



**NOTICE AND AGENDA  
SOUTH OGDEN CITY COUNCIL  
WORK SESSION**

**TUESDAY, OCTOBER 15, 2024, 5PM**

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5 pm Tuesday, October 15, 2024. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the pre-council work session. Discussion of agenda items is for clarification only. Some members of the council may be attending the meeting electronically.

## **WORK SESSION AGENDA**

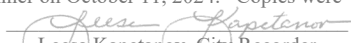
**I. CALL TO ORDER** – Mayor Russell Porter

**II. REVIEW OF COUNCIL MEETING AGENDA**

**III. DISCUSSION ITEMS**  
Code Enforcement

**IV. 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 October 11, 2024. Copies were also delivered to each member of the governing body.

  
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 24 hours in advance.



## NOTICE AND AGENDA SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, OCTOBER 15, 2024, 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, October 15, 2024. 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 council may be attending the meeting electronically. The meeting will also be streamed live over [www.youtube.com/@southogdencity](https://www.youtube.com/@southogdencity) and [www.facebook.com/southogdencity](https://www.facebook.com/southogdencity).

### CITY COUNCIL MEETING AGENDA

#### I. OPENING CEREMONY

- A. **Call to Order** – Mayor Russell Porter
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Howe

#### II. RECOGNITION OF EMPLOYEES

Introduction of Police Officer Ashton Roylance

- III. **PUBLIC COMMENTS** – This is an opportunity to address the mayor and council with any concerns, suggestions, or praise. No action can or will be taken at this meeting on comments made.  
*Please limit your comments to three minutes.*

#### IV. RESPONSE TO PUBLIC COMMENT

#### V. CONSENT AGENDA

- A. Approval of October 1, 2024 Council Minutes
- B. Advice and Consent of Appointment of Jim Pearce, Susan DeBruin, Lynn Mulhall, and Jaffet Gonzales to the Urban Forestry Commission
- C. Cancellation of Regularly Scheduled November 5, 2024 City Council Work Session and Council Meeting Due to Election Day

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*“South Ogden City is dedicated to preserving and enhancing quality of life and professionally meeting the expectations of all residents, businesses, employees, and visitors.”*

## **VI. DISCUSSION ITEMS**

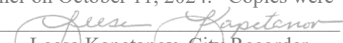
- A.** Discussion on Proposed Amendments to Section 10-14-12A Private Swimming Pools
- B.** Discussion/Recommendation on Proposed Amendments to Section 10-23-5 Landscape Design Standards (Park Strips)

## **VII. REPORTS/DIRECTION TO CITY MANAGER**

- A.** City Council Members
- B.** City Manager
- C.** Mayor

## **VIII. ADJOURN**

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Leesa Kapetanov, City Recorder

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## MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, OCTOBER 1, 2024

WORK SESSION – 5 PM IN COUNCIL ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

### WORK SESSION MINUTES

#### COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

#### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Parks and Public Works Director Jon Andersen, Deputy Fire Chief Brandon Storey, Police Chief Darin Parke, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

#### OTHERS PRESENT

No one else attended this meeting

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link:**

[https://cms7files.revize.com/southogden/document\\_center/Sound%20Files/2024/CC241001\\_1659.mp3](https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/CC241001_1659.mp3)

**or by requesting a copy from the office of the South Ogden City Recorder.**

#### I. CALL TO ORDER

- Mayor Porter called the work session to order at 5:02 pm and entertained a motion to begin  
00:00:00

**Council Member Stephens so moved, followed by a second from Council Member Stewart. Council Members Stewart, Howard, Smyth, Stephens, and Howe all voted aye.**

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37 **II. REVIEW OF AGENDA**

38

- There was no discussion on agenda items

39

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42 **III. DISCUSSION ITEMS**

43

RAMP Applications

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- Parks and Public Works Director Jon Andersen shared a handout with council members (see Attachment A) and reviewed possible projects for which to seek RAMP grants

45

46

00:00:23

47

- Council Questions/Discussion

48

00:09:56

49

- The Council gave direction to staff to apply for a major RAMP grant for the Meadows Park, possibly adding another phase to last year's application. They also instructed staff to seek minor grants for 40th Street Park and possibly Nature Park.

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54 **IV. ADJOURN**

55

- At 5:56 pm, Mayor Porter called for a motion to adjourn the work session

56

00:54:10

57

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**Council Member Howard so moved, followed by a second from Council Member Stewart. All present voted aye.**

59

## COUNCIL MEETING MINUTES

### COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Parks and Public Works Director Jon Andersen, Deputy Fire Chief Brandon Storey, Planner Alike Murphy, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

### MEMBERS OF THE PUBLIC PRESENT

No one besides Council and staff attended this meeting

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[https://cms7files.revize.com/southogden/document\\_center/Sound%20Files/2024/CC241001\\_1759.mp3](https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/CC241001_1759.mp3)

**or by requesting a copy from the office of the South Ogden City Recorder.**

## I. OPENING CEREMONY

### A. Call To Order

- Mayor Porter called the meeting to order at 6:02 pm and entertained a motion to begin  
00:00:16

**Council Member Smyth so moved. The motion was seconded by Council Member Stewart. In a voice vote Council Members Stewart, Howard, Smyth, Stephens, and Howe all voted aye.**

### B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

### C. Pledge Of Allegiance

- Council Member Stephens led everyone in the Pledge of Allegiance

## II. PUBLIC COMMENT

- There were no in-person public comments. Mayor Porter left online comments open until 6:10 pm.

101  
102 **III. RESPONSE TO PUBLIC COMMENT**

- 103 • Not applicable at this time  
104  
105

106 **IV. CONSENT AGENDA**

- 107 A. Approval of September 17, 2024 Council Minutes  
108 B. Proclamation Declaring October 4-12, 2024 as Weber State University Homecoming Week in  
109 South Ogden City

- 110 • Mayor Porter read a portion of the proclamation. He then called for a motion to approve  
111 the consent agenda 00:01:27  
112

113 **Council Member Smyth so moved. Council Member Stephens seconded the motion.**  
114 Council Member Stewart requested line 13 of the minutes be amended to show that Ben Levinger  
115 and Nathan Davis were in attendance. **Mayor Porter called for a motion to approve the**  
116 **consent agenda to add the corrections to the minutes and approve the proclamation.**  
117 **Council Member Stephens so moved, followed by a second from Council Member Smyth.**  
118 **The voice vote was unanimous in favor of the motion.**  
119

120 Mayor Porter presented the proclamation to City Manager Dixon, who also served as the  
121 president of the Weber State Alumni Board of Directors.  
122  
123  
124

125 **V. DISCUSSION/ACTION ITEMS**

- 126 A. Consideration of **Resolution 24-30** - Approving an Interlocal Agreement with South Weber  
127 City for Ambulance Response Automatic Aid

- 128 • Deputy Fire Chief Brandon Storey gave an overview of the Interlocal agreement  
129 00:04:22  
130 • Questions/Discussion 00:06:11  
131 • Mayor Porter called for a motion to approve Resolution 24-30  
132 00:06:47  
133

134 **Council Member Smyth so moved. The motion was seconded by Council Member Howard.**  
135 **Mayor Porter asked if there was further discussion; seeing none, he called the vote:**  
136

137 Council Member Smyth - Yes  
138 Council Member Stephens - Yes  
139 Council Member Howe - Yes  
140 Council Member Stewart - Yes  
141 Council Member Howard - Yes  
142

143 **Resolution 24-30 was adopted.**

144 **B. Consideration of Ordinance 24-12 – Amending SOC 2-2 Concerning Knox Box Regulations**

- 145 • Deputy Fire Chief Brandon Storey gave an overview of this item  
146 00:07:05  
147 • Questions/Discussion 00:10:48  
148 • Mayor Porter called for a motion to approve Ordinance 24-12  
149 00:12:13  
150

151 **Council Member Smyth so moved. Council Member Howard seconded the motion. There**  
152 **was no further discussion. The mayor made a roll call vote:**  
153

|                          |     |
|--------------------------|-----|
| Council Member Stewart-  | Yes |
| Council Member Howard-   | Yes |
| Council Member Howe-     | Yes |
| Council Member Stephens- | Yes |
| Council Member Smyth-    | Yes |

159  
160 **Ordinance 24-12 was approved.**  
161  
162

163 **C. Consideration of Ordinance 24-13 - Rezoning City Parks to Openspace-1 (O-1)**

- 164 • Planner Aliko Murphy gave an overview of this item  
165 00:12:35  
166 • Questions/Discussion 00:14:31  
167 • Mayor Porter called for a motion to approve Ordinance 24-13  
168 00:14:47  
169

170 **Council Member Howe so moved, followed by a second from Council Member Stephens.**  
171 **After determining there was no further discussion, the mayor called the vote:**  
172

|                          |     |
|--------------------------|-----|
| Council Member Stephens- | Yes |
| Council Member Howard-   | Yes |
| Council Member Stewart-  | Yes |
| Council Member Smyth-    | Yes |
| Council Member Howe-     | Yes |

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179 **The rezone of the parks was approved.**  
180  
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184 **VI. REPORTS/DIRECTION TO CITY MANAGER**

185 **A. City Council Members**

- 186 Council Member Howe - 00:15:07  
187 Council Member Smyth- nothing to report

188 Council Member Stewart- 00:15:56  
189 Council Member Howard- 00:19:07  
190 Council Member Stephens- 00:20:18  
191 B. City Manager- 00:25:27  
192 C. Mayor- 00:31:22  
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196 **VI. ADJOURN**

- 197 • The mayor called for a motion to adjourn City Council meeting  
198 00:32:26  
199

200 **Council Member Smyth so moved. Council Member Stephens seconded the motion. The voice**  
201 **vote in favor of the motion was unanimous.**  
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203 The meeting concluded at 6:34 pm.  
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226 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Work Session  
227 and Council Meeting held Tuesday, October 1, 2024.  
228

229   
230 Leesa Kapetanov, City Recorder

\_\_\_\_\_  
Date Approved by the City Council

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**ATTACHMENT A**  
RAMP Discussion Handout

## RAMP 2025

### Current RAMP Projects

- ❖ Municipality \$17,500 annually
  - Multi-use scoreboard at Club Heights ballfield
  - Currently getting costs - Install early spring 2025
- ❖ Friendship Park Playground \$383,532 - 2022
  - 100% completed
  - Currently requesting the funds from RAMP
- ❖ 40<sup>th</sup> St Skate Park \$650,000 - 2023
  - 90% Completed - restoration of the site needs to be completed
  - Total cost of project \$1,409,254.78. (-\$759,254.70)
- ❖ Fields at Burch Creek Park \$193,000.00
  - Bid out early 2025
  - Project Estimated total \$323,600 (-\$130,600)

### Possible RAMP 2024 Applications

- ❖ Meadows Park Phase I \$585,098 - Total \$385,280-SOC \$199,818-RAMP
  - Reapply the above application (2023)
- ❖ Meadows Park Phase I & Partial II \$462,698.75 RAMP application 2024
  - -Total estimated cost \$905,397.50 (-\$442,698.75)
  - Requested more funding and moved application to the Major Ramp Category
- ❖ Nature Park Playground resurfacing - \$50,000 - \$150,000
- ❖ Nature Park Splash Pad upgrade - \$32,000 - \$125,000
- ❖ 40<sup>th</sup> St Restroom improvements - \$150,000- \$350,000
  - New addition to accommodate more users at the park
- ❖ 40<sup>th</sup> St Bowery's \$225,000 - \$450,000
  - Remove big bowery and install 4-8 smaller bowery's to separate/accommodate the different type users at the park
- ❖ Friendship Park Pickle Ball Courts \$250,000 - \$425,000
- ❖ Club Heights Bowery \$125,000 - \$350,000
- ❖ Club Heights Playground \$300,000-\$500,000
- ❖ Burch Creek Field Restrooms \$275,000-\$400,000

### Major RAMP Grant Application 2024

SOC ----- \$442,698.25  
 RAMP Request ----- \$462,698.75  
 Total Project----- \$905,397.50

#### Restroom Phase - +/- \$400K (included in 2024 RAMP Application)

- ❖ Restroom +/- \$300K
- ❖ Utilities +/- \$30K
- ❖ Walks +/- \$30
- ❖ Misc. Landscape Etc. +/- \$40K

#### Court Phase +/- \$300K

- ❖ Basketball Court +/- \$80K
- ❖ Pickleball Courts +/- \$80K
- ❖ Lighting +/- \$ 30K
- ❖ Walks +/- \$30K
- ❖ Misc. Landscape Etc. +/- \$30K

#### Playground Phase I +/- \$350K

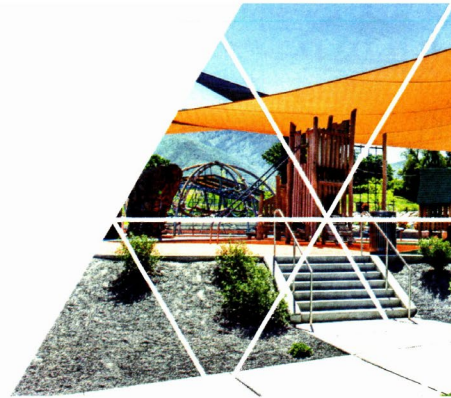
- ❖ Playground edge and surfacing +/- \$70K
- ❖ Playground 2-5 yr and Shade +/- \$250K
- ❖ Walks +/- \$15K
- ❖ Misc. Landscape Etc. +/- \$15K

#### Playground Phase II +/- 500K

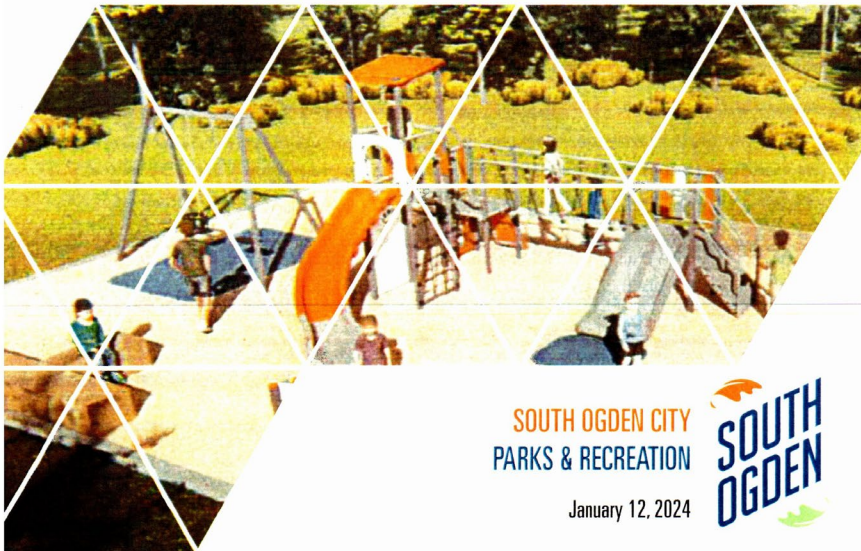
- ❖ Playground 5-12 yr and shade +/- 475K
- ❖ Playground surfacing material +/- \$10K
- ❖ Misc. Landscape Etc. +/- \$15K

#### Shelter Phase +/- \$200K

- ❖ Pavilion +/- \$85K
- ❖ Picnic +/- 45K
- ❖ Utilities +/- \$10K
- ❖ Walks +/- \$30K
- ❖ Misc. Landscape Etc. +/- \$30K



RAMP Grant Application 2024  
**MEADOWS PARK**  
**PHASE I IMPROVEMENTS**



SOUTH OGDEN CITY  
 PARKS & RECREATION  
 January 12, 2024  
**SOUTH OGDEN**

LANDMARK DESIGN INC.  
 South Ogden Meadows Park Master Plan  
 PHASE I - PRELIMINARY OPINION OF PROBABLE COST  
 Date: January 4, 2024

**Preliminary Opinion of Probable Costs - South Ogden Meadows Park PHASE I**

| ITEM                                                              | QUANT. | UNIT  | UNIT PRICE   | AMOUNT              |
|-------------------------------------------------------------------|--------|-------|--------------|---------------------|
| <b>Bid Schedule - Base Bid</b>                                    |        |       |              |                     |
| <b>OPINION OF COST</b>                                            |        |       |              |                     |
| A-1 Mobilization / Demobilization / Construction Layout           | 1.00   | LS    | \$12,500.00  | \$12,500.00         |
| A-2 Erosion Control / SWPPP                                       | 1.00   | LS    | \$7,500.00   | \$7,500.00          |
| A-3 Demolition - Clearing and Grubbing                            | 1.00   | LS    | \$5,000.00   | \$5,000.00          |
| A-4 Demolition - Remove and Dispose of Existing Concrete          | 1      | LS    | \$2,000.00   | \$2,000.00          |
| A-5 Traffic Control                                               | 1.00   | LS    | \$3,000.00   | \$3,000.00          |
| A-6 Earthwork / Site Grading                                      | 1      | LS    | \$15,000.00  | \$15,000.00         |
| A-7 Earthwork Cut to Haul Off-Site                                | 1      | LS    | \$30,000.00  | \$30,000.00         |
| A-8 Earthwork Fine Grading                                        | 1      | LS    | \$5,000.00   | \$5,000.00          |
| A-9 Imported Topsoil - 6"                                         | 1      | LS    | \$8,000.00   | \$8,000.00          |
| A-10 Utility - Electrical Site Lighting                           | 1      | LS    | \$11,500.00  | \$11,500.00         |
| A-11 Utility - Storm Drainage                                     | 1      | LS    | \$25,000.00  | \$25,000.00         |
| A-12 Utility - Sanitary Sewer                                     | 1      | LS    | \$20,000.00  | \$20,000.00         |
| A-13 Utility - Culinary Water Fire Hydrant Assembly               | 1      | EACH  | \$8,000.00   | \$8,000.00          |
| A-14 Utility - Culinary Water                                     | 1      | LS    | \$10,000.00  | \$10,000.00         |
| A-15 Curb and Gutter - 30"                                        | 510    | LF    | \$45.00      | \$22,950.00         |
| A-16 Asphalt Parking Lot Paving Section (2-1/2" HMA/10" UTBC)     | 10,063 | SF    | \$6.00       | \$60,378.00         |
| A-17 Concrete Sidewalk (4" Thick) over Base Course (4")           | 3,000  | SF    | \$8.00       | \$24,000.00         |
| A-18 Concrete Sidewalk (6" Thick) over Base Course (4")           | 1,100  | SF    | \$10.00      | \$11,000.00         |
| A-19 Traffic Signs (Stop and ADA)                                 | 6      | EACH  | \$500.00     | \$3,000.00          |
| A-20 Park Rules Sign                                              | 2      | EACH  | \$1,000.00   | \$2,000.00          |
| A-21 Pavement Markings                                            | 1      | LS    | \$1,000.00   | \$1,000.00          |
| A-22 Restroom - 2 Family Rooms                                    | 1      | LS    | \$400,000.00 | \$400,000.00        |
| A-23 Concrete Edge 9" Wide x 12" Tall Playground                  | 110    | LF    | \$35.00      | \$3,850.00          |
| A-24 Mulch - Crushed Stone 3" Deep                                | 3,200  | SF    | \$1.50       | \$4,800.00          |
| A-25 Irrigation System                                            | 5,700  | SF    | \$2.50       | \$14,250.00         |
| A-26 Sod                                                          | 5,700  | SF    | \$0.70       | \$3,990.00          |
| A-27 Tree - 2" Cal                                                | 5      | EACH  | \$520.00     | \$2,600.00          |
| <b>Section Subtotal</b>                                           |        |       |              | <b>\$716,318.00</b> |
| <b>City Direct Costs</b>                                          |        |       |              |                     |
| Consultant Design Fees ( Civil, Elec, Arch, Landscape Arch, etc ) |        | 10%   | \$71,631.80  | \$71,631.80         |
| Construction Material Testing                                     | 1      | LS    | \$10,000.00  | \$10,000.00         |
| <b>Section Subtotal</b>                                           |        |       |              | <b>\$81,631.80</b>  |
| <b>General with % Calculations</b>                                |        |       |              |                     |
| Grand Total Contingency                                           |        | 15.0% | \$107,447.70 | \$107,447.70        |
| <b>SUBTOTAL</b>                                                   |        |       |              | <b>\$107,447.70</b> |
| <b>GRAND TOTAL COST including Contingency</b>                     |        |       |              | <b>\$905,397.50</b> |

## Itemized Budget & Funding Allocation Projection



South Ogden City

Meadows Park Phase 1

Name of Entity or Nonprofit Organization

Project Name

### Budget Estimate - (How much will your project or event cost and how are funds being generated?)

| Project Expense Type                      | Ramp \$\$\$ Allocation | Other \$\$\$ Allocation | Expense Recipient | Funding Source | Notes                                       |
|-------------------------------------------|------------------------|-------------------------|-------------------|----------------|---------------------------------------------|
| Earthwork (A1-A9)                         | \$88,000               |                         | South Ogden City  | RAMP           | Please refer to engineered cost break down. |
| Utility Work (A10-A14)                    | \$74,500               |                         | South Ogden City  | RAMP           | Please refer to engineered cost break down. |
| Parking, Sidewalks and markings (A15-A21) | \$124,328              |                         | South Ogden City  | RAMP           | Please refer to engineered cost break down. |
| Restroom (A22)                            | \$146,380.75           | \$253,619.25            | South Ogden City  | RAMP/SOC       | Please refer to engineered cost break down. |
| Playground Border (A23)                   | \$3,850.00             |                         | South Ogden City  | RAMP           | Please refer to engineered cost break down. |
| Landscape (A24-A27)                       | \$25,640.00            |                         | South Ogden City  | RAMP           | Please refer to engineered cost break down. |
| Engineering, Testing and Contingency      |                        | \$189,079.50            | South Ogden City  | SOC            | Please refer to engineered cost break down. |

Subtotals \$ 462,698.75 \$ 442,698.75

51.10% = Percent of RAMP Contribution

Project Total \$ 905,397.50

48.90% = Percent of APPLICANT Contribution (MATCHING FUNDS)

### Project Funds - (What funding sources will be responsible for completing your estimated budget above?)

| Funding Source   | Ramp \$\$\$ Allocation | Other \$\$\$ Allocation | Are Funds Secured Pending | Funding Type     | Notes |
|------------------|------------------------|-------------------------|---------------------------|------------------|-------|
| South Ogden City |                        | \$442,698.75            | Secured                   | Budgeted Expense |       |
| RAMP             | \$462,698.75           |                         | Pending                   | Grant            |       |
|                  |                        |                         |                           |                  |       |
|                  |                        |                         |                           |                  |       |
|                  |                        |                         |                           |                  |       |
|                  |                        |                         |                           |                  |       |
|                  |                        |                         |                           |                  |       |

Subtotals \$ 462,698.75 \$ 442,698.75

51.10% = Percent of RAMP Contribution

Project Total \$ 905,397.50

48.90% = Percent of APPLICANT Contribution (MATCHING FUNDS)



PUBLIC WORKS & PARKS & RECREATION

January 9, 2024

RE: Letter of support for South Ogden City Meadows Park phase-1 RAMP grant application

To Whom It May Concern:

On behalf of Weber County Rec Dept submit this letter of support for the 2024 South Ogden City Meadows Park phase-1 RAMP grant application. For many years Weber County and South Ogden City have worked together on projects and programs too help improve the recreation facilities and options for all Weber County residents to have options to enjoy and enhance and improve their quality of life.

The Weber County Rec Dept views the Meadows Park project as a great opportunity to improve an existing park, when completed the park will have new parking and restrooms. This will be the first phase of the enhancement of Meadows Park that when completed will include basketball courts, pickleball courts, two playground areas with ADA access, covered seating, a large pavilion, perimeter path, waterwise landscaping, and open lawn.

On behalf of Weber County I would invite Ramp to fund the South Ogden City Meadows Parks phase 1 in 2024

Sincerely,

*Adrian Fial*  
Weber County  
Recreation Manager

Jandersen@southogdencity.gov

801-622-2903

801-622-2902

5590 South 600 East

South Ogden, UT 84403



## PUBLIC WORKS & PARKS & RECREATION

January 9, 2024

RE: Letter of support for South Ogden City Meadows Park phase-1 RAMP grant application

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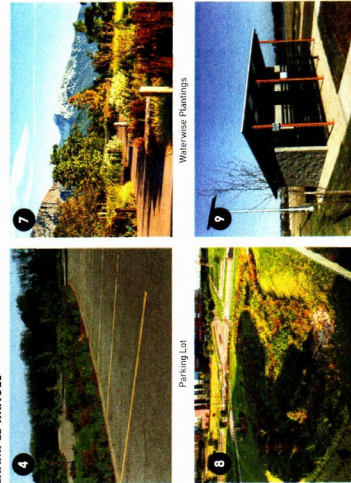
Sincerely,

J. AND FERRARIS  
DIR - Parks & Recreation

Jandersen@southogdencity.gov  
801-622-2903  
801-622-2902  
5590 South 600 East  
South Ogden, UT 84403

## SOUTH MEADOWS PARK OGDEN MASTER PLAN PHASE 1

### EXAMPLE IMAGES

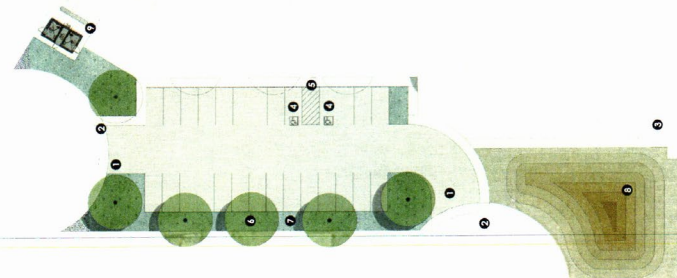


### DESCRIPTION

Phase one includes a new restroom building and parking area with 27 parking stalls with 2 accessible stalls and associated infrastructure including storm drainage and retention for the parking area. The project will also include two waterwise landscaping areas (one for the parking area and one for the adjacent area) and two trails to aid in emergency and service access for the neighborhood. The parking developed in Phase one will serve as a staging area for future park development to maintain neighborhood impact during construction.

### LEGEND-PHASE 1

- 1 Vehicle Access
- 2 Pedestrian Curb-to-Curb Access
- 3 5775 South Pedestrian Access
- 4 Accessible Parking Stalls
- 5 Accessibility Ramp
- 6 Shade Trees
- 7 Waterwise Landscaping
- 8 Debris Basin
- 9 Restrooms



# SOUTH MEADOWS PARK OGDEN MASTER PLAN

## EXAMPLE IMAGES



## DESCRIPTION

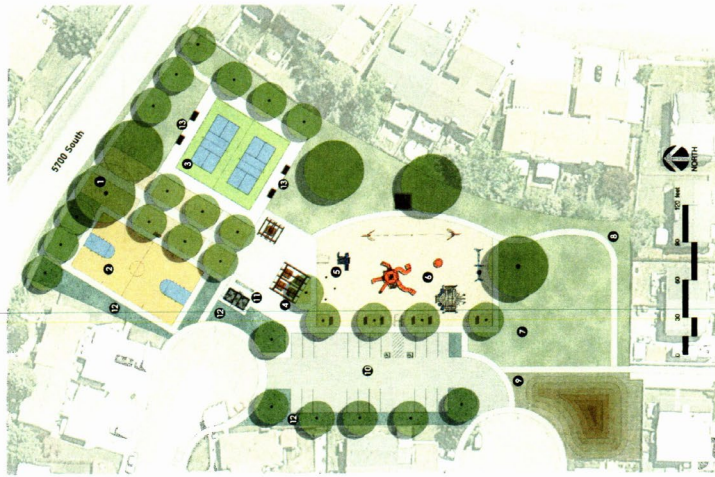
South Ogden's Meadows Park is an important and iconic neighborhood park in the southeast portion of the City. This Master Plan envisions a transformation of the currently underutilized site to provide greater recreational benefits to the surrounding residents. In this concept, the park will be transformed into a modern, multi-use park that will serve as a place of recreation and gathering. Park visitors enter the plaza via a tree-lined entry promenade from 5700 South or via the parking area near the park's existing main entrance. The plaza serves as an amenity hub with a large pavilion for gatherings, a basketball court, and two pickleball courts. The park also features a playground with 10,000 sq ft of play area, expanded with a variety of play equipment for children ages 2-5 years old (2800 sq ft) and 5-12 years old (2800 sq ft). The park also features a large lawn area, a perimeter path, a retention pond, parking, restrooms, water-wise plantings, and covered seating. The park is a destination, delivering key recreational services and social opportunities for the residents it serves.



## LEGEND

- 1 Entry Promenade
- 2 Basketball Court
- 3 Pickleball Courts
- 4 Large Pavilion 2842
- 5 Play Equipment Ages 2-5\*
- 6 Play Equipment Ages 5-12\*
- 7 Open Lawn
- 8 Perimeter Path
- 9 Retention Pond
- 10 Parking
- 11 Restrooms
- 12 Water-wise Plantings
- 13 Covered Seating

\* Playground equipment is representative only. Exact equipment to be determined.



# STAFF REPORT



**SUBJECT:** Pool Regulation Change  
**AUTHOR:** Aliko Murphy  
**DEPARTMENT:** Administration / Planning  
**DATE:** October 15, 2024

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## BACKGROUND

Current South Ogden resident, Joe Holden, submitted a zoning ordinance amendment application to revisit the side setback requirement of residential pools. Currently, the code reads that the rear setback for a pool is 10' and the side setback for a pool is 15' from the property line. The resident is asking staff and the commission to revisit the side setback requirement.

## ADDITIONAL INFORMATION

### Examples of Swimming Pool Setback Requirements

Staff has conducted an online search of swimming pool setbacks that other communities in Northern Utah have in place. Below are eight examples:

1. Ogden  
Under 15-13-11, it states that pools shall not be less than 10' from any interior property line.
2. West Point  
Under 17.70.030, pools are allowed to be located not closer than 5' to any property line.
3. Syracuse City  
Under 10.30.010, swimming pools can be 6' from the edge of water to the property line.
4. North Ogden  
Under 11-9M-14, a family swimming pool and the accessory machinery must be 35' from any adjoining lot dwelling and 10' from any interior property line.

5. Clearfield

Under 11-13-13, swimming pools must be set back at least 5' from all property lines.

6. Kaysville

Under 17-31-9, a swimming pool can't be less than 8' setback from any property line.

7. Riverdale

Under 10-14-11, a family swimming pool and accessory machinery must not have less than a 5' setback from any interior property line.

8. Washington Terrace

Under 17.48.010, a family swimming pool may not be closer than 5' from the property line for both the side and rear property line.

## ANALYSIS

While looking at the eight cities referred to above, staff noted that they have setbacks smaller than what South Ogden is currently requiring. All eight cities have lot sizes anywhere from 5,000 square feet to 12,500 square feet, which is similar to what South Ogden offers. Their pool requirements are the same for all zones and all lot sizes. Staff also went back to the last time that the pool setbacks were discussed which was back in August and September of 2021. In the first meeting there was no specific explanation for the setbacks, so the commission requested that staff compare our setbacks to other cities. Staff presented a table of various setbacks showing anywhere from 5-10' from the side and rear property lines. The commission settled on staying with the current code after some discussion. In that discussion, there was no mention of the 15' only that it would be best to stay with the 10' as a setback requirement. Furthermore, staff believes that the extra five feet for the side setback is hardly adding any noticeable noise reduction and is limiting the use of the residents' rear yard.

If the commission is considering a smaller setback than the 10' for both the side and rear, staff is recommending 6-7' from the edge of the pool to the property line. The reasoning is that would include the required 3' (per the international pool code) from the edge of the pool to the required fence and that would leave 3-4' of walkable space around the pool fencing.

## RECOMMENDATION

After looking at the different requirements that other cities have for setbacks and looking at what would give residents the most use of their rear yard, staff feels that it makes sense to reduce the side setback.

10-14-12: Private Swimming Pools, Tennis/Pickleball Courts, Skateboard Ramps, Basketball Standards Or Courts

1. Swimming Pool (private). No such pool shall be allowed in any zoning district except as an accessory use and unless it complies with the following conditions and requirements:

1. It is an accessory use to a main building and is located within the side or rear yard thereof and accessory structure setbacks do not apply to the swimming pool;
2. It is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located;
3. It may not be located closer than ~~fifteen~~ ten feet (10') to any side property line or ten feet (10') from a rear property line on the property on which it is located; the setback is measured from the water's edge to the property line;
4. On corner lots, the distance from the pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone;
5. The swimming pool, or the entire property on which it is located, shall be walled or fenced to a minimum height of six feet. or the combination of a minimum 4' high fence and a powered safety cover complying with ASTM F1346 and a keyed switch to operate the cover. The fence shall be constructed to limit any individual from accessing the pool area. The fence shall comply with all current building codes. All gates on said fences shall be self-closing and fitted with a self-latching device located on the interior side of the gate;
6. Where a swimming pool is completely enclosed in a building, the location and setback requirements for an accessory structure shall apply. Any above ground pool lighting shall be installed and directed such that the light source or light bulb is not directly visible from any point five feet high along the neighboring property line.

Highlighted portion  
was inadvertently  
omitted in 2021.

# STAFF REPORT



**SUBJECT:** Code Change Update- Park Strip  
**AUTHOR:** Aliko Murphy  
**DEPARTMENT:** Administration / Planning  
**DATE:** October 15, 2024

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## BACKGROUND

An addition to section 10-23-5 *Landscape Design Standards* of the city code is being proposed to bring clarity to residents. Section 10-23-5 is adding a couple sentences clarifying what is considered permeable material and what is considered impermeable material for a park strip that is being updated to reduce grass.

## ANALYSIS

The addition of these new sentences to this section of code is to be clear about what is or isn't allowed within the city. When it comes to taking out grass from the park strip, many are not certain of what they can use to fill in that area. The first thought is to fill it in with concrete, but that would create an impermeable surface. The two proposed sentences provide examples of what the city will allow for park strips.

### 10-23-5: Landscape Design Standards

4. No turf grasses or overhead irrigation is allowed in areas with a width less than 8 feet, including park strips. Park strips must consist of permeable material such as mulch, gravel, pavers, etc. Impermeable surfaces such as concrete, cement, asphalt, etc. are not allowed, other than in the carriageway and/or drive approach.

## RECOMMENDATION

Staff agrees with the addition of these sentences to be able to clarify what is and isn't allowed.

## 10-23-5: Landscape Design Standards

### 1. Plant Selection:

1. [The Salt Lake City Plant List and Hydrozone Schedule 2013](#) prepared by Salt Lake City Public Utilities and the Jordan Valley Conservation District Conservancy Gardens [Localscapes](#) programs shall be the primary references for the selection, design and installation of water-conserving plants and landscapes as modified from time to time by South Ogden City's certified arborist or the Planning Commission.
  2. Plants selected for landscape areas shall be well-suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible.
  3. No turf grasses or overhead irrigation is allowed on slopes greater than 25%. Areas with slopes greater than twenty five percent (25%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
  4. No turf grasses or overhead irrigation is allowed in areas with a width less than 8 feet, including park strips. [Park strips must consist of permeable material such as mulch, gravel, pavers, etc. Impermeable surfaces such as concrete, cement, asphalt, etc. are not allowed, other than in the carriageway and/or drive approach.](#)
  5. Turf grass areas shall not exceed a total of 15% of the total landscaped area for new Commercial, Institutional, Industrial, Multi-Family, HOA Common Areas, mixed-use, townhome, PRUD, etc., or exceed 15% of the total existing landscaped areas of existing Commercial, Institutional, Industrial, Multi-Family, HOA Common Areas, mixed-use, townhome, PRUD, etc. where more than 15% of the landscaping will be renovated or replaced.
  6. Turf grass areas shall not exceed a total of 35% of the total landscaped area for new single-family homes or duplexes, or existing single-family homes and duplexes where more than 30% of the existing landscaping area is being replaced.
  7. For projects at the interface between urban areas and natural non-irrigated open space, drought tolerant plants shall be selected that blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be dominant.
2. Trees: The City wants to ensure that existing trees are preserved and newly planted trees survive in order to enhance the beauty of the City. This is particularly important for street trees. In order to accomplish this, the following guidelines should be followed:
1. Selection and planting of street trees should follow requirements of 10-5.1A-7-3, 10-5.1B-7-3, and 7-2.
  2. Existing trees should be preserved whenever possible.
  3. When removing turf or other plantings around trees in order to install a water efficient landscape, special care should be taken to not damage the roots of existing trees.
  4. Newly planted trees will need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and gator bags should be used to provide more water for new trees.

3. Mulch: After completion of planting, all irrigated non-turf areas shall be covered with a minimum three inch (3") to four inch (4") layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch. Drip irrigation is required where turf grasses are not being utilized.
4. Soil Preparation: Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per recommendations of the landscape designer/landscape architect based on the soils report. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)