



NOTICE AND AGENDA
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
THURSDAY, AUGUST 8, 2019

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting August 8, 2019, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah.

A briefing session will be held at 5:30 pm in the conference room and is open to the public.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES - Chairman Raymond Rounds

II. SPECIAL ITEMS

- A.** Consideration of Request for Second Driveway Located at 5035 Burch Creek Drive
- B.** Discussion on Accessory Dwelling Units (ADUs)

III. OTHER BUSINESS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- A.** Approval of June 13, 2019 Meeting Minutes
- B.** Approval of July 11, 2019 Meeting Minutes

V. PUBLIC COMMENTS

VI. ADJOURN

Posted and emailed to the State of Utah Public Notice Website on August 5, 2019

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted in three public places with the South Ogden City limits on _August 5, 2019. These public places being City Hall (1st and 2nd floors), the city website (www.southogdencity.com), and emailed to the Standard-Examiner. Copies were also mailed to each commissioner.


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 Leesa Kapetanov at 801-622-2709 at least 48 hours in advance.

STAFF REPORT



SUBJECT: Consideration of a Second Driveway/Circular Driveway for a Residence at 5035 Burch Creek Dr.
AUTHOR: Mark Vlastic
DEPARTMENT: Planning
DATE: August 8, 2019

BACKGROUND

The property is a corner lot located on the southwest corner of Burch Creek Drive and Doreen Drive. A narrow single-wide driveway is currently located on Doreen Drive, providing access to a wider parking pad close to the house. The site slopes significantly downward from the parking pad toward both streets, making access steep and challenging.

The applicant would like to add a second driveway from Burch Creek Drive to the parking area, creating a circular driveway in the process. The applicant indicates that the proposed driveway would not be used as the primary access, although they would like it to help with wayfinding, as the current driveway is located on Doreen and the home is addressed on Burch Creek Drive.

Since detailed drawings and dimensions have not been provided, online maps and street side photos were used to better understand the site and conditions. Based on those assessment, it is assumed that the current pad is approximately 20'-25' wide, and the driveway is approximately 10' wide. The existing driveway is quite steep and relatively narrow, which makes backing a trailer onto the pad difficult and dangerous, according to the applicant.

DISCUSSION

The Planning Commission has been reviewing requests for second driveways and circular driveways for many years. Approximately 20 years ago, South Ogden established policies to help the planning commission, staff and property owners understand which requests are acceptable and to thereby help ensure consistent and fair decision-making.

In general, the policy permits a second driveway/circular driveway on corner lots, as indicated below:

Corner lots. Most corner lots are able to add an additional drive approach for parking in the rear yard or a circular drive connecting with both streets. Even where the existing drive is doublewide, an additional approach has been

granted to access a basement level or provide for disabled occupants to more easily use the dwelling. Because of the rear yard open space required, 15 feet for corner lots, the parking spaces may not be covered with a carport or garage. Difficult topography or a restricted sight distance for oncoming traffic may prevent approval of a second drive approach".

RECOMMENDATION

The current policy indicates that most corner lots can include a second driveway / circular driveways. While the site is quite large and able to accommodate the proposed driveway, the topography is steep, requiring significant engineering of the driveway to ensure it meets acceptable standards. Furthermore, the thick vegetation lining the street frontage north of the proposed driveway limits sight distance, potentially creating an unsafe access and exit conditions.

Staff therefore recommends that the application be approved with the following conditions:

- 1) That the proposed driveway be professionally engineered and submitted to the city for approval; and
- 2) That the thick vegetation south of the site be removed for a minimum distance of five-feet from the street edge, and that existing trees and tree branches be trimmed a minimum of 10' above the bottom of the trunk in order to provide clear sight distance from the street corner to the proposed driveway.

POSSIBLE MOTIONS

1. **NEGATIVE MOTION**
Recommendation that the application is denied.
2. **POSITIVE MOTION**
Recommendation that the application is approved.
3. **POSITIVE MOTION WITH MODIFICATIONS AND/OR ADDITIONS**
Recommendation that the application is approved with the following modifications and/or additions: _____.

planning commission

south ogden city

REQUEST FOR SECOND DRIVEWAY ACCESS

Owners Name SEAN & KAYLI RIVERA Phone 801-628-4728 email SEANRIVERA81@GMAIL.COM
801-645-2524 email KAYLI RIVERA16@GMAIL.COM

Address 5035 BURCH CREEK DR. City SOUTH OGDEN State UT Zip 84403

Property Address: 5035 BURCH CREEK DR. SO OGDEN UT 84403

Please attach a site plan to this application. The plan should show all existing approaches and driveways as well as the requested approach and driveway, including the width of the approaches. The site plan should also show the location of the existing house, garage, carports etc. as well as any proposed structures. Please use the lines below to give any details you would like the planning commission to consider with your request.

CURRENTLY WE HAVE A SINGLE CAR DRIVE WAY LOCATED ON DOREN STREET. WE LIVE ON A CORNER LOT AND REQUEST A SECOND ACCESS ON BURCH CREEK. IT WILL PRIMARLY BE USED AS A PULL THROUGH FOR OUR TRAILER. DOREN IS A STEEP ROAD, WE FEEL THIS IS A MUCH SAFER OPTION. WE HAVE SPENT CONSIDERABLE RESOURCES IMPROVING THE LOT FROM ITS PREVIOUS STATE. THANKS

Fee - \$75

The P.C. action is subject to appeal to the Hearing Officer. Appeal must be filed with the City Recorder, by any interested party, within 14 days from the date of the P.C. written decision.

OFFICE USE

Request for Recommendation sent to the following by copy and return of this form:

	Date	Received back
Public Works -	_____	_____
Building Inspector -	_____	_____
Other	_____	_____

RECOMMENDATION: (INCLUDE ATTACHMENT)

PLANNING COMMISSION ACTION:

APPROVED _____ DENIED _____ Date _____

Applicant notified - Date _____

APPLICANT'S AFFIDAVIT

State of UTAH
County of WEBER

I (we) SEAN & KAYLI RIVERA, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit,
5035 S. BURCH CREEK DR So. OGDEN and that the statements and answers contained herein, in
Property Address 84403
the attached plans and other exhibits, thoroughly and to the best of my ability, present the argument
in behalf of the application. Also, all statements and information are in all respects true and correct, to
the best of my knowledge and belief.

Dated this _____ day of _____, _____.

Signed: [Signature]
Property Owner or Agent

[Signature]
Property Owner or Agent

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

Notary Stamp

AGENT AUTHORIZATION

State of UTAH
County of WEBER

I (we) SEAN & KAYLI RIVERA, the sole owner(s) of the real property located
Property Owner(s)
at 5035 S. BURCH CREEK DR So. OGDEN South Ogden, Utah do hereby appoint
Property Address 84403
_____, as my (our) agent to represent me (us) with
regard to this application affecting the above described real property, and to appear on my (our)
behalf before any city boards considering this application.

Dated this _____ day of _____, _____.

Signed: _____
Property Owner

Property Owner

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

Notary Stamp

Proposal for 2nd Driveway

Property Owners: Sean and Kayli Rivera

Property Address: 5035 Burch Creek Dr. South Ogden, UT 84403

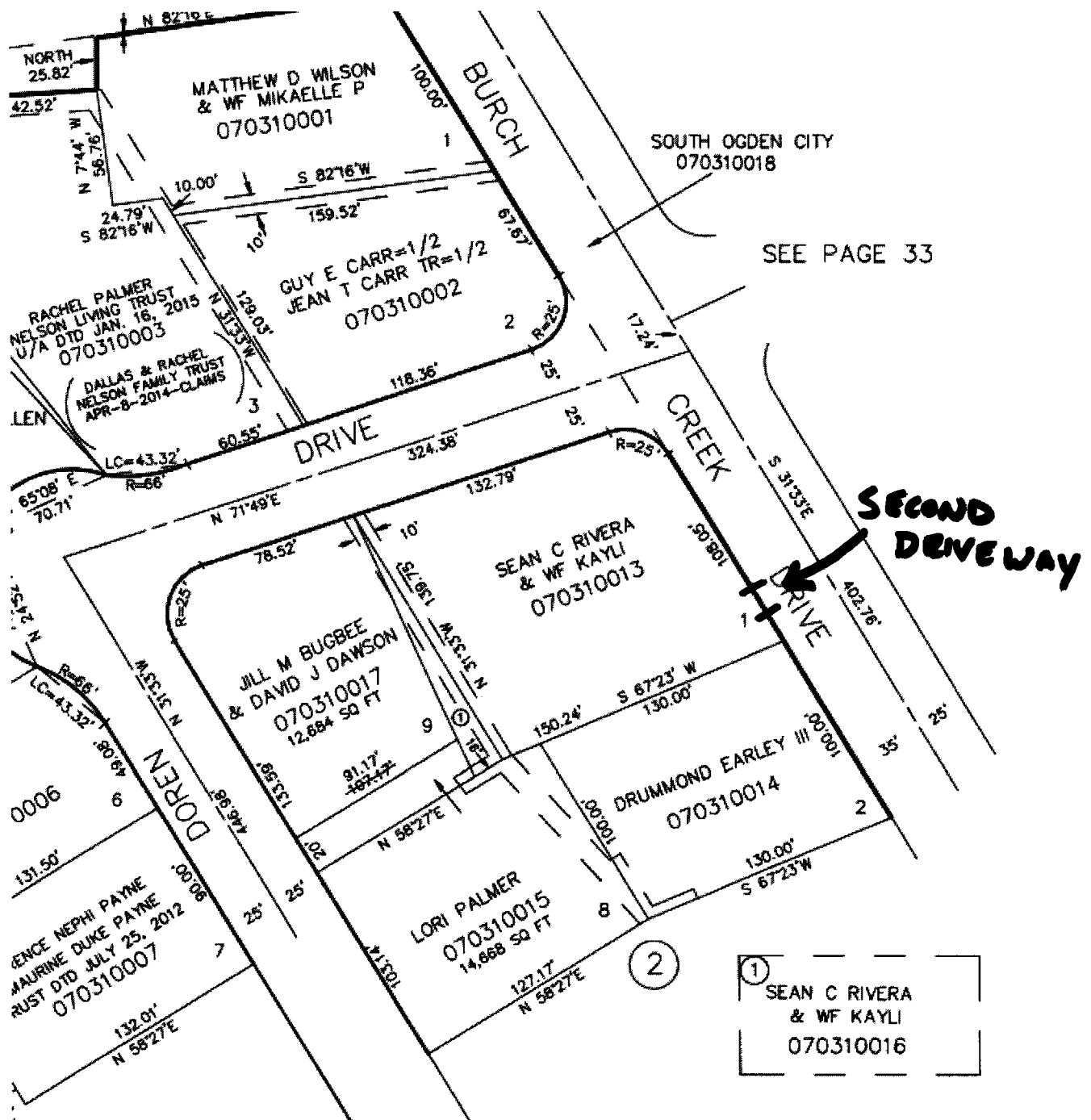
Legal Property Description: Provided in Application Package

We purchased the home at 5035 Burch Creek Drive in October of 2018. The entire East side of the property was filled with tree stumps, garbage trees, a broken chain link fence and weeds. The space was not usable. In April of 2019, we hired a professional landscape company to come and rip out all the tree stumps and clear out the area, so that we could landscape a usable area for our trailer to be parked and make the property look nice. In July of 2019, the landscape company came back to install the boulders for the retaining walls and pave a road with road base and crushed rock. He also had ripped out the broken fence and graded it. Our next step is to sod the strip of dirt that faces Burch Creek Dr so that it looks nice. In the fall we will plant trees throughout the newly landscaped area of our property so that we have privacy and also so that it ties into the rest of the neighborhood.

We are proposing to have a second driveway put in on Burch Creek Dr. This is so that we can safely pull our trailer through from our original driveway on Doren Dr, onto the new road, and out to Burch Creek Dr. . It would be extremely difficult to back our trailer into our property from Doren Dr, with it being so steep and with our driveway only being a single car wide. We do not plan to have this new access be a main access to the property, just an exit for when we take the trailer out. Also, our address is 5035 Burch Creek Dr, but our driveway is on Doren. Having this access may make our home easier to find. I hope you consider our proposal, as we have done a lot of work to make our property attractive and use the acreage we have wisely. If there are any questions, please let us know, we would be happy to answer them.

Sincerely,

Kayli Rivera



1000

EAST OF SULLY CREEK
IN SOUTH OGDEN CITY
SCALE 1" = 60'

HEILIGENBERG H.T.

$$\mathbb{E} = -\Delta_{\mathbb{R}^2} \quad (1.2)$$
[illegible]

$\alpha \in \mathcal{M}(\mathbb{R}^n, \mathcal{M}^n)$ and $\beta \in \mathcal{M}(\mathbb{R}^n, \mathcal{M}^n)$ are two $\mathcal{M}^n$ -valued measures on $\mathbb{R}^n$ such that $\alpha \ll \beta$ and $\beta \ll \alpha$. Then $\alpha \ll \beta$ and $\beta \ll \alpha$ if and only if $\alpha \ll \beta$ and $\beta \ll \alpha$.

SEE PAGE 32

**Ownership and Current References**[Print Page](#)[Close Window](#)**Parcel # Township/Range/Section:****07-031-0016 5N/1W/16**

Change Dates: Owner: **RIVERA, SEAN C & WF** Property Address: Prior Parcels:
Name: 22-OCT-2018 Second: **KAYLI RIVERA**
Tax Unit: 14-APR-1980 Care of:
Tax Unit: 27 Street: **5035 S BURCH CREEK DR**
City/State/Zip: **SOUTH OGDEN UT 844034280**

Additional Names:

Current References:	Seq	Entry Nbr	Book/Page	Kind of Instr	Deed Date	Record Date
	1	2948146		WARRANTY DEED JT	10-19-2018	22-OCT-2018

Comments:

Legal Description:

PART OF LOT 9, BLOCK 2, KAMMEYER ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT MOST EASTERLY CORNER OF SAID LOT 9; RUNNING THENCE SOUTH 58D27' WEST 16.0 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 31D33' EAST 139.75 FEET TO THE POINT OF BEGINNING.

Run Date: July 25, 2019, 9:33 am

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**Weber County Government
Property Information System****Ownership and Current References**[Print Page](#)[Close Window](#)**Parcel # Township/Range/Section:****07-031-0016 5N/1W/16**

Change Dates:
Name: 22-OCT-2018
Tax Unit: 14-APR-1980

Owner: **RIVERA, SEAN C & WF**
Second: **KAYLI RIVERA**
Care of:
Street: **5035 S BURCH CREEK DR**
City/State/Zip: **SOUTH OGDEN UT 844034280**

Property Address:

Prior Parcels:

Tax Unit: 27

Additional Names:

Current References:	Seq	Entry Nbr	Book/Page	Kind of Instr	Deed Date	Record Date
	1	2948146		WARRANTY DEED JT	10-19-2018	22-OCT-2018

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Run Date: July 25, 2019, 7:57 am

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04/17/2019



VIEW FROM BURCH CREEK TO
SECOND DRIVEWAY



GRASS & TREES







PROPOSED SECOND DRIVEWAY





SIDE YARD BEFORE PREVIOUS OWNER CUT DOWN
TREES. ALSO SHOWS LOCATION FOR SECOND DRIVE
WAY



CURRENT DRIVEWAY AND TREES PREVIOUS OWNER CUT
DOWN



~~PREVIOUS~~

PREVIOUS OWNER HAD CUT DOWN TREES
AN LEFT A LARGE MESS





N

DOREN DRIVE

BIRCH CREEK DRIVE

144 FT

CURRENT RV PARKING

45 FT

12 FT

CURRENT DRIVEWAY

21 FT

70 FT

YARD

HOUSE

60 FT

SECOND DRIVEWAY

21 FT

Planning Commission Report

Subject: Continued Discussion on Whether to Allow Accessory Dwelling Units (ADUs) in South Ogden City

Author: Mark Vlastic

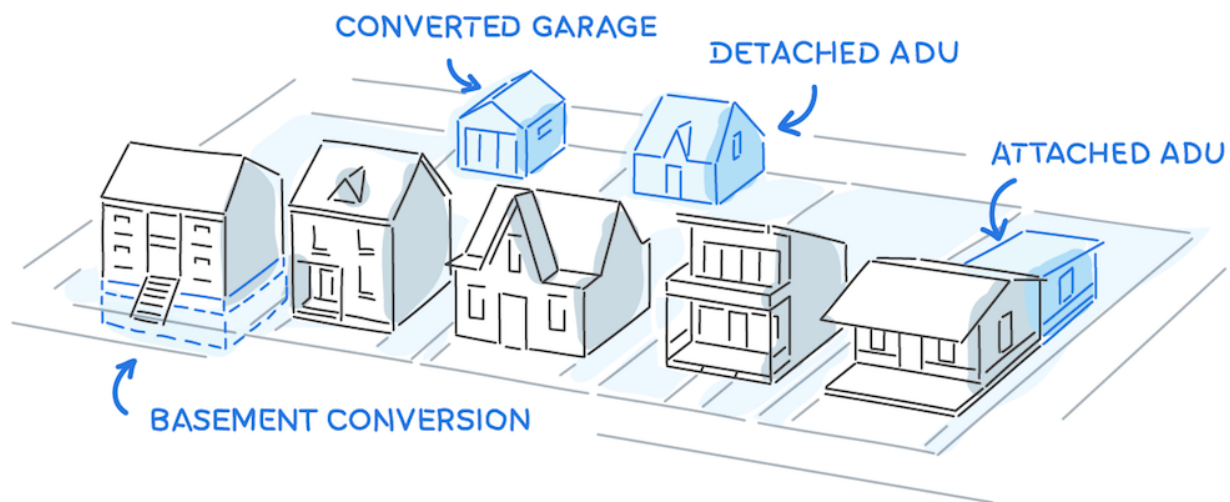
Department: City Planner

Date: August 8, 2019



Like other communities in our rapidly-growing state, South Ogden is considering many options for providing affordable housing options. **Accessory Dwelling Units (ADUs)** are one idea that has gained some support in recent months and years.

As illustrated below, ADUs can come in a variety of forms. They are in essence an additional, self-contained housing unit that is secondary to a main residence. ADUs are sometimes referred to as “mother-in-law” apartments or “granny flats,” since their origins were to provide space for extended family members.



As requested, staff has reached out to the list of communities identified known to have ADU ordinances in place. This has been prepared as a matrix, as follows.

City	Code	# of Yrs	ADU Type Allowed						Conditional Use Permit	Owner Occupation	Max. Sq. Ft. Allowed	Purpose for Ordinance	Specific Areas	How were these areas chosen?	What works well?	What doesn't work well?	Any changes you are making or would like to make?	Other Comments
			Detached	Basement	Attached	Garage Attached	Garage Conversion	Above Garage										
Orem	X	5		X	X				X	X	1200 sf	Problems with enforcing illegal ADUs, spurred conversation about housing affordability/senior options	All single family zones except R5; students have their own overlay zone	Lot size, R5 is being phased out	Very popular, many applications, no real complaints		Maybe add detached units	
Draper	X	~7	X						X		50% of primary dwelling	Guest accommodations	All single family zones; min. lot requirement; architecture, size, and parking requirements			Guesthouses not very popular. Code only addresses detached ADUs, not basement apartments etc. Those are popular but not allowed.	Would like to implement code for basement apartments	
London	X	~10	X	X	X	X		X	X	X	1500 sf	Moderate income and senior housing options; no multi-family zone so allows residential zones to provide options while maintaining character	All residential zones		Very popular, issued separate handbook to help educate	Requirement for two additional off-street parking and no doors facing streets	Recently added basement or detached units, increased allowable size from 1000sf to 1500sf or 40% of primary dwelling, fee reductions	
Sandy	X	11		X	X				X	X	800 sf or 30% of primary unit, whichever is less	To meet affordable housing regulations	All single family zones; Guesthouse and Basement apartment require permit, mother-in-law apartment only requires director approval; only basement apartment can be rented out		Owner-occupation helps with enforcement, also apartment must be subordinate (800sf or 30%) so the house can't be chopped in half	Still many illegal apartments, but no one likes to tell on their neighbors; HOA rules often override the city allowed use (City chooses not to challenge the HOA)	CU permit expires at the property sale, this is technically not legal per Utah law but they haven't been challenged yet	
Mapleton	X	11	X	X	X	X		X	X	X	1000 sf	Many people overbuilt their homes, looking for income and a way to fill underutilized space	All residential zones, min lot size 1/3 acre for attached, 1 acre for detached	Denser residential zones have less room to meet the off-street parking requirement		High fee for CU permit; family is exempt from permit but this leads to a lot of dishonesty	Would remove the family exemption and lower the CU permit fee	
Eagle Mountain	X	14	X	X	X				X	X	800 sf or 30% of primary unit, whichever is greater	Option for residents to rent portion of home for additional income	Single family zones		Flexible with permitting, separate ordinance for second kitchens helps curb some illegal rentals	Ordinance requires separate address which causes trouble with grouped mailboxes	Will evaluate as problems arise, but city is still young	
Murray	X	10	X	X	X	X	X		X	X	1000 sf or 40% of primary unit	Problems with enforcing illegal ADUs (apartments), spurred conversation about housing affordability/senior options	Single family zones		Seems to be working very well, very large number of ADU applications	Most ADUs in city existed before ordinance and now need to be up to code, large investment for property owners; short term rentals not allowed which some don't like	Would like to reduce setback requirements for detached units, particularly at the rear property line; would like to allow ADUs in multi-family zones so single family homes in these zones can apply; need to emphasize building permit with residents, create handbook	
Bountiful	X	<1	X	X	X				X	X	40% of primary unit	Affordable housing concerns from both sides - owner and renter	Single family zones			Parking requirement is tough - requires 2 of 4 on-site parking spaces to be in a garage		Make sure there is an understanding of owner occupation, sign a deed of restriction. Many realtors try to sell homes as duplex when they are single family.

City	Code	# of Yrs	ADU Type Allowed						Conditional Use Permit	Owner Occupation	Max. Sq. Ft. Allowed	Purpose for Ordinance	Specific Areas	How were these areas chosen?	What works well?	What doesn't work well?	Any changes you are making or would like to make?	Other Comments
			Detached	Basement	Attached	Garage Attached	Garage Conversion	Above Garage										
West Point	X	A long time	X	X	X				X	X	< 50% of primary unit	Relief for homeowners, affordable housing	All residential zones	Only immediate family, disabled, clergy allowed	Require signature of understanding from neighbors - reduces complaints	Some issues with parking	Possibly extend to non-family residents	
Provo	X	6+		X	X				X	X	< 50% of primary unit	"to provide flexibility for the changes in household size associated with life cycle; to offer financial security for home buyers; and to offer security against problems associated with frailty in old age"	S-Overlay: single family neighborhoods near university; A-Overlay: Single family near downtown; RC: frozen areas around downtown and university which permit existing legal uses prior to 2002, including ADUs	Proximity to university and downtown. Many are reactive to enforcement issues or protest for change from residents.	Increased owner occupancy in older/transitioning parts of the community	Enforcement issues, especially regarding students. Many neighbor complaints.	Developing revisions now: New requirements for rental dwelling license, housing overlays in the same chapter in code to avoid redundancy, allowing detached units (S-overlay used to only allow basements).	Routinely send letters to homes within the overlay when changes are made to the code.
Payson	X	2		X	X				X	X	< 50% of primary unit	Was previously just an overlay, but process was too cumbersome	Single family dwellings in any residential or agricultural zone	Patterned after Provo ordinance but applied citywide	Seems to work very well but few have applied	Not sure how to grandfather past conversions that were done illegally years ago		Haven't really considered detached since the demand hasn't been there. Emergency services have concerns about responding to accessory buildings.
Taylorsville	X	3		X	X				X	X	30% of primary unit or two bedrooms	Response to illegal conversions near SLCC	Single family zones		Feels ordinance is fairly moderate, neither really strict or liberal	Really not much interest, hundreds of apartments flying illegally under radar. Garage conversions are particularly scary.	Would be nice not to require the CU permit, just one more hoop for people to have to jump through	
Salt Lake City	X	10+, recent revision in 2018	X	X	X	X	X	X	X	X	< 50% of primary unit	In response to affordable housing crisis, increasing population in single-family neighborhoods w/o altering character, increasing transit use and sustainability	All residential zones, single family requires conditional use permit	Trying to make more properties qualify as previous versions excluded many	Have seen a lot of inquiry and applications since revision	Older properties are tough to meet codes for fire access, sewer connection requirements		Structure size and height are key to be explicit with, this is the topic of most questions they receive
Grand County	X	11	X	X	X	X	X	X	X		1000 sf	Affordable housing	All residential zones; separate ordinance for employee housing in commercial zones			Not seeing as much constructed as had hoped with the relaxed regulations - maybe impact fees are too high	Recently removed owner occupancy requirements, lot size requirements, and increased building size	
Summit County	X		X	X	X	X	X	X			1000 sf	Seasonal housing, affordable housing						
Weber County	X	5+		X	X				X	X	800 sf or 25% of primary unit	Affordable housing regulations	All single-family dwellings				Maybe add detached ADUs; would like to create more holistic code with less restriction on CU, sq. footage, living space attachment	

Summary

The various ADU ordinances investigated vary widely in why they were established, how long they have been in place, how extensive they are applied, and according to what they are trying to achieve. Most have been in place for a number of years. The majority of existing ADU codes are focused on internal conversions within an existing home and require the owner to reside in the main house. The newer ordinances tend to address ADUs more comprehensively, permitting them throughout most residential zones and providing wide leeway regarding the types and design of the units themselves.

In general, existing ADU ordinances can be placed into two three general categories:

- Attempts to address the proliferation of mother-in-law apartments in urban areas;
- Attempts to align elderly homeowners with young renters as a mutual benefit for both;
- Attempts to offset over-invested properties and high-cost housing; and
- To encourage and support affordable housing.

As the planning commission moves forward, the reason for moving forward (or not) with an ADU ordinance must be clear. Once clear, staff can move forward with the development of ordinances and codes.

Key Questions to be answered:

- Why accommodate ADUs? Is there a pressing need or demand? Does such a change help meet other goals, such as affordable housing?
- What types of ADUs are appropriate? Are some more appropriate than others?
- Where should ADUs be allowed? In all residential zones, zones with lots of space, areas with access to transit and services?
- What are some of the specific parameters to be considered when developing an ADU ordinance? Examples include size, height, type (attached, detached, above garage, garage replacement, internal), parking requirements, owner occupancy requirements, process, administration and review.

It should also be noted that ADUs address only long-term rentals. If short-term rentals (Airbnb, etc). is to be considered, that is a separate topic.



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JUNE 13, 2019

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Raymond Rounds, Commissioners John Bradley, Scott Amos, Jeremy Howe, Mike Layton, Jerry Jones, and Steve Pruess

STAFF PRESENT

Assistant City Manager Doug Gailey, City Planner Mark Vlastic, and Recorder Leesa Kapetanov

OTHERS PRESENT

There was no one else present at the meeting.

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

http://cms7.revize.com/revize/southogden/document_center/Sound%20Files/PC190613_1739.mp3 or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting in the conference room adjacent to the council chambers and was open to the public. The recording for the briefing meeting can be found by clicking this link:

http://cms7.revize.com/revize/southogden/document_center/Sound%20Files/PC190613_1739.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Chair Raymond Rounds began the meeting at 6:16 pm by calling for a motion to open.

00:00:08

Commissioner Bradley moved to open the planning commission meeting. The motion was seconded by Commissioner Pruess. Commissioners Bradley, Pruess, Layton, Howe, Jones, and Amos all voted aye.

- Chair Rounds said it was time to enter a public hearing and entertained a motion to do so

00:00:28

Commissioner Pruess moved to open a public hearing. The motion was seconded by Commissioner Howe. The voice vote was unanimous in favor of the motion.

II. PUBLIC HEARINGS

To Receive and Consider Comments on the Following Items:

- A. Proposed Amendments To SOCC 10-5.1A And 10-5.1B, Allowing Temporary Outdoor Sales Lots Such As Fireworks Stands, Christmas Tree Lots, Etc., In Subdistricts Where Permanent Outdoor Sales Lots Are Not Allowed
- B. Proposed Amendments To SOCC 10-5.1A And 10-5.1B, Adding The Definition Of Drive-Thru

- The chair asked if there were any public comments concerning Item A for the public hearing. No one came forward. He then asked if anyone would like to comment concerning Item B. There were no comments. He then called for a motion to leave the public hearing.

00:01:33

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

III. ZONING ACTIONS

- A. Discussion And Recommendation On Proposed Amendments Allowing Temporary Outdoor Sales Lots Such As Fireworks Stands, Christmas Tree Lots, Etc., In Subdistricts Where Permanent Outdoor Sales Lots Are Not Allowed

- There was no discussion on this item
- Motion

00:02:23

Commissioner Howe moved to recommend allowing temporary outdoor sales lots as recommended by staff. Commissioner Bradley seconded the motion. Chair Rounds made a roll call vote:

Commissioner Howe-	Yes
Commissioner Bradley-	Yes
Commissioner Jones-	Yes
Commissioner Amos-	Yes
Commissioner Layton-	Yes
Commissioner Pruess-	Yes

The motion stood.

- B. Discussion and Recommendation On Proposed Definition Of Drive-Thru

- There was no discussion on this item
- Motion

00:04:22

Commissioner Bradley moved to recommend to the City Council the proposed definition of a drive-thru. The motion was seconded by Commissioner Amos. The chair then made a roll call vote:

Commissioner Pruess-	Yes
Commissioner Layton-	Yes
Commissioner Amos-	Yes
Commissioner Jones-	Yes
Commissioner Bradley-	Yes
Commissioner Howe-	Yes

A positive recommendation will move forward to the Council.

IV. SUBDIVISION ACTIONS

A. Consideration of Amendment to Community Center Subdivision

- There was no discussion on this item
- Chair Rounds called for a motion

00:06:12

Commissioner Howe moved to amend the Community Center Subdivision as proposed, followed by a second from Commissioner Amos. Chair Rounds called the vote:

Commissioner Jones-	Yes
Commissioner Amos-	Yes
Commissioner Bradley-	Yes
Commissioner Layton-	Yes
Commissioner Howe-	Yes
Commissioner Pruess-	Abstained

The Community Center Subdivision was approved.

V. SPECIAL ITEMS

A. Discussion on Whether to Allow Accessory Dwelling Units (ADUs) in South Ogden City

- Staff overview 00:07:08
- The commission watched two videos concerning ADUs. The first video was viewed at <https://www.ksl.com/article/46556314/are-tiny-homes-the-answer-to->

[utahs-housing-shortage](#) , and the second was viewed at <https://youtu.be/zMebqv7-J8> .

- Discussion 00:21:19
- The commission directed staff to gather information from other cities as to how ADUs were regulated and tracked. They said they should also be a part of the general plan discussion.

B. Discussion on Limited Bay Building Types and Number of Bay Doors per Façade

- Staff overview 00:35:29
- Discussion 00:40:11
- The consensus of the Planning Commission was that the code should remain as is and that these types of buildings with more than one bay door should not be accommodated. 00:55:09

VI. OTHER BUSINESS

- It was determined that Commissioners Howe and Jones should be involved in the selection of the firm hired to do the general plan 00:55:37

VII. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of May 9, 2019 Planning Commission Minutes

- Motion 00:58:43

Commissioner Howe moved to approve the May 9, 2019 minutes. Commissioner Jones seconded the motion. All present voted aye.

VIII. PUBLIC COMMENTS

There were no public comments.

- At this point in the meeting, Planner Mark Vlasic said he would not be in attendance at next month's meeting. He asked if the commission would like to cancel the meeting, or still hold it. The commissioners determined they would cancel the meeting. 00:59:22

171 **IX. ADJOURN**

172 At 7:17 pm, Chair Rounds called for a motion to adjourn.

173 01:01:50

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175 **Commissioner Jones moved to adjourn, followed by a second from Commissioner Bradley.**
176 **The vote was unanimous in favor of the motion.**
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209 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
210 held Thursday, June 13, 2019.
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212 
213 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JULY 11, 2019

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Vice Chair John Bradley, Commissioners Scott Amos, Jeremy Howe, Jerry Jones, and Steve Pruess

PLANNING COMMISSION MEMBERS EXCUSED

Chair Raymond Rounds and Commissioner Layton

STAFF PRESENT

City Manager Matthew Dixon, and Recorder Leesa Kapetanov

OTHERS PRESENT

Sallee Orr, Debbie Nielsen, Chris Williams, Derek Johnson, David Hyde

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

http://www.southogdencity.com/document_center/Sound%20Files/PC190711_1813.mp3 or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting in the conference room adjacent to the council chambers and was open to the public. The recording for the briefing meeting can be found by clicking this link: http://www.southogdencity.com/document_center/Sound%20Files/PC190711_1742.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Vice Chair John Bradley began the meeting at 6:15 pm by calling for a motion to open.

00:00:00

Commissioner Pruess moved to open the planning commission meeting, followed by a second from Commissioner Amos. Commissioners Bradley, Pruess, Layton, Howe, and Amos all voted aye.

- Vice Chair Bradley indicated it was time to enter a public hearing and entertained a motion to do so

Commissioner Pruess moved to open a public hearing. The motion was seconded by Commissioner Howe. The voice vote was unanimous in favor of the motion.

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Development Agreement with Steven L. Nielsen for a Nielsen's Frozen Custard and Diner Located at 1498 E 5600 S

- Staff overview 00:01:12
- Vice Chair Bradley invited anyone who wished to come forward and make comment 00:09:33

David Hyde, owner of adjoining business property

00:09:54

Comments and answers from Steven Nielsen, applicant

00:11:17

Unknown Commenter

00:17:42

Derek Johnson, Idlewire Pet Care

00:18:19

- There were no other public comments. The vice chair called for a motion to close the public hearing. 00:23:33

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

III. SPECIAL ITEMS

Consideration and Recommendation on Proposed Development Agreement with Steven L. Nielsen for a Nielsen's Frozen Custard and Diner Located at 1498 E 5600 S

- There was no discussion on this item; however, before the vote, Vice Chair Bradley explained that the development agreement should have a list of the exceptions from the code 00:23:56
- Motion 00:25:36

Commissioner Howe moved to recommend the development agreement to the City Council with the exceptions listed. Commissioner Amos seconded the motion. The vice chair called the vote:

Commissioner Howe-	Yes
Commissioner Pruess -	Yes
Commissioner Jones-	Yes

Commissioner Amos- Yes
Vice Chair Bradley - Yes

The motion stood.

IV. OTHER BUSINESS

There was no other business.

V. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURN

Vice Chair Bradley called for a motion to adjourn.

00:27:41

Commissioner Howe moved to adjourn, followed by a second from Commissioner Amos.
The 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, July 11, 2019.


Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission