



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

THURSDAY, SEPTEMBER 17, 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 Brittany Rocha, Commissioners Robert Bruderer, Adam Ritchie & Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

Katie Wahlquist and Norbert Didier

PLANNING COMMISSION MEMBERS ABSENT

Brian Mitchell

STAFF PRESENT

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

NO OTHERS PRESENT

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

cms7files.revize.com/southogdennew/PC260917_1636WS.mp3?t=20260918102354
[0](#) or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Chair Rocha called the meeting to order at 5:54pm. She then entertained a motion to open the work session 00:00:19

Commissioner Bruderer moved to begin the Planning Commission work session for September 17, 2026. The motion was seconded by Commissioner Ritchie. All those present voted aye.

II. REVIEW OF AGENDA ITEMS

No discussion

III. DISCUSSION ITEMS

A. Quick recap of American Planner Association Fall Conference

- Planner Alikea Murphy Will have a full presentation recap at a later date.
00:01:05
- Chair Rocha and Commission Bruderer attended the conference and shared their feed back.
00:03:09

B. Go over possible changes to carport code (10-14-22)

- Planner Murphy gave an overview of potential changes, recent research and what surrounding cities do. 00:06:06
- Questions/Discussion by Commission 00:08:32

Commission suggested staff research more and put the discussion and recommendations on a future agenda.

C. Go over possible changes to the definition of Frontage (10-2-1)

- Planner Murphy gave an overview and will put on a future meeting.
00:15:05

IV. ADJOURN

- At 6:00pm, Chair Rocha called for a motion to close the work session
00:16:07

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

PLANNING COMMISSION MEETING MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Brittany Rocha, Commissioners Robert Bruderer, Adam Ritchie, Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

Katie Wahlquist, Norbert Didier

PLANNING COMMISSION MEMBERS ABSENT

Brian Mitchell

STAFF PRESENT

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NO OTHERS PRESENT

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

cms7files.revize.com/southogdennew/PC260917_1707Me.mp3?t=202609181027160

or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

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

Commissioner Bruderer moved to open the meeting, followed by a second from Commissioner Ritchie. All those present voted aye.

II. PUBLIC COMMENTS

- Chair Rocha recognized no attendees in the audience so open and closed public comment. 00:00:28

III. ZONING ITEMS

A. Discussion on City Center Plan Recommendations

- Planner Murphy gave an overview of the presentation slides providing general Form Base Code recommendations, Kiesel specific recommendations, and other items for consideration and a timeline. 00:01:05
- Questions/Discussion by Commission 00:15:10
- Commission considered public hearing and notification schedule and discussed priorities to focus on first and recommended to staff changing the second meeting date in December due to the holiday. 00:17:12

B. Discussion on Moderate-Income Housing Strategies / Timelines

- Planner Murphy presented an overview on definitions 00:36:34
- Questions/Discussion by Commission 00:40:35
- Planner Murphy presented the strategies and timeline change. 00:41:16

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of August 13, 2026 Planning Commission Minutes

- Chair Rocha asked if anyone had changes to the August 13, 2026 meeting minutes.
- The Recorder noted we were missing copies of emails received for the City Center Public hearing that were submitted prior to the meeting and will get them added.

Chair Rocha called for a motion to approve the August 13, 2026 minutes
00:49:24

Commissioner Caldwell moved to approve the minutes with changes. Commissioner Bruderer seconded the motion. All present voted aye.

C. STAFF REPORTS

Short-term rental continuation

- Planner Murphy provided update in the process and discussed a public hearing for this topic in October. 00:49:59
- Commission discussed postponing a hearing and further discussion till after the additional City Center work sessions are complete. 00:51:39

D. OTHER BUSINESS

- Planner Murphy asked everyone to follow up with any training they have completed.

00:52:56

E. ADJOURN

- At 7:10pm, Chair Rocha called for a motion to adjourn

00:54:18

Commissioner Bruderer moved to adjourn. Commissioner Caldwell seconded the motion. The voice vote to adjourn was unanimous.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, September 17, 2026.



Danielle Bendinelli, City Recorder

October 8, 2026
Date Approved by the Planning Commission