**MEMORANDUM**

To: Western Weber and Ogden Valley Planning Commissions

From: Charles Ewert, AICP

Date: July 5, 2016

Subject: Amendments to the site development standards for public utility stations and structures.

In work session we will briefly discuss forthcoming modifications to the site development standards for utility facilities. A draft of the proposed amendment is attached.

These amendments are intended to address the land demands of a public utility. Often, these facilities do not require the same acreage as the typical uses allowed in the zone. The current code allows a reduction to lot area. With the smaller lot area there is usually the need for smaller setbacks. The code currently only allows reduced setbacks for the rear of the lot, and only in certain zones.

This proposal considers the possibility of further reducing all setbacks for utility structures, provided that they are “unmanned” utility structures.

The biggest concern staff has regarding reduced setbacks is the need to maintain visual continuity and safety along public rights-of-way. The proposal addresses this.