

## CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

**Subject:** Proposed Changes to Chapter 108-9 Motor Vehicle Access

**Notice Date:** April 17<sup>th</sup>, 2026

**Public Hearing Date:** Tuesday, April 28<sup>th</sup>, 5:00 PM

**Location:** 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

### Summary of Proposed Design Review Changes:

The proposed updates to Chapter 108-9 modernize the Motor Vehicle Access design standards by removing references to Weber County and obsolete zones, protections for agricultural uses, modifications to driveway and curb standards, modifications to gasoline pump locations, modifications to service station canopy locations, addition of applicability and exemptions, and addition of administrative adjustments.

### Key Changes Include:

#### Sec 108-9-1 Businesses Requiring Access

Gas stations, commercial uses, public or quasi-public uses, and any use generating regular vehicular traffic shall comply with this chapter.

Agricultural uses shall be exempt except where a commercial access is created.

Access standards shall be applied only to the extent reasonably necessary to address:

- Traffic safety
- Emergency access
- Drainage impacts
- Pedestrian safety
- Protection of irrigation infrastructure

Access requirements shall be based on measurable safety or infrastructure impacts and shall not be used to regulate land use beyond these purposes.

~~Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the requirements as hereinafter provided.~~

#### Sec 108-9-2 Driveways And Curbs

Access points shall be limited to the minimum number reasonably necessary for safe and functional site access.~~Access to the station or other structure or parking lot shall be controlled as follows:~~

~~Access shall be by not more than two roadways for each 100 feet or fraction thereof of frontage on any street.~~

Shared access between adjacent commercial or mixed-use properties shall be required where reasonably feasible to reduce the number of access points.

Driveway spacing shall be based on driveway classification and safety considerations as determined by the City Engineer or adopted engineering standards.

Agricultural field access points necessary for farm operations shall be permitted.

Driveways shall be separated by a distance reasonably necessary to maintain safe traffic operations based on roadway speed, traffic volumes, and engineering standards.

~~No two of said roadways shall be closer to each other than 12 feet; and no roadway shall be closer to a side property line than three feet.~~

Driveways shall not exceed 36 feet in width unless a greater width is reasonably necessary to accommodate:

- Agricultural equipment
- Emergency vehicle access
- Commercial vehicle circulation
- Shared access drives
- Agritourism uses

Additional width may be approved administratively where justified by operational needs.

Driveways shall not be located within 50 feet of an intersection unless a lesser distance is approved by the City Engineer based on demonstrated safety.

Greater separation may be required where necessary to maintain sight distance, snow storage, or traffic safety.

Agricultural access points may be allowed closer where no reasonable alternative exists and safety impacts are mitigated.

~~Each roadway shall be not more than 36 feet in width for roadside stands, public parking lots, and all other businesses requiring motor vehicle access, except service stations in commercial and uses in manufacturing zones may have a maximum width of 50 feet.~~

~~No roadway shall be closer than 20 feet to the point of intersection of two property lines at any street corner.~~

~~In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property except for permitted roadways. Concrete curbs shall be constructed and height, location and structural specifications shall be approved by the county engineer.~~

~~Where there is no existing curb and gutter or sidewalk, the applicant shall install such safety island and curb, or, in place thereof, construct along the entire length of the property line, except in front of the permitted roadways, a curb, fence, or pipe rail not exceeding two feet or less than eight inches in height.~~

Where curb, sidewalk, or access control improvements are necessary to address traffic safety impacts created by a proposed commercial use, such improvements may be required.

These requirements shall not apply to:

- Agricultural uses
- Agritourism uses
- Rural residential uses
- Temporary or seasonal farm stands

Required improvements shall not unreasonably interfere with agricultural operations, irrigation infrastructure, emergency access, or snow removal operations.

Alternative access control measures appropriate to rural conditions may be approved.

### **Sec 108-9-3 Location Of Gasoline Pumps**

Gasoline pumps shall be set back not less than 18 feet from any public right of way to which the pump island is vertical and 12 feet from any public right of way to which the pump island is parallel, and not less than 10 feet from any dwelling or occupied building on an adjoining lot. If the pump island is set at an angle on the property, it shall be so located that vehicles stopped for service will not extend over the property line.

~~Gasoline pumps shall be set back not less than 18 feet from any street line to which the pump island is vertical and 12 feet from any street line to which the pump island is parallel, and not less than ten feet from a residential or agricultural zone boundary line.~~

~~If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the property line. (See section 108-8-9 for more restrictive requirement.)~~

### **Sec 108-9-4 Location Of Service Station Canopies**

Service station canopies may extend into required setbacks to cover pump islands and vehicle service areas provided:

- No portion of the canopy encroaches into the public right-of-way
- The canopy is at least 10 feet from the front property line
- Minimum vertical clearance is 13 feet 6 inches
- Drainage and snow shedding does not create hazards on adjacent properties or sidewalks

Outdoor lighting must comply with Chapter 108-16

Minor reductions may be approved where safety is maintained.

~~Service station canopies may extend into the required front yard of a service station site to cover pump islands and the adjacent vehicle service areas, provided such canopies are located not closer than five feet to the front property line.~~

### **Sec 108-9-5 Applicability and exemptions**

This chapter applies to commercial, industrial, public, and mixed-use developments requiring vehicular access to public streets.

This chapter shall not apply to:

- Agricultural field access drives
- Irrigation access crossings
- Internal farm roads
- Single-family residential driveways
- Temporary agricultural uses
- Access drives serving bona fide agricultural operations

Where a property contains both agricultural and commercial uses, only the commercial access areas shall be subject to this chapter.

Nothing in this chapter shall be interpreted to require modification of existing lawful agricultural access points.

Nothing in this chapter shall prohibit agricultural equipment crossings reasonably necessary for farm operations.

This protects:

- hay movement
- livestock movement
- seasonal crossings

### **Sec 108-9-6 Administrative adjustments**

The City may approve minor modifications to the standards of this chapter where strict compliance would:

- Reduce traffic safety
- Conflict with site constraints
- Interfere with agricultural operations
- Conflict with irrigation infrastructure
- Interfere with emergency access

Such adjustments shall be limited to the minimum necessary and shall be based on written findings.

### **Affected Property Owners (Map Amendments)**

This is a citywide amendment, affecting all applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial, and manufacturing buildings, structures, and uses, and their accessory buildings. No map changes are proposed by these amendments.

### **Reviewing Documents**

The draft ordinance/map changes are available for public review at:

- **Online:** [www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-28-2026/](http://www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-28-2026/)
- **In-Person:** 7474 East 200 South, Huntsville  
Mondays and Wednesdays 9am to 1pm  
Thursdays 1pm to 5pm

### **Providing Comment**

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** [planning@ogdenvalleyut.org](mailto:planning@ogdenvalleyut.org)
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

**ADA Accommodations**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at [khoogland@ogdenvalleyut.org](mailto:khoogland@ogdenvalleyut.org) at least 24 hours prior to the hearing.

## Chapter 108-9 Motor Vehicle Access

Sec 108-9-1 Businesses Requiring Access

Sec 108-9-2 ~~Roadways~~ Driveways And Curbs

Sec 108-9-3 Location Of Gasoline Pumps

Sec 108-9-4 Location Of Service Station Canopies

### Sec 108-9-1 Businesses Requiring Access

~~Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the requirements as hereinafter provided. Gas stations, commercial uses, public or quasi-public uses, and any use generating regular vehicular traffic shall comply with this chapter.~~

~~Agricultural uses shall be exempt except where a commercial access is created.~~

~~Access standards shall be applied only to the extent reasonably necessary to address:~~

- ~~• Traffic safety~~
- ~~• Emergency access~~
- ~~• Drainage impacts~~
- ~~• Pedestrian safety~~
- ~~• Protection of irrigation infrastructure~~

~~Access requirements shall be based on measurable safety or infrastructure impacts and shall not be used to regulate land use beyond these purposes.~~

~~(Ord. of 1956, § 25-1)~~

### Sec 108-9-2 ~~Roadways~~ Driveways And Curbs

Access to the station or other structure or parking lot shall be controlled as follows:

~~Access shall be by not more than two roadways/driveways for each 100 feet or fraction thereof of frontage on any street. Access points shall be limited to the minimum number reasonably necessary for safe and functional site access.~~

~~Shared access between adjacent commercial or mixed-use properties shall be required where reasonably feasible to reduce the number of access points.~~

~~Driveway spacing shall be based on driveway classification and safety considerations as determined by the City Engineer or adopted engineering standards.~~

~~Agricultural field access points necessary for farm operations shall be permitted.~~

~~No two of said roadways/driveways shall be closer to each other than 12 feet; and no roadway shall be closer to a side property line than three feet. Driveways shall be separated by a distance~~

reasonably necessary to maintain safe traffic operations based on roadway speed, traffic volumes, and engineering standards.

~~—Where feasible, multiple access points shall be consolidated into shared access points.~~

~~—Each roadway shall be not more than 36 feet in width for roadside stands, public parking lots, and all other businesses requiring motor vehicle access, except service stations in commercial and uses in manufacturing zones may have a maximum width of 50 feet.~~

~~No roadway shall be closer than 20 feet to the point of intersection of two property lines at any street corner.~~

Driveways shall not exceed 36 feet in width unless a greater width is reasonably necessary to accommodate:

- Agricultural equipment
- Emergency vehicle access
- Commercial vehicle circulation
- Shared access drives
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Additional width may be approved administratively where justified by operational needs.

Driveways shall not be located within 50 feet of an intersection unless a lesser distance is approved by the City Engineer based on demonstrated safety.

Greater separation may be required where necessary to maintain sight distance, snow storage, or traffic safety.

Agricultural access points may be allowed closer where no reasonable alternative exists and safety impacts are mitigated.

~~—~~

~~—In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property except for permitted roadwaysdriveways. Concrete curbs shall be constructed and height, location and structural specifications shall be approved by the county engineer.~~

~~Where there is no existing curb and gutter or sidewalk, the applicant shall install such safety island and curb, or, in place thereof, construct along the entire length of the property line, except in front of the permitted roadwaysdriveways, a curb, fence, or pipe rail not exceeding two feet or less than eight inches in height.~~

Where curb, sidewalk, or access control improvements are necessary to address traffic safety impacts created by a proposed commercial use, such improvements may be required.

These requirements shall not apply to:

- Agricultural uses
- Agritourism uses
- Rural residential uses
- Temporary or seasonal farm stands

Required improvements shall not unreasonably interfere with agricultural operations, irrigation infrastructure, emergency access, or snow removal operations.

—Alternative access control measures appropriate to rural conditions may be approved.

~~(Ord. of 1956, § 25-2; Ord. No. 20-82)~~

### **Sec 108-9-3 Location Of Gasoline Pumps**

~~Gasoline pumps shall be set back not less than 18 feet from any street line to which the pump island is vertical and 12 feet from any street line to which the pump island is parallel, and not less than ten feet from a residential or agricultural zone boundary line.~~

Gasoline pumps shall be set back not less than 18 feet from any public right of way street line to which the pump island is vertical and 12 feet from any public right of way street line to which the pump island is parallel, and not less than 10 feet from any dwelling or occupied building on an adjoining lot. If the pump island is set at an angle on the property, it shall be so located that vehicles stopped for service will not extend over the property line.

~~If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the property line. (See section 108-8-9 for more restrictive requirement.)~~

~~(Ord. of 1956, § 25-3)~~

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~~Service station canopies may extend into the required front yard of a service station site to cover pump islands and the adjacent vehicle service areas, provided such canopies are located not closer than five feet to the front property line.~~

Service station canopies may extend into required setbacks to cover pump islands and vehicle service areas provided:

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## **Sec 108-9-5 Applicability and exemptions**

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Such adjustments shall be limited to the minimum necessary and shall be based on written findings.

(Ord. of 1956, § 25-4; Ord. No. 5-71)