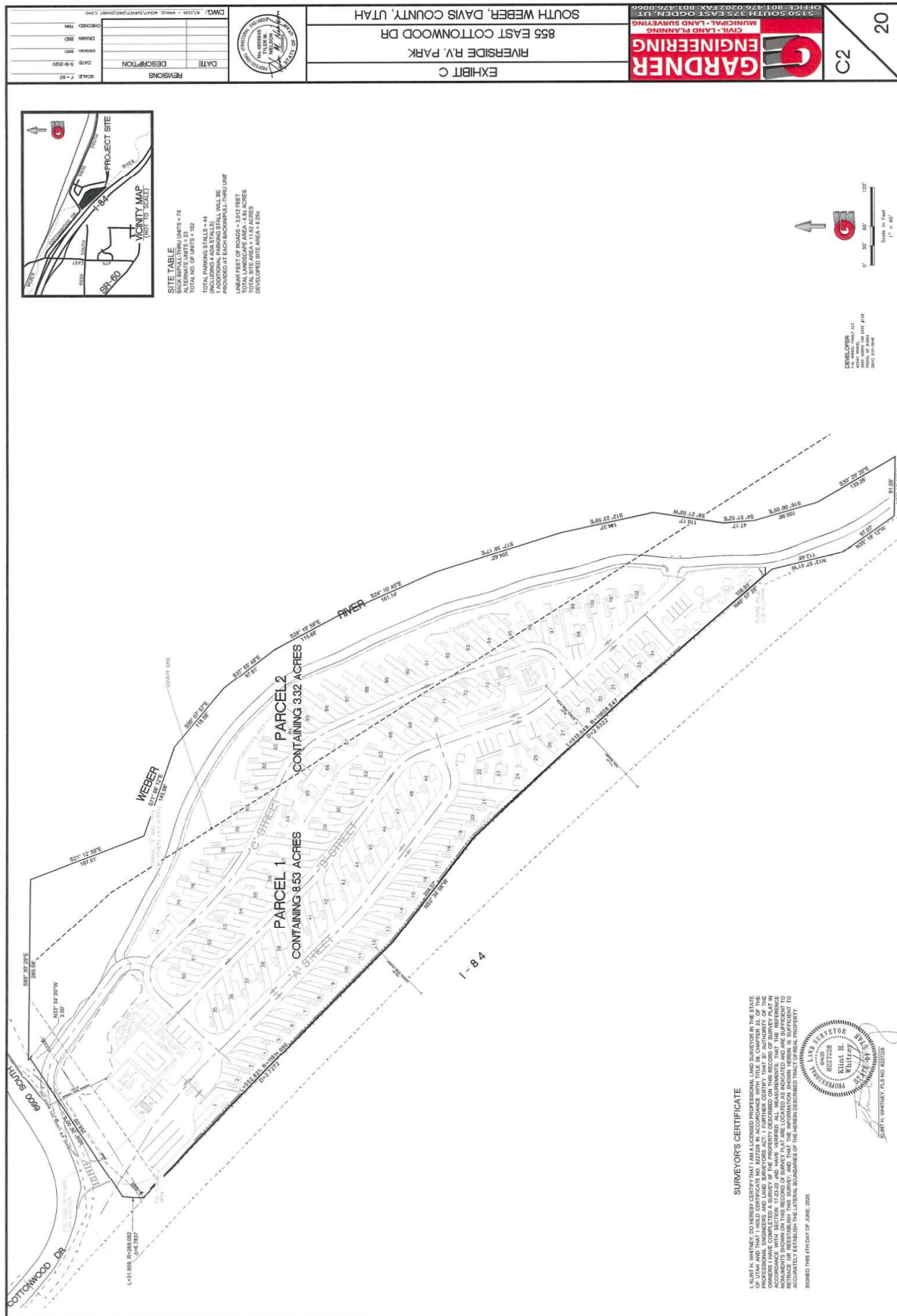
By City Manager David Larson _____

STATE OF UTAH)
 §
COUNTY OF DAVIS)

Subscribed and sworn to before me on the 17th day of November 2026 by David Larson.
WITNESS my hand and official seal the day and year in this certificate first above
written.

Notary _____ Seal





Amendment to the Development Agreement for Riverside RV Park

South Weber City | Parcel 13-018-0021 | 855 East Cottonwood Drive

Applicant: Mckay Winkel

Contact Phone: 801-310-6948

Contact Email: mckaywinkel@gmail.com

Mailing Address: 3651 North 100 East #125, Provo, Utah 84604

Owner: F.M. Winkel Family, L.L.C. (McKay Winkel, Manager)

Property: Riverside RV Park, 855 East Cottonwood Drive, South Weber, UT 84405; ~11.85 acres; Zone C-R (Commercial Recreation)

Property Location

855 East Cottonwood Drive, South Weber, Utah 84405

Parcel Number - 13-018-0021

Total Acreage: 11.85

Zone: C-R

Project Information

Request

The Owner requests the City to review the current winter exemption in the development agreement and consider continuing the winter exemption (Section 15.1.1 revised in the second amendment), so that the seven-day Leave Period does not apply from December 1 through April 30 each year. No change to zoning, density, or use is proposed. The application is filed through the zone change process at the direction of City staff, as the standalone amendment form is no longer available.

Project Narrative

The Second Amendment, executed December 10, 2024, waived the Leave Period for two winter seasons, December 1, 2024 through April 30, 2025 and December 1, 2025 through April 30, 2026. That exception has now expired. Having tested it over two full seasons, the Owner requests that it be made a standing annual provision rather than renewed season by season. This request does not change the 120-day maximum stay; it addresses only the Leave Period during the winter window.

Basis for the Request

The winter Leave Period requires seasonal guests, primarily traveling professionals and contract workers, to vacate and relocate mid-winter for no operational or community benefit. Requiring guests to unhook and move for 7 days in the winter adds significant inconvenience on guests. Many guests choose to stay elsewhere in parks that do not require such work. Furthermore, the more guests unhook and hookup in winter creates more chances for damage on freezing water pipes and our infrastructure. We assert that

strict rules and consistent enforcement are a better way to achieve a well run park than to require a winter leave period. A standing winter exception allows continuous, stable operation during the cold season, makes for happier guests, and still preserves the transient character of the use.

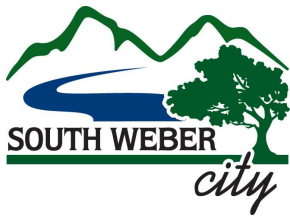
Mutually Beneficial Results: The exception performed as we had hoped. Across the two seasons it was in effect, our winter occupancy vastly improved. Overall incidents were actually less during the winter exemption trial years, than during the non winter exemption period (fewer incidents in the winter than in the summer per guest). Additionally, the TUF tax paid to the city was up over 50% during the winter months under this trial exemption period than in winters without the winter exemption. The park operated without any violation of the Development Agreement and honored all other terms. All guests are vetted, screened, and documented, with park rules and site standards actively enforced.

Consistency With the General Plan

The use is an established recreational and tourism use within the C-R zone, consistent with the zone's purpose. It generates transient room tax, sales tax, TUF tax, and property tax, supports local employment, and brings off-season visitor spending to South Weber. Continuing the winter exemption maintains this use with no change to zoning, density, or land use.

Requested Action

The Owner requests that the Planning Commission recommend, and the City Council approve, an amendment to continue the Exception to the Leave period during the winter months (December 1 through April 30 window), with all other terms of the Development Agreement remaining in full force and effect.



PLANNING COMMISSION STAFF REPORT

MEETING DATE

October 8, 2026

PREPARED BY

Lance Evans, AICP
Community Development
Manager

ITEM TYPE

Legislative

AGENDA ITEM

Legislative Action: Code amendment to modify the City Subdivision Code for fencing requirements along state and federal highways, City Code Title 11, Chapter 7, Section 4; adding an impact consideration to the City Code criteria, Title 1, Chapter 6; and removing the Conditional Use Permit requirement for External Accessory Dwelling Units amending Title 10, Chapter 1, Section 10A and Title 10, Chapter 19.

BACKGROUND

There are three draft code amendments for consideration and recommendation to the City Council.

1. Amend Subdivision Code to require a concrete buffer wall along I-84 with new development or construction.
2. Impacts on families are now required to be considered for any code changes.
3. Detached ADU's are required to be considered the same as single-family homes for permitting.

The new language is underlined, and the deleted language is struck through.

ANALYSIS

Amendment #1 - Title 11 Chapter 7 Section 4: Fencing

Over the last several years South Weber has had multiple fires along the I-84 corridor. One such fire was prevented from spreading into the Riverside RV Resort by the masonry wall along the I-84 property line. The proposed amendment will require a masonry wall for new development to provide additional protection from potential hazards.

Amendment #2 - Code Criteria Title 1, Chapter 6

A new state law requires that all cities consider the impacts on families when adopting any new code. The proposed language add this as a criterion for code amendments.

Amendment #3 - Title 10, Chapter 1, Section 10A and Title 10, Chapter 19 addressing External Accessory Dwelling Units.

A new state law requires that detached Accessory Dwelling Units (ADU) do not have any more additional land use or permitting requirements than traditional single-family homes. South Weber's current code requires "External Accessory Dwelling Units" (EADU) to go through the Conditional Use Permitting process. This change in the code makes EADU's permitted uses in the residential and agriculture zones. It also clarifies the Chapter title by adding External to Internal ADUs.

PROPOSED CODE AMENDMENTS

I-84/ US 89 BUFFER WALL

11-7-4: FENCING:

- A. Purpose: Provide increased safety from potential dangers due to agricultural activities, water courses, high-speed traffic, and other potential dangers or hazards by requiring a barrier between potentially incompatible land uses.
- B. Requirement: Fencing shall be required under the following conditions:
 - 1. Bordering Agricultural Land: A six foot (6') high fence is required between the subdivision (any zone) and any land that is zoned Agricultural (A).
 - a. Fencing material shall be chain link unless otherwise approved according to subsection C.
 - 2. Bordering Canals: A six foot (6') high fence is required where the subdivision borders a canal, canal right-of-way/easement, or canal property whereon the canal is located.
 - a. Fencing material shall be chain link unless otherwise approved according to subsection C.
 - 3. Bordering Interstate: A six-foot (6') high masonry fence is required to be installed along the portion of any building lot, development, or subdivision (including roads, trails, and other parcels) bordering the I-89 or I-84 right-of-way line.
 - a. The fencing material shall be masonry unless otherwise approved according to subsection C.
 - b. The masonry fence shall be solid precast masonry fence panel material. hollow or form core shall not be allowed.

c. Fence shall be maintained by the property owner. Common Property shall be maintained by the HOA.

4. Buffer Yard: An eight foot (8') high fence/wall as required by section [10-15-14](#).

a. Fencing/wall material shall be masonry unless otherwise approved according to subsection C

5. Multiple Conditions: In the case where one or more of the fencing conditions listed above exist in the same location, the more restrictive requirement shall govern.

C. Other Fencing Materials: The listed material shall be required unless a different type of fencing material matches the look and feel of other adjacent fencing materials as requested by the applicant and approved by the Administrative Land Use Authority. In no case can the quality or purpose be less than the listed size and material.

D. Authority: The Administrative Land Use Authority shall have authority to implement reasonable fencing requirements for conditions other than those stated above where potential dangers are currently present or will be present after the development of the subdivision. The Administrative Land Use Authority shall also have the authority to waive the fencing requirement where its removal will not compromise safety or does not accomplish the intent of the fence.

(Ord. 2023-17, 11-28-2023, eff. 1-1-2024)

IMPACTS ON FAMILIES

Title 1 Administration, Chapter 6 Official City Code

1-6-7: IMPACTS:

Any amendments to this Code shall consider the impacts the proposed ordinance may have on family health, stability, and formation.

DETACHED ADUs

CHAPTER 19 INTERNAL AND EXTERNAL ACCESSORY DWELLING UNITS

Proposed Amendment to South Weber City Code

10-1-10A: LAND USE MATRIX:

P = Permitted Use

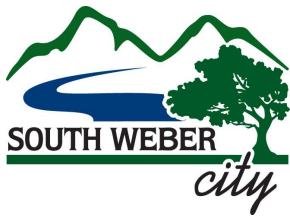
C = Conditional Use

ZONE	A	RL	RLM	RM	RP	R5
Dwelling, Accessory Unit (External)	€ P	€ P	€ P	€ P	€ P	€ P

CHAPTER 19 INTERNAL AND EXTERNAL ACCESSORY DWELLING UNITS

10-19-3: PERMITTED USE - LIMITATIONS:

- A. Accessory Dwelling Units, both Internal and External Accessory Dwelling Units, (IADU & EADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.
- B. Regardless of the location of a proposed ADU, no ADU may be located on parcels which:
 1. Are smaller than six thousand (6,000) square feet for IADUs;
 2. Are smaller than ~~.33~~ .25 acres for EADUs;
 3. Do not contain an owner-occupied single-family residence;
 4. Are serviced by a failing septic tank; or
 5. Have a recreational vehicle as the primary dwelling unit.
- C. ADUs shall not be rented for less than a thirty-day period.
- D. No parcel may contain more than one ADU.
- E. Ownership of an ADU shall not be subdivided or transferred apart from its principal dwelling unit.
- F. External accessory dwelling units may be permitted subject to additional requirements as outlined in this chapter. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

October 8, 2026

PREPARED BY

Lance Evans, AICP

Community Development
Manager

ITEM TYPE

Conditional Use Permit

ATTACHMENTS

CUP application and plans

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Conditional Use Permit for an External Accessory Dwelling Unit (EADU) on 2 acres at 7753 S 1650 East. The property is zoned A (Agricultural Zone) and allows External Accessory Dwelling Units as per the Land Use Matrix. The proposal is for one 1,062 square foot residential building for use as an accessory dwelling unit.

PURPOSE

Review and approval of Dahl External Accessory Dwelling Unit (EADU) Conditional Use Permit.

RECOMMENDATION

An EADU requires a Conditional Use Permit (CUP) in the A Zone. Staff has reviewed the application with the city code requirements for EADUs and recommends approval with the condition that a parking space be installed to the side or rear of the primary building.

ITEMS FOR PLANNING COMMISSION REVIEW

The proposed building is 1,062 square feet, single-story two bedroom home. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP, each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff has reviewed the elements and believes that the CUP follows the standards and recommends approval Dahl EADU CUP with one condition of approval.

Project Information	
Project Name	Dahl External Accessory Dwelling unit
Site Location	7753 S 1650 East
Tax ID Number	132930001
Applicant	Doug and Wendy Dahl
Owner	Doug and Wendy Dahl
Proposal Summary	External Accessory Dwelling Unit (EADU) CUP
Current Zoning	A (Agricultural Zone)
General Plan Land Use Classification	Residential Moderate Density (R-M)
Gross Site	2 acres
Number of Units	1 new unit, existing home to remain

PLANNING CODE REVIEW

The Planning Commission shall review and approve or deny the CUP for the EADU. They may impose conditions as needed.

South Weber City Code

10-19-3: PERMITTED USE - LIMITATIONS:	REVIEW COMMENT
<i>A. Accessory Dwelling Units, both Internal and External Accessory Dwelling Units, (IADU & EADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.</i>	A Zone allows EADUs.
<i>B. Regardless of the location of a proposed ADU, no ADU may be located on parcels which:</i>	—
<i>1. Are smaller than six thousand (6,000) square feet for IADUs;</i>	NA
<i>2. Are smaller than .33 acres for EADUs;</i>	Parcel is 2 acres.
<i>3. Do not contain an owner-occupied single-family residence;</i>	There is a current SFH on the parcel.
<i>4. Are serviced by a failing septic tank; or</i>	The home is serviced by City utilities.
<i>5. Have a recreational vehicle as the primary dwelling unit.</i>	The structure will be wood frame construction.
<i>C. ADUs shall not be rented for less than a thirty-day period.</i>	Will have to comply.
<i>D. No parcel may contain more than one ADU.</i>	Only one ADU will be permitted for this property.

<i>E. Ownership of an ADU shall not be subdivided or transferred apart from its principal dwelling unit.</i>	This will be monitored via the Business License.
<i>F. External accessory dwelling units may be permitted subject to additional requirements as outlined in this chapter. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)</i>	No additional land use permits will be required.
10-19-4: BUSINESS LICENSE REQUIRED:	
<i>Prior to leased occupancy of an ADU, the owner of record of any parcel shall first apply for and obtain a business license from South Weber City. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)</i>	A business license is required prior to leasing the EADU.
10-19-5: BUILDING PERMIT REQUIRED:	
<i>Prior to beginning construction on a new ADU, the owner of record, or their designee, shall apply for and receive a building permit from South Weber City. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)</i>	A building permit is required.
10-19-6: STANDARDS OF APPROVAL- GENERAL:	
<i>ADUs located in South Weber City shall adhere to the following standards:</i>	
<i>A. Single-family homes with an ADU shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105. The property owner shall provide a signed ownership affidavit attesting to this fact.</i>	The proposed EADU will be the secondary dwelling unit on the property.
<i>B. Either the ADU or the primary dwelling unit shall be owner-occupied and shall be verified prior to approval.</i>	The primary dwelling unit will be owner occupied.
<i>C. Utility Connections:</i>	
<i>1. EADU: The unit shall have separate utility meters from the primary dwelling unit.</i>	Will be installed at building permit.
<i>2. IADU: The primary dwelling unit and IADU shall be served by a single utility meter.</i>	NA
<i>D. A separate mailing address shall be created for both IADUs and EADUs.</i>	Will be established with the building permit.
<i>E. No ADU shall be rented to more than one family unit, as defined in South Weber City Code. (Ord. 2021-12, 9-14-2021; amd. Ord. 2023-18, 2-27-2024)</i>	Compliance monitored through the CUP.
10-19-8: STANDARDS OF APPROVAL - EADU CONSTRUCTION:	
<i>Construction of all EADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:</i>	
<i>A. Qualifications: To qualify as an EADU, the building must be separate from the primary dwelling.</i>	The building is detached as per the application.
<i>1. An EADU may be an existing detached accessory building or new construction.</i>	This is a new structure.

2. Construction of an EADU is allowed on lots meeting the requirements of this Chapter that are located in approved zones (Matrix).	The A zone allows for EADU with the CUP.
B. Restrictions: Recreational vehicles shall not be considered an EADU.	The structure will be wood frame construction.
C. Site Location Restriction: EADU shall be situated in a location other than the front of the main building on the property.	The EADU is in the side yard.
D. Setbacks: All setbacks for EADUs shall comply with the underlying zoning requirements and the requirements of this Chapter. If the setback requirements conflict, then the EADU shall comply with the greater setback requirement.	The EADU meets the setbacks for detached structures.
1. EADUs shall be setback no less than 10 feet from the primary residence, as measured from the furthest protruding structure or fixture from either the primary residence or the EADU.	The EADU is over 10 feet from primary dwelling unit.
E. Size and Footprint: EADUs shall have a maximum livable floor area of 1250 square feet and a minimum livable floor area of 400 square feet.	The EADU is 1250 square feet.
F. Lot Coverage: Building coverage, including all structures, shall not exceed 60% of the total lot area.	The lot coverage with both structures is under 20%.
G. Height Restriction: The height of an EADU shall not exceed the height measurement of the primary building located on the same parcel. In instances where the elevation heights of the buildings differ, the height of each building will be calculated in accordance with the provisions set forth in this Title.	The EADU is a lower height than the primary building.
H. Construction Standards: An EADU, to the greatest extent possible, shall be similar quality construction materials and design as the primary dwelling unit.	The proposed EADU will meet the IBC and be constructed of similar materials as the primary structure.
I. Living Spaces: Each EADU shall have cooking, bathing, living, and sleeping areas that are separate from and in addition to those in the primary dwelling unit.	The proposed EADU has these areas.
J. Parking: Shall meet the requirements of Chapter 8 of this title.	Parking is provided in the ADU garage.
1. In the event a garage or out building is converted to an EADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by section 10-8-5, then the eliminated spaces shall be replaced on a space-per-space basis up to the minimum amount required. (Ord. 2023-18, 2-27-2024)	NA

ATTACHMENTS

1. CUP Application
2. Site Plan
3. Building Elevations



DAHL RESIDENCE
Parcel #13293001
7753 South 1650 East
South Weber, Utah
Area: 274,830 Sq. Ft.
63.1 Acres
Scale: 1" = 30'

----- Property Line
----- Building Setbacks
----- Public Utility Easement

Note: All storm water and dirt will be kept on site during construction until landscaping is done.

Note: Surface drainage shall be directed to a storm sewer system. The drainage system shall be designed to prevent surface water from creating a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall be a minimum of 4 inches within the first 10 feet (min. 5% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). The foundation walls shall be constructed on a minimum of 20 feet from the building.

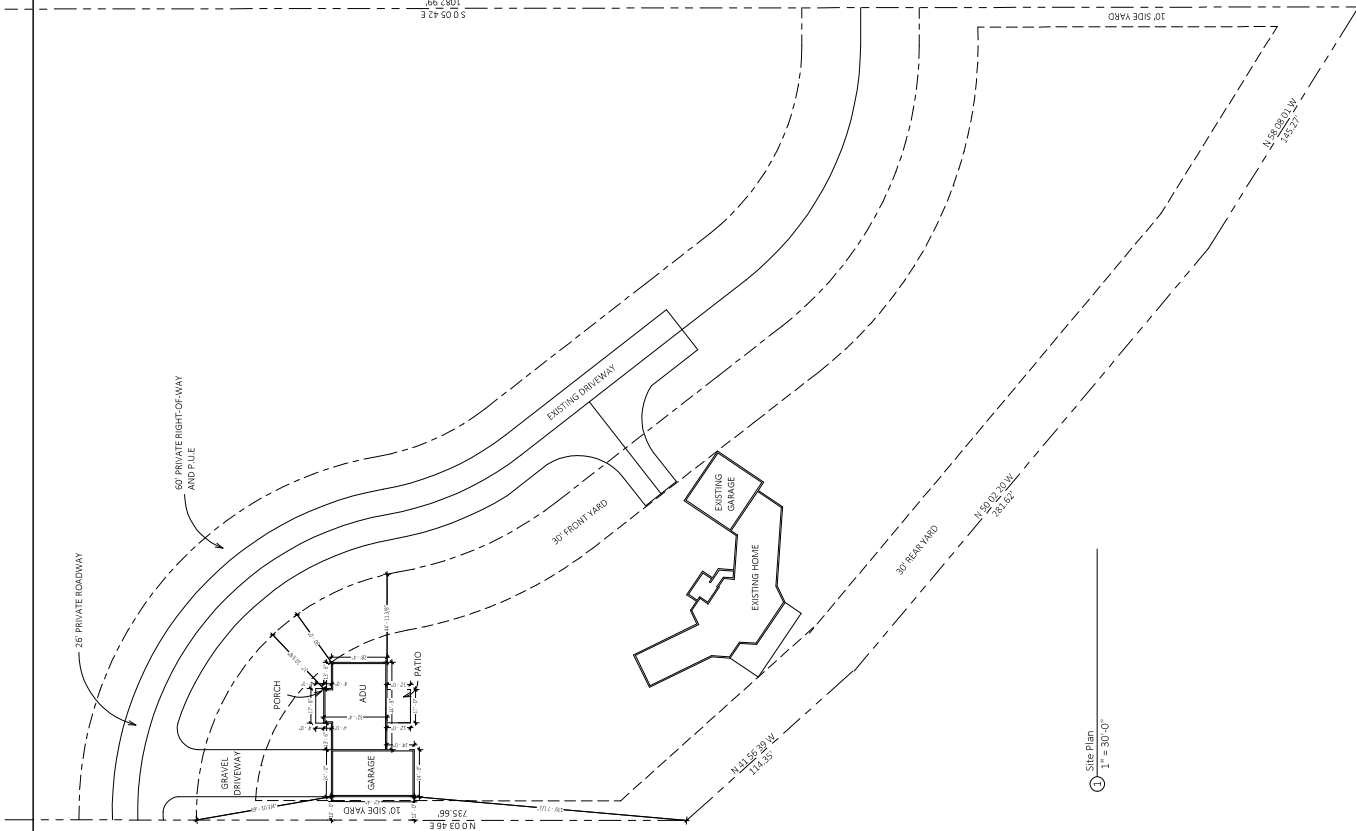
Note: Street curb and gutter will be required and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent barrier) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or walls may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall be maintained at least 10 feet from all adjacent property lines.

Note: All field crops, orchards, vineyards, or other plants on the site for all concrete piers, slabs, or masonry work. Weeding on the ground is prohibited.

Zone X
Front Setback: 30'
Side Setback: 10'
Rear Setback: 10'
Rear Setback: 30'



① Site Plan
1" = 30'-0"

Homeowner:
Wendy Dahl
801-675-0983

General Contractor:

DAHL RESIDENCE
7753 South 1650 East
South Weber, Utah



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Site Plan

8. CUP
S101

Scale As indicated

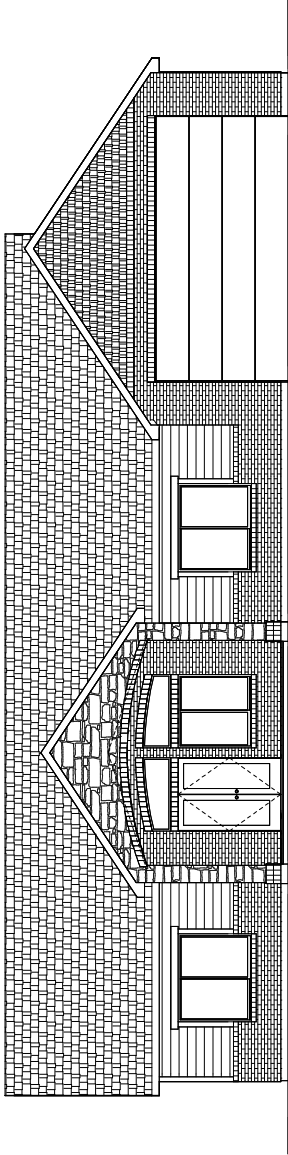
Wendy Dahl

DAHL RESIDENCE

Parcel #132930001

7753 South 1650 East
South Weber, Utah

Contact: Wendy Dahl
801 675-0983



ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- 2024 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2023 EDITION OF THE NATIONAL ELECTRIC CODE (NEC) ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
- 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2024 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2024 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2024 EDITION OF THE INTERNATIONAL FIRE CODE

Sheet Index	
Sheet Number	Sheet Name
General	
G100	Title
Civil	
S101	Site Plan
Architectural	
A101	Main Floor Plan
A201	Second Floor Plan
A301	Section
A401	Elevations
A501	Cross Section
Electrical	
E101	Main Floor Electrical Plan
Structural	
S101	Foundation

SQUARE FOOTAGE INDEX:	
MAIN FLOOR:	1350 SQ. FT.
GARAGE:	1009 SQ. FT.
COVERED PORCH:	69 SQ. FT.
COVERED PATIO:	204 SQ. FT.

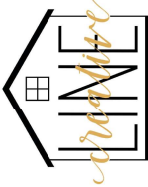
GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS SHALL REVIEW THE CONTRACT DOCUMENTS CAREFULLY AND ASK FOR CLARIFICATION PRIOR TO BEGINNING WORK. THE CONTRACT DOCUMENTS SHALL BE FULLY REVIEWED AND UNDERSTOOD PRIOR TO BEGINNING WORK. THE CONTRACT DOCUMENTS SHALL BE FULLY REVIEWED AND UNDERSTOOD PRIOR TO BEGINNING WORK. THE CONTRACT DOCUMENTS SHALL BE FULLY REVIEWED AND UNDERSTOOD PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC, PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
10. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
11. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. "TYP" OR "TYPICAL" AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF THE PROJECT. SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND SPECIFICATIONS REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
16. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
17. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
18. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
19. CONTRACTOR PARKING, DELIVERIES, AND STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE. AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
20. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STONE TOOLS OUT OF THE WAY.
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT. SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND SPECIFICATIONS REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
22. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR COMPLETE PROTECTION FROM INCIDENT WEATHER.
23. THE GENERAL CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS. IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS. IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Wendy Dahl
801 675-0983

General Contractor:

DAHL RESIDENCE
7753 South 1650 East
South Weber, Utah



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1. Footings: Lorry on undisturbed soil. Not to be placed on frozen ground or a water. Continuous, monolithic pour. Minimum 300 mm below grade.
2. Footings: Change in elevation shall be stepped not higher than 1/2 the step length. Minimum 300 mm below grade.
3. Foundations: Foundations, retaining walls, minimum weight concrete with compressive strength of at least 3,000 PSI within 28 days of pouring.
4. Water/Fire/Leak Tests: Not greater than 50 and damp shall be 5" or less. Minimum concrete content shall be 500 lbs. per cubic yard.
5. Foundations: Foundations shall be free from mud and all other non-metallic coatings that hamper bonding capacity.
6. Foundation: Any opening to be a vertical 4" x 4" bars on each side of opening, tied to horizontal bar.
7. Foundation: Foundation: 2 ft bar above and below each window opening extending 1/2" beyond opening.
8. Anchor Rods: 1/2" x 10" @ 3' O.C.
9. Splices: Reinforcement shall have a minimum of 50 bar diameters splices otherwise specified.
10. Foundations: Foundations: With a max. 6 inches lap between rebar.

[illegible]

- [illegible]

1. Study - Maximum of 16" O.C.
2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.

3. Sheathing. Nails shall be a minimum of 3/8" from panel edge.
4. Floor joists. Blocked at all bearing points.
5. Wall sheathing. 2nd blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
6. Wall sheathing. Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing. 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
8. Blocking. Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.

9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate).
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's.

11. Staples . May be substituted for nails at rate equal to load values.
12. Solid Bearing . Through floor systems and posts down to concrete footings.
13. Deck Boarding . 1" x 6" with a switched light in its space. 3/4" treatment required.
14. Joists . 2" x 8" or larger.
15. Structural framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure preservative-treated wood as required by IRC R317.2. This would include the deck support posts and beam supports, shall be No. 2 grade or better lumber, preservative treated or naturally durable. The joists required under preservative treated wood are to be pine coated or Douglas fir as required by IRC R317.2.

16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.

Scale $1/4" = 1'-0"$ 

SAVING DOWNS

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BATHROOMS

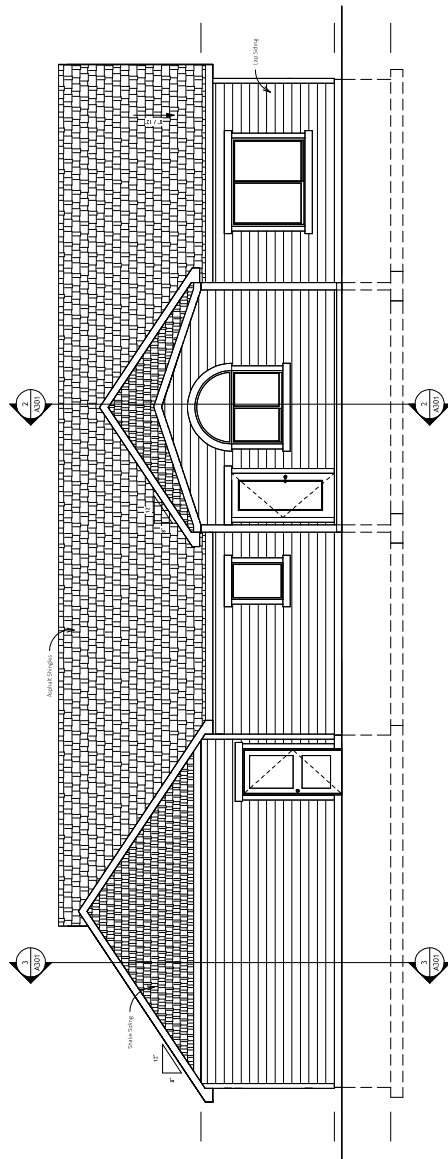
1. Shower and Bathtub Enclosures - Fully tempered, laminated safety glass or approved plastic.

FIREPLACE

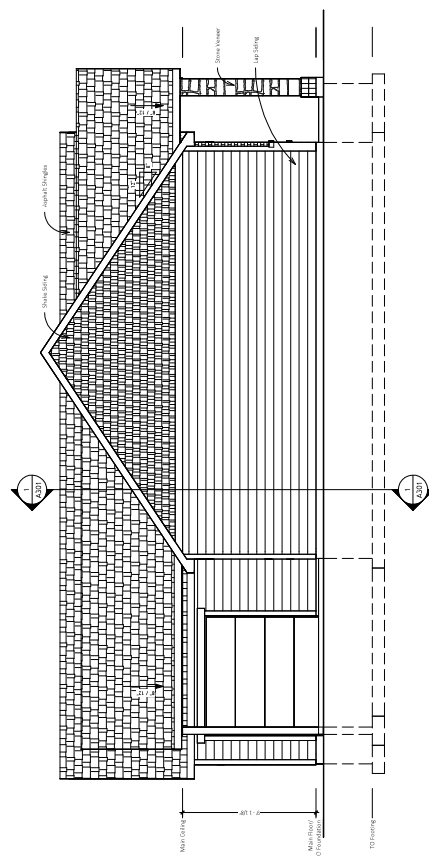
2. Solid fuel burning fireplace to have 16" hearth extension.
3. Combustible material shall have a clearance of not less than 2 inches from the front faces and sides of fireplaces and not less than 4 inches from the back faces of fireplaces or comply with manufacturer's specifications.
3. Where the vents pass thru insulated assemblies, an insulated shield shall be installed to provide clearance between the vent and the insulation material.
4. The listing and manufacturer's installation instructions for fireplaces shall be provided prior to the rough 4 way inspection.

CHIMNEY

- CHIMNEY** All fireplace chimneys shall extend at least 2' above roof opening, or any part of the chimney shall extend 2' above ridge line if the chimney terminates at the ridge. If the chimney is located within 6 feet of the ridge, it shall extend 4 feet above the ridge. Chimneys shall have an outside diameter of 18 inches or larger, except for masonry chimneys and a chimney will have an inside diameter of 14 inches or larger. The chimney must be made of metal or masonry and shall be assembled well to contain more than 4 ellows. IRC R1005.7.
- The chimney must be set at an angle of more from 30 degrees from the vertical and the chimney must be supported by a solid foundation. The chimney must extend no less than 2 feet higher than any portion of the building within 10 feet. Masonry and low-head (gas fueled) appliances shall extend no less than 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
- In decorative situations shall not be installed at the termination of vents except where the manufacturer's instructions specifically require such installation. Vents systems are to be installed in accordance with the manufacturer's instructions.



① Back Elevation
 $1/4'' = 1'-0''$



② Left Elevation
 $1/4" = 1'-0"$

Homeowner:
Wendy Dahl
801 675-0983

General Contractor:

DAHL RESIDENCE
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Elevations

8. CUP

Scale	1/4" = 1'-0"
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