



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, MAY 9, 2019

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting May 9, 2019, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah.

A briefing session will be held at 5:30 pm in the conference room and is open to the public.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES - Chairman Raymond Rounds

II. SPECIAL ITEMS

A. Final Review of Drive-Thru Definition

B. Consideration of Application for Second Driveway Located at

III. OTHER BUSINESS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

April 11, 2019 Minutes

V. PUBLIC COMMENTS

VI. ADJOURN

Posted and emailed to the State of Utah Public Notice Website May 6, 2019

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted in three public places with the South Ogden City limits on May 6, 2019. These public places being City Hall (1st and 2nd floors), the city website (www.southogdencity.com), and emailed to the Standard-Examiner. Copies were also mailed to each commissioner.


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 Leesa Kapetanov at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

Drive-Thru: A use that allows customers to receive services or goods through a window while remaining stationary in their motor vehicles. A drive-thru does not include pumps at a gas station, or any other type of pick-up service (e.g. groceries or lumber) where the driver is required to leave the vehicle or where the services and goods are delivered by other means than through a window. Refer to section 10-5.1A-5-11, for required drive-thru development standards.

planning commission

south ogden city

REQUEST FOR SECOND DRIVEWAY ACCESS

Owners Name Travis Bennett Kim Kottler Phone 801-866-2038 email Shootatmill@gmail.com

Address 5115 S. 1075 E. City So Ogden State Ut Zip 84405

Property Address: Same

Please attach a site plan to this application. The plan should show all existing approaches and driveways as well as the requested approach and driveway, including the width of the approaches. The site plan should also show the location of the existing house, garage, carports etc. as well as any proposed structures. Please use the lines below to give any details you would like the planning commission to consider with your request.

we would like to add a 12' x 28'
R.V. Pad on the south end of our lot.
We would like to add a 35' Approach to the
new R.V. Pad & the existing Basketball Court/
R.V. Pad.

Fee - \$75

The P.C. action is subject to appeal to the Hearing Officer. Appeal must be filed with the City Recorder, by any interested party, within 14 days from the date of the P.C. written decision.

OFFICE USE

Request for Recommendation sent to the following by copy and return of this form:

	Date	Received back
Public Works -	_____	_____
Building Inspector -	_____	_____
Other	_____	_____

RECOMMENDATION: (INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____
Applicant notified - Date _____

OWNER AFFIRMATION

I (we) Travis Bennett & Kim Koltun, the sole owner(s) of the real property located
at 5475 S-1075 E, South Ogden, Utah do hereby appoint
Property Owner(s)
Property Address or Parcel ID #

_____, 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 15 day of April, 2019, at So. Ogden City OFFICES.
City or other location, and State or Country

Travis Bennett Kim Ketter
Printed Name
Travis Bennett Kim Ketter
Signature

APPLICANT'S AFFIRMATION

I (we) _____, 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, _____.
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.

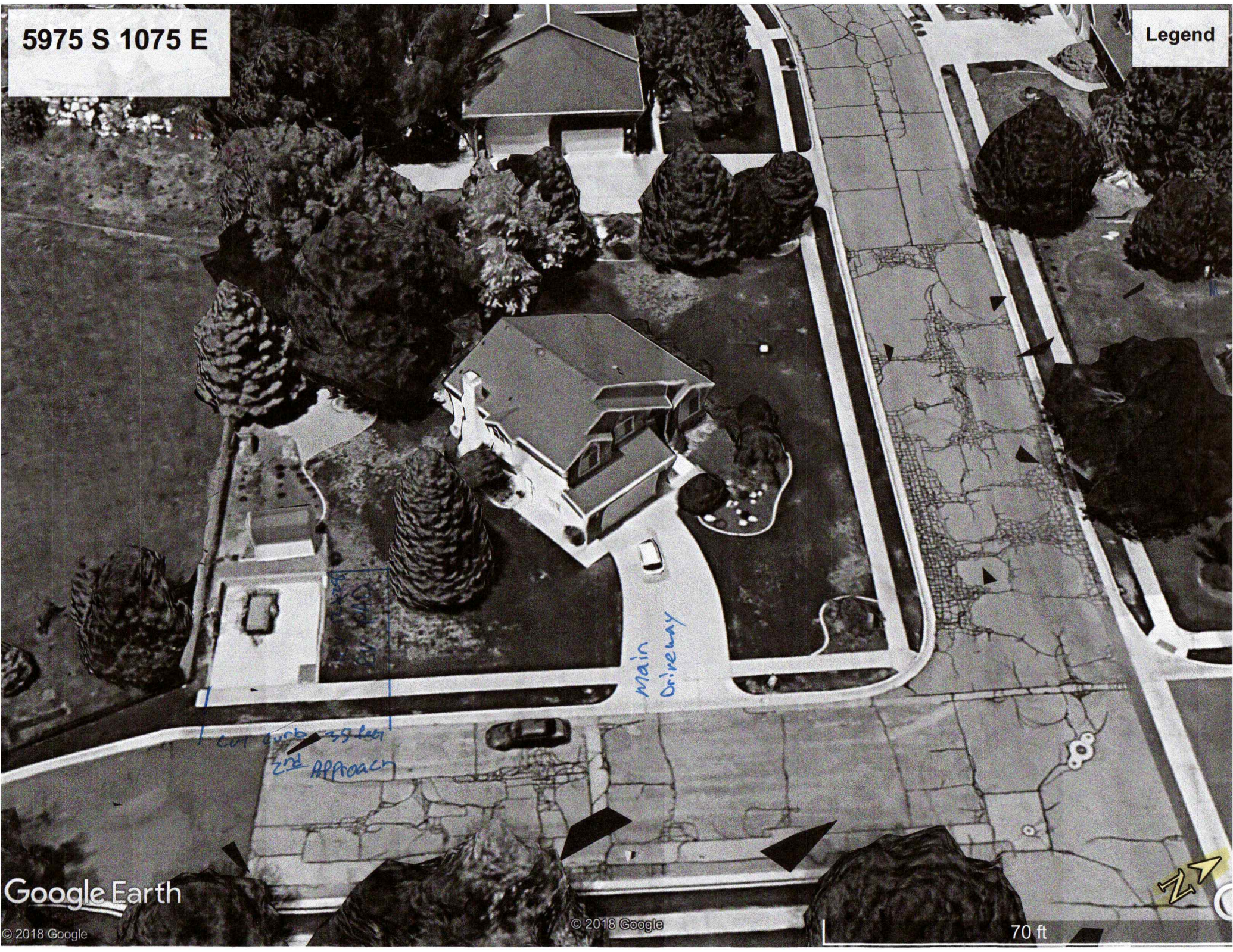
Signed on the ____ day of _____, _____, at _____.

Printed Name _____

Signature

5975 S 1075 E

Legend



Google Earth

© 2018 Google

© 2018 Google

70 ft



This map is not up to date. play shows
Craig Summers as owner. We bought the house
in April of 2018.

GUIDELINES FOR ALLOWING A SECOND DRIVEWAY ACCESS TO A RESIDENTIAL LOT

The Planning Commission has been reviewing requests for circular drives and 2nd driveway approaches to residential lots since 1998. As a result, the following guidelines are prepared to help staff and property owners know what circumstances are acceptable for more than one drive approach to a residential lot.

The current driveway approach is typically a doublewide drive from the street to the two required parking spaces for a dwelling. In the older parts of the City, it is usual that a singlewide drive serves a dwelling. There are some dwellings that are old enough that no drive or on-site parking is provided. In the 1950's, there was an average of one car per dwelling. Today, there is an average of three cars per dwelling. The challenge is to keep the older housing stock appealing enough that it retains value and serves to satisfy the demand for housing.

South Ogden City has made provisions for exception, where the rear yard is not accessible, to add parking up to two spaces in the front yard. There has only been one lot that qualified for this exception. It is not expected that exceptions will need to be applied often. Storage of inoperable vehicles, recreation stuff such as boats and campers, or general storage is not the purpose of a driveway or parking space and is not a reason for additional driveways.

Corner lots. Most corner lots are able to add an additional drive approach for parking in the rear yard or a circular drive connecting with both streets. Even where the existing drive is doublewide, an additional approach has been granted to access a basement level or provide for disabled occupants to more easily use the dwelling. Because of the rear yard open space required, 15 feet for corner lots, the parking spaces may not be covered with a carport or garage. Difficult topography or a restricted sight distance for oncoming traffic may prevent approval of a second drive approach.

Interior lots. Because driveways create an intersection for traffic going in different directions, it is intended to minimize the conflicts for the efficiency and safety of the moving traffic. Also, drive approaches take away on-street parking spaces. Where a doublewide drive can be provided to parking spaces, it is not intended that a second drive be approved.

For the older dwellings, sometimes additions have blocked access to the rear yards or the relationship to adjoining dwellings may make widening or adding a driveway undesirable. Also, a dwelling may not have a side yard big enough to park on. In these circumstances, a second driveway may contribute to a parking solution

It is the intent of the Planning Commission to solve parking problems that exist to help satisfy the need for parking as well as accommodate public snow removal during heavy snow storm periods.

If a request is granted and future problems arise between neighbors due to misuse or incompatibility because of noise or odors, the Planning Commission may rescind approval and the owner shall remove the second driveway within a specified time period.

The Planning Commission will continue to review requests that are not typical of those described above.