



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, OCTOBER 10, 2024
COUNCIL CHAMBERS, CITY HALL –6:45 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Nic Mills, Commissioners John Bradley, Norbert Didier, Pete Caldwell, Robert Bruderer and Brock Gresham

PLANNING COMMISSIONERS EXCUSED

Brian Mitchel

STAFF PRESENT

Assistant City Manager Summer Palmer, Planner Alikea Murphy, Communications and Events Specialist Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Mike & Cheryl Sims, Joe & Amy Holden, Paul & Susan Stoddard, Steve & Sharon Pruess, Lynda Callister, John Bran, Katrina Marriott, Katie & Tyler Driggs, Jackie Ermini, Harly Yates

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

https://www.southogdencity.com/document_center/Sound%20Files/2024/PC241010_1847.mp3

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

No briefing meeting was held before the planning commission meeting.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Nic Mills called the meeting to order at 6:48 pm and entertained a motion to open the meeting 00:00:00

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

Note: Commissioner Caldwell joined the meeting soon after the vote was taken.

II. SUBDIVISIONS

Discussion/Action on Hinckley Commons Subdivision Amendment

- Overview by Planner Alikea Murphy
00:00:23
- There were no questions or discussion on this matter
- Chair Mills called for a motion concerning the Hinckley Commons Subdivision Amendment
00:01:46

Commissioner Gresham moved to approve the Hinckley Commons Subdivision Amendment. Commissioner Bradley seconded the motion. The chair called the vote:

Commissioner Gresham-	Aye
Commissioner Didier-	Aye
Commissioner Bruderer-	Aye
Commissioner Bradley-	Aye
Commissioner Caldwell-	Aye

The subdivision amendment was approved.

III. PUBLIC HEARINGS

To Receive and Consider Comments on the Following Items

- A. Proposed Rezone of Parcel# 060510018 Located at 4055 Liberty Avenue
- B. Proposed Amendment to Section 10-14-12A Private Swimming Pools
- C. Proposed Amendment to Section 10-23-5 Landscape Design Standards (Park Strips)
 - Chair Mills called for a motion to open a public hearing for items A, B, and C
00:02:28

Commissioner Bradley moved to leave the planning commission meeting and convene in a public hearing. The motion was seconded by Commissioner Didier. The voice vote was unanimous in favor of the motion.

- Chair Mills invited anyone who wished to come forward and comment on the rezone
 - Sharon Pruess 00:03:48 Ms. Pruess gave a handout to the commissioners before her comments. See Attachment A. She spoke against the rezone
 - Mike Sims 00:11:40 Spoke against the rezone
 - Susan Stoddard 00:12:27 Submitted written comments. See Attachment B. Spoke against the rezone
 - Cliff Wayment 00:17:37 Spoke against the rezone

- Katie Driggs 00:18:00 Spoke against the rezone
 - Katrina Marriott 00:21:11 Spoke against the rezone
 - Brian Marriott 00:22:35 Spoke against the rezone
 - Lynda Callister 00:25:20 Spoke against the rezone
 - Steve Pruess 00:28:26 Spoke against the rezone
 - Susan Stoddard 00:35:31 Spoke against the rezone
 - Cliff Wayment 00:37:55 Spoke against the rezone
 - Jackie Ermini 00:39:27 Spoke against the rezone
- Written comments for the rezone, which were submitted before the meeting, can be found in Attachment C.
 - Chair Mills opened the floor for comments concerning Item B, swimming pool setbacks
 - Amy Holden 00:40:26 Spoke in favor of changing setbacks to 10 feet
 - Joe Holden (applicant) 00:43:53 Spoke in favor of changing setbacks to 10 feet
 - The chair called for comments concerning landscape design standards for park strips. No one came forward to comment. 00:44:35

Communications and Events Specialist Danielle Bendinelli read an online comment asking how written comments submitted before a public hearing were handled. City Recorder Leesa Kapetanov replied to the question
00:44:57

- Chair Mills entertained a motion to close the public hearing
00:45:27

Commissioner Bradley moved to close the public hearing and reconvene as the planning commission. The motion was seconded by Commissioner Bruderer. The voice vote was unanimous in favor of the motion.

IV. ZONING ITEMS

- A. Discussion/Recommendation on Rezone of Parcel # 060510018 Located at 4055 Liberty Avenue
 - Staff overview 00:45:46
 - Chair Mills invited the applicant for the rezone to comment
00:50:50
 - Questions/discussion 00:53:13
 - The chair entertained a motion for the rezone

01:04:16

Commissioner Bradley moved to recommend denial to the City Council for the rezone of the property located at 4055 Liberty. Commissioner Didier seconded the motion. Chair Mills called the vote:

Commissioner Didier-	Yea
Commissioner Bruderer-	Yes
Commissioner Bradley-	Yes
Commissioner Caldwell-	Yes
Commissioner Mitchell-	Yes

The motion stood.

B. Discussion/Recommendation on Proposed Amendments to Section 10-14-12A Private Swimming Pools

- Staff overview 01:05:26
- Discussion/questions 01:10:29
- Motion 01:11:09

Commissioner Didier recommended approval to the City Council of 10-14-12A(3) from 15 feet to six feet, followed by a second from Commissioner Bruderer. Chair Mills made a roll call vote:

Commissioner Bruderer-	Yes
Commissioner Bradley-	Yes
Commissioner Caldwell-	Yes
Commissioner Gresham-	Yes
Commissioner Didier-	Yes

The motion passed unanimously.

C. Discussion/Recommendation on Proposed Amendments to Section 10-23-5 Landscape Design Standards (Park Strips)

- Staff overview 01:11:53
- There was no discussion on this item
- Motion 01:13:40

Commissioner Bruderer recommended approval to the City Council of the

amendments as they appear in the packet. Commissioner Gresham seconded the motion. The chair called the vote:

Commissioner Bradley-	Yes
Commissioner Caldwell-	Yes
Commissioner Gresham-	Yes
Commissioner Didier-	Yes
Commissioner Bruderer-	Yes

The motion was approved.

V. SPECIAL ITEMS

Discussion on Amendment to South Ogden City Code Concerning Short-Term Rentals

- Staff overview 01:14:12
- Discussion/questions 01:15:18
- Motion 01:22:32

Commissioner Bruderer moved to table this item for further discussion with the idea to allow and regulate short-term rentals. The motion was seconded by Commissioner Caldwell. The chair made a roll call vote:

Commissioner Caldwell-	Yes
Commissioner Gresham-	Yes
Commissioner Didier-	Yes
Commissioner Bruderer-	Yes
Commissioner Bradley-	No

The motion stood.

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of July 18, 2024 Planning Commission Minutes

- Chair Mills called for a motion concerning the July 18, 2024 minutes 01:24:26

Commissioner Bradley moved approve the minutes from the July 18, 2024 planning commission, followed by a second from Commissioner Didier. All present voted aye.

Note: The agenda referenced the July 18, 2024 minutes; however, the July 18 minutes had already been approved. The agenda should have read the “September 12, 2024” minutes. The September 12 minutes were the ones included in the packet for the commissioners to review. For clarification, the September 12 minutes will be included in the next meeting for approval.

VII. STAFF REPORTS

- A. City Council Approval Updates 01:25:03
- B. Exceptions Granted by Planning Staff
01:25:54
- C. “To Do” List Email 01:27:26

VIII. OTHER BUSINESS

- Discussion on Chimes View Drive
01:29:46

IX. PUBLIC COMMENTS

- Clint Wayment 01:32:16
- Susan Stoddard 01:35:30

X. ADJOURN

- At 8:26 pm, Chair Mills called for a motion to adjourn
01:38:17

Commissioner Bradley moved to adjourn. Commissioner Bruderer 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, October 10, 2024.


Leesa Kapetanov, City Recorder

November 14, 2024
Date Approved by the Planning Commission

ATTACHMENT A

Written Comments from Ms. Pruess

SINGLE-FAMILY+ RESIDENTIAL

Existing single-family neighborhoods are preserved according to current zoning. Consisting primarily of detached single-family homes, this category also includes existing, duplex, triplex and four-unit residences. The few vacant sites that remain which are suitable for development should be infilled in a manner that is consistent with the character of the surrounding neighborhood. New types of residential uses such as Accessory Dwelling Units (ADUs) are encouraged to introduce easy-to-achieve housing affordability to these areas and the City as a whole.



Examples of Single-Family+ Residential

MIXED-RESIDENTIAL

These are transitional residential areas that serve as buffers between mixed-use and higher-density areas and existing single-family neighborhoods. Typical uses might include smaller lot single-family and "Missing Middle" housing types, including patio homes, townhomes, multiplexes, assisted living, and similar uses with maximum heights up to three or four stories. ADUs should also be encouraged in these areas to increase the supply of affordable housing in established neighborhoods.



Examples of Mixed Residential

A SAFE AND HEALTHY COMMUNITY

- Proactively plan for future public infrastructure needs.
- Transform major roadways and intersections into distinctive corridors and nodes.
- Enhance existing and establish new parks and trails to maintain high quality recreational experiences.



A FORWARD-THINKING COMMUNITY WITH STRONG CONNECTIONS TO IT'S PAST

- Leverage the positive characteristics of a built-out City through focused redevelopment, revitalization and infill.
- **Preserve and protect existing neighborhoods.**
- Improve and upgrade the City's well-loved and distinct neighborhoods through targeted streetscape, gateway and public realm improvements.



A DIVERSE AND MULTI-LAYERED COMMUNITY

- Provide a full range of housing options to meet the needs of existing and future residents at all stages of life.
- Enhance the local economic base and support local businesses.



INTRODUCTION

A clear land use and placemaking vision is essential for guiding future growth and ensuring infrastructure investments are well-utilized. Since South Ogden is nearly built out, this plan promotes targeted redevelopment and infill development as the primary methods for meeting future needs. The ideas presented in this chapter clarify community desires and aspirations, building upon the guiding principles established in Chapter 1. They include broad concepts followed by specific planning actions and unified policies to help guide future growth and change in South Ogden.



PLACEMAKING DEFINED

Placemaking is the process of creating quality places where people want to live, work, play, and learn. Quality places are marked by the following conditions:

- They have a **mix of human-scale uses**
- They are **walkable and bikeable**
- They include a variety of **transportation options**
- They provide a range of **housing options**
- They incorporate existing **historic structures and landscapes**
- They **respect community heritage and values**
- They incorporate the **creative arts** and provide **cultural opportunities**
- They include **green space** connected by robust **trail systems**



PUBLIC INPUT SUMMARY: LAND USE

The following are key takeaways from the public engagement process regarding land use. Further details can be found in **Appendix A**.

- **Preserving existing neighborhoods is a key objective for the future.**
- **Affordable housing is the number one issue facing the City.**
- **South Ogden does not have an obvious or attractive City center.**
- **Having parks and trails within walking distance of home is very important.**

FIVE FOUNDATIONAL THEMES

The following five trends emerged as the key themes from the public engagement process. Moving forward, the following findings will lay the foundation for the South Ogden General Plan.

1. AFFORDABLE HOUSING IS IMPORTANT

Affordable housing was ranked as the number one issue facing the City, with over 90% of respondents indicating they were concerned about housing affordability. Conversely, participants also indicated that they are concerned about higher density development, which is generally considered the primary type of housing that will help bring affordability to the City. It should also be noted that renters and low/moderate income households were underrepresented throughout all engagement efforts, which may contribute to the prevalence of these contrasting findings.

2. PRESERVING & ENHANCING EXISTING NEIGHBORHOODS

In the survey, preserving existing neighborhoods was the highest-ranked objective for South Ogden's future and the City's biggest housing challenge. Other highly-ranked objectives included preserving open space, limiting traffic impacts, and maintaining infrastructure capabilities – all of which are heavily related to preserving existing neighborhoods.

3. MORE ALTERNATIVE MODES OF TRANSPORTATION

Survey participants indicated that South Ogden's infrastructure is currently most conducive to driving. The results, however, indicate a desire for more infrastructure that supports safe and comfortable travel by foot, bike and transit. The most desired transportation improvements included additional or upgraded sidewalks and trails, better road maintenance, and safer pedestrian crossings. More destinations within walking distance was also popular.

4. ACCESSIBLE PARKS & TRAILS

Having parks and trails within walking distance (1/4 mile) of home was very important to survey participants, who gave it a score of 8.8 out of 10 (10 being extremely important). Additionally, trails and walking paths were indicated as being the most used and desired facilities in the City, with the South Ogden Nature Park being the most frequented park in the City.

5. WATER CONSERVATION IS A CONCERN

97% of survey respondents were at least somewhat concerned about water use and preservation, with 54% being very concerned. The most popular conservation strategies among participants included: incentivizing water-conserving landscapes, planting water-conserving trees, and converting underutilized lawn areas in South Ogden public parks to water conserving landscapes.

ATTACHMENT B

Written Comments from Ms. Stoddard

To Planning Commission Oct 10 2024

Paul & Susan Stoddard
4065 Liberty Ave.

We have lived here 30+ yrs. We have enjoyed and love our neighborhood. South Ogden City has always answered my phone calls.

First, was our under~~standing~~^{standing} the property at 4055 next to us was a duplex the whole time we have lived here.

We are wondering how the owners would squeeze 7 units on the property plus the parking. There is about 13 feet from our driveway edge to the duplex driveway edge.

Where would their company park? There is already more vehicles than the street will allow because of the existing rentals which makes it difficult for the neighborhood to have parking for their family and friends. The house across the street is advertised with basement apartment. When the street is parked full, it's hard to see already when cars are coming west around the curve. What rule makes it OK to advertise a basement apt. when it's zoned for single family dwelling.

We are an older neighbor^{hood}. There isn't any sidewalks, so people walk or ride bikes on the road.

In the winter the snowplows are already in a tight squeeze and it's bad when some cars don't move off the road.

We feel it's not a good fit for our neighborhood. We are zoned for residential and want to keep it that way.

ATTACHMENT C

Written Comments Received Before Public Hearing

October 4, 2024

South Ogden Planning Commission
South Ogden City Council

RE: Proposal to Rezone Property at 4055 Liberty Avenue

I will be out of town on the day of the Planning Commission meeting, so I am writing this letter to voice my opposition to the rezoning of this property to a multi-unit complex in this residential area.

I have lived on Liberty Avenue for the last 18 years and have watched as homes have been sold over the years and become rental units with several families living in them. Many of them have been purchased by out-of-state owners who never visit the property. Although the city sends out friendly reminders in the city newsletters, renters don't have the pride of ownership. There are now unmowed lawns (or dead lawns), numerous cars parked on lawns, and general unkept home appearances on this street. From my knowledge (?), there seems to be no follow up from the city to enforce their rules.

I can't even imagine how a 7 apartment complex could be squeezed into this small lot and what it would bring to this street except 14 additional cars? What would be the benefit to the tax-paying residents of Liberty Avenue? I retired as a Senior Consultant for Salt Lake City Corporation with the majority of my career working with the Fire & Police Departments, so am well aware of the additional issues associated with rental units.

If I were in attendance at the meeting, my questions would be:

- Has this property been purchased by an out-of-state investor with no concern for the neighborhood or South Ogden?
- Will the existing home be torn down? I would hope exact plans for the property be required before any Commission/Council approval.

Kirk Anderson
4025 Liberty Avenue

Leesa Kapetanov

From: Aliko Murphy
Sent: Thursday, October 10, 2024 8:57 AM
To: Leesa Kapetanov
Subject: Fw: Rezone of Property at 4055 Liberty

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From: Jeff Callister <jdcallister10@gmail.com>
Sent: Thursday, October 10, 2024 8:52:49 AM
To: Aliko Murphy <amurphy@southogdencity.gov>
Subject: Rezone of Property at 4055 Liberty

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Hello! I am writing in response to the city's proposal to rezone the property located at 4055 Liberty from R-2 to R-3. This is just down the street from our home, which is located at 775 41st Street (Callister residence). I am writing to let you know of my **strong opposition** to this rezone proposal. A possible 7-unit building on this small street makes no sense. We don't even have sidewalks on our street and adding more traffic to this small street is something I cannot support. Ever since the reconstruction of 40th Street, you cannot even make a left hand turn out of Liberty onto 40th Street, which forces all the traffic to come up our street, most of which do so at a high rate of speed. And again, with no sidewalks, and a fairly good blind turn in the street, it can become quite dangerous. We are entering a phase in life where grandkids come over to visit/play and it scares me to have even more added traffic on this small street. Not to mention all the on-street parking that is already happening as a result of larger families needing to live together to even be able to afford housing. Our community is slipping. With so many new apartments/townhomes in the area, there is not a need for even more "out of place" units like this in our small neighborhood. We used to love living in South Ogden, but lately we feel like we are being forced out by all the housing complexes shooting up and adding even more traffic to the area. So many homes are already being converted to "rentals" and I have even seen some being used as Airbnb. It's sad to see... I hope you truly listen to the voices of your concerned citizens as this topic is discussed. Especially the ones of us that live near this proposed area. It does not make sense.

Thank you!

Jeff Callister
775 41st Street
South Ogden, Utah
801-201-1551

Leesa Kapetanov

From: Aliko Murphy
Sent: Thursday, October 10, 2024 8:42 AM
To: Leesa Kapetanov
Subject: Fw: Re-Zoning Request for Lot 4055 Liberty: A Neighbor's Perspective

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From: Jackie Ermini <jackie.ermi@gmail.com>
Sent: Wednesday, October 9, 2024 6:58:08 PM
To: Aliko Murphy <amurphy@southogdencity.gov>
Cc: Jackie Ermini <jackie.ermi@gmail.com>
Subject: Re-Zoning Request for Lot 4055 Liberty: A Neighbor's Perspective

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Hello, South Ogden Planning Commission and City Council,

You know you love South Ogden—well, I do, too. That's why I'm writing to you, dear Councilpeople, to share a few thoughts about the latest rezoning request that's got our little slice of suburban paradise buzzing. Spoiler alert: I'm not exactly in favor of it, especially because we are property line besties.

Sure, I understand the need for progress. We all like shiny new buildings and well-placed skate parks (which, by the way, I absolutely love—who knew that many people still owned skateboards?). But this, my friends, is different. This isn't just about repurposing empty land for the greater good. This is about taking a quiet, charming residential lot with an uncommonly large backyard for the current times and giving it a commercial makeover. And trust me, it's not the kind of glow-up that benefits us residents. And look, it's a lot... but at least I tried to make it entertaining for you to read, right? Let's dive in, shall we?

First Up, The Power Play

You know what's not a good look? Stealing power from your neighbors—literally. The home that currently stands on lot 4055 draws its electricity from a pole in my backyard, lot 4031. In order for this new development to meet code for new construction, they'll need to bury those lines. Sounds like a small inconvenience, right? Not if it's your backyard that's getting a makeover without consent. And I don't mean a dream come true Pinterest-worthy garden complete with zen space to do yoga and a water feature. If they disrupt the lines, I could be stuck footing the bill for burying them on my property, too. Now, if there's another plan that doesn't involve me having to play electrician, I withdraw my concern and ask you to proceed to the next section. But if not, this feels like a rather... forcefully shocking development.

When the Ground Beneath Your Feet Starts Shifting

Demolition isn't always as clean-cut as it sounds. My shed and the neighboring lot's shed are basically twins—they're both cozied up to the property line. So, unless someone's got a magic wand that can keep my shed standing while they tear down the other one, we're looking at some serious structural integrity issues. Oh, and did I mention the erosion? This girl just dropped a hard-earned penny to level the ground and increase my outdoor living space. See? I want to make things pretty and new, too! However, all properties in question are on different elevations. If you move that much earth to build a 5-7 unit complex (complete with parking, no less), you risk triggering a whole lot more than just mudslides. Erosion is a real threat here, and trust me, no one wants their yard slipping away like an ill-fated romance.

Trees: The Street's True Elders

Ah, the trees. The real OGs of our street. These majestic maples (An arborist is welcome to correct me on that classification because I'm only pretty sure that's what they are.) have been standing tall for decades, their roots stretching far and wide—up to 30+ feet, in fact, for the big ones. (Yes, I did my research, but no need to fact-check me. It's legit. I walked out back, and I was like, yeah, that seems about right.) Here's the thing: their root systems are intertwined with the land, and disturbing it for construction could mean bad news for our beloved trees. These trees aren't just aesthetically pleasing; they're the character of the street and part of what makes this neighborhood feel like home. Mess with their roots, and we're messing with a legacy.

Plumbing: More Than Just a Flushing Concern

Now, onto the... fun stuff: plumbing. If you live on our street, you know that our plumbing situation is already dicey. It's like a house of cards where one wrong flush sends the whole street into chaos. I've personally shelled out \$10,000 to fix a plumbing disaster in my own yard after the main line backed up and flooded my basement. It was fun (if you define fun as heart palpitations and constant panic). Adding more units to this street? It's like throwing a match onto a powder keg and waiting to see who blows first. We all share the same main sewage line. You know, the one that the city has had to fix a few times over the last couple of years, most likely contributing to the eventual replacement of our road earlier this year. Do we really want to play "Plumbing Bingo" with 5-7 more homes? I, for one, do not.

Traffic: Let's Not Go There—Literally

We all know that traffic is already a bit of a nightmare on Monroe Blvd. So many little neighborhoods and communities rely on Monroe for access to and from their homes, making it like a main artery being fed by the veins of the neighborhoods (was that analogy a bit of a stretch?). Since the city added a median on 40th Street blocking the ability to turn south or west from Liberty Ave., we've had fewer cars coming through our street, and it's been *glorious*; it guided more traffic to Monroe. But this new development? It's going to funnel even more cars onto Monroe. We're talking 8 to 11 extra vehicles, based on the 1.5-cars-per-unit rule. (Don't ask me how someone gets half a car, but the math checks out.) Our streets are already crowded, and this is only going to make it worse.

Community: The Heart of the Matter

I love how South Ogden has been creatively using empty land for the community. Like that new skate park? Huge win! I see people there every time I drive by, and it feels like the kind of project that serves everyone. But this rezoning proposal? Not quite the same. This isn't about enhancing the community with new shared spaces—it's about cramming more people into an already bustling area. Sure, it might be great for the city's bottom line, but do we really want South Ogden to become the next high-impact housing hotspot? I mean, have you heard anyone say, "I love that I can't see the sunrise anymore because of the beautiful new townhomes that

were built in order to optimize the space and cram as many people as possible on one lot. They sure do brighten up the space." Overcrowding benefits no one, and it's not why we have chosen to live in South Ogden.

A Neighborly Goodbye

So, there you have it. I know I've rambled a bit (okay, a lot), but if you're still with me, thank you. I moved onto this street 7 years ago as a single mother. I have seen renters come and go. However, the foundational, permanent residents are what create the culture and set the tone of the community. The impact of more temporary housing here is that the people who live here permanently have less control over the culture of their neighborhood than temporary residents. This neighborhood means something to me, and I know it means something to you, too. I love living on this beautiful, tree-lined street, surrounded by amazing neighbors in the wonderful city of South Ogden. Let's work together to keep it that way—not just for us, but for the future generations who'll call this place home.

Respectfully,
Jackie Ermini