



## MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JUNE 12, 2025  
COUNCIL CHAMBERS, CITY HALL –6:15 pm

### PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners John Bradley, Brock Gresham, Brian Mitchell and Brittany Rocha

### PLANNING COMMISSIONERS EXCUSED

Commissioners Norbert Didier and Pete Caldwell

### STAFF PRESENT

Planner Aлиka Murphy, Communications and Events Manager 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 at:

[https://www.southogdencity.gov/document\\_center/Sound%20Files/2025/PC250612\\_1712.mp3](https://www.southogdencity.gov/document_center/Sound%20Files/2025/PC250612_1712.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/PC250612\\_1633.mp3](https://www.southogdencity.gov/document_center/Sound%20Files/2025/PC250612_1633.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 for June 12, 2025. The motion was seconded by Commissioner Gresham. Commissioners Bruderer, Bradley, Rocha, Gresham, and Mitchell all voted aye.

- The chair asked Ms. Rocha, the new planning commissioner, to introduce herself.

00:00:24

## II. PUBLIC HEARING

### To Receive and Consider Comments on Proposed Amendments to Section 10-14-8: Fence Regulations

- Chair Bruderer called for a motion to enter the public hearing to receive and consider comments on proposed amendments to section 10-14-8: Fence Regulations

00:01:28

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

- Overview by City Planner Alika Murphy

00:02:04

- Public Comments

No one was present to comment

- Chair Bruderer called for a motion to close the public hearing

00:04:53

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

## III. ZONING ITEMS

### Discussion/Recommendation On Proposed Amendment To Section 10-14-8: Fence Regulations

- Discussion

00:05:30

- Motion to recommend to city council

00:36:01

**Commissioner Bradley moved to recommend approval to the City Council of the amendments to 10-14-8, with the change that the applicant can request an exception for a net higher than 30 feet may be approved by staff. Commissioner Gresham seconded the motion. Chair Bruderer made a roll call vote:**

**Commissioner Bradley - Yes**

**Commissioner Mitchell - Yes**

**Commissioner Rocha - Yes**

|                               |            |
|-------------------------------|------------|
| <b>Commissioner Gresham -</b> | <b>Yes</b> |
| <b>Chair Bruderer-</b>        | <b>Yes</b> |

**The motion passed.**

#### **IV. SPECIAL ITEMS**

##### **A. Vote on Planning Commission Rules and Procedures**

- Overview by Planner Aлиka Murphy 00:37:20
- Discussion 00:38:35
- Motion 00:52:36

Commissioner Gresham moved to approve the amendments to the Planning Commission Rules and Procedures, with the addition that an item that was voted down could be put back on the agenda in 90 days. The motion was seconded by Commissioner Bradley. Chair Bruderer called the vote:

|                                |            |
|--------------------------------|------------|
| <b>Commissioner Gresham -</b>  | <b>Yes</b> |
| <b>Commissioner Rocha -</b>    | <b>Yes</b> |
| <b>Commissioner Mitchell -</b> | <b>Yes</b> |
| <b>Commissioner Bradley -</b>  | <b>Yes</b> |
| <b>Chair Bruderer-</b>         | <b>Yes</b> |

**The motion passed.**

##### **B. Discussion on Law Research Paper for Moderate-Income Housing**

- Staff overview 00:53:48
- Discussion 00:56:28

##### **C. Discussion on Active Transportation Plan**

- Planner overview 01:27:45
- Discussion 01:32:41

**D. Discussion on Short-Term Rentals**

- Staff overview 01:48:21
- Discussion 01:49:12

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

Approval of April 10, 2025 Planning Commission Minutes

- Motion 01:58:50

Commissioner Bradley moved to approve the minutes of the April 10 Planning Commission Meeting, followed by a second from Commissioner Gresham. The voice vote was unanimous in favor of the motion.

**VI. STAFF REPORTS**

Planner Murphy reported on the following items:

- A. City Council Updates 01:59:12
- B. PC Meeting Updates
  - 1. July Work Session with Rob Terry About Appeals, Variances, and Exceptions 01:59:41
  - 2. Discussion on ADUs and Land Use Permits in July 02:04:13

**VII. OTHER BUSINESS**

- The chair asked about the new code compliance officer 02:06:03

**VIII. PUBLIC COMMENTS**

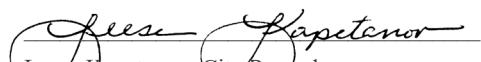
- No members of the public were present, and the meeting was only being streamed, so participation was not available

**IX. ADJOURN**

- At 8:26 pm, Chair Bruderer called for a motion to adjourn 02:08:33

Commissioner Bradley moved to adjourn. Commissioner Mitchell 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, June 12, 2025.

  
Leesa Kapetanov, City Recorder

August 14, 2025  
Date Approved by the Planning Commission