



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, DECEMBER 12, 2024
COUNCIL CHAMBERS, CITY HALL –6:45 pm

PLANNING COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

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

OTHERS PRESENT

Eliza Bruderer

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/PC241212_1915.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 6:15 pm and entertained a motion to open the meeting 00:00:00

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

II. ZONING ITEMS

A. Discussion on Proposed Amendments to Section 10-14-22, 10-14-23, and 10-14-8 on Requiring Land Use Permits

- Overview by Planner Alikea Murphy

00:00:22

- Discussion by Commission
00:04:20
- Commissioner Bruderer began making a motion
00:11:39
- Discussion on why the Commission may want to wait on holding a public hearing to require land use applications for ADUs
00:11:47
- Motion by Commissioner Bruderer
00:13:23

Commissioner Bruderer moved to hold a public hearing to require ADU's to apply for a Land Use Permit. Commissioner Caldwell seconded the motion. Chair Mills made a roll call vote:

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

The motion stood.

III. SPECIAL ITEMS

A. Moderate Income Housing Recap Presentation

- Planner Alikea Murphy began queuing up her presentation on the City's Moderate Income Housing Report. During this time, City Recorder Leesa Kapetanov clarified that no date was set for the public hearing, but that it should take place at a future meeting when it was convenient. Commissioner Bruderer confirmed that was his intent.
00:14:03
- While Ms. Murphy was still working on bringing her presentation up, Chair Mills asked Ms. Kapetanov to give an overview of Item B
00:14:41

B. 2025 Planning Commission Meeting Schedule

- Staff overview
00:14:54
- There was no discussion on this item

- The chair called for a motion to approve the 2025 Planning Commission meeting schedule (keep it the same). 00:15:35

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

- The chair returned to Item A

A. Moderate Income Housing Recap Presentation

- Planner Murphy gave her presentation. See Attachment A.
00:16:03
- Discussion 00:27:53

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of November 14, 2024 Planning Commission Minutes

- Motion concerning the minutes 00:30:57

Commissioner Bradley moved to approve the minutes from the November 14, 2024 Planning Commission meeting, followed by a second from Commissioner Didier. Chair Mills made a roll call vote:

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

The minutes were approved.

V. STAFF REPORTS

- A. City Council Updates 00:31:31
- B. Short-Term Rentals 00:32:36
- C. Catalytic Projects Review and Active Transportation Plan
00:35:38

VI. OTHER BUSINESS

- Training opportunities 00:38:03

VII. PUBLIC COMMENTS

- There were no public comments either in person or online 00:44:13

VIII. ADJOURN

- At 7:03 pm, Chair Mills called for a motion to adjourn 00:44:31

Commissioner Bruderer moved to adjourn. Commissioner Gresham seconded the motion. All present voted aye.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, December 12, 2024.


Leesa Kapetanov, City Recorder

January 9, 2025
Date Approved by the Planning Commission

ATTACHMENT A

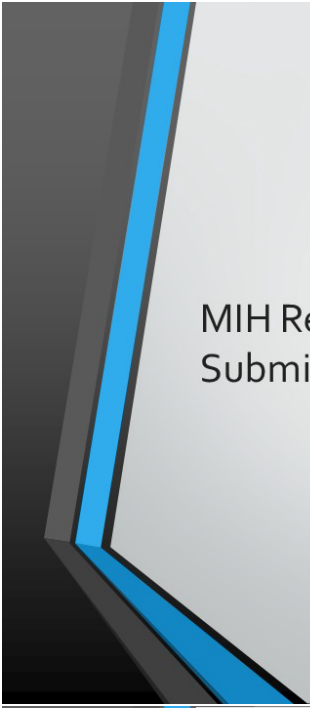
Moderate Income Housing Recap Presentation

MODERATE INCOME HOUSING REPORT RECAP



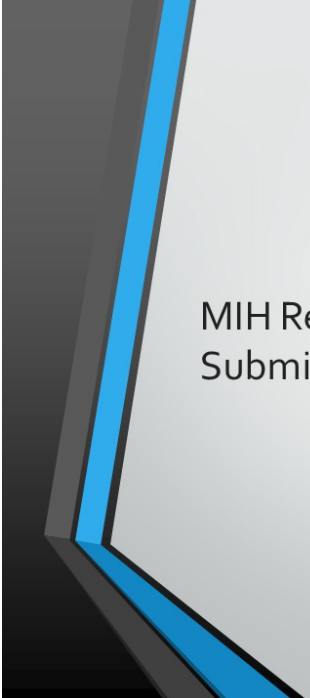
MIH Report

- Annually, cities that are in the first (100,000+), second (65,000-99,999), third (30,000-64,999), fourth class (10,000-29,999) are required to submit a report on their moderate-income housing element in their general plan.
- The deadline is August 1st to fill out a report talking about the progress/work that was done for the chosen strategies (10-9a-403). Municipalities without a fixed guideway are required to report on a minimum of three strategies.
- Municipalities that fail to report on the minimum will get fined \$250 a day and it can double to \$500 a day if they are noncompliant for a consecutive year.
- Our MIH report was submitted by the deadline this year and received a letter of compliance on October 24, 2024.
- 5 strategies were submitted and three were found to be in compliance



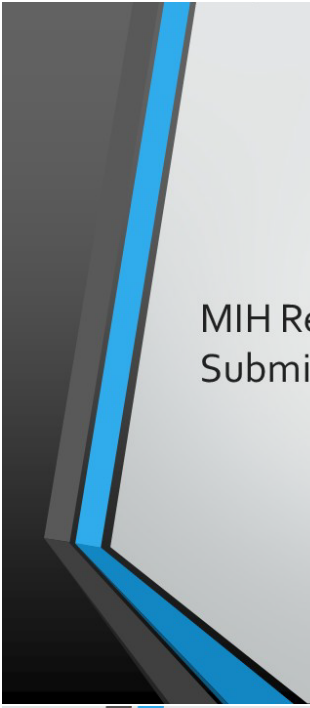
MIH Report Submitted

1. Strategy P: Demonstrate utilization of MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize MIH
 1. Analyze feasibility to develop moderate-income housing on city-owned property at 40th and Evelyn (deadline Spring 2025)
 2. Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects (Spring 2025)



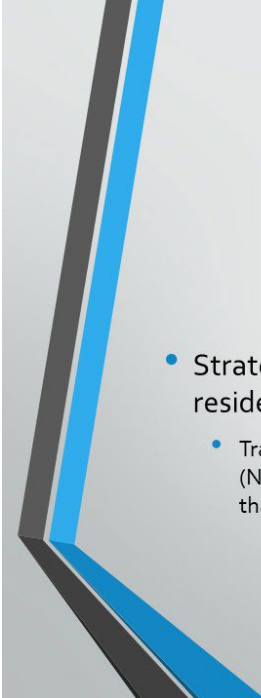
MIH Report Submitted

1. Strategy K: Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.
 1. Explore policies that would incorporate/require deed-restricted housing units when a development agreement is utilized (Spring 2025)
 2. Explore cost/benefits of establishing a Housing Preservation Fund (Spring 2025)
 3. Explore cost/benefits of creating a Housing Loss Mitigation Fund (Spring 2025)
 4. Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restricted units, subsidize development-related fees, etc. (Spring 2025)



MIH Report Submitted

- Strategy E: Create or allow for and reduce regulations related to internal ADUs
 - Begin to track building permits and rental licenses related to ADUs (Spring 2023)
 - Review ADU code with City Council and Planning Commission to determine the feasibility of extending policy to allow for attached and detached ADUs (Winter 2023)
 - Work with Planning Commission and City Council on drafting and adopting ADU code amendment (Spring 2024)



MIH Report Submitted

- Strategy F: Zone or rezone for higher density or moderate-income residential development
 - Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate income housing units (Spring 2023-Winter 2023)

MIH Report Submitted

- Strategy A: Rezone for densities necessary to facilitate the production of moderate-income housing
 - Review and update the zoning code to allow for higher density in redeveloping residential areas (Winter 2023-Spring 2024)
 - Work with Planning Commission, Community Development and Renewal Agency (CDRA), and the City Council to modify zoning in anticipation for redevelopment efforts (Spring 2024)

Letter of Compliance

- The city received a Notice of Compliance letter on October 24, 2024.
- The letter states that since the city does not have a fixed guideway transit station only three strategies are needed for the minimum.
- Since we are in compliance, we are eligible for Transportation Commission funding for transportation projects but since we do not have more than the minimum then we are not being considered for priority consideration. We would need to submit 5 strategies for priority consideration.

Deficiencies Identified

- Strategy P was not sufficient for compliance because the work was done prior to the amended plan.
 - Moving forward we can describe any progress that has been made toward the feasibility study or small area plan
- We are being asked to provide details and description to support that the reported progress did occur within the timeframe.
- City can demonstrate progress relevant to Strategies H or W.
 - Strategy H: amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - Strategy W: develop and adopt a station area plan in accordance with Section 10-9a-403.1;

Moving Forward

- Planning Staff will get the upcoming Moderate-Income Housing report updated to reflect new deadlines/timelines and possibly add or update existing strategies.
- Will be presented at the beginning of next year.