



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

Thursday, September 12, 2024

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on Thursday, September 12, 2024, beginning at 6:15 p.m. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the commission may be attending the meeting electronically. The meeting will also be streamed live over www.youtube.com/@southogdencity.

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 Nic Mills

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Rezone of All City Parks to the O-1 (Openspace-1) Zone

III. ZONING ITEMS

Discussion/Recommendation on Rezone of All City Parks

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of July 11, 2024 Planning Commission Minutes

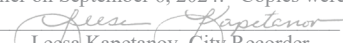
V. STAFF REPORTS

VI. OTHER BUSINESS

VII. PUBLIC COMMENTS

VIII. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on September 6, 2024. Copies were also delivered to each member of the Planning Commission.


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 the City Recorder at 801-622-2709 at least 48 hours in advance.

STAFF REPORT



SUBJECT: Rezoning City Parks to Open Space
AUTHOR: Aliko Murphy
DEPARTMENT: Planning Administration
DATE: September 12, 2024

SUMMARY

The city is looking to rezone all city parks to O-1 (open space). According to the current zoning map, the majority of Nature Park, the open space portion (Parcel A) of Burch Creek Towns, the cemetery, and all of Ogden Golf & Country Club are the only parcels showing up as open space (O-1). The rest of the existing parks within the city are showing up as other zones on the city's zoning map. Those zones include 40th Street General, Gateway Edge, R-2, R-1-10, R-1-8, and R-1-6. The parks that are being considered for a rezone to O-1 are Club Heights Park, 40th Street Park, Madison Park, Burch Creek Park, Glasmann Way Park, Friendship Park, Farrell Park, the rest of Nature Park and Meadows Park.

By statute, the public hearing for the rezone must be held before the Planning Commission. It is the responsibility of the Planning Commission to look at the rezone of city parks to O-1 (open space) and then make a recommendation to the City Council.

BACKGROUND

Staff noted that only the golf course, cemetery, Parcel A of Burch Creek Towns, and the majority of Nature Park show up as open space on the zoning map and the rest of the parks show up as the surrounding residential and mixed-use zone. It was concluded that since the city parks are not intended to be developed for housing or commercial use, it would be best to rezone them to open space. Zoning all the parks as open space (O-1) better shows the areas of recreation within the city that the public can use.

ANALYSIS

Planning staff agrees that rezoning the park properties makes sense for the city. The current zone designation for the park parcels does not align with the current or future use of these parcels of land. The purpose of the O-1 (open space) zone is to provide a natural environment in a mostly urban area for the public to use for recreation and relaxation and "public parks" is a permitted use under the O-1 zone. The plan is to preserve the parks for public recreational use.

RECOMMENDATION

Planning staff is recommending Planning Commission recommend approval to City Council. The use of the parks will not change with the zoning change and will better portray the purpose of the parks within the zoning map.

Potential Motions:

Approval:

I move to recommend approval to City Council for the rezone of all city parks from their current zone to O-1 open space.

Table the Rezone:

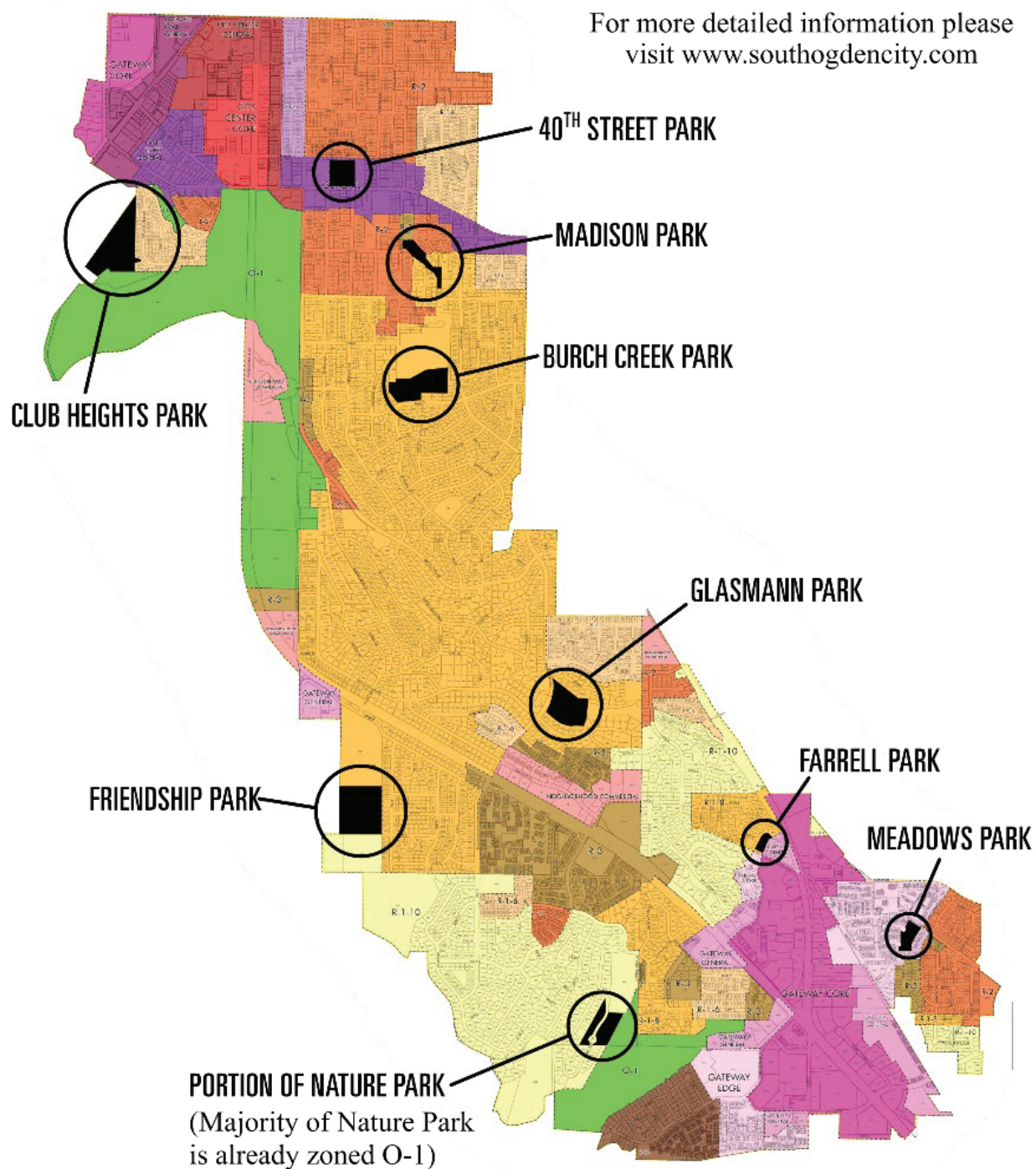
I move to table the rezone of all city parks from their current zone to O-1 open space.

Denial:

I move to recommend denial to City Council for the rezone of all city parks from their current zone to O-1 open space.

EXISTING 0-1 ZONES ARE SHOWN IN GREEN

For more detailed information please
visit www.southogdencity.com



SOUTH OGDEN CITY
3950 ADAMS AVE., STE. 1
SOUTH OGDEN, UT, 84403



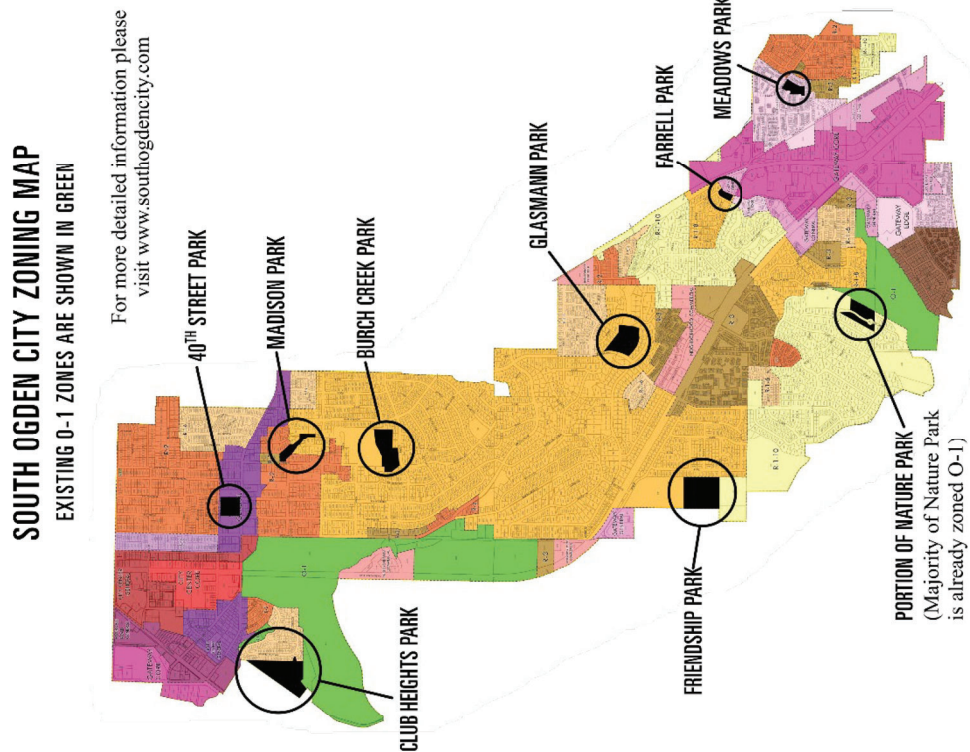
Dear South Ogden City Property Owner,

You are receiving this notice because you own property within 500 ft. of a South Ogden City Park. The City is seeking to rezone all city parks to the O-1 (Openspace-1) zone (See reverse side for illustration of parks to be rezoned). Currently the parks are zoned for residential uses in correspondence to the zoning which surrounds them. For more detailed information about the reason for the rezone and the O-1 zone, visit southogdencity.com, scroll down to "News and Information", and click on "Parks Rezone".

A public hearing concerning the proposed zoning change will be held at **6:15 pm on Thursday, September 12, 2024** at City Hall, 3950 Adams Ave., 84403 during the Planning Commission meeting. Any interested person is invited to attend and offer comment.

Respectfully,
South Ogden City Recorder

«AddressBlock»





MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JULY 11, 2024

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Pro Tem Nic Mills, Commissioners Robert Bruderer, Brian Mitchell, Broc Gresham, Norbert Didier, and Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

John Bradley

STAFF PRESENT

Assistant City Manager Doug Gailey, Planner Mark Vlastic, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

No one else besides the Planning Commission and staff attended this meeting in person

Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/PC240711_1815.mp3

or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting and was open to the public as well as available through Facebook Live. The audio recording for the briefing meeting can be found by clicking this link:

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/PC240711_1745.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Pro Tem Nic Mills called the meeting to order at 6:15 pm and entertained a motion to convene as the South Ogden Planning Commission

00:00:00

Commissioner Didier so moved. The motion was seconded by Commissioner Bruderer. Commissioners Bruderer, Mitchell, Gresham, Didier, and Caldwell all voted aye.

II. PUBLIC HEARING

To Receive and Consider Comments on Whether the Property Located at 5617 S 1475 E Should Be Re-Zoned From Gateway Edge to Gateway General

- The chair pro tem announced the next item would be a public hearing and called for a motion to open the public hearing 00:00:19

Commissioner Bruderer so moved. Commissioner Caldwell seconded the motion. All present voted aye.

- City Recorder Leesa Kapetanov read a comment from Sam Louitakis that had been submitted via email 00:01:13
- There was no one present in the room to make further comment, so Chair Pro Tem Mills called for a motion to close the public hearing in chambers 00:03:38

Commissioner Gresham moved to close the public hearing, followed by a second from Commissioner Bruderer. The voice vote was unanimous in favor of the motion.

III. ZONING ITEMS

Discussion/Recommendation on Ordinance to Allow and Regulate Chickens

- Planner overview 00:04:54
- Discussion 00:06:13
- The chair pro tem announced no online comments for the public hearing had been received and called for a motion close the online public hearing 00:13:09

Commissioner Bruderer so moved. Commissioner Didier seconded the motion. All present voted aye.

- Further discussion 00:13:26
- Commissioner Bruderer requested a wording change on Item F 00:15:58
- Motion 00:16:48

Commissioner Gresham moved that the City Council adopt an enforcement policy and an enforcement officer. Chair Pro Tem Mills clarified that Commissioner Gresham was recommending they adopt this ordinance as well as adopt an enforcement policy and enforcement officer. Commissioner Gresham acknowledged that was his intent. Commissioner Caldwell seconded the motion. The chair pro tem called the vote:

Commissioner Bruderer-	Yes
Commissioner Caldwell-	Yes
Commissioner Gresham -	Yes
Commissioner Didier -	Yes
Commissioner Mitchell-	Yes

The motion stood.

IV. SPECIAL ITEMS

A. Potential Re-Zone of All Parks to O-1 (Open Space-1)

- Staff overview 00:17:57
- Discussion 00:20:57
- Motion 00:22:59

Commissioner Bruderer moved to schedule a public hearing at the next meeting to discuss rezoning the City's parks to Open Space- 1. The motion was seconded by Commissioner Mitchell. All those present voted aye.

- Further discussion about the rezone
00:23:46

B. Nomination and Election of Planning Commission Chair and Vice Chair

- Staff overview 00:28:31
- Chair Pro Tem Mills entertained a motion to open nominations for Planning
Commission Chair 00:30:02

Commissioner Bruderer so moved, followed by a second from Commissioner Mitchell. The voice vote was unanimous in favor of the motion.

- Commissioner Bruderer nominated Commissioner Mills
00:30:35
- There were no other nominations
- Chair Pro Tem Mills called for a motion to close nominations
00:31:56

Commissioner Didier so moved. Commissioner Gresham seconded the motion. All present voted aye.

Chair Pro Tem Mills called for a voice vote of those in favor of electing himself as the Planning Commission Chair. The voice vote was unanimous in favor of Commissioner Mills
00:32:22

- The chair pro tem called for a motion to open nominations for vice chair
00:32:40

Commissioner Bruderer so moved. The motion was seconded by Commissioner Caldwell. The vote in favor of the motion was unanimous.

Commissioner Mills nominated Commissioner Bruderer
00:32:53

Commissioner Bruderer nominated Commissioner Mitchell
00:33:55

- Chair Pro Tem Mills called for a motion to close nominations for vice chair
00:34:11

Commissioner Caldwell so moved, followed by a second from Commissioner Didier. All present voted aye.

- Discussion on candidates' desire for the vice chair position
00:34:25

The chair pro tem made a roll call vote asking Commissioners to state for which candidate they were in favor 00:35:30

Commissioner Gresham-	Bruderer
Commissioner Didier-	Bruderer
Commissioner Mitchell-	Bruderer
Commissioner Bruderer-	Mitchell
Commissioner Caldwell-	Bruderer

Commissioner Bruderer won the vote for vice chair.

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of June 13, 2024 Planning Commission Minutes

- Recorder Leesa Kapetanov said she had not included Danielle Bendinelli as being in attendance on the minutes and asked that Ms. Bendinelli's name be added by motion
00:36:09
- Chair Pro Tem Mills asked if there were any other changes to the minutes and seeing none, he called for a motion to approve them
00:36:21

Commissioner Gresham moved to add Danielle to the minutes and approve the minutes from June 13. The motion was seconded by Commissioner Mitchell. The voice vote was unanimous in favor of the motion.

VI. STAFF REPORTS

- City Recorder Kapetanov reported the City Council had followed the Planning Commission's recommendation not to sell the City property next to Nature Park
00:37:07
- Planner Vlastic reminded everyone the City was looking for a new planner
00:37:57

VII. OTHER BUSINESS

- Discussion on Nature Park 00:41:03

VIII. PUBLIC COMMENTS

- No comments, either in person or online, were offered
00:43:15

IX. ADJOURN

- At 6:59 pm, Chair Pro Tem Mills called for a motion to adjourn
00:43:18

Commissioner Bruderer so moved. Commissioner Gresham seconded the motion. The voice vote was unanimous in favor of the motion.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, July 11, 2024.


Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission