



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JANUARY 9, 2020
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 and Recorder Leesa Kapetanov

OTHERS PRESENT

Brandon Thompson, Wes Stewart

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

https://www.southogdencity.com/document_center/Sound%20Files/2020/PC200109_1809.mp3

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

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

https://www.southogdencity.com/document_center/Sound%20Files/2020/PC200109_1734.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Chair Raymond Rounds began the meeting at 6:15 pm by calling for a motion to open.

00:00:00

Commissioner Jones moved to open the January 9, 2020 planning commission meeting, followed by a second from Commissioner Bradley. Commissioners Pruess, Layton, Amos, Jones, Bradley, and Howe all voted aye.

The chair then announced it was time to enter into a public hearing and called for a motion.

Commissioner Howe moved to enter into the public hearing. Commissioner Amos seconded the motion. The voice vote was unanimous in favor of the motion.

00:00:36

II. PUBLIC HEARING

To Receive and Consider Comments on the Following Items:

A. Proposed Amendments to SOC 10-5.1A-4 and 10-5.1B-4, Defining Cannabis Pharmacies and Where They Should Be Allowed in the City

- The chair invited anyone who wished to come forward and speak

Wesley Stewart

Mr. Stewart spoke against allowing cannabis pharmacies. He gave a handout to the commissioners. See Attachment A.

00:02:07

B. Proposed Amendments to SOCC 10-17, Requiring Hard Surface Driveways and Parking Pads in South Ogden and Requiring a Building Permit to Install Them

- Chair Rounds invited those wishing to speak to this item to come forward
- There were no public comments on this item. The chair called for a motion to close the public hearing

00:10:23

00:11:20

Commissioner Amos moved to close the public hearing. The motion was seconded by Commissioner Bradley. All present vote aye.

III. ZONING ACTIONS

A. Discussion and Recommendation on Proposed Amendments to SOC 10-5.1A-4 and 10-5.1B-4, Defining Cannabis Pharmacies and Where They Should Be Allowed in the City

- Staff overview 00:12:35
- Discussion 00:13:22
- Motion 00:34:57

Commissioner Bradley moved to recommend to the city council approval of the proposed amendments defining cannabis pharmacies and where they should be allowed in the city. The motion was seconded by Commissioner Jones. The chair then called the vote:

Commissioner Howe -	Yes
Commissioner Layton -	Yes
Commissioner Pruess -	No
Commissioner Bradley-	Yes
Commissioner Jones -	Yes
Commissioner Amos -	Yes

The motion stood.

B. Discussion and Recommendation on Proposed Amendments to SOCC 10-17, Requiring Hard Surface Driveways and Parking Pads in South Ogden and Requiring a Building Permit to Install Them

- Discussion 00:36:43
- Motion 00:40:36

Commissioner Howe moved to recommend to the city council to adopt the amendments to SOCC 10-17 with changes to 5c, adding the same language as in 5a and b, and removing the stray #9. Commissioner Pruess seconded the motion. Chair Rounds called the vote:

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

The amendments were recommended to forward.

C. Consideration of Final Approval for Community Center Subdivision 2nd Amendment

- Staff overview 00:41:28
- Discussion 00:42:50
- Motion 00:44:36

Commissioner Jones moved to forward the subdivision for approval subject to the city vacating the cul-de-sac. The motion was seconded by Commissioner Bradley. The vote was called:

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

The motion stood.

IV. SPECIAL ITEMS

A. Remanded by City Council: Allowing Non-Retail Manufacturing in the Riverdale Road Subdistrict

- Discussion 00:45:20
- Motion 00:59:24

Commissioner Jones moved to table this item so they could have some more time to think about it. The motion was seconded by Commissioner Layton. The voice vote was unanimous in favor of the motion.

B. Discussion on Planning Commission 2020 Projects and Goals

- Discussion 01:02:20

V. OTHER BUSINESS

- Staff gave an update on a business on the corner of 40th and Liberty
01:07:16
- Commissioner Howe asked for building and Staff Review Committee updates
01:10:57
- Chair Rounds comments about recent newspaper article concerning the city winning a lawsuit
01:13:32

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of November 14, 2019 Meeting Minutes

- Motion 01:15:52

Commissioner Jones moved to approve the November 14, 2019 meeting minutes, followed by a second from Commissioner Amos. All present voted aye.

VII. PUBLIC COMMENTS

Wesley Stewart 01:16:07

VIII. ADJOURN

Chair Rounds called for a motion to adjourn.

00:50:38

**Commissioner Howe moved to adjourn, followed by a second from Commissioner Jones.
The vote to adjourn was unanimous.**

The meeting concluded at 7:38 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, January 9, 2020.


Leesa Kapetanov, City Recorder

February 13, 2020

Date Approved by the Planning Commission

Attachment A

Handout from Mr. Stewart

[<< Previous Part \(4-41a-3\)](#) [Download Options](#) [PDF](#) | [RTF](#) | [XML](#) [Next Part \(4-41a-5\) >>](#)

Index Utah Code

Title 4 Utah Agricultural Code

Chapter Cannabis Production Establishments

41a

Part 4 General Cannabis Production Establishment Operating Requirements *(Effective 12/3/2018)*

Section 401 Cannabis production establishment -- General operating requirements.
 Section 402 Inspections. *who will monitor the growing, the delivery trucks, etc?*
 Section 403 Advertising.
 Section 404 Cannabis, cannabis product, or medical cannabis device transportation.
 Section 405 Excess and disposal. *← who will monitor,*
 Section 406 Local control. *12 Hr operation 8-8 one police officer salary*

to monitor video & site cost \$80,000/YR for 8 hr shift. Cost to city & residents = \$120,000/YR

Part (4-41a-3) Download Options PDF | RTF | XML Next Part (4-41a-5) >

for 12 hour constant police surveillance.

[<< Previous Part \(4-41a-3\)](#) [Download Options PDF | RTF | XML](#) [Next Part \(4-41a-5\) >>](#)

Disclaimer: Printing should be done from the PDF version of this document and not straight from the browser as such may not display correctly.

How easy can the "pharmacy" for manufacturing cannabis be converted to a full fledged (or other) cannabis user like are sold in other states such as California or Colorado?

State
Senate

350 North State, Suite 320
PO Box 145115
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://senate.utah.gov>

<https://file:///C:/Users/.../Title4/Charter14/4.41a.D4.html?u=C4.41a.D4> 2018120320181203

1/2

O. Surrounding Neighbors have issues with high ground water table & use sump pumps. Water table is high so underground storage of storm water is not viable.

1. Not enough Parking
2. No room for snow removal storage

Underground storage will not work for this.

3. Dumpster (w/odors)
should not be located
by neighboring
residents yard.

Interior Dumpster Location. May need more trash dumpsters.

a nicer end of roadway for Residents
on Diana Street.

5. No Storm Water Detention / Retention Provided. 6. Will Sewer Pipes be increased for increased sewer flow, & when?

7. Who will pay for Construction Traffic caused roadway damage on surrounding streets?

