



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, SEPTEMBER 10, 2020

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on September 10, 2020, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the planning commission may be attending the meeting electronically.

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 John Bradley

II. SPECIAL ITEMS

- A. Discussion on Declaring Property Located at Approximately 5745 Wasatch Drive, Currently Being Used for a Detention Basin, as Surplus to the City's Needs
- B. Discussion on the Following Zoning Codes:
 - 1. Parking Requirements for Multiple-Family Residential
 - 2. Definition and Clarification of "Story"
 - 3. Clarification of Open Space Requirements
 - 4. Row Building Maximum Unit Restriction

III. OTHER BUSINESS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of August 13, 2020 PC Minutes

V. PUBLIC COMMENTS

VI. ADJOURN

Posted and emailed to the State of Utah Public Notice Website on September 4, 2020

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 September 4, 2020. 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: Declaring 5745 Wasatch Drive Surplus
AUTHOR: Doug Gailey
DEPARTMENT: Administration
DATE: September 10, 2020

RECOMMENDATION

Staff recommends declaring the property surplus to the city's needs

BACKGROUND

The city is working with Sky Hazelhurst (Colliers), on the redevelopment of a parcel of property owned by the city and currently being used as a storm water detention basin. The property is on Wasatch Drive at 5745 South (see aerial photo in packet). The proposal is for the city to gift the property to the CDRA with a directive and promissory note for the CDRA to work with the developer for the construction of housing on this property.

ANALYSIS

A preliminary site plan (see your packet) shows this property could be developed to include 39 new multi-family housing units. The developer would take over the liability, operation and maintenance of the city's storm water detention needs and would pay to put the storm water storage under the parking lot of the housing complex. This eliminates the city's liability and the O&M costs the city has in having to maintain this property. In order for this project to move forward, the Planning Commission would first have a public hearing, review the proposal to declare the real property surplus to the city's needs and make a recommendation to the city council regarding the disposition of this property. This is a very unique project and one that has been done in other states to support the need for additional housing and to reduce/eliminate some of the city's O&M costs and liability. This proposal and the agreements that would need to be in place has been reviewed by legal counsel

SIGNIFICANT IMPACTS

This project would reduce the city's operation and maintenance costs while providing additional housing within the city.

ATTACHMENTS

Aerial view of the property

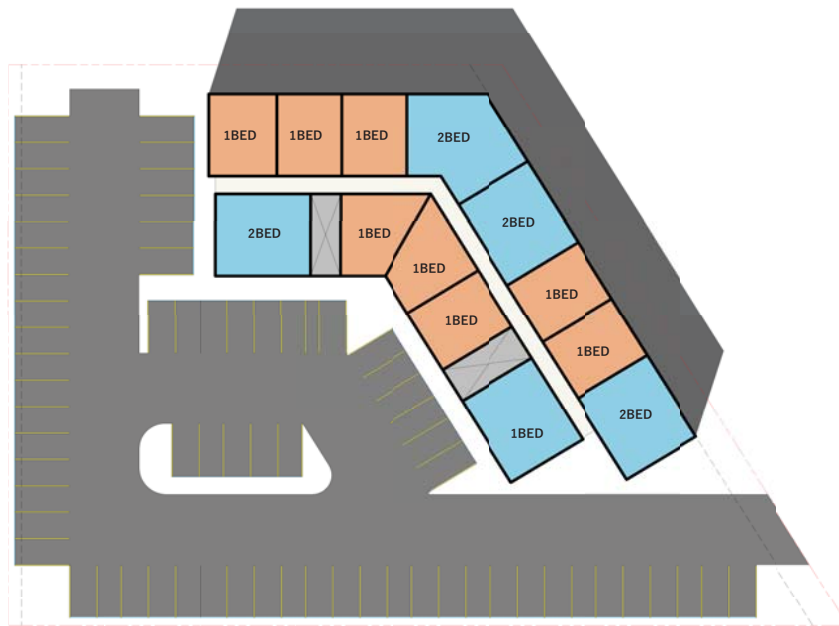
Proposed site plan

Wasatch Detention Basin

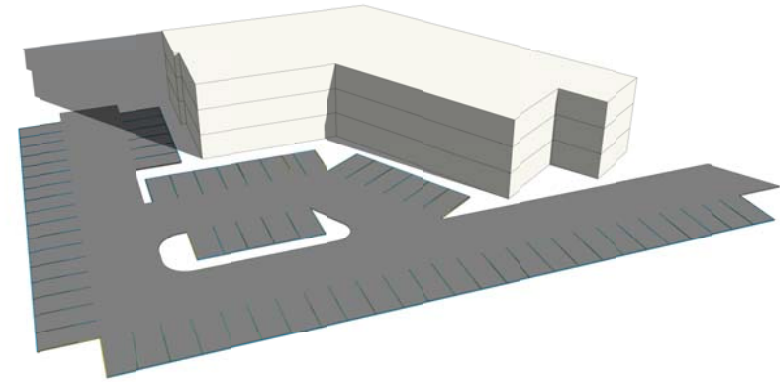
0.90 acres

Legend

-  Feature 1
-  Feature 2
-  Get Away Today Vacations
-  Harrison Blvd @
-  Jiffy Lube 2020
-  Sally Beauty Supply
-  Top of Utah Properties - Keller Williams Realtor



1
C1.1 SITE PLAN
1" = 20'-0"



2
C1.1 3D MASSING

GENERAL GATEWAY ZONING: GENERAL STOOP BUILDING

MINIMUM LOT AREA	NA
MINIMUM LOT WIDTH	NA
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM FRONT YARD	0'-10'
MINIMUM REAR YARD	5'
MINIMUM INTERIOR SIDE YARD	0'

PARKING REQUIREMENTS:

2 STALLS PER 2 BED
1.5 STALLS PER 1 BED

UNIT MIX:	1 BED	2 BED	TOTAL	UNIT AREAS:
FLOOR 1	8	5	13	1 BEDROOM - 653 SF
FLOOR 2	8	5	13	2 BEDROOM - 943 SF
FLOOR 3	8	5	13	
TOTALS:	24	15	39	39 UNITS - 54 BEDROOMS

PARKING REQUIRED:

(24) 1-BED @ 1.5 STALLS PER =	36 STALLS
(15) 2-BED @ 2 STALLS PER =	30 STALLS
TOTAL STALLS REQUIRED =	66 STALLS

LINETYPE LEGEND

---	PROPERTY LINE
---	SITE SETBACK/EASEMENT LINES
---	SITE FEATURES
---	ROOF FEATURES
---	MAJOR EXISTING TOPOGRAPHY
---	MINOR EXISTING TOPOGRAPHY
---	MAJOR PROPOSED TOPOGRAPHY
---	MINOR PROPOSED TOPOGRAPHY



PROJECT NUMBER
XXXXX

ISSUE DATE:
DECEMBER, 2019

REVISIONS:

No.	Date	Description

CONSULTANT

WASATCH DRIVE
FEASIBILITY
SOUTH OGDEN, UT

SITE PLAN

C1.1

JZW
ARCHITECTS

STAFF REPORT



SUBJECT: Definition of Story or "Do We Have a Good Story or Not?"

AUTHOR: Leesa Kapetanov

DEPARTMENT: Administration

DATE: September 10, 2020

RECOMMENDATION

Let us tell you a story, and you decide if it's good or not.

BACKGROUND

The problem with the definition of a story in the form based code (FBC) came to light with the proposed development agreement with Mount Ogden Developers for a general stoop (apartment building) to be located next to McKay-Dee Hospital at the top of 40th Street, and the resulting building height.

The FBC defines a story as:

STORY: A habitable level within a building measured from finished floor to finished floor.

The key word here is "habitable." The code assumes that a full parking level will be underground, or that if it is above ground, the first 30' will be "habitable" as required by the code. When the city allowed the exception in the Mount Ogden Development Agreement that the first 30' of the ground floor did not need to be occupied, it in essence made it not habitable, therefore making it not count as a story. The resulting building height then became two stories over the allowed height, not just one.

The code also does not take into consideration if the ground slopes from side to side on a property; what if one end of a parking level is completely below grade, but the other side is completely above? Would/should we require the 30' occupation requirement or not?

ANALYSIS

Whether or not the city should have allowed an essentially 5 story building in the 40th Street General Subdistrict or not is not the question we are trying to answer. There were good and bad

arguments as to if it should have been allowed. The question that needs to be answered is, is it your intent to maintain 3 stories as the maximum height in the 40th Street General Subdistrict. If that is your intent, staff suggests the following changes be made to the code:

STORY: A ~~habitable~~ level within a building measured from finished floor to finished floor: that is completely exposed above the average grade of the building façade.

Staff also suggests that the following definition be added:

BASEMENT: A story partly underground and having at least half its height below the average level of the adjoining ground. A basement shall not be counted as a story, for purposes of height measurement.

STAFF REPORT



SUBJECT: Clarification of Open Space Requirements

AUTHOR: Leesa Kapetanov

DEPARTMENT: Administration

DATE: September 10, 2020

RECOMMENDATION

Staff recommends clarifying language be added to the code concerning open space requirements.

BACKGROUND

The city has not had a development larger than five acres in the form based code until recently. Although the development will not come before the commission for any type of approval, staff realized there was a problem with the requirement that any development over 5 acres be required to provide 5% total lot size as civic open space.

The problem is that the city already requires park impact fees to be paid by the developer in order to have a resource to provide more park facilities as the city grows. By requiring 5% public open space in addition to a park impact fee is like charging twice for the same thing.

ANALYSIS

Staff suggests the following changes be made to the code:

10-5.1A-6-1

B. General Requirements: Development of parcels over five (5) acres ~~are required to~~ may provide five percent (5%) total lot size as civic open space- or pay required park impact fees. If developer chooses to provide the 5% open space, ~~Developer~~ he/she shall work with City to determine appropriate location of open space. For parcels under five (5) acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.

STAFF REPORT



SUBJECT: Row Building Maximum Unit Restriction

AUTHOR: Leesa Kapetanov

DEPARTMENT: Administration

DATE: September 10, 2020

RECOMMENDATION

Staff recommends the maximum width requirement for row buildings be changed from units to number of feet

BACKGROUND

Again, this issue became evident through the submission of a project for review. A row building project that had enough space to come within the range of the maximum unit width restriction was submitted, and during review, Planner Mark Vlasic found a problem with the maximum width allowed for row buildings.

The code gives a minimum unit width for row buildings within each subdistrict as in the example below:

		City Center Gen. and Riverdale Rd. Gen.	40 th Street General	Edge
(f)	Minimum Unit Width	18' per unit	20' per unit	22' per unit
	Maximum Bldg. Width	10 units per bldg.	8 units per bldg.	6 units per bldg.

However, the code does not give a maximum unit width, and probably shouldn't. However, let's say a development comes that has 30' wide units; the current code allows a maximum building width of 10 units in the City Center General and Riverdale Road General Subdistricts, which would make one building 300 ft. long. That's a long building!

ANALYSIS

Staff suggests the following changes be made to the code:

10-5.1A-5-6: ROW BUILDING:

B.

		City Center Gen. and Riverdale Rd. Gen.	40 th Street General	Edge
(f)	Minimum Unit Width	18' per unit	20' per unit	22' per unit
	Maximum Bldg. Width	~~10 units per bldg.~~ <u>180 ft</u>	<u>180 ft</u> ~~8 units per bldg.~~	<u>180 ft</u> ~~6 units per bldg.~~



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, AUGUST 13, 2020
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Raymond Rounds, Commissioners John Bradley, Scott Amos, Jeremy Howe, and Jerry Jones Note: Commissioners Bradley, Jones, and Amos attended via the Zoom meeting app.

EXCUSED

Commissioners Steve Pruess and Mike Layton

STAFF PRESENT

City Manager Matt Dixon, Planner Mark Vlastic, Assistant City Manager Doug Gailey, Information Technology and Recorder Leesa Kapetanov Note: Planner Vlastic attended the meeting via Zoom.

CITIZENS PRESENT

Taber Cope

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

https://www.southogdencity.gov/document_center/Sound%20Files/2020/PC200813_1815.mp3
or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting and was open to the public as well as available through Facebook Live. The audio recording for the briefing meeting can be found by clicking this link:

https://www.southogdencity.gov/document_center/Sound%20Files/2020/PC200813_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.

00:00:00

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

- Chair Rounds explained who was attending the meeting in person and who was attending via the Zoom meeting app. He then called for a motion to enter into a public hearing
00:01:42

Commissioner Howe moved to enter into a public hearing concerning the property on 1498 E 5600 S. Commissioner Bradley seconded the motion. The voice vote was unanimous in favor of the motion.

II. PUBLIC HEARING

To Receive and Consider Comments on a Proposed Development Agreement with Blue Lube LLC for the Property Located at 1498 E 5600 S

- Overview 00:03:42
- Comments from Taber Cope, representative of developer and Jeremy Reeve, engineer.
00:08:23
- Questions from staff and council
00:14:36
- Chair pointed out there were no public present at the meeting to make comments, but explained the process for those online who wanted to comment. He gave them until 6:50 pm to send their comments.
00:17:59
- The chair called for a motion to close the public hearing, but allow comments to be made until 6:50 pm 00:21:06

Commissioner Howe so moved, followed by a second from Commissioner Amos. Commissioners Amos, Jones, Bradley, and Howe all voted aye.

III. ZONING ACTIONS

Discussion and Recommendation on Proposed Development Agreement with Blue Lube LLC for the Property Located at 1498 E 5600 S

- Discussion 00:21:52
- Communications Specialist Brian Minster read the online comment for the public hearing from Ryan James Stewart
00:38:57
- Motion 00:40:19

Commissioner Jones moved to recommend the development agreement be approved with the exception that the cladding be pre-approved by the planning commission. There was some discussion to clarify the exception. Commissioner Jones amended his motion to recommend the development agreement be approved, but the exterior cladding must meet the existing code.

Commissioner Howe seconded the motion. There was some more discussion for clarification.
Chair Rounds then called the vote:

Commissioner Howe-	Yes
Commissioner Bradley-	Yes
Commissioner Jones-	Yes
Commissioner Amos-	Yes

The motion stood.

IV. SPECIAL ITEMS

Request by City Council to Look at the Following Zoning Codes:

Parking Requirements for Multiple-Family Residential
Definition of “Story” And How It Relates To Parking Levels
Open Space Requirements
Tattoo Parlors
Roof Slopes/Styles Near Sidewalks
Row Building Widths

- Discussion on zoning codes 00:45:35

V. OTHER BUSINESS

Nomination and Vote on New Planning Commission Chair

01:31:04

Commissioner Jones nominated Chair Rounds for another year as chair

01:32:32

Commissioner Jones withdrew his first nomination and nominated Vice Chair Bradley as the chair. The nomination was seconded by Commissioner Howe. The voice vote was unanimous in favor of the nomination.

01:33:24

Commissioner Howe nominated Commissioner Jones as vice chair. There was no second. Chair Rounds nominated Commissioner Howe as vice chair, followed by a second from Commissioner Jones. All present voted aye.

01:34:44

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134 **VI. APPROVAL OF MINUTES OF PREVIOUS MEETING**

135 Approval of June 11, 2020 PC Minutes

- 136 • Motion 01:35:23

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138 **Commissioner Howe moved to approve the June 11, 2020 meeting minutes. The motion**
139 **was seconded by Commissioner Jones. The voice vote was unanimous in favor of the**
140 **motion.**

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145 **VII. PUBLIC COMMENTS**

146 All the public had left the meeting by this time and no comments had been submitted electronically.
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151 **VIII. ADJOURN**

152 At 7:53 pm, Chair Rounds called for a motion to adjourn.

153 01:35:56

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155 **Commissioner Howe moved to adjourn. Commissioner Bradley seconded the motion. All**
156 **present voted aye.**
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170 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
171 held Thursday, August 13, 2020.
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173 
174 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission