

River Heights City

PLANNING COMMISSION AGENDA

Tuesday, August 11, 2026

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, in the River Heights City Office Building at 520 S 500 E.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Public Comment on Land Use

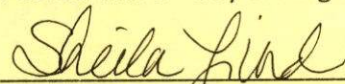
Public Hearing to Discuss Minor Changes to the General Plan

Public Hearing to Discuss an Accessory Dwelling Unit (ADU) Ordinance

Public Hearing to Discuss Changes to the City Code

Adjourn

Posted this 6th day of August 2026



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.gov.

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
August 11, 2026

Present: Commission members: Keenan Ryan, Chairman
Noel Cooley
Anna Lisa Davidson
Morgan McKeown
Troy Wakefield
Councilmember Mark Malmstrom
Recorder Sheila Lind
Excused Commissioner Troy Wakefield
Others Present: Bryan and Brittany Cascio

Motions Made During the Meeting

Motion #1

Commissioner McKeown moved to “approve the minutes of the July 28, 2026, Commission Meeting, as well as the evening’s agenda.” Commissioner Cooley seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Motion #2

Commissioner Cooley moved to “accept revisions to the General Plan update dated August 11, 2026 concerning land use and to designate the area between 700 and 750 East, and between 400 and 600 South as the area designated for the Senior Citizen PUD Zone.” Commissioner Davidson seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Motion #3

Commissioner McKeown moved to “approve the Accessory Dwelling Unit code draft, dated August 11, 2026 with the replacement of 8,000 to 11,000 sq ft as the minimum lot size required for an ADU.” Commissioner Cooley seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Motion #4

Commissioner Davidson moved to “pass the Code Changes as discussed, minus 10-13-9, to the City Council.” Commissioner McKeown seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on August 11, 2026.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes of the July 28, 2026, Planning Commission Meeting were reviewed.

Commissioner McKeown moved to “approve the minutes of the July 28, 2026, Commission Meeting, as well as the evening’s agenda.” Commissioner Cooley seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Public Comment on Land Use: There was none.

Public Hearing to Discuss Minor Changes to the General Plan: Commissioner Ryan gave a brief review of the reason for the revisions. When the Senior Citizen Planned Unit Development (SCPUD) Zone was added to the city code, they wanted the General Plan to reflect those code changes.

Commissioner Ryan opened the public hearing. There was no comment. The public hearing was closed.

Commissioner Cooley moved to “accept revisions to the General Plan update dated August 11, 2026 concerning land use and to designate the area between 700 and 750 East, and between 400 and 600 South as the area designated for the Senior Citizen PUD Zone.” Commissioner Davidson seconded the motion, which carried with Cooley, Davidson, McKeown, and Ryan in favor. No one opposed. Wakefield was absent.

Public Hearing to Discuss an Accessory Dwelling Unit (ADU) Ordinance: Commissioner Ryan explained that this ordinance was brought about by the state in the fall of 2025, in their efforts to encourage cities to provide more affordable housing. Most of the verbiage came from recommendations from the state. The city attorney and engineer also gave their input.

Commissioner Ryan opened the public hearing. Brittany Cascio thanked the Commissioners for their time and efforts in drafting the ordinance. The public hearing was closed.

Commissioner Ryan reported having a conversation with Public Works Director Clayten Nelson, who was concerned about the minimum lot allowance of 8,000 sq ft. At the last meeting the Commission changed it from 11,000 to 8,000. Mr. Nelson and the city engineer felt the city should follow the recommendations of the state by requiring 11,000. Councilmember Malmstrom asked if someone with a lot smaller could apply for a variance. Mr. Ryan said they could, but he didn’t believe it would be granted because of the strict guidelines for variances. Mr. Malmstrom asked if the concern was based on facts or foreseeable issues. Mr. Ryan thought their belief was that it would drastically increase the number of residents who would apply to build an ADU on their property. He felt that the cost of constructing an ADU would prohibit most people from building one. If they lowered the minimum square feet, residents would still have to follow the required setbacks. He pointed out that the code allowed accessory buildings on smaller lots and didn’t see a difference between those and an ADU. Commissioner McKeown asked what the potential impact would be if more residents built ADUs – how many more would it be? Mr. Cooley noted that lot width would prevent some properties from meeting the requirements. Mr. Ryan didn’t feel it mattered what the decision of the Commission was because the Council had the final say. He planned to bring the concern to their attention. Mr. Ryan felt the potential abuse from ADUs in the coming years would be

89 having them turn into short term rentals. He wondered how the city would police that. Mr. McKeown
90 proposed raising it back to 11,000 to be more conservative, in the absence of data. Mr. Cooley said
91 cities in the state ranged anywhere between 8,000 and 12,000. They agreed to change it back to
92 11,000 sq feet. Commissioner Davidson agreed to do some more research to look at the pros and
93 cons and gather data.

94 **Commissioner McKeown moved to “approve the Accessory Dwelling Unit code draft, dated**
95 **August 11, 2026 with the replacement of 8,000 to 11,000 sq ft as the minimum lot size required for**
96 **an ADU.” Commissioner Cooley seconded the motion, which carried with Cooley, Davidson,**
97 **McKeown, and Ryan in favor. No one opposed. Wakefield was absent.**

98 The ordinance draft would be sent to the City Council for their approval.

99 Public Hearing to Discuss Changes to the City Code: Commissioner Ryan opened the public
100 hearing. There was none. The hearing was closed.

101 Commissioner Ryan reviewed the changes they had discussed in prior meetings.

102 Commissioner Cooley recommended leaving 10-13-3 in the code. He felt it was necessary but
103 suggested striking “for one building only.” He explained his reasons which made sense to the
104 Commissioners. It was determined that the paragraph was difficult to understand and could use some
105 clarification. They decided it should be saved for later to allow time to rework the wording.

106 Commissioner Davidson reported that she had done some research on shipping containers.
107 Because the Commission wanted further discussion on the topic, it would be addressed later.

108 Commissioner Cooley discussed the boundary adjustment process. It had been brought up,
109 due to a recent situation, with the city engineer and public works director who suggested a public
110 hearing wasn’t always necessary for boundary line adjustments. They proposed changing the code to
111 allow the zoning administrator to determine if a public hearing was needed.

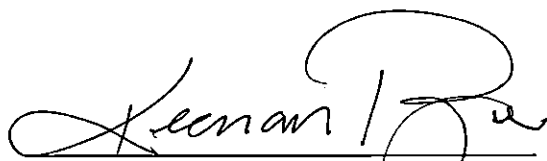
112 **Commissioner Davidson moved to “pass the code changes as discussed, minus 10-13-9, to**
113 **the City Council.” Commissioner McKeown seconded the motion, which carried with Cooley,**
114 **Davidson, Roberts, and Ryan in favor. No one opposed. Wakefield was absent.**

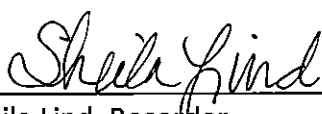
115 Commissioner Ryan asked the others to investigate possible side effects that could arise from
116 an 8,000 sq ft allowed lot size for an ADU that he could present to the Council on Sep 1.

117 Commissioner Cooley reported that a resident recently complained to the City Council about
118 being required to apply for a kennel permit. She argued that she only had two dogs and that her
119 daughter had one. Because they each lived in a separate part of the house (she had a basement
120 apartment) she didn’t believe she met the requirement of having three dogs. The Commission
121 wanted to check with the attorney on how they could address this in the code.

122 Commissioner Cooley reported that an informal meeting was held with Developer Rick
123 Champlin who showed a rough sketch of a senior citizen PUD on the Weston property (north of 600
124 South, between 700 and 750 East). Mr. Champlin was hoping for 22-24 dwellings. It wasn’t a pre-
125 application meeting, but more exploration before they closed on the property.

126 The meeting adjourned at 7:30 p.m.

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Keenan Ryan, Commission Chair


Sheila Lind, Recorder

General Plan Revisions

August 11, 2026

Chapter 2, LAND USE (first paragraph)

Current land use is almost exclusively single family residential. There are a few apartments in the city, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots, and 12,000 square foot lots, and a fourth zone dedicated to senior citizens. This zone allows for smaller lots of 6,000 sq ft. Some residents of River Heights have requested 15,000 square foot lots, but at present no zone of that size exists. There are commercial zones available, but they have been used on a limited basis to date.

D. LAND USE GOALS AND STRATEGIES

Goal 1 River Heights should be primarily a residential community of single-family homes. It should continue to have an atmosphere of pleasant and quiet residential living.

Strategies:

- a. Growth in the City should be paced by the City's ability to provide services.
- b. Retain a lighting ordinance which preserves a dark sky.
- c. Retain zones allowing homes on 8,000, 10,000 and 12,000 square foot lots.
- ~~d. Consider developing a senior citizen PUD that could serve those 55 and above.~~
- e. Allow the creation of a residential estate zone.
- f. Any additional land annexed East of 1000 East should have allowances for a recreational park.

Goal 2 Newly annexed areas of the city should maintain an agricultural atmosphere until owners request further development.

Strategies:

- a. All newly annexed land shall continue to come into the City zoned agricultural.
- b. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.

Goal 3 Develop a zone to establish an area that is dedicated to an attractive area that is limited to senior citizens, age 55 and above.

Strategies:

- a. Identify area(s) for a Senior Citizen Housing Planned Unit Development.
- b. Encourage efficient utilization of land that is suitable in size, location, and character, to develop a sense of community, and to ensure compatibility within the surrounding neighborhoods and environment.

- c. Provide adequate accommodation for senior citizens, where lifestyles are less burdensome and more convenient for residents to perform daily activities.
- d. Create attractive and desirable environments within River Heights City while ensuring compliance with the objectives and purposes of this title and the city's general plan.

Renumber Goals 3-10

TRANSPORTATION GOALS AND STRATEGIES, Goal 3

Strategies:

- a. River Heights is pursuing a Master Transportation Plan to document transportation needs (see River Heights 2026 Transportation Study). Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. It is anticipated that the following streets, either existing or as they are developed in the future, are to be collector or function as collector streets:

INFRASTRUCTURE AND CITY UTILITIES

A. WATER

Goal ~~Use preventative steps to warn citizens of potential source contamination.~~ Maintain and improve water system and services.

B. SEWER (Add goal before strategies.)

Goal: Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.

Strategies:

- ~~f. Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.~~
- gf. Review, update and maintain the current sanitary sewer management plan as needed.
- hi. Continue cleaning and video inspection of the sewer collection system.
- ij. Educate the public on unacceptable discharges into the sewer system, including problems with home sump pumps.

D. EASEMENTS (Location of Service Lines)

Goal City officials make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas, preserve utility easements, and locations of cable, telephone, and fiber lines.

Chapter 3

TRANSPORTATION

River Heights City strives to ensure that safe neighborhood and collector streets are designed and maintained to provide smooth traffic flow and accommodate bicyclists and pedestrians. This transportation master plan and the information and analyses contained herein should be consulted for direction on transportation-related issues. The City contracted to have an outside entity conduct a Transportation study to create a 5 year and 20-year master transportation plan (See River Heights City Transportation Master Plan dated January 2026). The traffic study indicated that present River Heights City streets can function at an acceptable level of service for both collector and neighbored streets.

City ordinances require all newly developed streets to be designed and approved by a professional engineer licensed in the State of Utah. Designated and proposed trails are shown on the Trail and Park Map. Proposed goals and strategies will be implemented as funding becomes available.

The Cache Metropolitan Planning Organization (CMPO) is a consortium of city and county governments in the Logan Urbanized Area that conducts transportation planning to provide a comprehensive, coordinated, and continuing approach. The CMPO (www.cachempo.org) was formed in 1992 to carry out the federally mandated metropolitan planning process so the Logan Urbanized Area can receive federal funds for improving transportation facilities and services. River Heights is part of the CMPO. The mayor of River Heights sits on the executive committee of the CMPO, as do all the mayors in the Logan urbanized area.

The CMPO develops both the five-year Transportation Improvement Program (TIP) and the 20–30-year long range Regional Transportation Plan (RTP). The TIP and RTP plan for the development of transportation facilities of regional significance, including highway, transit, pedestrian, and bicycle projects for urbanized areas. With the development of 100 East from 300 South to Providence, River Heights has been significantly impacted with increased vehicular and pedestrian traffic on 700 South due to commercial development.

Traffic from surrounding cities flows into and out of River Heights, therefore the city must be involved in the CMPO to participate in the planning of transportation corridors that will impact the city.

Although the CMPO currently includes 200 East in Logan; River Heights opposes this alternative. (See River Heights City Resolution 2-2025)

TRANSPORTATION GOALS AND STRATEGIES

Goal 1 River Heights should be a community with adequate streets to effectively move traffic through residential neighborhoods and through the city. The city should plan, design, and enhance roads, pedestrian walkways, and bicycle paths.

Strategies:

- a. Local neighborhood streets should have at least a 55-foot right-of-way.
- b. All identified collector streets should have at least a 66 60-foot right-of-way unless otherwise approved by the City. Existing collector streets that are less than 66 feet wide should be upgraded wherever possible.
- c. All streets should have sidewalk, curb, gutter, and a five-to-eight-foot planting strip on both sides of the street.
- d. To better accommodate pedestrians, sidewalks (5) five foot or wider should be constructed.
- e. The widening of roads and rights-of-way should be accomplished sensitively within residential areas. Mitigating measures should be taken to reduce the impact of enlarged roadways.
- f. On-street parking will be regulated by ordinance.

Goal 2 Build sidewalks in the existing developed areas of the city.

Strategy: Develop a systematic plan to install sidewalks, curbs and gutters (where appropriate). In new subdivisions or developments, however, the cost of sidewalks and curb and gutter will be the sole responsibility of developers and subdividers.

Goal 3 Local and trans-city traffic should be able to move throughout the city safely and effectively. As much as possible, collector streets should be adequate so as not to concentrate traffic on only a few streets.

Strategies:

- a. River Heights City recognizes the following streets identified in the Transportation Plan as collectors. These streets are currently in Cache County jurisdiction except portions of 1000 East.
 - i. 600 East south of 600 South
 - ii. 1000 East
 - iii. 600 South between 400 East and 1000 East
 - iv. 400 East north of 600 South
- b. River Heights is pursuing a Master Transportation Plan to document the transportation needs of the City. Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. These roadway Collector-designations are to be applied when the roadway is being updated or development occurs adjacent to it or when traffic conditions warrant the upgrade

in the future. It is anticipated that the following streets, either existing or as they are developed in the future, are to be collector or function as collector streets:

- i. 400 East from 600 South to 300 South
 - ii. 600 South between 400 East and 600 East
 - iii. 700 South from Highway 89 to 600 East
 - iv. River Heights Blvd. from 600 East to 1000 East
- c. A right-of-way should be preserved, or obtained, for the following new neighborhood streets:
- i. 500 South (Riverdale Ave) from approximately 100 to 400 East
 - ii. 800 South from 100 East to 600 East
 - iii. 700 East between 400 South and 600 South
 - iv. 400 South from 750 East to approximately 850 East (this right-of-way is also required to protect access to a 10-inch water line)
 - v. 400 East from 700 South to 800 South
 - vi. 300 East from 500 South to 600 South (Summerwild Ave to Riverdale Area)
- d. Collector roads should have controlled access.
- e. Participate in regional transportation planning by working with the CMPO.

Goal 4 River Heights should coordinate with the transit district to improve transit services providing access to mass transit.

Strategy: Maintain communication and contact with the Transit District, via board member, regarding the needs of River Heights City's riders.

Accessory Dwelling Unit Code Draft August 11, 2026

10-13-28: ACCESSORY DWELLING UNITS

- A. Purpose:
1. Provide a limited, neighborhood compatible option for additional housing on existing single-family parcels.
 2. Ensure accessory dwelling units remain accessory to and subordinate to the primary dwelling.
 3. Preserve neighborhood character through clear standards for size, placement, parking, and appearance.
 4. Ensure basic life safety and code compliance through required inspection prior to occupancy.
- B. Intent:
1. This ordinance is intended to create a regulated framework for accessory dwelling units, consistent with River Heights City regulations.
- C. Applicability:
1. An accessory dwelling unit (hereafter "ADU") is allowed only on a residential zoned parcel containing a lawfully existing single-family dwelling.
 2. Only one ADU is allowed per zoning parcel. A single parcel may not contain both an internal accessory dwelling unit (hereafter "IADU") and a detached accessory dwelling unit (hereafter "DADU").
- D. Approval Required:
- A Zoning Clearance Permit is required for construction, conversion, or establishment of an ADU, in addition to any permits required by the Cache County Building Department as well as all fees required by River Heights City.
- E. Owner Occupancy:
1. Shared Ownership Prohibited. The legal owner of a parcel must own the primary dwelling and the ADU located thereon.
 2. Owner Occupancy Required. As to any ADU, the owner of the parcel shall occupy either: the primary dwelling unit or the ADU located on the parcel.
 - a. For the purposes of this Section, "occupy" shall mean that the owner maintains, either the primary dwelling or ADU, as the owner's principal place of residence for a majority of the calendar year.
 - b. If the owner of the parcel is held by a legal entity, at least one individual associated with that entity, including but not limited to a member, manager, trustee, beneficiary, shareholder, partner, officer, director, or other person with an ownership or controlling interest in the entity, shall occupy either the primary dwelling unit or the ADU as such individual's principal place of residence.
 - c. Upon request by the City, documentation reasonably sufficient to establish compliance with this Section, including but not limited to voter registration records, driver license address, utility bills, trust documents, operating agreements, or otherwise shall be provided to the City to satisfy compliance with this Section.

3. Temporary Absence. Owner occupancy may be temporarily waived only upon adequate showing of a qualifying absence under the following:
 - a. Qualifying Reasons. The absence must result from one of the following bona fide circumstances:
 - (1) Military service or deployment;
 - (2) Medical treatment or recuperation for the owner or an immediate family member;
 - (3) Religious or Employment-related relocation, assignment, or sabbatical;
 - (4) Full-time educational enrollment at an accredited institution; or
 - (5) Other extenuating circumstances as approved in writing by the zoning administrator only upon a showing of good cause.
 - b. Required Notice and Application. Prior to the absence, or within thirty days of an unanticipated qualifying event, the owner shall submit a written application to the zoning administrator that includes:
 - (1) Certification that the applicant has, prior to filing, been an owner occupant of the subject property for 24 continuous months.
 - (2) A description of the qualifying reason with supporting documentation;
 - (3) The anticipated start and end dates of the absence;
 - (4) A forwarding address for the owner;
 - (5) The name, address, and phone number of a local responsible agent residing within 30 miles of the property who is authorized to act on the owner's behalf; and
 - (6) The owner's signed attestation of intent to return and resume owner occupancy.
 - c. Duration and Renewal
 - (1) An initial waiver shall not exceed 12 months.
 - (2) The owner may apply for up to two renewals of 12 months each, not to exceed 36 months of cumulative absence.
 - (3) Each renewal application must be submitted at least 30 days before the current waiver period expires and must include updated documentation demonstrating the continued qualifying reason and intent to return.
 - d. Notice of Return Within 30 days of returning to the property, the owner shall provide written notice to the zoning administrator confirming resumption of owner occupancy.
 - e. Revocation The zoning administrator may revoke a waiver if:
 - (1) The owner fails to maintain a current forwarding address or local agent responsible on file;
 - (2) The property is used in a manner inconsistent with applicable zoning or occupancy requirements during the absence;
 - (3) The owner fails to submit a timely renewal application; or
 - (4) Evidence indicates the owner has failed to materially comply or does not intend to return to the property.
 - f. Appeals Any denial or revocation of a waiver may be appealed to the Appeal Authority in accordance with the City Code within 30 days of the decision.
 - g. Violations Failure to comply with any provision of this section shall constitute *inter alia* a violation of the owner-occupancy requirement and shall be subject to the penalties and enforcement as set forth in the code.

F. Standards, Conditions, and Requirements:

1. As to All ADUs:
 - a. Subordinate Size: Any ADU must be subordinate in size to the primary

dwelling in accordance with ADU standards herein.

- b. City Standards: The design and size of an ADU shall conform with all applicable City Ordinances and Resolutions.
- c. Occupancy Limits: Occupancy is limited to two (2) people per bedroom
- d. Appearance and Neighborhood Compatibility
 - (1) The street view of a DADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.
 - (2) Entrances. Any new streetside entrance added to the primary dwelling parcel for the purpose of establishing an ADU access shall be located on the side or rear of the primary dwelling.
- e. Parking
 - (1) Parking requirements. Two off-street parking spaces must be provided for any ADU, in addition to any parking requirements required by City Ordinance. Nothing in this Section shall be construed as altering, satisfying, or impacting parking requirements for the primary dwelling as set forth by City Ordinance. Parking must follow Chapter 10-14.
 - (2) Parking impacts. Winter parking conditions, street safety, and neighborhood congestion shall be considered.
- f. Utilities
 - (1) One service. The primary dwelling and ADU shall share utility services to the maximum extent allowed by the utility provider, including water and sanitary sewer service lines.
 - (2) One billing point. Municipal billing shall be directed to the property owner, and the owner shall be solely liable for municipal bills issued.
 - (3) Owner will be billed for each separate dwelling on the property on one bill.
 - (A) Water: Billed at the monthly base rate times the number of units. Overage credit will be given for each unit.
 - (B) Sewer: Billed the monthly rate times the number of units.
 - (C) Garbage: Billed for the number of cans on the property.
 - (D) 911 charge: Billed the monthly rate times the number of units.
- g. Living Space: An ADU shall maintain complete independent living facilities for one or more people including permanent provision for living, sleeping, eating, cooking, and sanitation on a year-round basis.
- h. Rental Term and Leasing
 - (1) Minimum rental term: An ADU and the primary dwelling may not be rented for periods of less than ninety (90) days.
 - (2) No occupant of an ADU shall be permitted to sublease any portion of the ADU to another individual.
- i. Addresses:
 - (1) Each ADU shall have a separate and unique address from that of the primary dwelling, as directed by the Post Office.
- j. Revocation and Enforcement
 - (1) Revocation: ADU approval may be revoked for noncompliance with the conditions of approval or any provision of Title 10.
 - (2) Notice and cure: The City shall provide written notice stating the violation and allow fourteen days to cure before revocation, unless an emergency condition exists.
 - (3) Appeal: A decision to revoke may be appealed pursuant to the City's appeal procedures.

2. As to IADUs:
 - a. Appearance and Neighborhood Compatibility. The street view of an IADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.
 - b. Entrances:
 - (1) An IADU shall have at least one (1) independent entrance from the primary dwelling.
 - (2) To the extent permitted by the design of the IADU, all entrances for the IADU shall be located in such a manner as to not be visible from the street view.
 - c. Maximum Size. An IADU shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area.
3. As to DADUs:
 - a. Location: A DADU may only be located on a parcel of property exceeding ~~eight thousand (8,000)~~ sq ft as long as setback requirements are met.
 - b. Maximum Size. A DADU may not exceed the lesser of:
 - (1) Forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area; or
 - (2) 1,200 sq ft; or
 - (3) In the event a DADU is an extension of or part of an accessory building, the DADU portion shall be no more than 1,200 sq ft.
 - c. Setbacks, Height, and Placement
 - (1) Setbacks.
 - (A) Side Yard: DADU building must be located at least ten (10) feet from the primary building and have a minimum side yard of five (5) feet except the street side yard on a corner parcel shall be a minimum of twenty (20) feet.
 - (B) Front Yard: If the DADU is located in a side yard, setback must meet the front setback requirement of the primary building in the residential zone where it is located. Side yard must be at least five (5) feet.
 - (C) Rear Yards: Five (5) feet. Corner parcels rearing on the side yard of another parcel, the minimum rear yard shall be ten (10) feet.
 - (D) DADUs are not allowed in any utility easement and shall be located at least five (5) feet from such.
 - (2) Height. The DADU shall not exceed the lesser of:
 1. The height of the primary dwelling; or
 2. Twenty-seven (27) feet or, whatever number is desired; or
 3. If above an accessory building (shop or garage), a maximum of thirty-five (35) feet.
 4. Nothing in this Section shall be construed as altering, changing, permitting, or otherwise any applicable building code.
 - (3) Placement on parcel. The DADU shall be located to reduce neighborhood impacts and shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics of surrounding the DADU, including:
 - (A) Landscape screening
 - (B) Fencing
 - (C) Door placement
 - (D) Access and circulation
 - (E) Outdoor lighting

eleven thousand
(11,000)

(F) Snow storage and winter parking needs

(4) Window Placement: If any window placement located on a side of a DADU is within fifteen feet (15') of an adjacent dwelling the window shall be fixed (non-operable) and translucent.

d. Sewer: Residential units that use an existing septic tank for sewer must obtain a permit from the health department for a DADU.

G. Revocation:

1. The City may suspend or revoke any ADU approval or permit upon determination that an ADU is in violation of this Section, any applicable approval condition, or any applicable code requirement.
2. Upon revocation, an ADU shall be vacated and shall not be occupied until compliance is achieved and approval is reinstated.

Code Changes – August 11, 2026

10-2 DEFINITIONS

Remove definition for DWELLING, MULTIPLE-FAMILY (TOWNHOUSE)

ACCESSORY BUILDING A subordinate building subordinate to the, the use of which is incidental to that of the main principal building on the same parcel. An accessory building may include uses authorized by this title, including an accessory dwelling unit where permitted.

FAMILY An individual, or two (2) or more persons ~~related by blood, marriage or adoption~~ living together in a single dwelling unit and maintaining a common household. ~~A family may include two (2), but not more than two (2), persons not related to the family, but living as guests with the residing family.~~ The term "family" shall not be construed to mean more than four (4) unrelated individuals, a fraternity, club or institutional group, except residential facilities for elderly and disabled persons as provided for by Utah statutes.

Add the following definitions:

ACCESSORY DWELLING UNIT (ADU): A habitable residential dwelling unit added to, created within, or detached from a primary single-family dwelling and contained on one parcel.

DETACHED ACCESSORY DWELLING UNIT, (DADU): A subordinate residential dwelling unit that is detached from the primary single-family dwelling, located on the same zoning parcel, and that meets all requirements of Title 10, including the requirements of 10-13-28.

INTERNAL ACCESSORY DWELLING UNIT (IADU): A second dwelling unit that is part of a primary dwelling on a parcel.

PRIMARY DWELLING: The principal single family detached dwelling on a parcel.

OWNER OCCUPIED: The legal owner of record occupies either the primary dwelling or the ADU as the owner's primary residence.

10-10-3:B REGULATIONS/Senior Citizen Housing Occupancy

- No more than two (2) persons per bedroom may occupy each dwelling unit ~~unless all such persons are a family and are related by blood, marriage, or adoption, and then no more than~~

~~four (4) such persons may occupy each dwelling unit.~~ This restriction is understood to limit the occupancy of each home to four (4) persons.

10-12-1: USE REGULATIONS, Table 1, Land Use Chart

Remove all uses in the SCPUD Zone except:

Permitted: Single family and two family (1, 2, and 3)
Accessory building (15), solar panels (18), off-street parking (20), household pets (21)

Conditional: Private swimming pool (17)

Home Occ: Home occupation

Add

9. Accessory Dwelling Unit (ADU): Permitted in R (residential)

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

Replace PUD with SCPUD

<i>Residential Uses</i>	<i>A</i>	<i>R-1-8</i>	<i>R-1-10</i>	<i>R-1-12</i>	<i>SCPUD</i>
<u>Detached</u>					
<u>Accessory Dwelling Uses (in feet)</u>					
<u>Front Yard</u>		<u>20</u>	<u>20</u>	<u>25</u>	*
<u>Side Yard⁴</u>		<u>5</u>	<u>5</u>	<u>5</u>	*
<u>Side Yard on a Street</u>		<u>20</u>	<u>20</u>	<u>20</u>	*
<u>Rear Yard⁵</u>		<u>5</u>	<u>5</u>	<u>5</u>	*
<u>Height⁶</u>					-

Superscript 4: DADU must be located at least ten (10) feet from primary building.

Superscript 5: Corner parcel rearing side of another parcel, minimum rear yard shall be 10 feet.

Superscript 6: Reference 10-13-28:F.2.

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

* Some Planned Unit Development (PUD) requirements may be altered in the Senior Citizen Planned Unit Development (SCPUD) zone and are subject to discretionary approval by the Planning Commission on a per application basis (see 10-10-3:D.Lot Regulations).

Remove

*Leave Save for later
Delete only this*

~~10-13-3: YARD SPACE FOR ONE BUILDING ONLY~~

~~No required yard or other open space around an existing building, or hereafter provided around any building, which is needed to comply with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing the yard or open space on the lot whereon a building is to be erected or established.~~

Remove

~~10-13-4: EVERY DWELLING TO BE ON A ZONING LOT~~

~~Only one building which contains a dwelling shall be located and maintained on a "zoning lot", as defined in section 10-2-1 of this title, except for dwellings within a planned unit development~~

10-13-7: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS

- A. Living and sleeping quarters in any building other than the main residential building are prohibited.
- B. Exception: A detached accessory dwelling unit (DADU) is permitted only when approved by the city and operated in compliance with 10-13-28 of this title.

10-14-4: PARKING LOT REQUIREMENTS

- A. Onsite parking in commercial and residential planned unit developments shall be required to provide adequate parking onsite or by an approved alternative plan.
- B. Location of Parking: When parking is located between the building and the street, landscaped separations between the right-of-way and the parking shall be required in conformance with Chapter 10-15-8 as shown in Figure 10-158a. Within the commercial and residential planned unit development zones, the City may reduce setback requirements if parking is not located between the building and the right-of-way.

10-14-9: MISCELLANEOUS PARKING ORDINANCE

- A. Parking for bicycles shall be provided as follows:
 - ~~1. Multiple dwelling structures: Storage areas capable of securing and holding two bicycles per each dwelling unit shall be provided. Bike racks are acceptable.~~

Late additions:

10-21: BOUNDARY LINE ADJUSTMENTS

10-21-5: PUBLIC HEARING MAY BE REQUIRED

~~The Planning Commission shall hold a duly noticed public hearing in accordance with the section 10-3-9 of this title. The Zoning Administrator will require a public hearing if he/she deems it's in the best interest of the City or surrounding neighbors. If held, the hearing shall be in accordance with Section 10-3-11 of this title.~~

10-13-9: PROHIBITED ACCESSORY STRUCTURE; EXCEPTION (revise for ADU)

~~Roll off or shipping containers, semi-trailers, box cars or similar structures shall not be installed or maintained on residential properties. These accessory structures are allowed for construction purposes only, placed on building lot (not in or on roadway) for no longer than six (6) months during construction.~~