

**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 27, 2026, AT 6:30 P.M.**



This meeting is held in person at 1555 South 800 West, Woods Cross, Utah and via Zoom.

To join using Zoom, click here <https://us02web.zoom.us/j/9358074960> or go to zoom.us and select JOIN A MEETING. Meeting ID: 935 807 4960. Please mute your microphone except during the open comment period. Questions and comments are best made in the CHAT feature.

The public is invited to participate in all Planning Commission Meetings. If you require accommodation or assistance to participate, please call the Community Development Department at 801-292-4421

1. Pledge

Robin Goodman

2. Meeting Minutes from October 13, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Conditional Use Permit - Kairos at 1667 South 1800 West

Applicant: Trevor Gold

Presenter: Curtis Poole

- Review
- Action

5. Site Plan Review - Woods Cross City Well #3 at 1163 West 1500 South

Applicant: Greg Seegmiller

Presenter: Curtis Poole

- Review

- Action

6. Text Amendment - Second Driveway / Hard Surface

Presenter: Curtis Poole

- Review
- Public Hearing
- Action

7. Director's Report

Curtis Poole

8. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
OCTOBER 13, 2026**

The Woods Cross Planning Commission met on October 13, 2026, at 6:30 P.M. at Woods Cross City Hall, located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey

Robin Goodman
Jake Hennessy

COMMISSION MEMBERS EXCUSED:

David Lewis IV

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

PLEDGE OF ALLEGIANCE:

Robin Goodman

VISITORS:

Don and Lois Schrader
Crystal Avila
Ben Seager
Jim Grover

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held September 22, 2026.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Hennessy seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp opened the meeting for public comments regarding items not on the agenda.

There were no public comments, and Chairman Rupp closed the open session.

CONDITIONAL USE PERMIT—LUXE MOTORS AT 609 SOUTH 1100 WEST—SPENCER AVILA

The Community Development Director, Mr. Curtis Poole, reviewed this item with the Commission. He said Mr. Spencer Avila is requesting approval of a conditional use permit for the purpose of establishing an automotive sales business. Mr. Poole said the proposed automotive sales business would offer used car

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
OCTOBER 13, 2026
PAGE 2**

sales. He said the applicant has indicated that business activities will be maintained within the building. He said there is no anticipation for outside storage, and the hours of operation are from 9:00 AM-5:00 PM. Mr. Poole said this use has one parking stall per employee and the proposed business has 2 employees. He said the property has 2 designated parking stalls for customers. He also said the property has 7 designated parking stalls for car sales.

Following the information given to the Commission by Mr. Poole, Ms. Crystal Avila addressed the Commission. She said she was representing this application, and she did not have much to add other than to say the back of the building is paved.

There were no further questions or comments, and Commissioner Doxey made a motion to approve the conditional use permit for Luxe Motors at 609 South 1100 West with the following conditions:

1. Apply and obtain all proper permits including but not limited to building permits and sign permits as required by city code.
2. Apply, obtain, and maintain a business license including the required documentation.
3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
4. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
5. Business operations shall not negatively impact the adjacent businesses and properties.

Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

SITE PLAN REVIEW—RB'S ONESTOP SUPERCHARGES AT 527 SOUTH 700 WEST—HALO HYBRID SOLUTIONS, LLC

Mr. Poole reviewed this item with the Commission. He noted that the applicant, Mr. Ben Seagar, on behalf of Halo Hybrid Solutions, is requesting approval to install a Tesla electric vehicle supercharging station at RB's Onestop located at 527 South 700 West. He noted the charging station would be added to the existing developed site and would occupy a portion of the parking area near the south end of the property.

Mr. Poole noted the applicant is proposing install eight Tesla V4 Supercharger posts, associated charging equipment, a new service equipment switchboard, a transformer pad, bollards, underground power improvements, and related site improvements. He noted the plans also identify an area for a future Phase 2 expansion. He said the existing RB's Onestop building, fuel pumps, site access, lighting, and most of the

Following the information given Mr. Ben Seagar addressed the Commission. He noted that he was the contractor and developer. He said there are a few trees on the property that will need to be removed but other than that they would not be doing anything to the site. He did say the site lighting is older, and they are working with Rocky Mountain power to upgrade their site lighting, but it is grandfathered. He said they are encouraging Rocky Mountain Power to upgrade the lighting, but it is not required to move forward with the project. He said they are ready to proceed, and Rocky Mountain Power has approved the project.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
OCTOBER 13, 2026
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Mr. Poole said if there were more lighting added or more charging stations added, then site plan would need to be amended.

Mr. Seagar said the lighting is adequate and by Tesla standards it is sufficient, but they are encouraging UDOT to upgrade the lighting

Mr. Poole said there is nothing in code requiring lighting upgrading so the project can move forward.

Mr. Seagar said these are the latest and greatest charging stations and are stronger than before and will be able to charge the vehicles. He said this is only the second charging station like this in the state.

Commissioner Hennesy asked if Mr. Seagar is working with the power company to make sure the grid is sufficient to handle the new charging stations. Mr. Seagar said this project will meet the requirements of the power company.

There were no further questions or comments, and Commissioner Goodman made a motion to approve the site plan for RB's Onestop Supercharges at 527 South 700 West with the following conditions:

1. Obtain a building permit.
2. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.
4. Phase 2 expansion is not approved and shall be subject to city review and approval.

Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

ETHICS TRAINING

Mr. Poole noted this is required training and it will take place once a year.

Mr. Poole went over various scenarios and asked the Commission various questions to help them with this training.

He went over the following topics:

- Role of a Planning Commission
- Conflict of Interest, Disclosure, Recusal
- Information Access
- Ex Parte Communication
- Ethics VS Law

DIRECTOR'S REPORT

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WOODS CROSS PLANNING COMMISSION MEETING
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Mr. Poole said there had been a new Commissioner appointed and her name was Shari Phippen has been appointed to fill the remaining term for Mariah Wall who had resigned from the Planning Commission.

Mr. Poole said at the next meeting the Commission would be discussing driveways and hard surfaces so they can make a recommendation to the City Council.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 7: 31 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: October 27, 2026

Re: Conditional Use Permit – Kairos – Office



Location: 1667 South 1800 West

Zoning: Airport (AP) Zone

Background

The applicant, Trevor Gold, is requesting approval of a conditional use permit for the purpose of establishing an office business. City Code authorizes the Planning Commission to review conditional use requests and impose conditions to mitigate potential adverse impacts to surrounding properties, such as traffic, parking, noise, hours & landscaping

Staff Review

The proposed office business would offer offices for private renters of the hanger. The applicant has indicated that business activities will be maintained within the building. There is no anticipation for outside storage. Hours of operation are all hours with secure access only by private renters.

The proposed business has 15 offices for private renters. The proposed use requires 1 parking stall per 300 square feet. The proposed office space would require 14 designated stalls. The property has 17 designated parking stalls for private renters only.

Staff does not foresee any adverse effects to adjacent properties. Staff finds that the use complies with City codes and is compatible with surrounding properties.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use permit located at 1667 South 1800 West, with the following conditions:

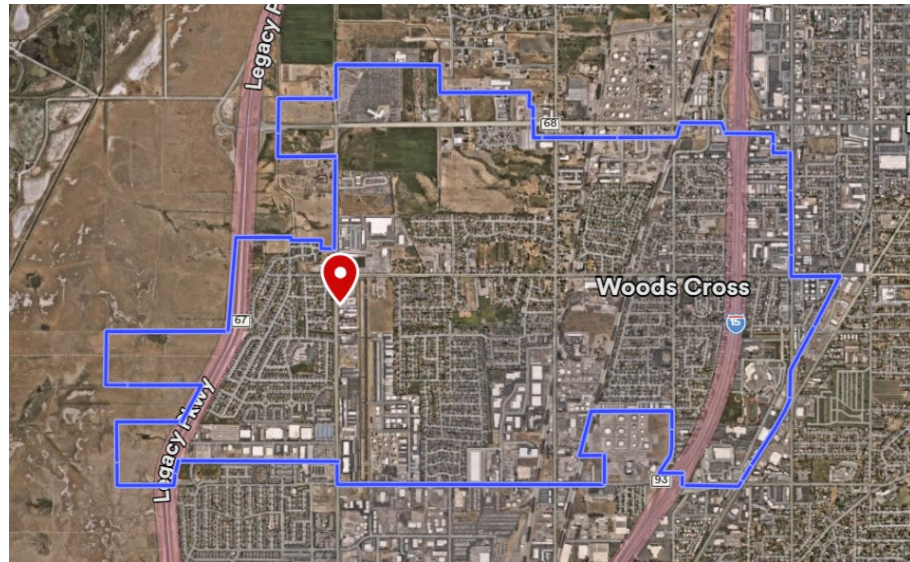
1. Apply and obtain all proper permits including but not limited to building permits and sign permits as required by city code.
2. Apply, obtain and maintain a business license including the required documentation.
3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.

4. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
5. Business operations shall not negatively impact the adjacent businesses and properties.

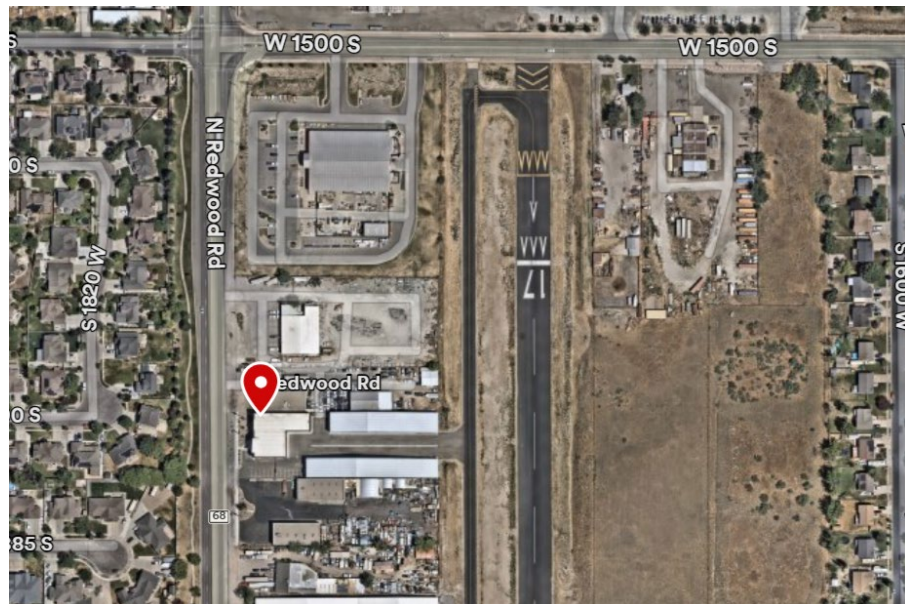
Item: Kairos Conditional Use

Address: 1667 South 1800 West South

Map 1
Citywide



Map 2
Neighborhood



STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 27, 2026

Re: Site Plan Review – Woods Cross City Well #3



Location: 1163 W 1500 S

Zoning: R-1-8 (Single Family Residential) Zone

Background

Woods Cross City is requesting site plan approval for improvements to the city's Well #3 property located at 1163 West 1500 South. The project includes construction of a new well house, associated water system improvements, site access, fencing, landscaping, and drainage improvements.

In its review, the Planning Commission shall determine whether the proposed site improvements comply with City Code and applicable development standards.

Staff Review

The proposal includes removal of existing site improvements, including portions of the existing concrete driveway, fencing, water piping, and related utility features. The demolition plan identifies the existing well as abandoned in place. The new facility will house equipment associated with the city's water system and includes a separate generator pad and masonry walls around the generator area.

The proposed well-house is a single-story utility building designed to accommodate the equipment necessary for the operation of Well #3. The exterior walls will be constructed primarily of split-face concrete masonry units (CMU). The structure will feature a dark brown standing-seam metal roof with matching metal wall caps and trim. The building elevations show a wall height of approximately 10 feet, with an overhead equipment access door and two pedestrian access doors.

The site plan shows a new concrete driveway approach from 1500 South, interior vehicular concrete, pedestrian sidewalk improvements, curb and gutter work, and restoration of pavement affected by utility construction. A six-foot-tall chain-link fence and double-swing gate with privacy slats are proposed along the north side of the site.

The landscape plan provides planting beds with rock mulch, two deciduous trees, shrubs, and ornamental grasses as a buffer. The proposed plant materials and trees meet city landscape requirements. Also, as the property is adjacent to residential properties lighting has been addressed and the proposed plan shows 0-foot candles at property lines.

Recommendation

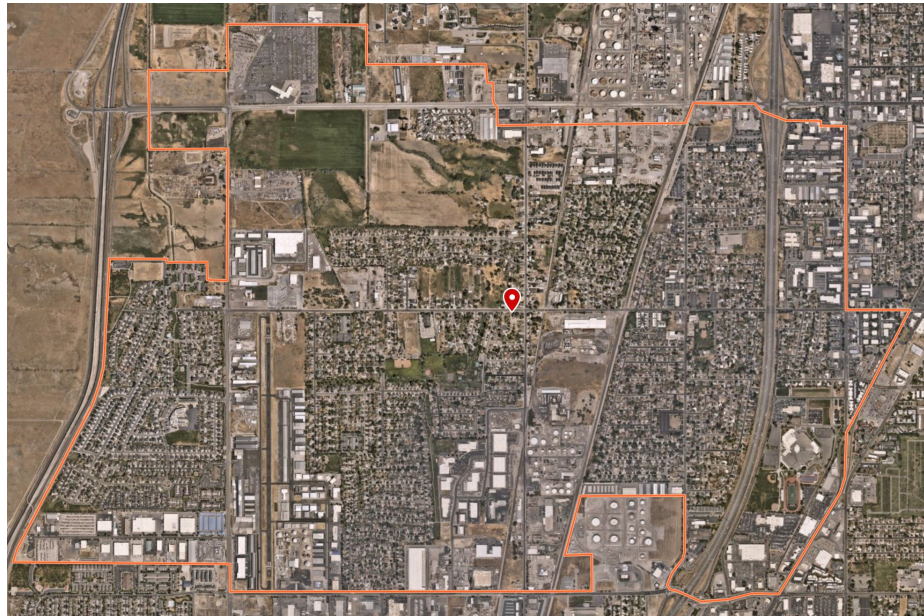
Staff recommends the Planning Commission approve the site plan for Well #3 located at 1163 West 1500 South with the following conditions:

1. Obtain a building permit.
2. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.

Item: Well #3 Site Plan

Address: 1163 W 1500 S

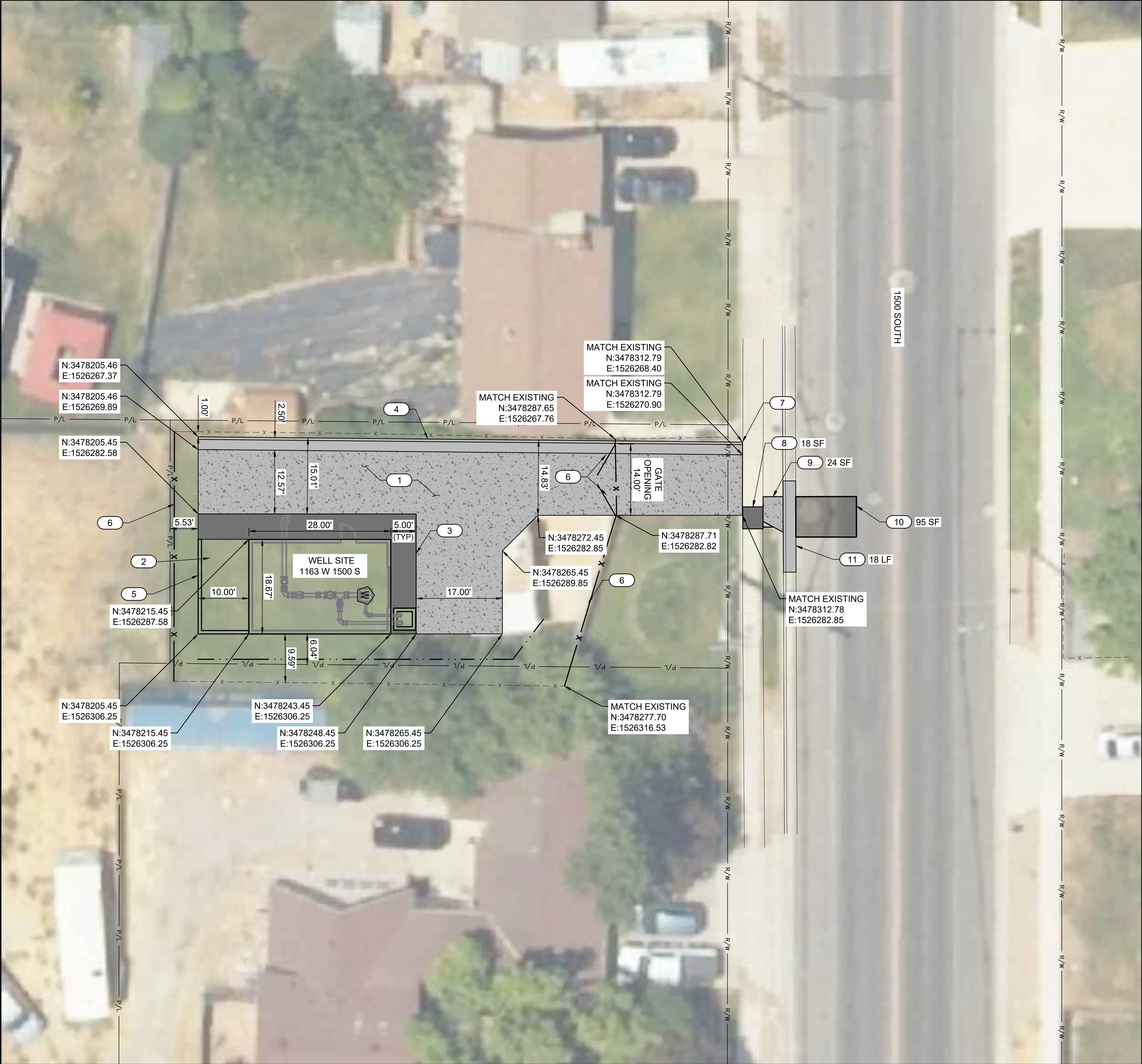
Map 1
Citywide



Map 2
Neighborhood



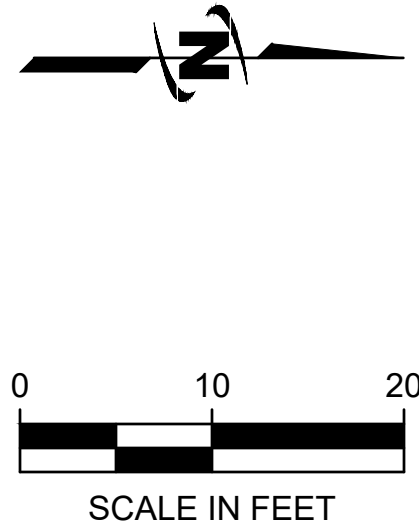
Plot Date: 9/24/2026 2:15 PM Plotted By: Tyler Roberts
Date Created: 7/17/2026 JUB-001 CENTRAL CLIENT SUIT WOODS CROSS PROJECTS 05-23-160 WELL REHABILITATION NEW WELL HOUSE DESIGN CAD SHEET 05-23-160 C-101X.DWG



- SITE KEY NOTES**
- 1 VEHICULAR CONCRETE PER TYP SECTION DTL (B1/C-501)
 - 2 GENERATOR PAD (SEE STRUCTURAL SHEETS)
 - 3 5-FT WIDE, 4" THICK PEDESTRIAN CONCRETE SIDEWALK PER WX STD DTL (RD-2/C-501)
 - 4 30-IN CURB AND GUTTER PER WX STD DTL (RD-2/C-501)
 - 5 CMU WALLS AROUND GENERATOR (SEE STRUCTURAL)
 - 6 6-FT TALL CHAIN LINK FENCE AND DOUBLE SWING GATE (NORTH SIDE FENCE ONLY) W/ PRIVACY SLATS PER WX STD DTL (FC-1-C-503) AND MOW STRIP PER WX STD DTL (FC-2/C-503). SUBMIT PRIVACY SLAT COLOR TO CITY FOR APPROVAL PRIOR TO ORDER.
 - 7 TAPER CURB TO MATCH SIDEWALK ELEVATION.
 - 8 5-FT WIDE, 4" THICK PEDESTRIAN CONCRETE SIDEWALK PER WX STD DTL (RD-4/C-501)
 - 9 CONCRETE RESIDENTIAL DEVELOPMENT DRIVEWAY APPROACH PER WX STD DTL (RD-4/C-502)
 - 10 ASPHALT PAVEMENT W/ T-PATCH REPAIR PER WX STD DTL BITUMINOUS SURFACE REPAIR (UT-2/C-502)
 - 11 CONCRETE CURB AND GUTTER PER WX STD DTL (RD-2/C-501)

- SURFACE LEGEND:**
- CURB AND GUTTER
 - CONCRETE SIDEWALK
 - CONCRETE DRIVEWAY
 - CONCRETE GENERATOR PAD
 - ASPHALT PAVEMENT

- GENERAL SITE NOTES:**
1. SEE SHEET V-101 FOR SURVEY CONTROL BENCH MARKS.
 2. ALL SITE CIVIL AND YARD PIPING WORK SHALL BE IN CONFORMANCE WITH THE LATEST WOODS CROSS CITY STANDARD SPECIFICATIONS, AND WITH THE CURRENT EDITION OF THE UTAH CHAPTER APWA MANUAL OF STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK WITHIN BUILDINGS AND BACKFILL AROUND BUILDINGS SHALL CONFORM TO J-U-B SPECIFICATIONS AS NOTED IN THE DRAWINGS, IN THE CASE OF CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 3. UNLESS OTHERWISE NOTED, PRESERVE AND PROTECT ALL EXISTING FEATURES AND UTILITIES.
 4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND EXISTING IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
 5. SAWCUT STRAIGHT LINES IN ASPHALT/CONCRETE PAVEMENT, AS NECESSARY.
 6. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE ENGINEER.
 7. NORTHING & EASTING (N/E) CALLOUTS ON STRUCTURES REFERENCE THE CENTER OF THE STRUCTURE/FITTING.





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.

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AGENCY



REVIEW

**WELL 3 REHABILITATION
WOODS CROSS**

SITE PLAN

FILE: 55-23-160 C-101X
JUB PROJ. #: 55-23-160
DRAWN BY: KCS
DESIGN BY: AMN
CHECKED BY: AMN

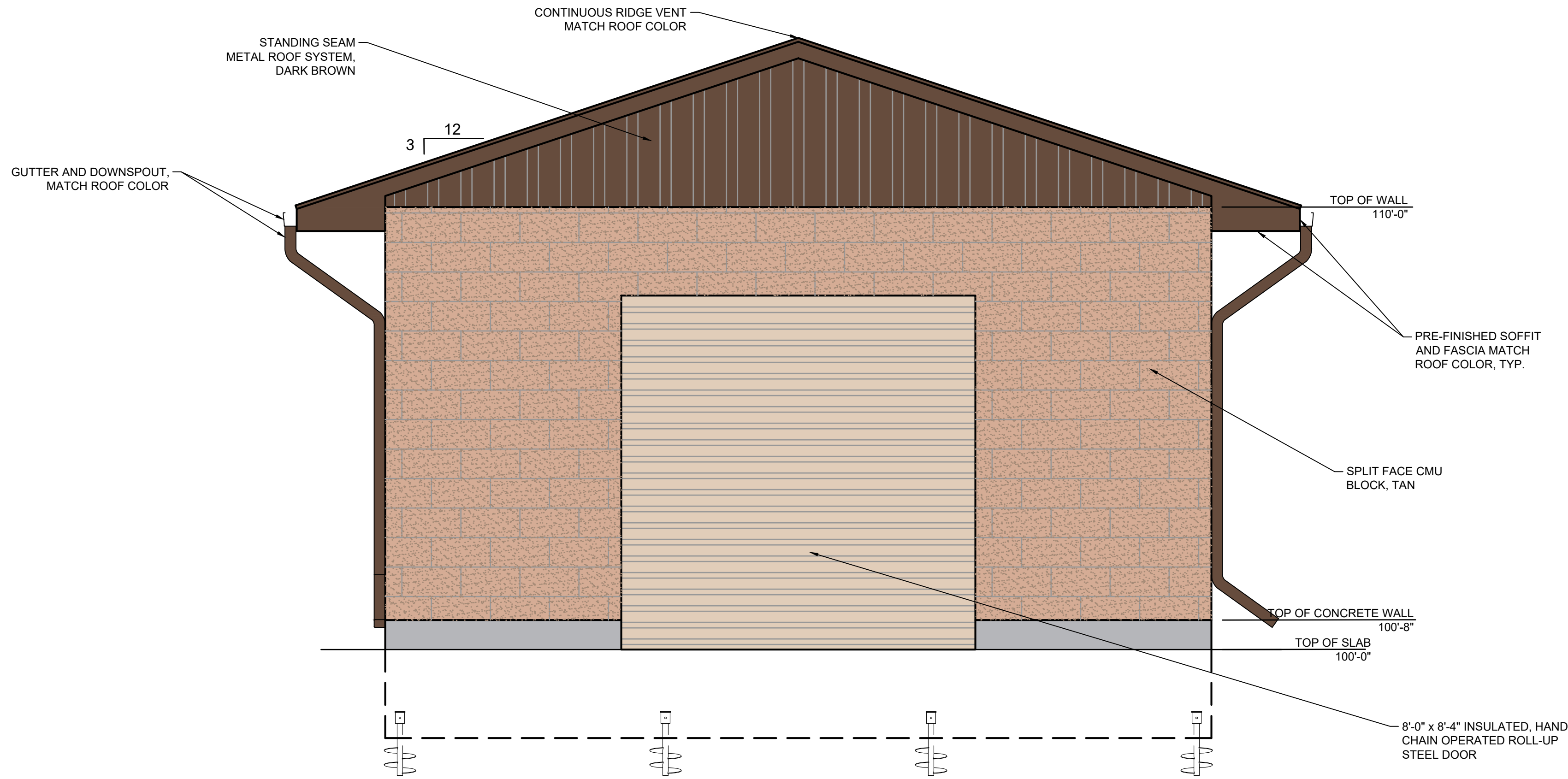
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 9/24/2026

SHEET NUMBER:
C-101

Plot Date: 9/24/2026 1:45 PM Plotted By: Brandon Cox
Date Created: 7/2/2026 JUB.COM\CENTRAL\CLIENTS\WOODSCROSS\PROJECTS\55-23-160_WELL3REHABILITATION\WELL3HOUSE\DESIGN\CAD\55-23-160_S-101X.DWG

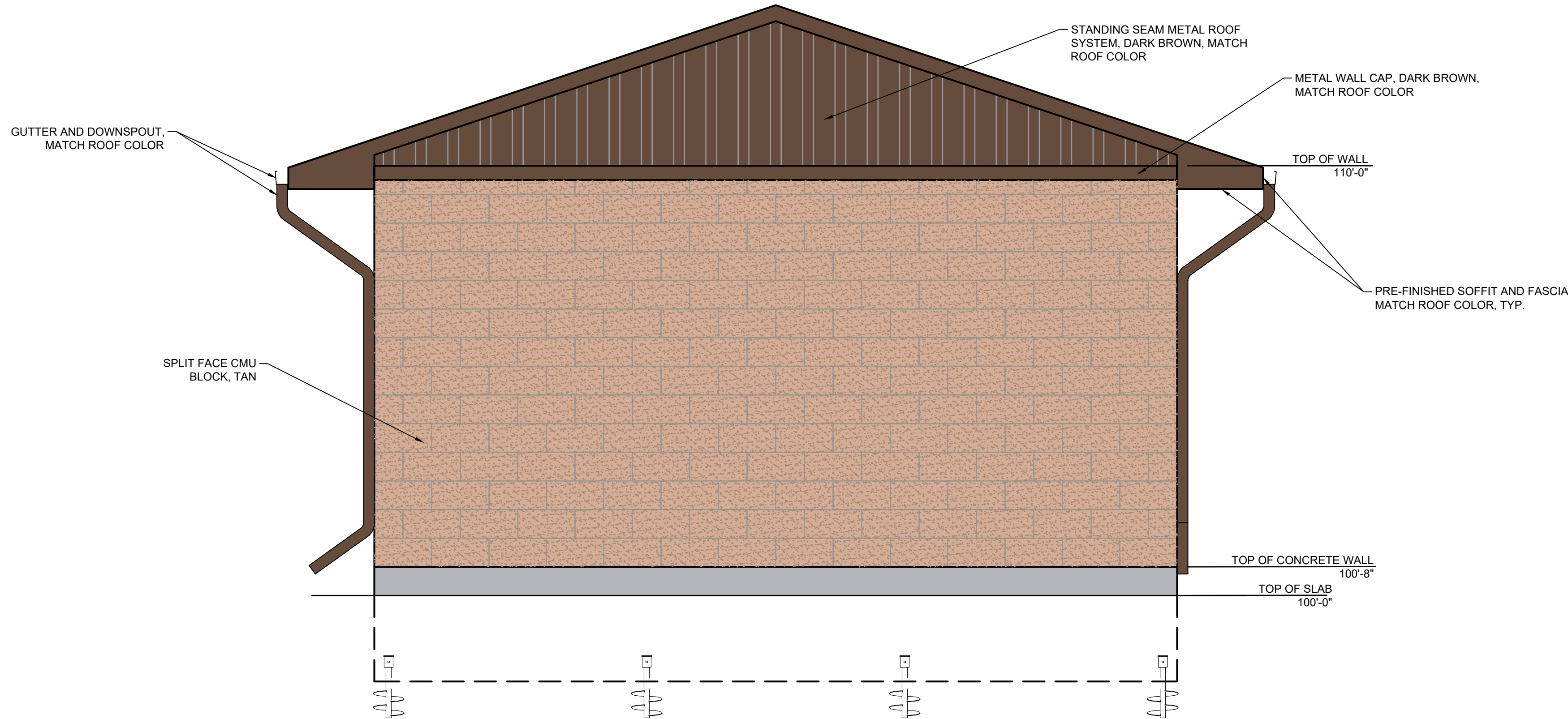
B1

NORTH BUILDING ELEVATION
SCALE: 1/2" = 1'-0"



D1

SOUTH BUILDING ELEVATION
SCALE: 1/2" = 1'-0"

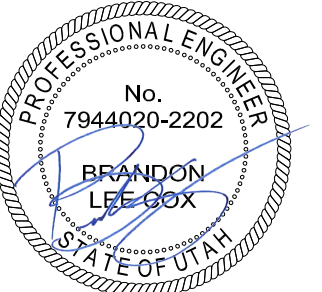


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SEP 24 2026

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REVISION		DESCRIPTION	BY	DATE
NO.	DATE			

WELL 3 REHABILITATION
WOODS CROSS

BUILDING ELEVATIONS

FILE: 55-23-160_S-101X

JUB PROJ. #: 55-23-160

DRAWN BY: JJ

DESIGN BY: JD

CHECKED BY: BN

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY

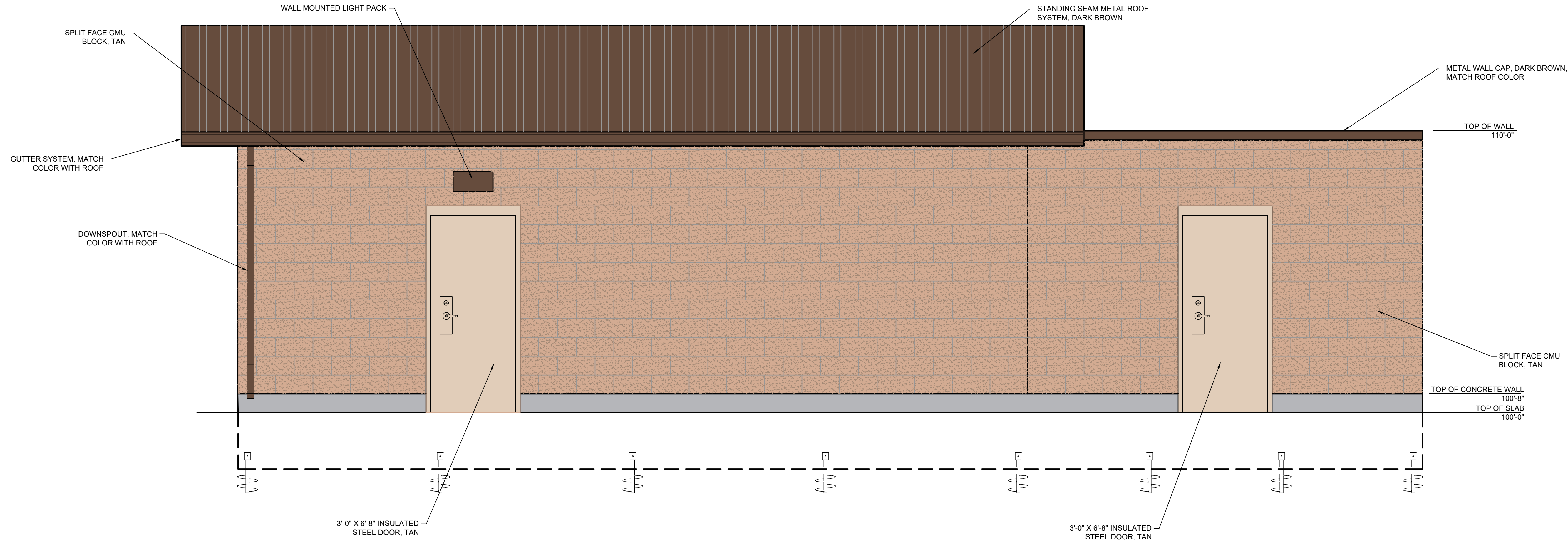
LAST UPDATED: 9/24/2026

SHEET NUMBER:

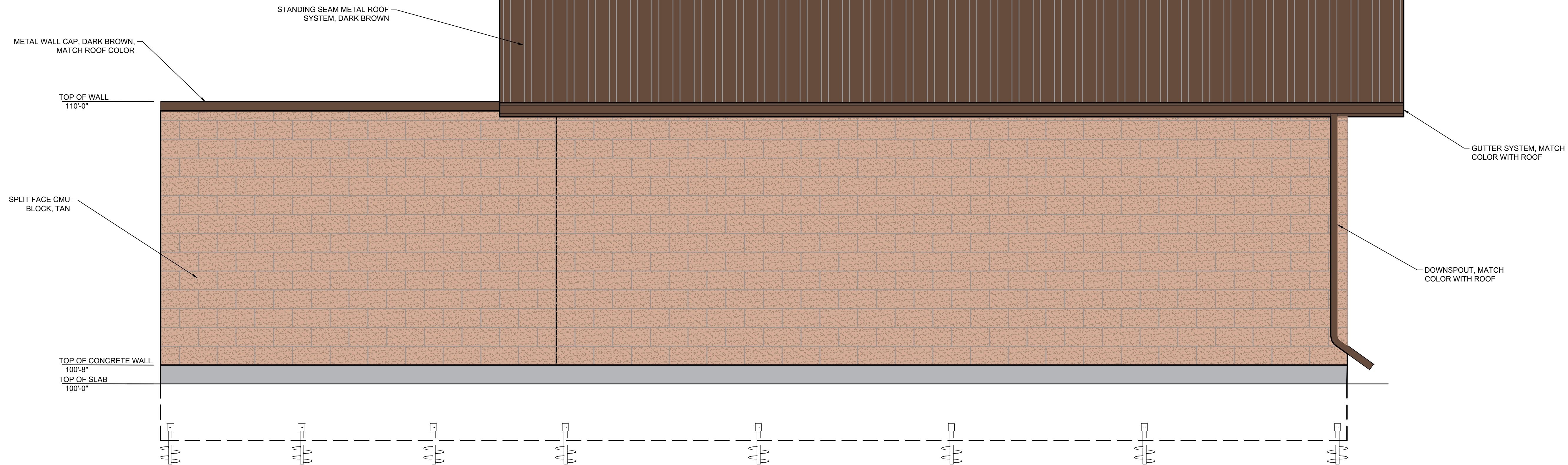
S-401

Plot Date: 9/24/2026 1:45 PM Plotted By: Brandon Cox
Date Created: 7/2/2026 JUB.COM/CENTRAL/CUEN/UT/WOODSCROSS/PROJECTS/55-23-160_WELL3REHABILITATION/NEWWELLHOUSE/DESIGN/CAD/SHEET/55-23-160_S-101X.DWG

B1 WEST BUILDING ELEVATION
SCALE: 1/2" = 1'-0"

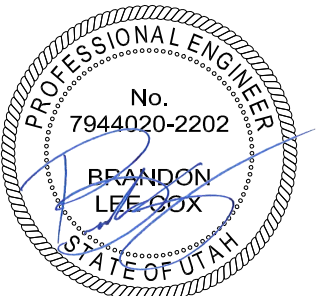


D1 EAST BUILDING ELEVATION
SCALE: 1/2" = 1'-0"



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REVISION		NO.	DESCRIPTION	BY	DATE
NO.	DESCRIPTION				

WELL 3 REHABILITATION
WOODS CROSS

BUILDING ELEVATIONS

FILE: 55-23-160_S-101X
JUB PROJ. #: 55-23-160
DRAWN BY: JJ
DESIGN BY: JD
CHECKED BY: BN
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 9/24/2026

SHEET NUMBER:
S-402

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[illegible]

WELL 3 REHABILITATION
WOODS CROSS

LANDSCAPE PLAN

FILE : 55-23-160 L-101X

JUB PROJ. # :55-23-160

DRAWN BY: A

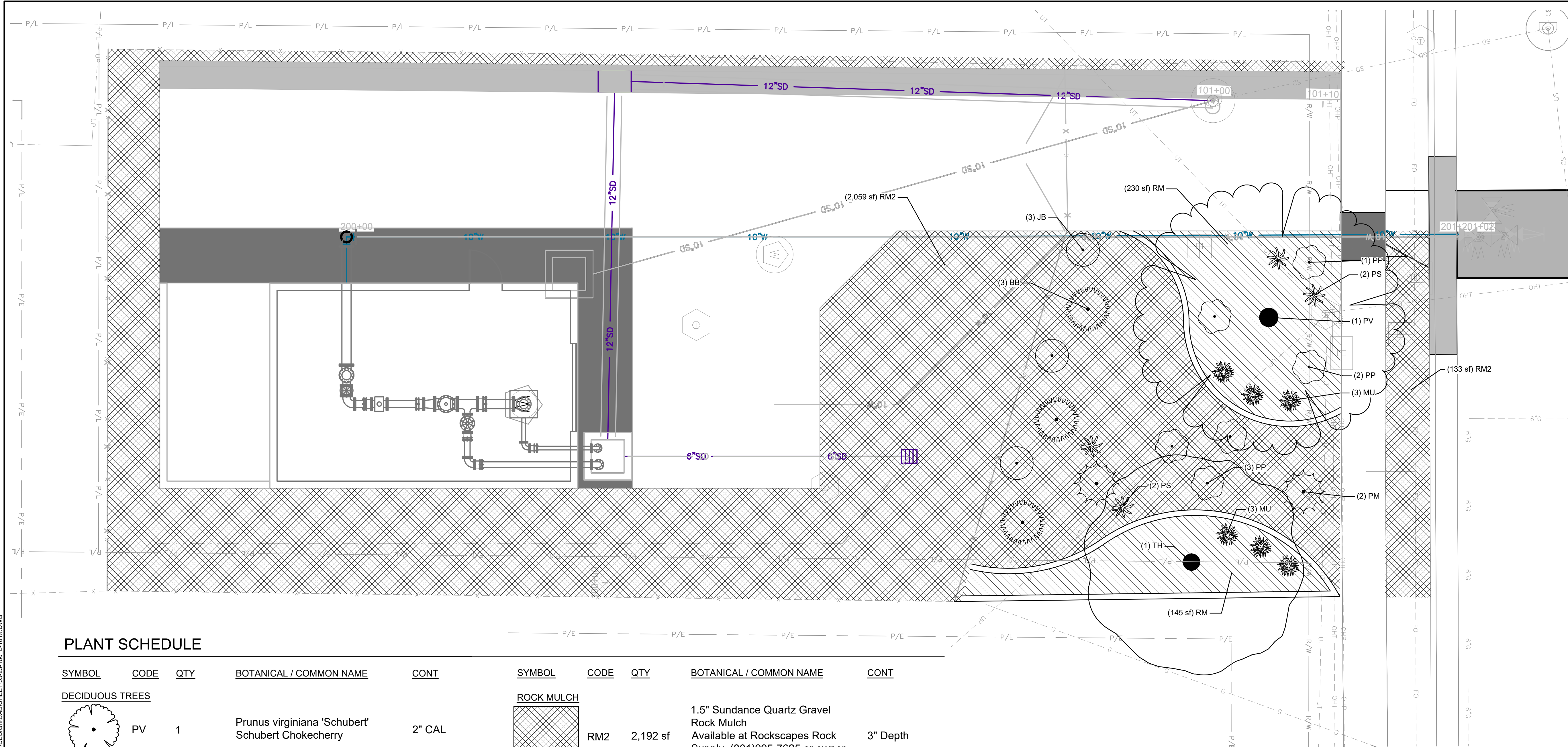
DESIGN BY: A

CHECKED BY:

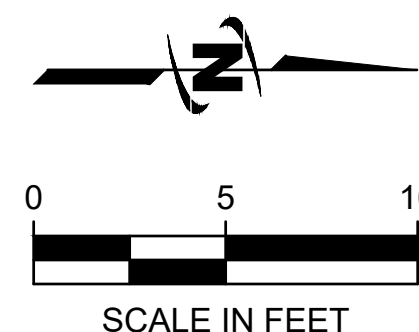
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 9/23/2026

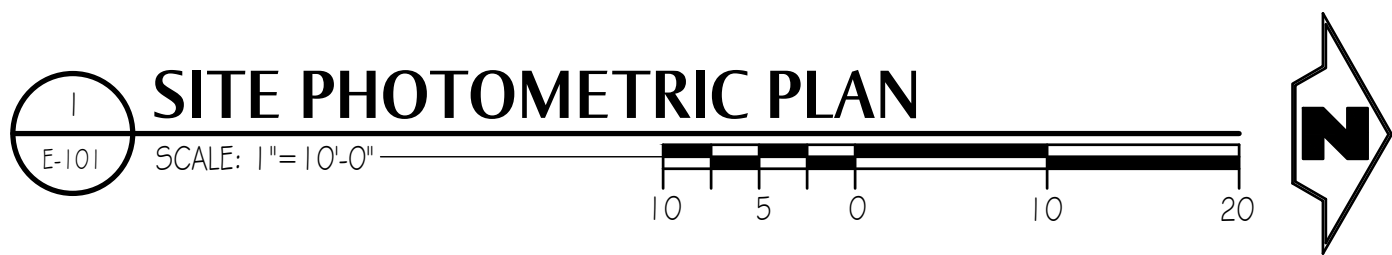
SHEET NUMBER:

L-101



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
<u>DECIDUOUS TREES</u>					<u>ROCK MULCH</u>				
	PV	1	Prunus virginiana 'Schubert' Schubert Chokecherry	2" CAL		RM2	2,192 sf	1.5" Sundance Quartz Gravel Rock Mulch Available at Rockscapes Rock Supply, (801)295-7625 or owner approved equal.	3" Depth
	TH	1	Tilia cordata 'Halka' Summer Sprite® Littleleaf Linden	2" CAL		RM	375 sf	1" Tuscan Tan Gravel Rock Mulch Available at Rockscapes Rock Supply, (801)295-7625 or owner approved equal.	3" Depth
<u>DECIDUOUS SHRUBS</u>									
	BB	3	Berberis thunbergii 'BailJulia' Toscana™ Japanese Barberry	5 gal					
	PP	6	Dasiphora fruticosa 'Hachdon' Bella Sol® Bush Cinquefoil	2 gal					
	JB	3	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	5 gal					
<u>EVERGREEN SHRUBS</u>									
	PM	2	Pinus mugo 'Mops' Mops Mugo Pine	5 gal					
<u>GRASSES</u>									
	MU	6	Muhlenbergia reverchonii 'PUND01S' Undaunted® Ruby Muhly	1 gal					
	PS	4	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal					





STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 27, 2026

Re: Code Text Amendment – Second Driveway and Front Yard Hard Surface Coverage



Background

The city has been reviewing its regulations governing second residential driveways and hard surface coverage within front yards. The issue was initially raised because existing city code did not provide clear standards for second driveways on all residential streets, even though second driveways have historically been permitted in various areas of the city.

During 2025, the Planning Commission reviewed proposed amendments addressing second driveways and related parking and hard surface standards. The proposed amendments were forwarded to the City Council for consideration. On October 21, 2025, the City Council voted to return the proposed text amendment to the Planning Commission for additional review.

Since that time, the Council has continued discussing the issue and has provided additional policy direction regarding how second driveways and front yard improvements should be regulated. As part of that discussion, staff also reviewed regulations from surrounding communities regarding multiple residential driveways, driveway surfacing materials, and maximum front yard hard surface coverage.

On July 21, 2026, the City Council adopted a temporary moratorium on the acceptance and approval of applications for second driveways in single-family residential zones. The purpose of the moratorium is to allow the City sufficient time to complete its review and consider amendments establishing clear and consistent standards before additional second driveways are approved under the potentially updated regulations. The Planning Commission reviewed and discussed the proposed amendment at its September 8, 2026, meeting.

Council Direction

Based on the Council's discussions since the proposed amendment was returned to the Planning Commission, the Council has generally indicated support for allowing second driveways in single-family residential zones, provided appropriate standards are established.

The following policy direction has been identified by the City Council for consideration as part of the revised text amendment:

- **Second Driveways:** Allow a second driveway on residential properties, subject to applicable dimensional, location, and safety requirements.
- **Driveway and Parking Surfaces:** Require driveways, parking pads, and other areas used for vehicle parking to be constructed with an approved hard surface. Gravel would not be permitted as a driveway, parking surface, or other vehicle parking area.

- **Front Yard Hard Surface Coverage:** Establish a maximum percentage of the front yard that may consist of driveways, parking areas, sidewalks, patios, or other hard surface improvements in order to preserve a reasonable amount of landscaped front yard area.
- **Parking Outside Approved Areas:** Continue to prohibit the creation or use of additional parking areas within the front yard unless the area complies with the city's driveway and hard surface requirements.
- **Clear and Consistent Standards:** Revise existing driveway provisions so the requirements apply consistently throughout the city's single-family residential zones and provide clear standards for property owners and staff.

Commission Review

At its September 8, 2026, meeting, the Planning Commission discussed the proposed driveway and front yard coverage regulations and identified several changes it would like incorporated into the revised code language:

- **Front yard coverage:** Increase the maximum front yard hard surface coverage from 50 percent to 60 percent.
- **Parking in front of the residence:** Permit parking in front of a residence provided the vehicle is parked on an approved driveway.
- **Second driveway materials:** Permit gravel, road base, or similar materials for a second driveway in addition to asphalt and concrete.
- **Installation and enforcement:** Establish specific installation parameters for gravel or similar driveways and enforce those requirements through the city's code enforcement process.

The Commission's support for gravel or similar second driveway materials differs from the Council's earlier direction to prohibit gravel. The revised proposal should identify this policy difference for the Council's consideration. There will also need to be clearly defined measurable standards for installation and continued maintenance before the provision can be consistently enforced.

Proposed Amendment

Based on the City Council's prior direction and the Planning Commission's September 8 discussion, the revised amendment would address the following provisions:

- Allow no more than two driveways serving a single-family residential property.
- Require the primary driveway and other parking areas to meet applicable approved-surface standards, while allowing gravel, road base, or similar materials for a second driveway if specific installation and maintenance requirements are met.
- Establish clear installation, containment, and ongoing maintenance standards for gravel, road base, or similar second driveways.
- Increase the maximum front yard hard surface coverage from the previously discussed 50 percent to 60 percent, consistent with the Commission's direction.
- Maintain appropriate driveway width, location, separation, property-line, utility, and access requirements.

- Allow parking in front of a home when vehicles are parked on an approved driveway, while continuing to prohibit parking on landscaped or otherwise unapproved front yard areas.
- Clarify and consolidate existing driveway regulations so they are consistently applied throughout single-family residential zones.

Recommendation

Staff recommends the Planning Commission review the proposed amendment, hold a public hearing, and forward a positive recommendation to the City Council to review and approve the second driveway and hard surface coverage amendment.

CHAPTER 12-24 OFF STREET PARKING AND LOADING

- 12-24-101. Purpose and Objectives.
- 12-24-102. General.
- 12-24-103. Parking Design Standards.
- 12-24-104. Street Access.
- 12-24-105. Residential Zones and Uses – Parking Areas, Development and Maintenance.
- 12-24-106. Commercial, Industrial and Mixed-Use Zones – Parking Areas, Development and Maintenance.
- 12-24-107. Alternatives to On-Site Parking.
- 12-24-108. Location.
- 12-24-109. Stormwater Conveyance; Required Improvements and Maintenance.
- 12-24-110. Parking Spaces Required – Minimum Number.
- 12-24-111. Off-Street Loading – Commercial and Industrial Uses.
- 12-24-112. Parking and Storage of Commercial or Industrial Vehicles – Residential Zones.
- 12-24-113. Parking of Fleet Vehicles in I-1 Zone and AP Zone.

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12-24-104. Street Access.

Access between a public street and off-street parking facilities shall be provided as follows:

A. For single-family zones the following shall apply

a. Lots with less than 100 feet of frontage shall be limited to a maximum of two driveway approaches under the following circumstances:

- i. The front yard area including driveways shall not exceed 60% hard surface in total
- ii. Each driveway approach shall be a minimum of 10 feet wide and no more than 30 feet wide
- iii. Corner lots are allowed one driveway approach per frontage with a maximum of two approaches and shall not exceed the 60% hard surface total
- iv. No driveway approach shall be closer than 30 feet to an intersection of two streets, measured from the corner of the property line
- v. A maximum of one driveway approach for each platted lot on an arterial or collector street as identified in the City's General Plan

b. Lots with more than 100 feet of frontage shall be limited to a maximum of two driveway approaches. An additional approach may be added under the following circumstances:

- i. The front yard area including driveways shall not exceed 60% hard surface in total
- ii. Each driveway approach shall be a minimum of 10 feet wide and no more than 30 feet wide
- iii. Corner lots may be allowed an additional driveway approach on either street frontage for a maximum of three approaches

- iv. No driveway shall be closer than 30 feet to an intersection of two streets, measured from the corner of the property line
- v. A maximum of one driveway approach for each platted lot on an arterial or collector street as identified in the City's General Plan.

B. For all other zones the following shall apply:

- a. Two-way. For two-way traffic, a maximum of one driveway approach for each 150 feet of frontage on an arterial or collector street as identified in the City's General Plan. Such driveway approach shall not be less than 30 feet in width, no more than 40 feet in width.
- b. One-way. For one-way traffic, a maximum of one driveway approach for each 150 feet of frontage on an arterial or collector street as identified in the City's General Plan. Such driveway approach shall not be less than 15 feet nor more than 20 feet in width. The distance between one-way driveway approaches shall be at least 12 feet, measured from the closest exterior boundary of the driveway approach. If separated by a landscaped median, the median separating the one-way driveway approaches shall be at least 10 feet in width.
- c. Proximity to intersection. No driveway approach shall be closer than 40 feet to an intersection of two streets, measured from the corner of the property line.

C. Development Standards. Height, location, structural specifications, maximum and minimum curbs, radii permitted, and maximum roadway approach angles to the center line of the street shall be as required in the City's current design standards and development specifications.

D. All street access driveways shall be subject to the requirements of Appendix "24-A", the City's Design Standards and Construction Specifications and the requirements of the SDMFA.

E. All driveway approaches shall be a minimum of one foot from the side property line.

F. Utility access points shall not be located within driveway approaches.

a.—

- ~~(a) — Two-way. For two-way traffic, a maximum of one driveway for each 150 feet of frontage on an arterial or collector street.⁴ Such driveway shall not be less than 30 feet in width, nor more than 40 feet in width.~~
- ~~(b) — One-way. For one-way traffic, a maximum of one driveway for each 150 feet of frontage on an arterial or collector street. Such driveway shall not be less than 15 feet nor more than 20 feet in width. The distance between one-way driveways shall be at least 12 feet, measured from the closest exterior boundary of the driveways. If separated by a landscaped median area, the median separating the one-way driveways shall be at least ten (10) feet in width.~~
- ~~(c) — Proximity to Intersection. In commercial, industrial and airport zones, no driveway shall be closer than 40 feet to an intersection of two streets, measured from the~~

⁴ ~~Arterial and collector streets are designated in the City's General Plan~~

~~corner of the property line. In a residential zone, such minimum distance shall be 20 feet.~~

- ~~(d) Development Standards. Height, location, structural specifications, maximum and minimum curbs, radii permitted, and maximum roadway approach angles to the center line of the street shall be as required in the City's current design standards and development specifications.~~
- ~~(e) All street access driveways shall be subject to the requirements of Appendix "24-A", the City's Design Standards and Construction Specifications and the requirements of the SDMFA.~~

12-24-105. Residential Zones and Uses – Parking Areas, Development and Maintenance.

- (a) Driveway – Single Family and Two-family Homes. For all single-family and two-family residences in any zone a driveway connecting from the street or other entry way to an enclosed garage, covered carport or other authorized area used for the parking of motor vehicles shall be paved with an asphaltic or concrete surface that meets the City's current design standards and construction specifications. The City may require specific design features where deemed necessary based on vehicular or pedestrian traffic patterns, parking, loading, storage or other safety-related conditions. Driveways leading to a garage may be located in front of the primary dwelling; however, separate parking areas are not permitted to be installed between the primary dwelling and street. All approved parking areas must be connected to the street by a driveway meeting the city's design standards. At no time may the front yard area exceed 60% hard surface.
- ~~(b)~~ Second Driveway – Single Family and Two-Family Homes. If permitted by code, a second driveway may be installed using a solid surface (asphalt or concrete), gravel, road base, or similar material, with the exception of the access from the street which shall be a solid surface. The solid surface shall start at the curb and extend five feet (5) behind the property line. Second driveways using gravel, road base, or similar material shall be installed with a minimum of three inches (3") deep compacted material, placed atop a weed barrier, be continuously maintained free of grass and weeds, and contained within durable borders.
- ~~(bc)~~ Recreational Vehicle and Trailer Parking – Single Family Homes and Two-Family Homes. For all single-family and two-family homes, where there is compliant side-yard setback space, the side yard or a portion of the yard adjacent to the driveway on the opposite side of the home may be used for the parking of usable and fully operational recreational vehicles and trailers. Said area shall be covered with a solid (asphaltic or concrete) surface, gravel, road base or similar material. The use of non-solid surfaces shall require use and maintenance of a functional weed barrier or annual chemical treatment that will ensure the maintenance of said area is free of weeds and other vegetative materials. Only recreational vehicles and trailers registered to the property owner or renter of the property, with the exception of trailers registered to a separate business and linked to an approved home occupation permit, may be parked on the property.
- ~~(ed)~~ Multi-Family Homes. For all multi-family residences (for purposes of this section: triplex, 4-plex and multi-unit developments) a driveway connecting to an enclosed

garage, covered carport or other authorized area used for the parking of motor vehicles shall be paved with an asphaltic or concrete surface that meets the City's current design standards and construction specifications. The City may require specific design features where deemed necessary based on vehicular or pedestrian traffic patterns, parking, loading, storage or other safety-related conditions. For all such uses, the parking of recreational vehicles and trailers is prohibited except when kept in a side yard behind the front line of the residence, and maintained on a pad that meets the requirements of Section 105(B) above.