



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, APRIL 10, 2025
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

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

PLANNING COMMISSIONERS EXCUSED

Commissioner Brian Mitchell

STAFF PRESENT

Planner Aliko Murphy, and Communications and Events Manager, Danielle Bendinelli

OTHERS PRESENT

Jeffery King and Ruth King, Dan Murdock, Kristin Johnson

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

https://www.southogdencity.gov/document_center/Sound%20Files/2025/PC250410_1714.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. The audio recording for the briefing meeting can be found by clicking this link:

https://www.southogdencity.gov/document_center/Sound%20Files/2025/PC250410_1635.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Robert Bruderer called the meeting to order at 6:16 pm. He then entertained a motion to open the meeting

00:00:00

Commissioner Bradley moved to convene as the South Ogden City Planning Commission. The motion was seconded by Commissioner Gresham. Commissioners Bradley, Caldwell, Gresham, and Didier all voted aye.

- Chair Bruderer reviewed the procedure for the public hearings, then called for a motion
00:00:39

II. PUBLIC HEARINGS

Commissioner Bradley moved to open the public hearing. Commissioner Caldwell seconded the motion. The voice vote to open the public hearing was unanimous.

A. Proposed Amendments to the South Ogden City General Plan, Amending the Time Line and Tasks For The Existing Moderate Income Housing Strategies

- Overview by City Planner Alika Murphy

00:02:50

- Public Comments

Jeffery King – South Ogden Resident

00:07:58

B. Proposed Amendments to South Ogden Code (SOC) 10-1-5, 10-1-15, 10-21A-2, 10-21A-5, 10-21C-7, and 10-21C-14, Giving the Code Compliance Officer Authority Over Zoning Code Violations

- Staff overview by Planner Murphy

00:09:52

- There were no public comments for this item

C. Proposed Addition of 10-14-25 to SOC to Allow and Regulate Short-Term Rentals and Amending SOC 10-2-1 to Add a Definition of Short-Term Rental

- Overview by Planner Alika Murphy

00:11:58

- Public Comments:

Kristin Johnson, South Ogden Resident- Spoke in favor of short-term rentals

00:15:20

Dan Murdock, North Ogden Resident, South Ogden Business Owner- Spoke in favor of short-term rentals 00:15:58

Jeffery King, South Ogden Resident- Spoke in favor of short-term rentals

00:18:23

Dan Murdock, North Ogden Resident, South Ogden Business Owner

00:23:20

D. Proposed Amendments to SOC 10-3-1 and the Planning Commission Policies and Procedures, Allowing The Planning Commission Chair to Vote on All Matters

- Staff overview by City Planner Alika Murphy

00:24:28

- No one commented on this item
- Motion to close public hearing

00:27:39

Commissioner Bradley moved to close the public hearing, followed by a second from Commissioner Didier. All present voted aye.

III. ZONING ITEMS

A. Discussion/Recommendation On Proposed Amendments to the South Ogden City General Plan, Amending the Time Line and Tasks For The Existing Moderate Income Housing Strategies

00:27:54

- There was no discussion on this item by the Planning Commission
- Motion to recommend to city council

00:29:05

Commissioner Gresham moved to send the time line to city council with the recommendation to approve. Commissioner Bradley seconded the motion. Chair Bruderer made a roll call vote:

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

The motion passed.

B. Discussion/Recommendation on the Proposed Amendments to South Ogden Code (SOC) 10-1-5, 10-1-15, 10-21A-2, 10-21A-5, 10-21C-7, and 10-21C-14, Giving the Code Compliance Officer Authority Over Zoning Code Violations

- Discussion

00:29:52

- Motion 00:46:16

Commissioner Gresham moved to forward the code changes concerning the Code Compliance Officer as is (as proposed by staff in the packet). The motion was seconded by Commissioner Caldwell. Chair Bruderer called the vote:

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

The motion passed.

C. Discussion/Recommendation on the Proposed Addition of 10-14-25 to SOC to Allow and Regulate Short-Term Rentals and Amending SOC 10-2-1 to Add a Definition of Short-Term Rental

- Discussion 00:48:04
- Chair Bruderer allowed attendees to address the commission during the discussion
 - Jeff King 00:57:12
 - Dan Murdock 00:57:56
 - Kristin Johnson 01:10:06
- Motion 01:18:51

Commissioner Caldwell moved to table this item until the next meeting. Commissioner Bradley seconded the motion. The chair called the vote:

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

The motion died.

- Chair Bruderer allowed more comments by members of the audience
 - Jeffrey King 01:19:51
- Further discussion
 - Dan Murdock 01:25:43
- Further discussion

- Dan Murdock 01:33:19
- Motion 01:35:26

Commissioner Bradley moved to recommend approval of the ordinance to the City Council, followed by a second from Commissioner Caldwell. The chair made a roll call vote:

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

The motion died.

- Discussion 01:36:08
- During discussion, Chair Bruderer requested this item be put on the next agenda for consideration.

D. Proposed Amendments to SOC 10-3-1 and the Planning Commission Policies and Procedures, Allowing The Planning Commission Chair to Vote on All Matters

- Discussion 01:41:37
- Motion 01:43:16

Commissioner Caldwell moved to approve and forward the amendments to City Council. Commissioner Bradley seconded the motion. Chair Bruderer called the vote:

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

The motion stood.

E. Discussion on Updating Code to Accommodate SB 179

- Staff overview 01:44:07
- Discussion 01:46:01
- Motion 01:47:02

Commissioner Bradley moved to set a date for a public hearing for this item at the next planning commission meeting. Commissioner Gresham seconded the motion. The voice vote was unanimous in favor of the motion.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of March 13, 2025 Planning Commission Minutes

- Chair Bruderer called for a motion concerning the minutes

01:47:51

Commissioner Gresham moved to approve the minutes of the March 13 Planning Commission Meeting, followed by a second from Commissioner Didier. All present voted aye.

V. STAFF REPORTS

Planner Murphy reported on the following items:

- A. City Council Updates 01:48:20
- B. PC Meeting Updates 01:49:21

VI. OTHER BUSINESS

- Staff reminded the commissioners to check their email for the information about the upcoming Employee Recognition dinner. There was no other business brought forward for discussion.

01:50:12

- Discussion on assigning a Planning Commissioner to review preliminary subdivision plat

01:50:58

VII. PUBLIC COMMENTS

- No members of the public were still present, nor was the meeting live streamed, so there were no public comments

VIII. ADJOURN

- At 8:09 pm, Chair Bruderer called for a motion to adjourn

01:53:06

Commissioner Bradley moved to adjourn. 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, April 10, 2025.


Leesa Rapetanov, City Recorder

June 12, 2025
Date Approved by the Planning Commission