



**NOTICE AND AGENDA
SOUTH OGDEN PLANNING COMMISSION
WORK SESSION**

THURSDAY, SEPTEMBER 17, 2026- 5:30 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5:30 pm on Thursday, September 17, 2026. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session. Discussion of agenda items is for clarification only.

WORK SESSION AGENDA

I. CALL TO ORDER – Chair Brittany Rocha

II. REVIEW OF AGENDA ITEMS

III. DISCUSSION ITEMS

- A. Quick recap APA Fall Conference**
- B. Go over possible changes to carport code (10-14-22)**
- C. Go over possible changes to the definition of Frontage (10-2-1)**

IV. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on September 11, 2026. Copies were also delivered to each member of the Planning Commission.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



NOTICE AND AGENDA
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 17, 2026

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on Thursday, September 17, 2026, beginning at 6:15 p.m. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the commission may be attending the meeting electronically. The meeting will also be streamed live via www.youtube.com/@southogdencity.

PLANNING COMMISSION MEETING AGENDA

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES – Chair Brittany Rocha

II. PUBLIC COMMENTS

This is an opportunity to address the Planning Commission with any concerns, suggestions, or praise regarding any item that is NOT on the agenda. No action can or will be taken at this meeting on comments made.

Please limit your comments to three minutes.

III. ZONING ITEMS

- A.** Discussion on City Center Plan Recommendations
- B.** Discussion on Moderate-Income Housing Strategies / Timelines

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of August 13, 2026 Planning Commission Meeting Minutes

V. STAFF REPORTS

Short-term rental continuation

VI. OTHER BUSINESS

VII. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on September 11, 2026. Copies were also delivered to each member of the Planning Commission.


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10-2-1: Definitions

FRONTAGE: The horizontal distance between the side property lines, measured at the front property lines and **is allowed main access to the adjacent road**. Refer to section 10-5.1A-10-5 of this title, definition of lot, figure 10.5(1).

10-14-22: Standards For Accessory Buildings In Residential Zones

1. Design and Materials: The original design of the building must have been to function as a typical accessory residential structure, such as a patio cover, pergola, storage shed, garage or carport, and not for some other use. Reuse of a metal structure originally designed or used for other purposes, such as shipping or cargo containers, is not allowed unless the exterior of the metal structure is made to be integrated into the design of the main residential building, with a similar residential exterior wall treatment and roofing material as the main building.
 1. All accessory buildings may use painted metal, horizontal lap or vertical (board and batten) siding, brick, stucco, wood, or similar material, or material that appears similar, as that of the main building, as long as all materials are in good condition.
 2. All accessory buildings larger than 200 square feet must be integrated into the design of the residential building, with a similar residential exterior wall color.
 1. Roofing materials including metal roofs shall have a similar color as the main building.
 2. An eave proportionate to the main building is required with a minimum of 12 inches. Aluminum fascia and soffits are allowed.
 3. Roof pitches shall be a minimum of a 4/12.
2. Location and Size:
 1. No detached accessory building, other than trellises, shall be allowed in the front yard between the main residential building and the street.
 2. A garage or carport attached to the main residential building is allowed between the front of the main residential building and the street if the front yard setback requirement for the zone is maintained and the garage or carport is integrated into the design of the residential building, with a similar residential exterior wall treatment, roof slope, and roofing material as the main building to which it is attached.
 3. A detached garage or carport may be located in the side yard so long as it meets **a 1' setback on the side the side and front yard setbacks, is a minimum of 6 feet from the main building**, is integrated into the design of the residential building, with a similar residential exterior wall treatment and roofing material as the main building.

4. Accessory buildings may be located in a rear yard provided they meet the required setbacks of the zone.
3. Height: The building shall not exceed the maximum height allowed by other sections of the Zoning Ordinance (See 10-14-5: Additional Height Regulations).
4. Prohibited Use: Accessory buildings shall not be used as living quarters. Accessory Dwelling Units are not considered accessory buildings.

STAFF REPORT



SUBJECT: City Center Plan Recommendations
AUTHOR: Alika Murphy
DEPARTMENT: Administration / Planning
DATE: September 17, 2026

BACKGROUND

The goal of creating a city center plan stemmed from the adopted 2023 General Plan. A city center is mentioned throughout the general plan, and it is woven into the catalytic projects chapter of the plan. Back in September 2024, planning staff was directed to submit a letter of intent application for the Transportation Land Use (TLC) grant with Wasatch Front Regional Council (WFRC). After the initial review of the letter of intent, the city was invited to apply for the grant in December 2024. The city was awarded a \$110,000 grant in March 2026. For the remainder of the year city staff and WFRC staff was tasked with putting out a request for proposal (RFP) and the city ended up selecting Downtown Redevelopment Services and their team to help put together the city center plan. For much of this year, our consultants, city staff, appointed and elected officials have worked together to assemble the city center plan. That process included a dedicated website, existing conditions analysis, proposed concept, open houses, a survey, interviews/discussions and joint meetings to come to the final product. The plan went in front of Planning Commission on August 13, 2026, where a public hearing was held. The commission forwarded a positive recommendation to City Council and on August 18, 2026, City Council adopted the City Center Plan.

ANALYSIS

The final plan draft was located under the “Project Updates” tab of the <https://southogdencitycenter.com/project-updates> website and now resides under the Planning and Zoning page of the city website (https://www.southogdencity.com/departments/planning_&_zoning/index.php).

Since the plan was adopted by City Council on August 18, 2026, staff was tasked with putting together a game plan for the next step which is going over the recommendations and figuring out what changes to consider for the form-based code. Planning staff has put together a list of recommendations that came from the plan for Planning Commission and City Council will consider.

At the August 18, 2026, meeting City Council also adopted a temporary land use ordinance or moratorium for six months to allow planning staff to work with Planning Commission and City Council to review and consider the recommendations made throughout the City Center Plan and

update article A under the form-based code. In that time, no new applications for City Center Core, City Center General, 40th Street General, Riverdale Road General zones will be accepted.

Planning Commission also agreed at the August 13, 2026, to meet twice a month to be able to work through the possible changes to the form-based code. The Planning Commission will now meet on the second and fourth Thursday of the month starting in October through February 14, which is when the moratorium ends. The plan is to have the first meeting of the month function as a regular meeting and the second meeting function more as a work session dedicated to the form-based code. Both will be public meetings.

See the attached PowerPoint slides that outline the recommendations found in the City Center Plan.

City Center Recommendations

Planning Commission
September 17, 2026

City Center Plan

Officially adopted at the August 18, 2026 City Council Meeting

Moratorium adopted (180 days)

Next Step: review recommendations from DRS and make changes to form-based code accordingly

There are other recommendations that were made that we should also discuss along the way, but they are not going to be staff's main priority in the next 6 months

Main recommendation is to transform the City Center into a mixed-use vibrant destination

Recommendations

- Parking
 - Reevaluate parking requirements (will need parking study) (objective 3.7)
 - Incentives for reductions
- Double loading entrances (front and rear) to improve overall flow (using alleyways)
- Create active pedestrian corridors through frontage standards
- Entrance orientation requirements
- Active ground-floor uses along Kiesel, Washington, 38th and other priority pedestrian corridors
- Architectural Design
 - Primary materials (grey stone, wood panel, shiplap, brick, natural stone) and clear secondary materials
 - Porches, small projections

- Review and Reevaluate
 - land uses
 - building form
 - frontage design
 - streetscape standards (especially on Kiesel)
 - parking placement
 - pedestrian-oriented development standards
- Transition standards for height
 - height limits, setbacks, step backs (after 3rd floor), landscaping, additional buffering
- Permit additional housing types (mixed-use apartments, cottage housing)
- Update definitions of each housing type
- Signage and placemaking
 - Sidewalk signage, blade signage, wayfinding
 - branding

Nonconforming Structures

Recommendations

Reconstruct Kiesel Avenue

- curbless, pedestrian street
 - sidewalk and pedestrian exceeding 10' width where feasible
 - street trees, landscaping, planters, shade elements
 - outdoor pedestrian-scale lighting and wayfinding elements
 - outdoor dining adjacent to restaurants
 - seating areas along street, gathering spaces
 - Behind Washington properties rear alley access (Objective 3.4) , 30' alley width
-
- Public art, interactive art
 - Street vendors
 - Review open space requirements and options
 - Pocket parks with play structures for all ages that are made with natural materials

Other Recommendations /Considerations

- Establish redevelopment incentives that support the plan and helps update aging structures
- Develop and implement a Business Retention and Recruitment strategy
- Work with developers/property owners to bring the Plaza to life
- Establish a nonprofit City Center organization that manages the public spaces
- Establish façade/signage improvement grant program
- Work with UDOT to make circulation improvements (including trail)
- Work with UTA, WFRC to establish mobility hub near 38th and Washington
- Circulation framework
- Construct rear-accessing alley that connects commercial properties
- Work with properties to establish shared parking
- Explore expansion of CRA boundary
- Close gaps in pedestrian and bicycle network
- Level of Service study for 2-way on Chimes and 40th and intersection improvements
- Construct gateway monuments and landscape improvements along Washington and Riverdale

Timeline/Deadline

Deadline: February 14

Planning Commission meeting twice a month

1st meeting: standard meeting

2nd meeting dedicated to form-based code

October and November: Staff present proposed changes to PC as an agenda item on 1st meeting and discussed in depth on second meeting

January: go through public hearings (PC) and potentially adopted by first meeting in February (CC)

Pushing it: PC vote on February 11, CC vote on February 16

STAFF REPORT



SUBJECT: Zoning Item - Proposed Changes to General Plan to
update the Moderate-Income Strategies Timelines
AUTHOR: Alika Murphy
DEPARTMENT: Planning Administration
DATE: September 17, 2026

BACKGROUND

South Ogden City adopted an updated general plan in 2023 and one of the key chapters within the plan is Chapter 5-Housing. The housing chapter is structured to meet Utah moderate income housing requirements. Utah Code requires municipalities that are in the first (100,000+), second (65,000-99,999), third (30,000-64,999), or fourth (10,000-29,999) class to submit a moderate-income housing report. South Ogden falls under the fourth class. The report must show progress being made in terms of housing within five years of the adoption of the implementation plan. At least three moderate income housing strategies chosen from the provided list in Utah Code 10-21-201 must be worked on in that five-year period for municipalities without a fixed guideway. The Moderate-Income Housing Plan (MIHP) should provide a description of each housing strategy selected by the municipality and how the city will accomplish the strategy.

Last year there was a one-year pause via HB 436, so there was no reporting that was required other than submitting the number of Certificates of Occupancy that was given within that cycle. That was turned in by planning staff, and the city received a letter of compliance on July 13, 2026. Now the pause has ended, and planning staff is getting prepared for this year's reporting cycle.

The State Code requires that an annual report is submitted by August, which should outline each MIHP strategy selected by the municipality along with an implementation timeline.

In order to achieve the objectives of Utah Code related to the moderate-income housing element of the general plan, this report considers the following elements:

- A description of each action taken by the jurisdiction during the previous 12-months
- A description of each land use regulation or decision made along with an explanation of how the regulation or decision supports the strategy
- A description of any barriers encountered

ANALYSIS

Staff has updated timelines for implementation for the selected strategies. A lot of the items are ongoing discussions and research that must be acquired and presented by planning staff. There have been conversations about possibly changing strategies or the framework of Moderate-Income Housing reporting but we won't know of any specific changes until the next legislative session. Planning staff is still moving forward as usual to be prepared for the resumed reporting next year.

The city has submitted three reports since the implementation plan was adopted (2023, 2024, and 2025), and this year will be the fourth report on these strategies.

PROPOSED CHANGES:

Attached is a PowerPoint with the MIH strategies.

RECOMMENDATION

If the commission is good with the strategies, the next step will be to hold a public hearing and forward a recommendation to City Council.

Jul 13, 2026

To: Mayor and City Council

From: Governor's Office of Economic Development
Housing and Community Development Division

Re: Moderate Income Housing (MIH) Program - 2026 Notice of Compliance

Dear Mayor and City Council, South Ogden -

Because of the passage of [H.B. 436](#), there is a **one-year pause** to full MIH reporting. Municipalities that were compliant in 2025 automatically receive the same determination in 2026. This legislation resumes MIH reporting for municipalities in 2027.

In 2025, the Housing and Community Development Division (HCDD) reviewed your MIH report and found that the submitted report complied with the requirements set forth in section [10-21-202](#).

For 2026, your community is compliant.

We advise communities to continue progressing on their adopted moderate income housing strategies within their plans. If you have any questions or concerns, please contact mih@utah.gov.

Sincerely,

Todd Andersen
Program Specialist – Moderate Income Housing Program
Housing and Community Development Division
Governor's Office of Economic Development



**Governor's Office of
Economic Development**

60 East South Temple Suite 300
Salt Lake City, Utah

Moderate Income Housing

Planning Commission
September 17, 2026

What is this item?

A legislative body (City Council) of a municipality (city) is required to adopt an implementation plan as part of the General Plan with strategies from the list provided under ~~10-9a-402(2)(b)(iii)~~ of the Utah state code. Cities of the first, second, third or fourth class shall be required to participate. The report shall identify the MIH strategy and how the city plans to implement it.

The municipality shall annually submit a subsequent progress report on or before August 1 of each year. A municipality without a fixed guideway is required to report on at least three strategies and municipalities with a fixed guideway public transit station must report on at least 5 strategies.

South Ogden's first implementation plan was adopted in 2023 and has since been reporting on the chosen strategies with timelines being updated.



Moderate- Income Housing

State Code HB 68 : <https://le.utah.gov/~2026/bills/static/HB0068.html>

Definition for moderate income housing under 63N-22-101:

Line 3554: Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.

Line 3746: 63N-22-203: "Affordable housing" means, as determined by the department division, the number of housing units within a county or municipality where a household whose income is at or below 50% of area median income is able to live in a unit without spending more than 30% of their the household's income on housing costs.

Affordability

Number of Persons in Family and Percentage Adjustments							
1	2	3	4	5	6	7	8
70%	80%	90%	Base	108%	116%	124%	132%

Area Median Information comes from Department of Housing and Urban Development (HUD)

AMI is about \$118,000 for the state

80%= 94,400, 30%= 28,320

https://www.huduser.gov/portal/datasets/il.html#documents_2026

<https://www.huduser.gov/portal/datasets/il/il26/State-Incomelimits-Report-FY26.pdf>

<https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.pdf>

<https://www.hud.gov/sites/documents/11secfaqs.pdf> (frequently asked questions)

<https://www.huduser.gov/portal/datasets/il/il26/FY26-Median-Attachment-State-Medians.pdf>

<https://www.huduser.gov/datasets/il/il2026>

<https://www.huduser.gov/datasets/il/il2026/low-income?year=2026&reporttype=county&states=49&counties=4905799999> (explains calculations)

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family								Download .csv
			1	2	3	4	5	6	7	8	
Ogden, UT MSA	\$117,900	Very Low (50%) Income Limits (\$)	41,300	47,200	53,100	58,950	63,700	68,400	73,100	77,850	
		Extremely Low Income Limits (\$)*	24,750	28,300	31,850	35,350	38,680	44,360	50,040	55,720	
		Low (80%) Income Limits (\$)	66,050	75,450	84,900	94,300	101,850	109,400	116,950	124,500	

c. Permitted Rents. Monthly rents for Workforce Housing Units, adjusted annually, shall not exceed an amount equal to 30% of the gross monthly income of a household earning 80% of the AMI for Weber County, Utah adjusted only for family size using HUD’s Family Size Adjustments.

FY 2026 STATE INCOME LIMITS			-----I N C O M E L I M I T S-----								P2
STATE	PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
UTAH	FY 2026 MFI:	118000									
		30% OF MEDIAN	24800	28350	31900	35400	38250	41100	43900	46750	
		VERY LOW INCOME	41300	47200	53100	59000	63750	68450	73200	77900	
		LOW-INCOME	66100	75550	85000	94400	102000	109550	117100	124650	

MIH Strategies

STRATEGY 1: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (Menu Item P).

- Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. (Winter 2027)
- Seek LIHTC (low-income housing tax credit) funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects. (Winter 2027)
 - **From City Center Plan: Work with housing developers, nonprofit organizations, and state agencies to pursue funding sources such as LIHTC.**

STRATEGY 2 : 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 (Menu Item K).

- Explore policies that would incorporate/require deed-restricted moderate-income housing units to be incorporated into new projects whenever a development agreement is utilized as a part of the projects' approval. (Summer 2027)
- Explore the cost/benefits of establishing a Housing Preservation Fund. (Summer 2027)
- Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development or preservation of moderate-income housing. (Summer 2027)
 - **Both of these would fall under the law student paper that was put together for the city and presented to CC**
- Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. (Summer 2027)
 - **Possibly tie in twin house conversation and help subsidize fees**

STRATEGY 3 : Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Menu Item E).

- Track building permits and rental licenses related to ADUs (Summer 2027).
- Planning staff do research on the possibility of amending ADU code to allow ADUs in smaller lots (Summer 2027).

STRATEGY 4: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F).

- 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 housings units (Winter 2027).

STRATEGY 5 : Rezone for densities necessary to facilitate the production of moderate- income housing (Menu Item A).

- Track the number of new housing units established from the city's form-based code districts (40th Street General, City Center General, City Center Core, Riverdale Road General) to monitor the number of units that qualify as moderate income housing units (Winter 2027)
- Work on City Center Plan recommendations and seek assistance with updating existing form-based code. (Winter 2027)



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION WORK SESSION AND PLANNING COMMISSION MEETING

THURSDAY, AUGUST 13, 2026

WORK SESSION- 5:30 PM IN THE COUNCIL ROOM
COMMISSION MEETING- 6:15 PM IN THE COUNCIL ROOM

WORK SESSION MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Brittany Rocha, Adam Ritchie, and Pete Caldwell

PLANNING COMMISSION MEMBERS NOT EXCUSED

Brian Mitchell

STAFF PRESENT

Planner Aliko Murphy, Assistant City Manager Summer Palmer, Communications and Events Manager Danielle Bendinelli, City Recorder Leesa Kapetanov and Code Enforcement Official Guillermo Garcia

OTHERS PRESENT

Ben Levenger – Downtown Redevelopment Agency (DTR)

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

cms7files.revize.com/southogdennew/PC260813_1633WS.mp3?t=20260814113823
[0](#) or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Chair Bruderer called the meeting to order at 5:41pm. He then entertained a motion to open the work session 00:00:00

Commissioner Pete Caldwell moved to begin the Planning Commission work session for August 13. The motion was seconded by Commissioner Brittany Rocha. All in attendance voted aye.

II. REVIEW OF AGENDA ITEMS

- Commissioner Caldwell, Rocha, Wahlquist and Didier asked clarifying questions about the City Center plan.

00:00:42

III. DISCUSSION ITEMS

City Center Master Plan overview discussion with Ben Levenger of DTR and City Planner Alikea Murphy

00:09:07

- Commissioner Rocha brought up additional questions based on emails received by residents prior to the meeting.
- Commissioner Ritchie addressed the fear residents might have with not understanding the timeline. Ben Levenger suggested putting a general timeline in the plan for understanding.

00:14:18
00:19:57

IV. ADJOURN

- At 6:04pm, Chair Bruderer called for a motion to close the work session

00:24:15

Commissioner Didier moved to close the work session. Commissioner Caldwell seconded the motion. The voice vote was unanimous in favor of the motion.

PLANNING COMMISSION MEETING MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Brittany Rocha, Adam Ritchie, and Pete Caldwell

PLANNING COMMISSION NOT EXCUSED

Brian Mitchell

STAFF PRESENT

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

OTHERS PRESENT

Ben Levenger – Downtown Redevelopment Agency

OTHERS PRESENT- MEMBERS OF THE PUBLIC

Karin Petrovich, Kyle & Stacey Bosgieter, Scott & Juli Gleed, Suzanne Weaver, Ray Yamamoto, Timothy VonBon, Karlee Engle, Margaret Kluth, Tom Buchana, Nickie Hess, Jeff Wolford, Paul Namney, Jerome Legg, Dena Bournakis, Anna Bournakis, Utsa Bournakis, Chris Bournakis, Twla Bournakis, Mike Sims, Cheryl Sims, Silvia & Craig Hanni, Tamara Yu, Diane Alston, Amy Winter, Sherri Holcomb, Ramona Kiernan, Bobby Wood, Josh Payne, Denice Ortiz, Amber Payne, Jeni Groff, Austin Piper, Emily Piper, Don & Tracie Davies, Carleen Golin, Tyler Murphy, Andrea Ritchie and Tim Watkins

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

cms7files.revize.com/southogdennew/PC260813_1708Me.mp3?t=202608141141380
or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Planning Commission Chair Robert Bruderer called the meeting to order at 6:15 pm and asked for a motion to begin. 00:00:09

Commissioner Caldwell moved to open the meeting, followed by a second from Commissioner Wahlquist. Chair Bruderer and Commissioners all present voted aye.

II. PUBLIC COMMENTS

- Chair Bruderer invited those who wished to make a public comment on to come forward.

00:01:44

Karin Petrovich – Chimes View Drive and 40th Street 00:01:58

Diane Alston - Issues about construction and congestion on 40th. 00:06:16

Craig Hanni – Request the city listens to citizens 00:09:44

Mike Sims – Comment with issues about Chimes View 00:12:33

Romana Kiernan – Comment about Arrow Lights on 40th 00:13:23

- Assistant City Manager, Summer Palmer gave an update on the 40th street construction and encouraged residents to also speak to city council on select issues. 00:15:27
- City Communications Manager, Danielle Bendinelli informed residents about the weekly updates on the city website.

00:07:28

III. PUBLIC HEARING

To Receive and Consider Comments on the City Center Master Plan Draft

- City Planner Alikea Murphy gave an overview of where residents can find out information on upcoming planning commission meetings and information (Attachment A).

00:19:15

- Overview of City Center Master Plan with City Planner Alikea Murphy on how the plan came about within the city.

00:20:51

- Overview of City Center Master Plan with Consultant Ben Levenger of DTR (Attachment B)

00:24:05

- Chair Bruderer called for a motion to enter a public hearing to hear comments on the City Center Master Plan 00:34:26

Commissioner Didier moved to open the public hearing. The motion was seconded by Commissioner Rocha. The voice vote was unanimous in favor of the motion.

- Chair Bruderer invited those who wished to make a comment on the proposed City Center Master Plan on to come forward. 00:34:47

152	<u>Karin Petrovich</u>	00:35:16
153	<u>Jeni Groff</u>	00:37:24
154	<u>Kyle Bosgieter</u>	00:39:29
155	<u>Diane Alston</u>	00:41:09
156	<u>Stacy Bosgieter</u>	00:43:16
157	<u>Josh Payne</u>	00:45:25
158	<u>Craig Hanni</u>	00:47:35
159	<u>Amy Winter</u>	00:49:44
160	<u>Ramona Kiernan</u>	00:51:55
161	<u>Emily Piper</u>	00:53:48
162	<u>Denice Ortiz</u>	00:55:44
163	<u>Sylvia Hanni</u>	00:56:22
164	<u>Amber Payne</u>	00:57:10
165	<u>Tim Watkins</u>	00:58:45
166	<u>Carleen Golin</u>	01:01:04

- Seeing there were no further comments, Chair Bruderer entertained a motion to close the public hearing. 01:03:08

Commissioner Didier moved to close the public hearing. Commissioner Caldwell seconded the motion. All present voted aye.

IV. ZONING ITEMS

Discussion and Recommendation on the City Center Master Plan Draft

- Discussion by Commission. 01:03:58
 - Commission Didier asked for clarification on the 3-acre restriction.
 - Chair Bruderer asked about eminent domain property values impacts and taxes and city finance responsibility
 - Commissioner Rocha clarified most of the fiduciary responsibility lies with developers
 - Chair Bruderer asked about traffic impacts in residential areas and potential increase in crime and water use.
 - Commissioner Wahlquist asked about the timeline, phasing, and metrics on improvements.
 - Commission Didier asked about the net increase of residents in the footprint.
 - Chair Bruderer asked about affordable housing,
 - Commissioner Rocha recommended sending it to city council

- Commissioner Caldwell and Commissioner Wahlquist agree with having a vision to work from.
- Commission Didier pointed out how many residential areas are included and asked to clarify why they are included in the area.
- Commissioner Ritchie recommends this plan move forward as a starting point and road map.
- Commissioner Rocha recommended a moratorium on development during the code and zoning review process.

- Chair Bruderer called for a motion to make a recommendation to the City Council concerning the City Center Master Plan

01:37:23

Commissioner Rocha moved to recommend the plan to city council, due to the nature of it being a visionary guide, followed by a second from Commissioner Caldwell. The chair called for a rollcall vote:

Commissioner Wahlquist -	Yes
Commissioner Rocha -	Yes
Commissioner Didier -	Yes
Commissioner Caldwell -	Yes
Commissioner Ritchie -	Yes
Chair Bruderer -	Yes

The City Center Master Plan would be forwarded to the City Council with a positive recommendation.

V. SPECIAL ITEM

Nomination and Election of Chair and Vice Chair

01:39:41

- Commissioner Wahlquist nominated Commissioner Rocha for Planning Commission Chair. Chair Bruderer seconded the nomination.

Seeing as no other nominations were presented, Chair Bruderer asked for all those in favor of approving the nomination and appointing Commissioner Rocha Planning Commission Chair to please say aye. All voted in favor of the appointment.

- Chair Bruderer nominated Commissioner Caldwell for Planning Commission Vice Chair. Commissioner Ritchie seconded the nomination.

233 Seeing as no other nominations were presented, Chair Bruderer asked for all those in
234 favor of approving the nomination and appointing Commissioner Caldwell Planning
235 Commission Vice Chair to please say aye. All voted in favor of the appointment.
236
237
238

239 VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

240 Approval of minutes for March 12, 2026, Combined Planning Commission/City Council Meeting
241 Minutes, May 26, 2026, Combined Planning Commission/City Council Meeting Minutes, June
242 11, 2026, Planning Commission Minutes and July 9, 2026, Combined Planning Commission/City
243 Council Meeting Minutes

- 244 • Chair Bruderer asked if anyone had corrections to any of the above meeting minutes. He called
245 for a motion to approve the minutes

246 01:43:24

- 247
248 ○ Commissioner Wahlquist asked for a correction on June 11, 2026 minutes to change
249 the listed next meeting date from June 26 to June 25.
- 250 ○ Commission Rocha asked for a correction on March 12, 2026 minutes to add her
251 name as an attendee.
252

253 Commissioner Caldwell moved to approve the minutes with changes. Commissioner Didier
254 seconded the motion. All present voted aye.
255
256

257 VII. STAFF REPORTS

258 Future Planning Commission Meeting Schedule

- 259 • City Planner Alikea Murphy explained she will be at a conference on Sept 10th and suggested
260 rescheduling the meeting and having a secondary meeting or work session every month for
261 education and form base code reviews.

262 01:45:04

- 263 • The Commission decided to schedule Sept 17, 2026, for the next Planning Commission
264 meeting, and start holding an additional works session on the 4th Thursday of the month
265 beginning in October.

266 01:51:14

267 V. OTHER BUSINESS

268 No additional business to discuss.
269
270
271
272

273 **VI. ADJOURN**

- 274 • At 08:07pm, Chair Bruderer called for a motion to adjourn
275 01:51:47
276

277 **Commissioner Wahlquist moved to adjourn. The motion was seconded by Commissioner**
278 **Rocha. The voice vote was unanimous in favor of the motion.**
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307 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
308 held Thursday, August 13, 2026.
309

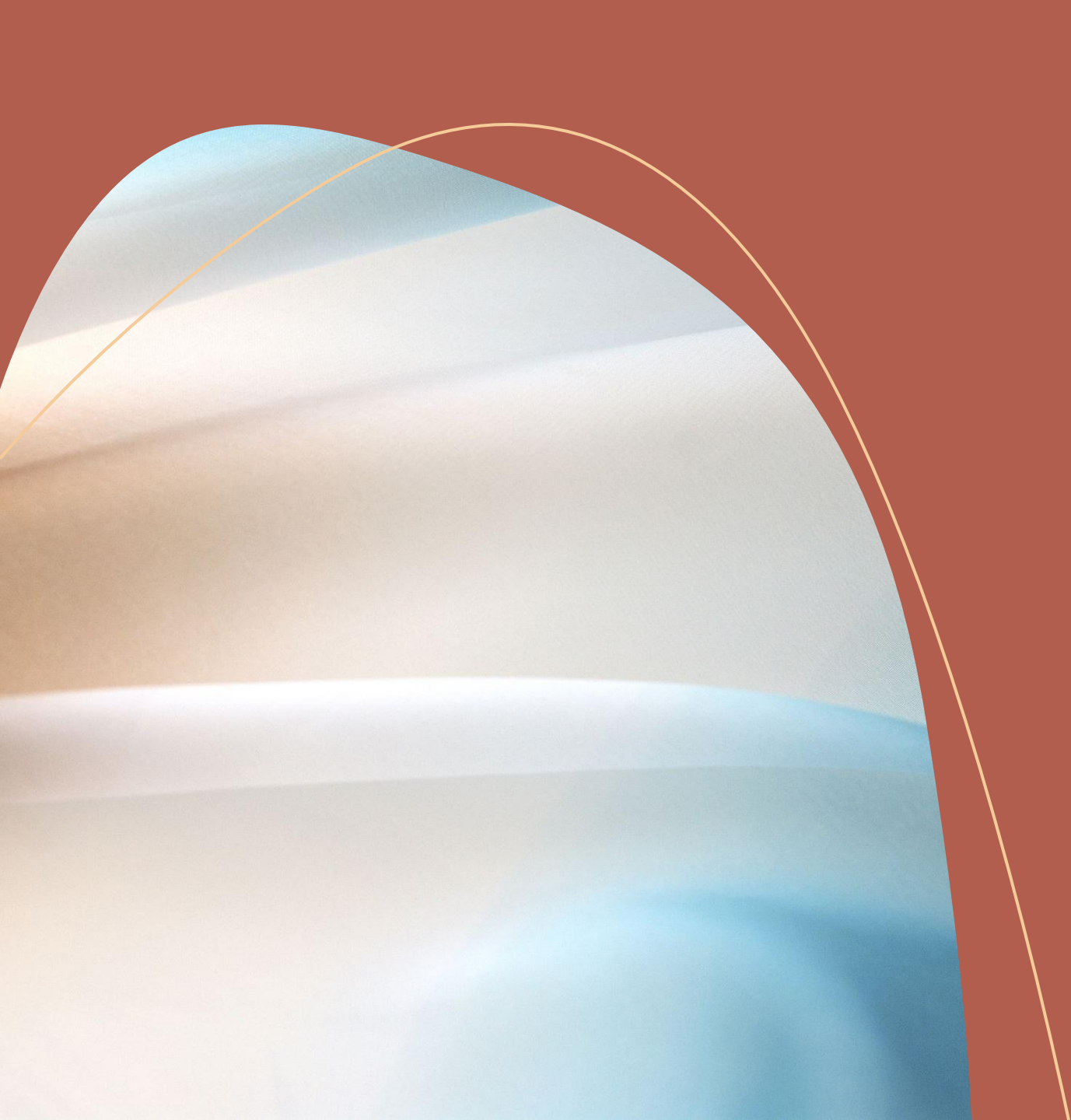
310 
311 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission

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ATTACHMENT A

Visual Presentation by Planner Alikea Murphy



Public Hearings

Planning Commission

August 13, 2026

UPCOMING EVENTS

APR 9

URBAN FORES...

APR 10

PLANNING CO...

APR 10

PUBLIC HEARI...

APR 12

EGGSTRAVAGA...

APR 15

COUNCIL WOR...

APR 15

COUNCIL MEET...

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HOME

GOVERNMENT

DEPARTMENTS

RESIDENTS

BUSINESS

57°

SOUTH OGDEN

Mayor & City Council

City Administration

City Code

Court

Election Information

Economic Development

Planning Commission

Youth Council

I WANT TO

RESOURCES

Agenda, Minutes And Audio

Annexation Policy Plan

City Code

Applications

General And Capital Facilities Plans

Information Packets

Zoning Map

City Planner

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Utah Public Notice Website

PLANNING COMMISSION

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Government

Planning Commission

Planning Commission:

Determines current & future development/planning in the City. They meet the 2nd Thursday of the month at 6:15 pm in the Council Chambers.

Commissioners:

Chairman

- Robert Bruderer - rbruderer@southogdencity.gov

Vice Chair

- Pete Caldwell - pcaldwell@southogdencity.gov

Brian Mitchell - bmitchell@southogdencity.gov

Norbet Didier - ndidier@southogdencity.gov

Brittany Rocha - brocha@southogdencity.gov

Katie Wahlquist - kwahlquist@southogdencity.gov

Adam Ritchie - aritchie@southogdencity.gov

RESOURCES

Annexation Policy Plan

City Code

Applications

General And Capital Facilities Plans

Planning Commission

Zoning Information Packets

Upcoming Public Hearing Information

Zoning Map

AGENDA, MINUTES & AUDIO

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Planning Commission Agenda, Minutes, & Audio

Planning Commission:

Determines current & future development/planning in the City. They meet the 2nd Thursday of the month at 6:15 pm in the Council Chambers.

Search For File Name:

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Agendas

31 Documents

Minutes

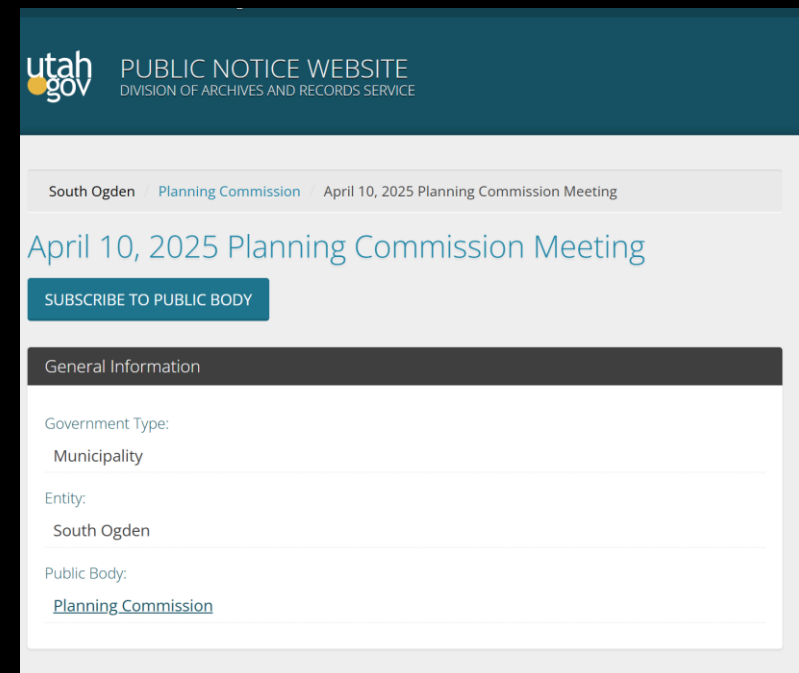
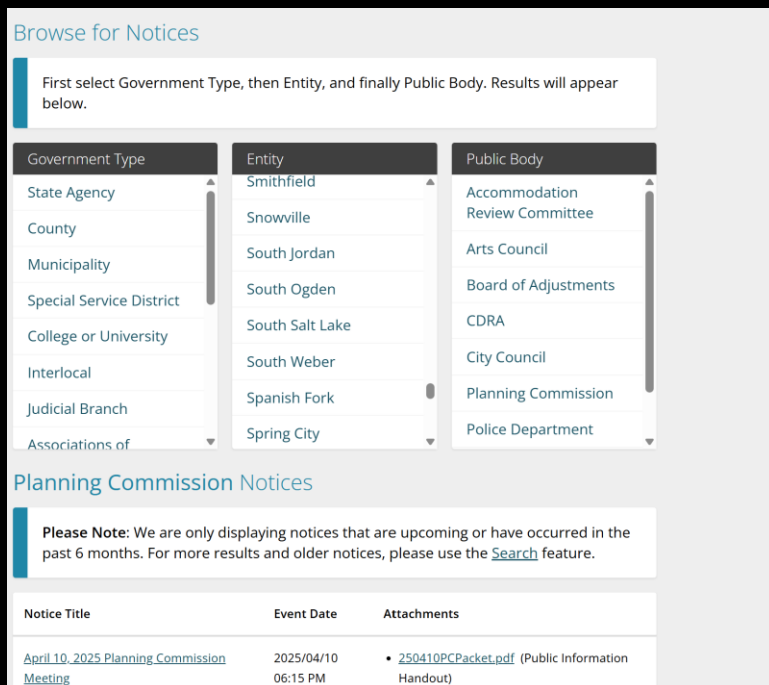
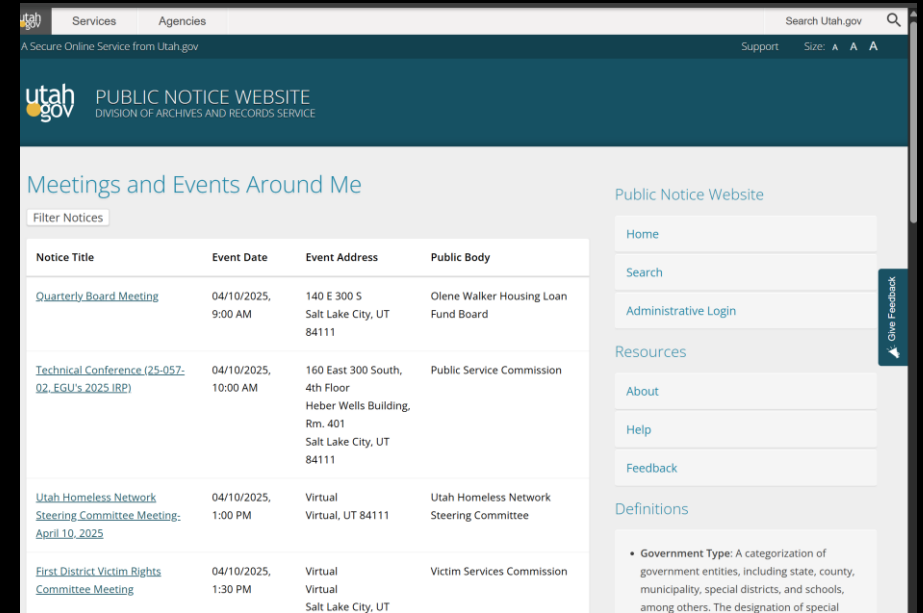
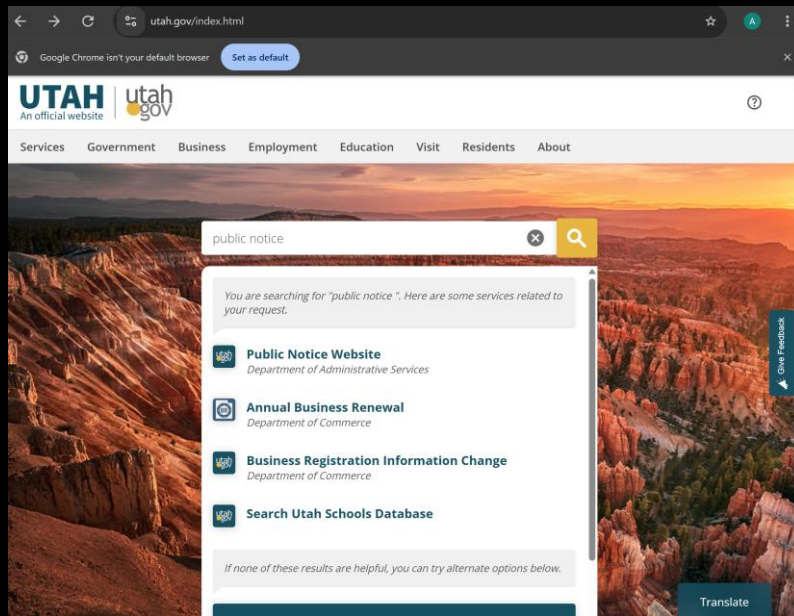
26 Documents

Audio

186 Documents

Information Packet

30 Documents



City Center Plan

- This year the City has been working with a planning consultant to put together a City Center Plan
- Plan stems from General Plan; adopted in 2023
- Staff applied for a WFRC grant at the end of 2024 and was awarded the grant in 2025.
- RFP was sent out and DRS and their team was selected



Process





What is today about?

- Consultants have worked with the city every step of the way and now we are in the final phase.
- Today we are holding a public hearing, asking final questions/clarification, discussing and recommending to City Council
- This is ONLY for the consideration of this plan
- This is NOT altering any existing ordinance or code
- Once the plan is completed and adopted, staff will work with Planning Commission and City Council to figure out the next steps with the recommendations of this plan.

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ATTACHMENT B

Overview of City Center Master Plan with Consultant Ben Levenger of DTR

South Ogden City Center Master Plan

August 13th Planning Commission
Adoption Meeting



Acknowledgements

This plan was funded by South Ogden City and the Wasatch Front Regional Council (WFRC). The development of this plan was made possible by residents and stakeholders in South Ogden as well as the following individuals.

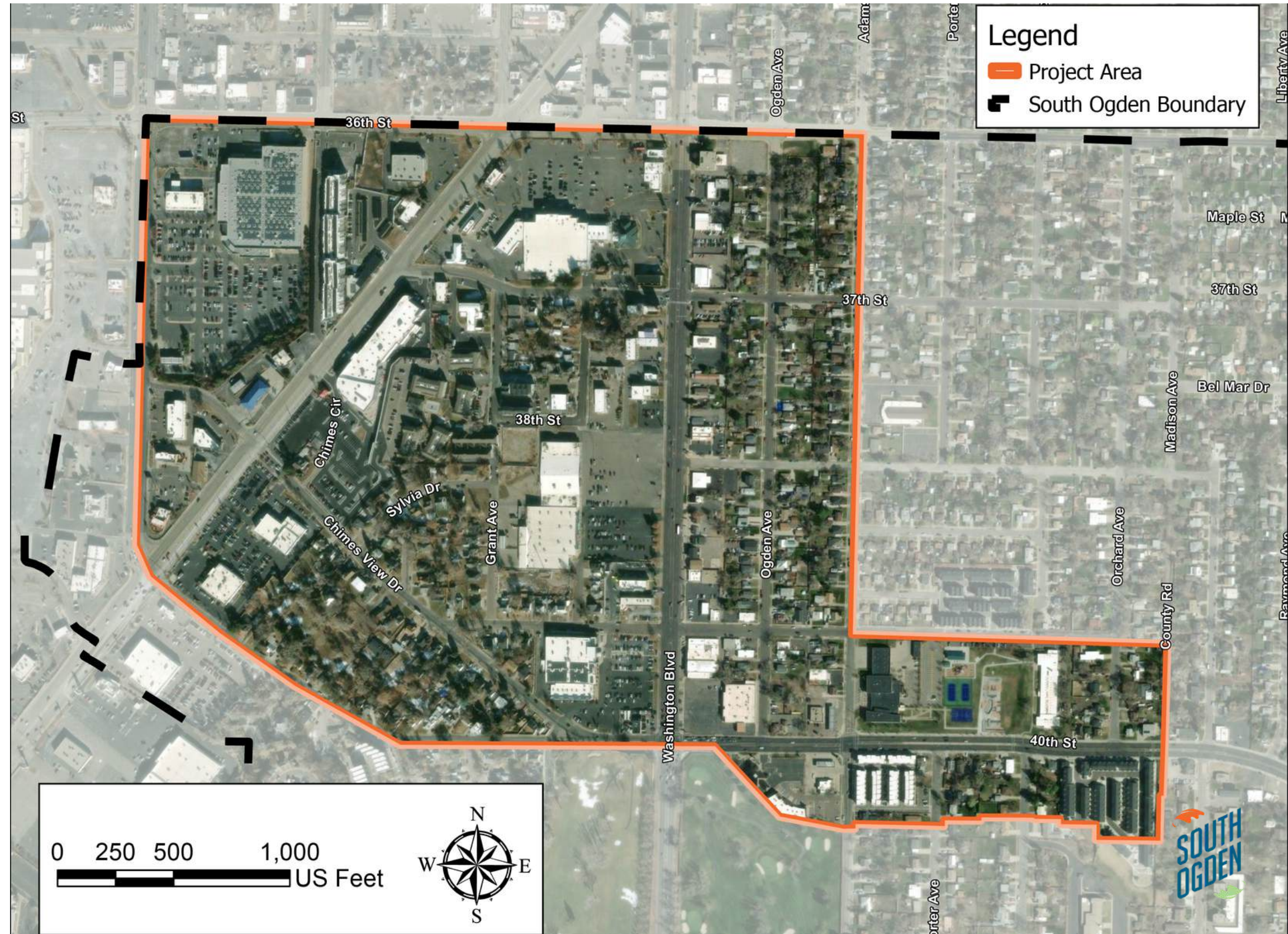


Introduction

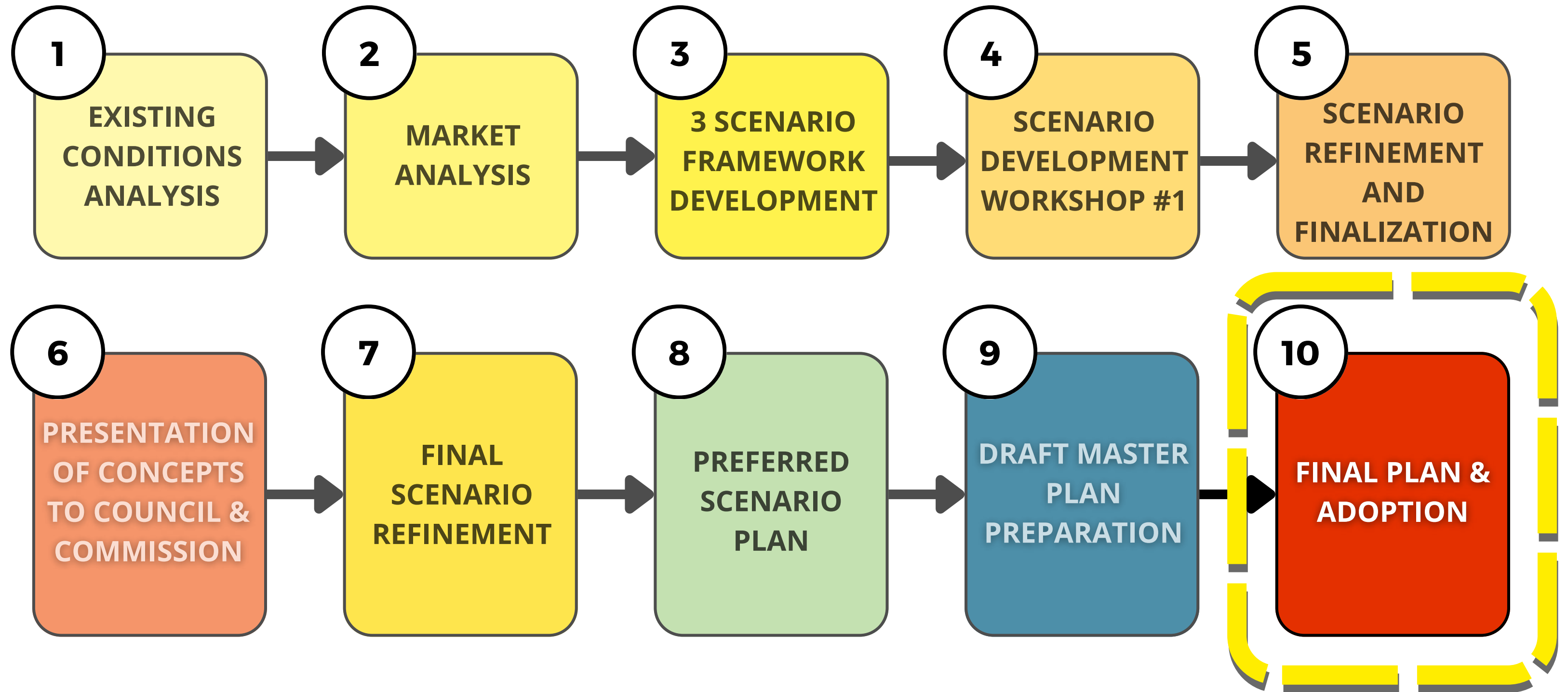
The South Ogden City Center Master Plan defines an implementable vision to develop a civic and commercial heart for the city, rooted in its identity.

The Master Plan's vision is to:

- Create a vibrant neighborhood hub
- Guide redevelopment, transportation, and public space improvements
- Transform the area into a multimodal, mixed-use district
- Serve residents and workers while attracting regional visitors

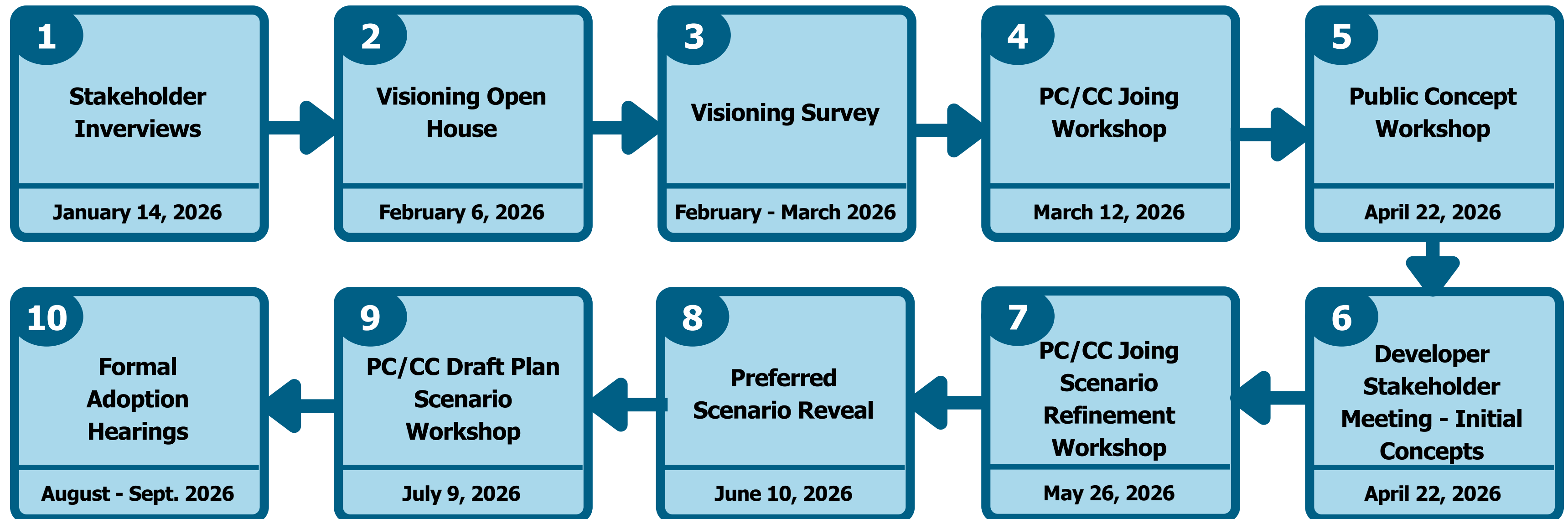


The Process



Engagement Synopsis

Since January 2026, the City Center planning process has been shaped by input from local stakeholders and elected officials to identify priorities and guide the preferred City Center vision.



Engagement Takeaways



Renderings from the Final Concept



View 1: Looking west-southwest along Washington Boulevard and the 38th Street extension.



View 2: Looking northwest along Washington Boulevard, south of 38th Street.



View 3: Looking south along Washington Boulevard, from the intersection of 37th Street.

Renderings from the Final Concept



View 4: Looking north along Kiesel Avenue towards Macey's

Renderings from the Final Concept



View 5: Looking into the public plaza



QUESTIONS?