



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION WORK SESSION

THURSDAY, APRIL 23, 2026
5:30 PM IN THE EOC

WORK SESSION MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Pete Caldwell, Britany Rocha, and Adam Ritchie

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Norbert Didier, Brian Mitchell, and Katie Wahlquist

STAFF PRESENT

Planner Aliko Murphy, Communications and Events Manager Danielle Bendinelli, Code Compliance Official Guillermo Garcia, and City 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://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/PC260423_1635.mp3?t=202604241140540&t=202604241140540 or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Chair Bruderer called the meeting to order at 5:37 pm. He then entertained a motion to open the April 23 Planning Commission work session

00:00:00

Commissioner Ritchie moved to begin the work session. The motion was seconded by Commissioner Rocha. Chair Bruderer and Commissioners Rocha and Ritchie all voted aye.

Note: Commissioner Caldwell was not present for this vote. He arrived later in the meeting.

II. DISCUSSION ITEMS

A. Exceptions Granted

- Planner Alikea Murphy reported on zoning ordinance exceptions that were granted since last time the Commission met. She used a visual presentation for all of the items on the agenda. See Attachment A.

00:02:32

B. Transforming Duplexes to Twin Homes

- Ms. Murphy explained that currently the code would not allow duplexes to convert to twin homes due to lot size requirements

00:10:35

- Discussion/Questions by Commission

00:14:36

- The commissioners present said they would like to discuss this item at a future meeting

00:17:55

C. Subdivision Discussion

- Ms. Murphy presented what other cities were doing with their subdivision ordinances and applications. She said she would like to bring the subdivision ordinance before the planning commission to consider some updates.

00:20:21

- Questions/Discussion

00:30:28

- Planner Murphy announced the next item would be the Form-Based Code (Item D); however, due to some questions from the Commissioners she moved to Item F-2; Future PC Meetings

F. Additional Questions or Concerns from the Planning Commission

2. Future PC Meetings

- Ms. Murphy outlined several items for discussion at future PC meetings

00:33:28

- Planner Murphy then moved to item E-1; Upcoming Master Development Agreement

E. Upcoming Agenda

1. Upcoming Master Development Agreement (MDA)

- The planner explained that the current MDA for a property on Harrison had expired and a new one would need to be approved in order for the developer to continue with the project

00:44:30

- Discussion/Questions 00:46:15
- Ms. Murphy announced the public hearing for the MDA would be held at the next Planning Commission Meeting
00:48:59
- Discussion on Water
Commissioner Rocha asked some questions about water and if there would be enough available for large developments. Discussion followed.
00:53:34
- Commissioner Caldwell arrived at 6:34 pm during this discussion
- Planner Murphy returned to Item D to review the Form-Based Code
- D. Form-Based Code Review
 - Ms. Murphy reviewed Open Spaces and Landscaping in the Form-Based Code
01:01:24
 - She then went to Item E-2
- E. Upcoming Agenda
 - 2. Short Term Rentals
 - Planner Murphy said she would like to have discussion on short term rentals on the May agenda 01:35:27
 - Discussion on short term rentals
01:36:52
- F. Additional Questions or Concerns from the Planning Commission
 - 1. Reminder Of Annual Training
 - Ms. Murphy reminded the Commissioners of their annual training requirements and gave them several resources to earn the hours needed
01:55:49
 - 2. Future PC Meetings
 - The planner asked about the possibility of changing the Planning Commission meeting to Tuesday nights in order for the new City Attorney to attend
02:00:49
 - After discussion, the commissioners present said they may be able to change it for the new year, but asked that it remain the same time for this year

III. ADJOURN

- At 7:44 pm, Chair Bruderer called for a motion to close the work session

00:41:29

Commissioner Caldwell moved to close the work session. Commissioner Rocha 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 Work Session held Thursday, April 23, 2026.


Leesa Kapetanov, City Recorder

May 14, 2026
Date Approved by the Planning Commission

ATTACHMENT A

Visual Presentation by Planner Alika Murphy





Duplex to Twin Home Conversation

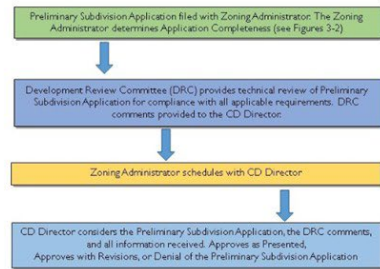


Duplex to Twin Home

- Came from a couple residents looking to explore this idea
- Duplex= both units owned by one person
- Twin Home= two owners and each have their own parcel
- R-2
 - 2-family dwelling (10,890), half is 5,445 s.f.
 - Single-family (6,000)
- PRUD lots are between 2,600 and 3,000 s.f.
- Think About:
 - Min lot size
 - Setbacks
 - Subdivision requirements



PRELIMINARY SUBDIVISION APPLICATION



DETERMINATION OF APPLICATION COMPLETENESS

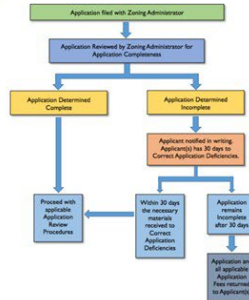
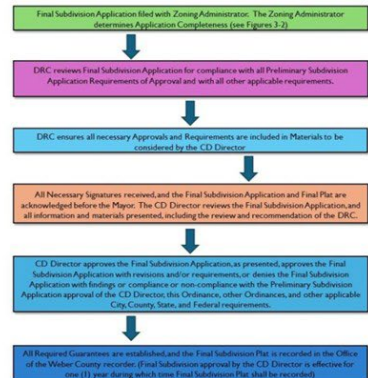
Roy:

[https://roy.municipalcodeonline.com/book?type=subdivords&name=1-3 PRELIMINARY SUBDIVISION APPLICATION](https://roy.municipalcodeonline.com/book?type=subdivords&name=1-3%20PRELIMINARY%20SUBDIVISION%20APPLICATION)

<https://cms7files1.revize.com/roycityvt/Departments/planning%20%20zoning/planning%20%20zoning%20applications/SUBDIVISION%20-%20PRELIMINARY.pdf?i=202503180955380&t=202503180955380>

<https://cms7files1.revize.com/roycityvt/Departments/planning%20%20zoning/planning%20%20zoning%20applications/SUBDIVISION%20-%20FINAL.pdf?i=202505281056190&t=202505281056190>

FINAL SUBDIVISION APPLICATION



Evidence of Availability of Necessary Services. The following information shall be provided to establish the availability of services to the proposed subdivision.

- Culinary Water. As required and provided by the Act, the Roy City Engineer, is hereby designated as the Culinary Water Authority for the City. It shall be the responsibility of the Applicant(s) to provide all information and materials required by the City Engineer necessary to review the proposed culinary water system and culinary water sources.
- Sanitary Sewer. As required and provided by the Act, the Roy City Engineer is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant(s) to provide all information and materials required by the City Engineer, necessary to review and provide a written approval of the feasibility of the proposed sanitary sewer system.
- Roads and Streets. The Preliminary Subdivision Application shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets. It shall be the responsibility of the Applicant(s) to provide all information and materials, required by the City Engineer, necessary to review and provide a written recommendation of the proposed road and street system and designs.
- Storm Drainage and Flood Control Facilities. The Preliminary Subdivision Application shall identify the proposed storm water management, storm drainage and flood control system. It shall be the responsibility of the Applicant(s) to provide all information and materials, required by the City Engineer, necessary to provide a written recommendation of the proposed storm drainage and flood control system and facilities.
- Fire Protection, Suppression, and Access Facilities. The Preliminary Subdivision Application shall identify the proposed fire protection, fire suppression, and fire access facilities. Proposed subdivision fire protection, fire suppression, and fire access facilities shall make provision for the continuation of existing facilities. All fire protection, fire suppression, and fire access facilities shall be designed as required by the City Engineer. It shall be the responsibility of the Applicant(s) to provide information and materials, as required by the City Fire Marshall and City Engineer, necessary to provide a written recommendation of the proposed fire protection, fire suppression, and fire access facilities.
- Special Service District or Special Service Area. If the Subject Property is located within the boundaries of a Special Service District or a Special Service Area, a written recommendation shall be provided from the governing board of such District or Area with the Preliminary Subdivision Application materials which may identify any potential impacts resulting from the proposed subdivision.

Geotech Report. A geotech report must be submitted identifying allowable soil bearing pressure, lateral earth pressure, lateral pressure due to seismic forces, liquefaction, seismic design category/site class, proximity to fault lines, extent of existing fill materials, and ground water level conditions of the buildable areas proposed to be subdivided shall be submitted as part of the preliminary subdivision review. The soils report shall be prepared by a registered soils engineer. In the event the soils report determines unusual conditions requiring additional development restrictions on what otherwise appears to be a buildable lot, then such information shall be noted on the final plat in order to provide notice to subsequent owners. The CD Director may waive the requirement for a soils report for property already developed and constructed upon.

11-3-7 PRELIMINARY SUBDIVISION APPLICATION REVIEW PROCEDURES

The review procedures of the City for a Preliminary Subdivision Application are identified in Figures 3-1. Figures 3-2 identifies the procedures for a Determination of Application Completeness.

The CD Director is identified and authorized to act as the Land Use Authority for a Preliminary Subdivision Application.

1. Determination of a Complete Application. The Zoning Administrator, as provided and identified in Figures 3-2 and 11-3-4 and 11-3-5 shall make a determination of a complete Preliminary Subdivision Application. C after a Preliminary Subdivision Application has been determined to be complete by the Zoning Administrator shall the Zoning Administrator schedule a meeting with the DRC to review the complete Preliminary Subdivision Application.
2. DRC Review. Following the receipt of the complete Preliminary Subdivision Application from the Zoning Administrator, the DRC shall review the Preliminary Subdivision Application for compliance to requirements of this Ordinance, all other applicable Ordinances, and all other Federal, State, and Local requirements, as applicable. Following the DRC review, the Zoning Administrator shall provide the DRC comments to the CD Director for consideration in review of the Preliminary Subdivision Application.
3. CD Director Review and Approval, Approval with Requirements, or Denial of the Preliminary Subdivision Application.

Following the consideration of the Preliminary Subdivision Application, and all information and materials presented, including the recommendations of the DRC the CD Director shall consider all information materials, and comment received, may approve the Preliminary Subdivision Application, as presented, approve the Preliminary Subdivision Application with requirements, or deny the Preliminary Subdivision Application with findings of compliance or non-compliance with this Ordinance, other Ordinances, or other applicable City, County, State, and Federal requirements. A decision by the CD Director related to Preliminary Subdivision Application shall be accompanied by findings of fact.

The CD Director may recommend onsite and offsite improvements, facilities and amenities, provided one hundred percent (100%) by the Applicant(s) for Preliminary Subdivision Application approval, and determined necessary by the CD Director to protect the health, safety, and welfare of anticipated residents of the subdivision, or the existing residents or businesses of the City, including but not limited to:

- a. Road and street improvements, including layout, design, grading and surfacing.
- b. Flood control facilities.
- c. Culinary Water facilities.
- d. Sanitary Sewer facilities.
- e. Storm Drainage facilities.
- f. Erosion Control facilities.
- g. Traffic Circulation and Access Management facilities.
- h. Land Drainage facilities.
- i. Lot and/or Site drainage.
- j. Park and open space areas and facilities.
- k. Fire protection and suppression facilities, including fire hydrants and water storage facilities.
- l. Electrical power, telecommunication, gas, and other utility facilities.
- m. Fencing and buffering treatments.
- n. Street lighting and streetscape enhancements including street trees and park strip improvements.



CLEARFIELD CITY PRELIMINARY SUBDIVISION CHECKLIST

Community Development Department, 55 South State Street, (801) 525-2780

PROJECT NAME: _____ DATE: _____
APPLICANT: _____ CURRENT ZONING: _____
DESCRIPTION OF REQUEST: _____

REQUIRED INFORMATION:

This checklist is intended to assist the applicant in preparation and submittal of a complete application. Certain items may not be applicable and may be waived by the Planning and Zoning Administrator. If you have questions regarding any of the application materials or how to obtain them, please contact the Planning and Zoning Administrator at (801) 525-2784 or (801) 525-2718.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL NOT BE PLACED ON A PLANNING COMMISSION AGENDA UNTIL COMPLETE.

1. DEVELOPMENT REVIEW MEETING:

All applications for new development shall be reviewed by City staff in a Development Review Meeting prior to submittal of the project for Planning Commission review.

- ☐ Development Review Meeting Date: _____

2. APPLICATION MATERIALS:

- ☐ Completed Land Use Development Application (Online)
☐ Property Owner's Affidavit/Agent Authorization Form
☐ Electronic version of a PDF of all plans. (Submit with online application)
☐ Preliminary Subdivision Plat
☐ Civil Plans (Drawn to scale with dimensions)
☐ Site Plan
☐ Grading & Drainage Plan
☐ Utility Plan
☐ Erosion Control Plan
☐ Storm Water Pollution Prevention Plan (SWPPP)
☐ Demolition Plan
☐ Site Survey
☐ Clearfield City Public Works Standards
☐ Geotechnical Report – 2 Copies (For new construction and any increase of impervious surface)
☐ UDOT Approval (if project is located on a UDOT right-of-way)
☐ North Davis Fire District Plan Review Fee Receipt
☐ CC&R's (if project will have owner's association to govern maintenance of common areas)



CLEARFIELD CITY FINAL SUBDIVISION PLAT CHECKLIST

Community Development Department, 55 South State Street, (801) 525-2780

PROJECT NAME: _____ DATE: _____
APPLICANT: _____ CURRENT ZONING: _____
DESCRIPTION OF REQUEST: _____

REQUIRED INFORMATION:

This checklist is intended to assist the applicant in preparation and submittal of a complete application. Certain items may not be applicable and may be waived by the Planning and Zoning Administrator. If you have questions regarding any of the application materials or how to obtain them, please contact the Planning and Zoning Administrator at (801) 525-2784 or (801) 525-2718.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL NOT BE PLACED ON A PLANNING COMMISSION AGENDA UNTIL COMPLETE.

1. DEVELOPMENT REVIEW MEETING:

All applications for new development shall be reviewed by City staff in a Development Review Meeting prior to submittal of the project for Planning Commission review.

- ☐ Development Review Meeting Date: _____

2. APPLICATION MATERIALS:

- ☐ Completed Land Use Development Application (Online)
☐ Property Owner's Affidavit/Agent Authorization Form
☐ Electronic version of a PDF of all plans. (Submit with online application)
☐ Final Subdivision Plat
☐ Final Civil Plans (Drawn to scale with dimensions)
☐ Site Plan
☐ Grading & Drainage Plan
☐ Utility Plan
☐ Erosion Control Plan
☐ Storm Water Pollution Prevention Plan (SWPPP)
☐ Demolition Plan
☐ Site Survey
☐ Clearfield City Public Works Standards
☐ Engineer Estimate of Public Improvements
☐ Geotechnical Report – 2 Copies (For new construction and any increase of impervious surface)
☐ UDOT Approval (if project is located on a UDOT right-of-way)
☐ North Davis Fire District Plan Review Fee Receipt
☐ CC&R's (if project will have owner's association to govern maintenance of common areas)

- <https://www.millcreekut.gov/156/Planning-Applications#docaccess-f93730626cdb9936d50875e8f0a069f55a6047845e402e8869d5b9523305825a>

Plans must be prepared by professional engineer or land surveyor licensed in Utah.

Preliminary Plat Review		
CHECK BOX WHEN COMPLETED	ALL SHEETS	PAGE NUMBER IN PLAT ENCLOSURE IS MET
☐	Project name and (when applicable) phase.	
☐	Drawing number and title.	
☐	Engineer's name, company and contact information.	
☐	Stamped and dated with name, signature and license number of engineer or surveyor.	
☐	North arrow and drawing scale (not to exceed 1:40)	
☐	Abbreviations and Legend.	
☐	"Call Before You Dig" logo on all plan sheets.	
☐	References to specific Standard Plans as applicable.	
CHECK BOX WHEN COMPLETED	COVER SHEET	PAGE NUMBER IN PLAT ENCLOSURE IS MET
☐	Project name, location and type of development	
☐	Owner's name, address and contact information	
☐	Contact information for all project team members.	
☐	Vicinity map with north arrow.	
☐	FIRM map number, effective date and flood zone	
☐	Sheet index for all sheets and index figure.	
☐	Reference to Millcreek General Notes.	
CHECK BOX WHEN COMPLETED	ALTA/NSPS SURVEY	PAGE NUMBER IN PLAT ENCLOSURE IS MET
☐	Property name and location.	
☐	Vicinity map.	
☐	Legend of symbols and abbreviations.	
☐	Dated Certification with surveyor's signature, printed name and seal with license number.	
☐	Name, company, address, telephone number, company website, and email address of surveyor who performed the survey.	
☐	Caption "ALTA/NSPS Land Title Survey."	
☐	Monuments placed.	
☐	Address(es) of surveyed property.	

☐	Flood zone classification.	
☐	Gross land area.	
☐	Vertical relief.	
☐	Exterior dimensions of all buildings.	
☐	Square footage of exterior footprint.	
☐	Substantial features.	
☐	Relationship and location of walls.	
☐	Location of utilities.	
☐	Names of adjoining owners.	
☐	Discussion of alternate methodologies used (when applicable).	
☐	Proposed ROW changes.	
☐	Describe geological and geotechnical hazards identified by mapping, special studies, and disclosure notice.	
☐	Location of all wells and reservoirs within one hundred feet of the subdivision.	
CHECK BOX WHEN COMPLETED	PRELIMINARY PLAT / SITE PLAN	PAGE NUMBER IN PLAT ENCLOSURE IS MET
☐	Note stating "Right-of-Way Encroachment Permit must be obtained from Millcreek prior to doing any work in the right-of-way. Contact the Millcreek Public Works Department."	
☐	Contact information for all project team members.	
☐	Vicinity map within subdivision for each sheet (for multiple sheets).	
☐	Typical road sections per Millcreek Standards	
☐	Pavement section design per geotechnical report (if greater than Millcreek min. standard).	
☐	All bearings, angles and distances along boundary and each lot line.	
☐	Lot number, address, square footage and acreage for each lot.	
☐	Proposed street names and coordinates.	
☐	Radius, length, chord distance, chord bearing, and other necessary curve data.	
☐	Boundary line closure to within 0.01 feet.	
☐	Boundary line, parcel number, address and property owner name for all adjacent properties.	
☐	The location, width and names of all existing streets, platted streets or other public ways within two hundred feet of the subdivision.	
☐	The location, width and names of all proposed streets within subdivision	
☐	Existing and proposed easements, R-O-Ws, buffer zones and public spaces.	
☐	Survey monuments provided at all intersections, centers of cul-de-sacs and points of center line curvature to maintain line of sight.	
☐	Location of street monuments with bearing and distance labeled, monument-to-monument, and location with respect to corners.	





ATTACHMENT B

Visual Presentation on Form Based Code

Open Space

- 10-5-1A-6-1:
- Intent: To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.
- General Requirements: Development of parcels over five (5) acres shall provide either five percent (5%) total lot size as a developed open space, or pay park impact fees. The applicant shall work with City to determine which option is best for the city, including the type and location of the open space, if applicable. For parcels under five (5) acres, impact fees will apply.
- Compliance: All open space provided within any core, general, or edge zoning subdistrict shall comply with one of the open space types defined by sections 10-5.1A-6-2 through 10-5.1A-6-8 of this article.
- Access: All open space types shall provide public access from a vehicular right-of-way.
- Location: Open space types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open space types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as core, general, or edge zoning subdistricts.
- Ownership: Open space types may either be publicly or privately owned. Whether publicly or privately owned, all open spaces must be accessible and open to the public.
- Parking Requirements: Parking shall not be required for any open space type, unless a use other than open space is determined by the City Manager or designee.
- Continuity: Connections to existing or planned trails or open space types shall be made when the open space abuts an existing or planned trail right-of-way or other civic open space type.

Open Space (City Center Area)

- Community Exterior Spaces And Amenities Required: The following applies to the City Center Core and City Center General Subdistricts only: Commercial developments with more than twenty thousand (20,000) square feet of floor area, residential developments in excess of twenty-five (25) units, or mixed developments determined by the Design Review Committee to be equivalent to the commercial/residential thresholds listed above, shall provide exterior community spaces and amenities that enhance the developments as centers of community activity. The outdoor spaces and amenities provided shall at a minimum consist of the following:
- Safe and attractive passenger drop-off/pick-up points that are integrated with traffic patterns on the site; and
- At least three (3) of the following amenities or features designed and constructed of materials that match the principal structure and linked by sidewalks to the principal structure as follow:
 - A public patio/seating area at least eight hundred (800) square feet in area that includes coordinated seats, furnishings, specialty landscape features and lighting;
 - A pedestrian plaza at least one thousand six hundred (1,600) square feet in area that includes coordinated seating, furnishings, specialty landscape features and lighting elements;
 - A play area at least one thousand six hundred (1,600) square feet in area that includes coordinated commercial-grade play equipment, safety surfacing, fencing and similar features suitable for play activities;
 - An informational kiosk area, water feature, clock tower, public sculpture or environmental art installation; and
 - Any other park, open space or focal feature approved by the Design Review Committee.

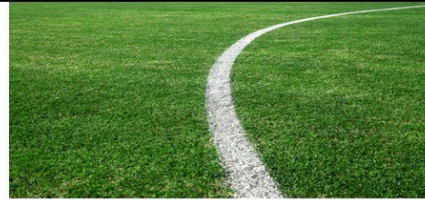
Open Space



- **Minimum Size:** The minimum size of the open space type is measured within the parcel lines of the property.
- **Maximum Size:** The maximum size of the open space type is measured within the parcel lines of the property.
- **Minimum Dimension:** The minimum length or width of the open space type, as measured along the longest two (2) straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to figure 6.1(1) of this section.
- **Minimum Percentage Of Vehicular Right-Of-Way Frontage Required:** The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space.
- **Adjacent Parcels:** Parcels directly adjacent to as well as directly across the street from an open space type.
- **Frontage Orientation Of Adjacent Parcels:** The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the open space or facing the open space across the street.
- **Improvements:** The following types of development and improvements may be permitted on an open space type.
- **Designated Sports Fields Permitted:** Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
- **Playgrounds Permitted:** Playgrounds include a defined area with play structures.
- **Fully Enclosed Structures Permitted:** Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
- **Maximum Area:** For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage to five percent (5%) of the open space area or one thousand (1,000) square feet, whichever is less.
- **Semi-Enclosed Structures:** Open-air structures, such as gazebos, are permitted in all open space types.
- **Maximum Percentage Of Open Water Body:** The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

Square Requirements:

1. Dimensions:	
Minimum size	0.25 acre
Maximum size	3 acres
Minimum dimension	80'
Minimum percent of vehicular ROW frontage required	100%
2. Adjacent parcels:	
Permitted districts	All
Frontage orientation of adjacent parcels	Front or corner side
3. Improvements:	
Designated sports fields	Not permitted
Playgrounds	Not permitted
Fully enclosed structures	Permitted; maximum 5% of area
Maximum percent of open water	30%



Plaza Requirements:

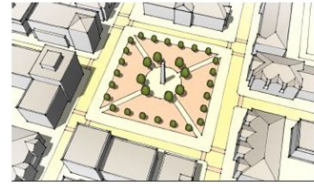
1. Dimensions:	
Minimum size	0.05 acre
Maximum size	1.5 acres
Minimum dimension	30'
Minimum percent of vehicular ROW frontage required	50%; 80% building frontage required on non-street frontage
2. Adjacent parcels:	
Permitted subdistricts	All
Frontage orientation of adjacent parcels	Front or corner side
3. Improvements:	
Designated sports fields	Not permitted
Playgrounds	Not permitted
Fully enclosed structures	Permitted; maximum 5% of area
Maximum percent of open water	50%
4. Additional design requirements:	
a. Minimum building frontage	At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages



Open Space Table

Open Space

- **Plaza**: To provide a formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.
- **Square**: To provide a formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.
- **Green**: To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.



Open Space

- **Commons**: To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.
- **Pocket Park**: Intent: To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.
- **Park**: To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.
- **Greenway**: To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

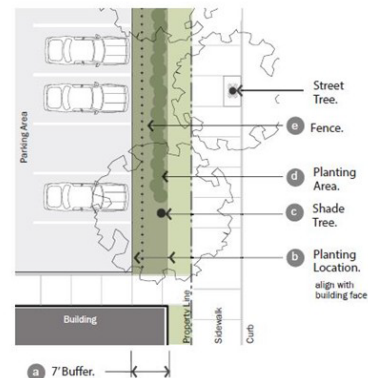
Landscape

- Found under Chapter 7 of the form-based code
- Also refer to Chapter 23 of Title 10 when reviewing any landscaping plan (water efficient plants/trees and specific requirements for the landscape and irrigation plan).
- Section talking about street trees
 - Type (South Ogden City Approved Shade Tree List for Park Strip Planting)
 - Size
 - Spacing

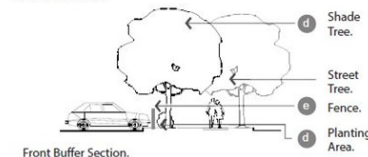
Landscaping

- Frontage Buffer
 - Intent: To lessen the visual impact of vehicular areas visible from the street.
 - General Applicability: Applies to properties in all "Core," "General," and "Edge" Subdistricts where a vehicular area is located adjacent to a right-of-way.
 - Exceptions: Vehicular areas along alleys, except when a residential subdistrict is located across the alley; single- and two-family residences.

1. Buffer depth and location ¹ :		
Depth	7'	(a)
Location on the site	Between street facing property line and parking area ²	(b)
2. Buffer landscape requirements:		
Uses and materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade trees	Medium or large shade tree required at least every 40'; locate on the street side of the fence; spacing should alternate with street trees	(c)
Planting area	Required continuous planting area on street side of fence, between shade trees and in front of vehicular areas	(d)
Planting area composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48"	
Existing vegetation	May be credited toward buffer area	
3. Fence:		
Location	2' from back of curb of vehicular area ³	(e)
Materials	Composites, steel, wood, or colored PVC; masonry columns (maximum width 2'6") and base (maximum 18" height) permitted	
Minimum height	3'	
Maximum height	4'	
Colors	No bright or white colors	
Opacity	Minimum 30%; maximum 80%	
Gate/opening	1 gate permitted per street frontage; opening width maximum 6'	



Front Buffer Plan.



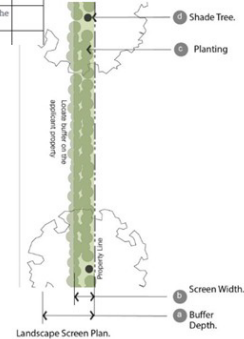
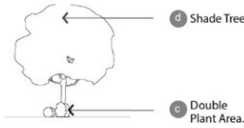
Front Buffer Section.

Landscape

Side and Rear Buffer

- Intent And Applicability:
 - Intent: To minimize the impact that one zoning subdistrict may have on a neighboring subdistrict and to provide a transition between subdistricts.
 - General Applicability: Applies to all directly adjoining properties in all "core," "general," and "edge" subdistricts.

1. Buffer depth and location:		
Depth ¹	Varies based on the zoning subdistrict of the lot and the adjacent lot, see table 7.5(i) of this section	(a)
Location on the site	Locate buffers on more intensively zoned lot, buffer is measured from side and rear property lines	
2. Required landscape screen:		
Width ²	5' landscape screen in addition to any other buffer landscaping	(b)
Location ³	Directly adjacent to the rear or side property line	
Planting area	Continuous double row of shrubs required between shade trees	(c)
Planting area composition	A professionally designed water efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting the requirements of chapter 23 of this title, water efficient landscaping	
Planting frequency	Minimum of 15 shrubs per 100' of property line is required	
Shade trees	At least 1 medium or large shade tree per every 30' within the buffer	(d)
3. Buffer landscape requirements:		
Uses and materials	Uses and materials other than those indicated are prohibited within the buffer	
Tree canopy coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen	
Existing vegetation	May be credited toward buffer area	



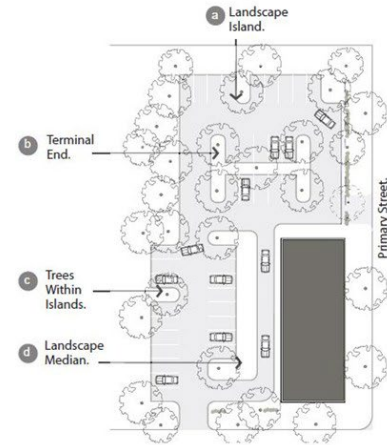
SIDE AND REAR BUFFER REQUIREMENTS BETWEEN SUBDISTRICTS

	Buffer Required by These Subdistricts		
	Core	General	Edge
Core	Not required	Not required	Not required
General	Not required	Not required	Not required
Edge	5'	5'	Not required
Any existing single-family	20'	10'	Not required

Landscape

- Intent And Applicability:
 - Intent: To provide shade, minimize paving and associated stormwater runoff, and improve the aesthetic look of parking lots.
 - Other Internal Parking Lot Areas: Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first one hundred fifty (150) square feet and one medium or large shade tree for every six hundred fifty feet (650') thereafter.
 - Existing Vegetation: Existing vegetation may be credited toward these requirements

1. Landscape island requirements:		(a)
Required island locations	Terminal ends ¹ of freestanding rows or bays of parking, after every ninth parking space for rows of parking greater than 8 spaces in length ²	(b)
Minimum width	5'; islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement	
Required trees within islands	Minimum of 1 medium or large shade tree per island	(c)
2. Landscape median requirements:		(d)
Required median location	Required in each freestanding bay of parking along the length of the bay	
Minimum width	5'; medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' must install an aeration system and utilize permeable pavement	
3. Tree requirements:		
Requirements per parking space ³	Each parking space must be located within 50' of a tree planted within parking lot interior	
Tree shade goal	Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces	
	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to table 7.6(i) of this section for calculation	
4. Shade structure requirements:		
Shade structure requirements	Shade structures should be considered an acceptable alternative for meeting the tree shade goal that 30% of the interior parking lot should be shaded. Detail designs for such features should be submitted as part of section 10-5.1A-10-2, "Development Review Procedures," of this article for review and approval	



Landscaping

• Active Frontage

- Intent: To continue the street wall of adjacent facades.

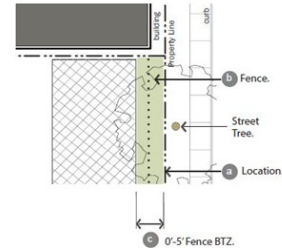
Active Frontage Requirements:

1. Frontage location:		
Location on the site	Required adjacent to dining patio or display area	
2. Required fence ² :		
Location	Between 0' and 5' from the front and corner side property lines; only required in front of patio/display area	(a)
Materials	Steel or colored PVC, masonry base or columns permitted	(b)
Minimum height	3'	(c)
Maximum height	4'	
Opacity	Minimum 30%; maximum 60% ¹	
Gate/opening	1 gate permitted per street frontage; opening width maximum 6'	

Notes:

¹Fence may be solid if 42 inches or less in height.

²No fence required within active frontage for outdoor sales lots.



Active Frontage Plan.

Landscape

• Screening of Open Storage, Refuse Areas and Utility Appurtenances

- Intent: To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.

Screening Of Open Storage, Refuse Areas, And Utility Appurtenances:

1. Open storage and refuse area screening requirements:		
Location on the site	Not permitted in front or corner side yards	
Opaque screen wall ¹	Required around 3 sides of the dumpster and trash bin area	(a)
Screen wall height	Height shall be the higher of the following:	
	6'	
	Height of use to be screened	
Visible openings	Height as determined by City to accomplish objective of the screen	
	Openings visible from the public way or adjacent properties must be furnished with opaque gates	(b)
Landscape requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	(c)
2. Utility appurtenance screening requirements:		
Large private mechanical equipment ³	Shall be fenced with opaque wood or brick faced masonry on all sides facing right-of-way	
Small private mechanical equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than	

Notes:

¹Vertical structured barrier to visibility at all times such as a fence or wall.

²This tree, if located within 50 feet of a parking space, may be utilized to meet the minimum shade requirements.

³Large private mechanical equipment is equal to or greater than 4 feet in height.

⁴Small private mechanical equipment is smaller than 4 feet in height.

