



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, SEPTEMBER 12, 2019
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

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

OTHERS PRESENT

Brandon Thompson, Reese Schone, Rich Schone, Corey Bramwell

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/PC190912_1816.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/PC190912_1735.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.

00:00:00

Commissioner Pruess moved to open the September 12 planning commission meeting, followed by a second from Commissioner Bradley. Commissioners Pruess, Layton, Amos, Jones, Bradley, and Howe all voted aye.

The Chair indicated the first item of business would be a public hearing and called for a motion to enter into a public hearing. 00:00:44

Commissioner Howe moved to enter into a public hearing. The motion was seconded by Commissioner Amos. All present voted aye.

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Hilltop Gardens Subdivision

- Staff Overview 00:01:09
- Call for public comments 00:02:18
- There were no comments. Chair Rounds called for a motion to close the public hearing 00:02:55

Commissioner Bradley moved to close the public hearing. Commissioner Jones seconded the motion. The voice vote was unanimous in favor of the motion.

III. ZONING ACTIONS

A. Discussion and Recommendation on the Hilltop Gardens Subdivision Located at 3792 Grant Avenue

- Discussion by Planning Commission 00:03:20
- Motion 00:07:28

Commissioner Jones moved this action be approved subject to adherence to the engineer's report. The motion was seconded by Commissioner Howe. The chair asked if this was being recommended to the City Council; staff answered that it was. The chair stated that a yes vote was to recommend the subdivision be approved to the City Council. **The voice vote was unanimous in favor of the motion.**

City Recorder Kapetanov then pointed out that since this was a new subdivision, it did not need to be approved by the City Council and that the Planning Commission should actually approve it.

Commissioner Jones moved to approve the subdivision subject to adherence to the engineer's comments. Commissioner Howe again seconded the motion. All present voted aye.

B. Discussion and Recommendation on the Regency at Crossroads Lot 9 Subdivision Amendment Located at 1452 Ridgeline Drive

- Staff overview 00:09:47
- Motion 00:12:02

Commissioner Bradley moved to recommend approval of the amendment of the Regency at Crossroads Lot 9 Subdivision. The motion was seconded by Commissioner Amos. The voice vote was unanimous in favor of the motion.

IV. SPECIAL ITEMS

A. Discussion on Allowing Manufacturing Use in City Center Core Subdistrict and Set Date for a Public Hearing

- Staff overview 00:12:30
- Discussion 00:19:43
- Direction to staff 00:25:36

B. Discussion on Cannabis Pharmacies and Where They Should Be Allowed in the City

- Staff overview 00:31:07
- Discussion 00:39:37

C. Discussion on Hard Surface Driveways and If They Should Be Required

- Staff overview 00:50:41
- Discussion 00:55:50

V. OTHER BUSINESS

- Update on General Plan by Assistant City Manager Doug Gailey
01:05:11
- Discussion on gravel in parking strips
01:06:24
- Approval of submitted engineering for 5035 Burch Creek Dr.
01:08:46
- Staff report on Staff Review Committee projects
01:12:29
- Discussion on cancelling October meeting
01:14:14
- Vote to cancel October meeting
01:14:57

Commissioner Layton moved to cancel the October Planning Commission meeting, followed by a second from Commissioner Pruess. The voice vote was five votes in favor and one vote against the motion. The motion passed.

- Update on other projects in the city
01:15:26

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of August 8, 2019 Meeting Minutes

- Motion 01:18:10

Commissioner Jones moved to approve the August 8, 2019 Meeting Minutes. The motion was seconded by Commissioner Amos. The voice vote was unanimous in favor of the motion.

VII. PUBLIC COMMENTS

Brandon Thompson, co-applicant to allow manufacturing in City Center Core Subdistrict

01:18:33

Note: Commissioner Jones had to leave the meeting at 7:49 pm during Mr. Thompson's comments.

Based on Mr. Thompson's comments, the commissioners held another vote to hold the October meeting instead of cancelling it.

Commissioner Howe moved to hold the October meeting. Commissioner Amos seconded the motion. The voice vote was four ayes and one nay. The motion stood.

01:43:04

Commissioner Bradley moved to hold the October meeting on October 17. There was discussion on several dates, but no one seconded to the motion. The motion died.

01:45:26

VIII. ADJOURN

Chair Raymond Rounds called for a motion to adjourn.

01:48:38

Commissioner Howe moved to adjourn, followed by a second from Commissioner Layton. The 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 12, 2019.


Leesa Kapetanov, City Recorder

October 10, 2019
Date Approved by the Planning Commission