NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, DECEMBER 10, 2020

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on, December 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, wearing of masks, and number of people allowed to gather at one time. Some members of the planning commission may be attending the meeting electronically. The meeting will also be streamed live at www.facebook.com/southogdencity.

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 - Chair John Bradley

II. SPECIAL ITEMS

A. Consideration of Previously Tabled Request for Second Driveway Located at 692 E 5500 S

B. Discussion on Affordable/Moderate Income Housing in South Ogden City

C. Discussion on Proposed Fence Code

III. OTHER BUSINESS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of November 12, 2020 Minutes

V. PUBLIC COMMENTS

VI. ADJOURN

Posted and emailed to the State of Utah Public Notice Website on December 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 December 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: Consideration of a Second Driveway Located at 692 E 5500 S (TABLED ITEM)
AUTHOR: Mark Vlasic
DEPARTMENT: Administration
DATE: December 10, 2020

BACKGROUND

This item was tabled by the Planning Commission during the November 2020 meeting because the owner listed on Weber County records and the applicant had different names. The Planning Commission requested that staff verify that the applicant is indeed the owner of record.

Staff Finding
Staff reviewed Weber County records and has verified that county ownership records have since been changed to the applicant's name. Staff assumes there could have been a lag period between the time that the property was recorded and when it was updated on the county website digital records.

This is an application to construct as second driveway for a residential home located on a corner lot. The home is located on the northwest corner of 700 East and 5500 South, immediately adjacent to Friendship Park and H. Guy Child Elementary School (5500 South serves as the primary access to both the school and park). An existing driveway is located on the west side of the lot, adjacent to the park property. The driveway is accessed from 5500 South, and is much wider than the access drive (the driveway is approximately 20' wide while the access drive and associated curb-cut is approximately 8' wide). It should be noted that there is no garage or rear-yard parking area available, with parking taking place in the front yard.

The applicant requests approval to install a 20' wide driveway and curb-cut pf the same width on the northern edge of the home; access will be provided from 700 East. A review of the site indicates that the proposed second driveway is currently the location of an informal trailer storage driveway. The drive and storage are fully located in the front yard. A narrow concrete drive has been installed from the curb, over the sidewalk and into the front yard for approximately 15 feet. There is no curb cut, and the area where the trailer is parked appears to consist of a mix of gravel and grass.

Since detailed drawings and dimensions of the existing informal driveway and trailer parking area have not been provided, it is assumed that the driveway and parking zone are approximately 8-feet wide.

The applicant indicates that the formalization of the second driveway will allow them to park the trailer in the rear yard. They indicate that the location near the park and school results in heavy traffic, and that the second driveway will allow them to park their vehicles off the street.

DISCUSSION

The Planning Commission has been reviewing requests for second driveways and vehicle storage pads on residential lots for nearly two decades. Guidelines were established to help the planning commission, staff and property owners understand what circumstances are acceptable for more than one drive approach to a residential lot, and to ensure consistency in the application of decisions.

South Ogden City has made provisions for exceptions to add up to two spaces in the front yard or side yard in cases where the rear yard is not accessible. Few cases have qualified for this exception. Staff has reviewed the surrounding neighborhood and did not find any residences with two driveways.

The existing driveway located on the west side of the house provides space for two vehicles to park off-street, although in the front yard. Allowing a similarly-wide second driveway would accommodate two additional vehicles on the 700 East frontage, also in the front yard. However, it would also allow the trailer to potentially be located in the rear yard.

RECOMMENDATION

The proposal would result in four parking spaces located in the front yards. This is inconsistent with established policy, which allows up to two parking spaces in the front yard if no access to the rear yard is possible.

Staff recommends two possible solutions for consideration by the Planning Commission.

1. That the application be denied and the informal parking and driveway with access from 700 East be removed.
2. That the application be approved, curb-cut installed, paved driveway installed, and agate installed in the existing fence wide enough to accommodate a trailer in the rear yard. As part of this approval the existing driveway and curb-cut with access from 5500 South must be removed and the yard restored with suitable landscaping.

POSSIBLE MOTIONS

1. NEGATIVE MOTION
   Recommendation that the application is denied (Recommendation 1)

2. POSITIVE MOTION
   Recommendation that the application is approved (Recommendation 2)

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 Jacob Jensen Phone 801-391-6172 email locked.in.jon@gmail.com

Address 692 E 5500 South City South ogden State UT Zip 84405

Property Address: 692 E 5500 South, South, ogden, UT, 84405

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.

This is a corner lot. This approach will add access to the rear yard. I am next to an elementary school & park, which creates heavy traffic to my current driveway. There ~~isn't~~ haven't currently any other outlets from my yard or the school or park.

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) Jacob Jensen, 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,
692 E 5500 South, South Ogden and that the statements and answers contained herein, in
Property Address
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 30 day of September, 2020.

Signed: [signature] _____
Property Owner or Agent Property Owner or Agent

Subscribed and Sworn before me this 30 day of September, 2020.

Notary Public: [signature]

JANA TAKDEHGHAN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 703706
COMM. EXP. 12/14/2022
Notary Stamp

AGENT AUTHORIZATION

State of _____
County of _____

I (we) _____, the sole owner(s) of the real property located
Property Owner(s)
at _____, South Ogden, Utah do hereby appoint
Property Address
_____, 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

Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes

Todays Date: 09/30/2020

<--Back to Search

Parcel # 07-043-0033

Ownership Info

Owner	BELT, SAMUEL ERNEST & WF THERESA CHRISTINA CAROLINE BELT	View in Geo-Gizmo
Property Address	692 E 5500 S SOUTH OGDEN 84405	
Mailing Address	692 E 5500 S SOUTH OGDEN UT 844054769	
Tax Unit	27	

Plat Map

07-043 View PDF

Updated: August 03 2020

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 07-043 View PDF

2016 - 07-043 View PDF

2015 - 07-043 View PDF

2014 - 07-043 View PDF

Dedication Plat

Carole Heights Sub
13-043(TIF)

Current References

Entry #	Book	Page	Recorded Date
2961203			14-JAN-19

Kind of Instrument
WARRANTY DEED JT

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

ALL OF LOT 70, CAROLE HEIGHTS SUBDIVISION, SOUTH OGDEN CITY,WEBER COUNTY, UTAH.

Copyright © Weber County - 2380 Washington Blvd Ogden, UT 84401

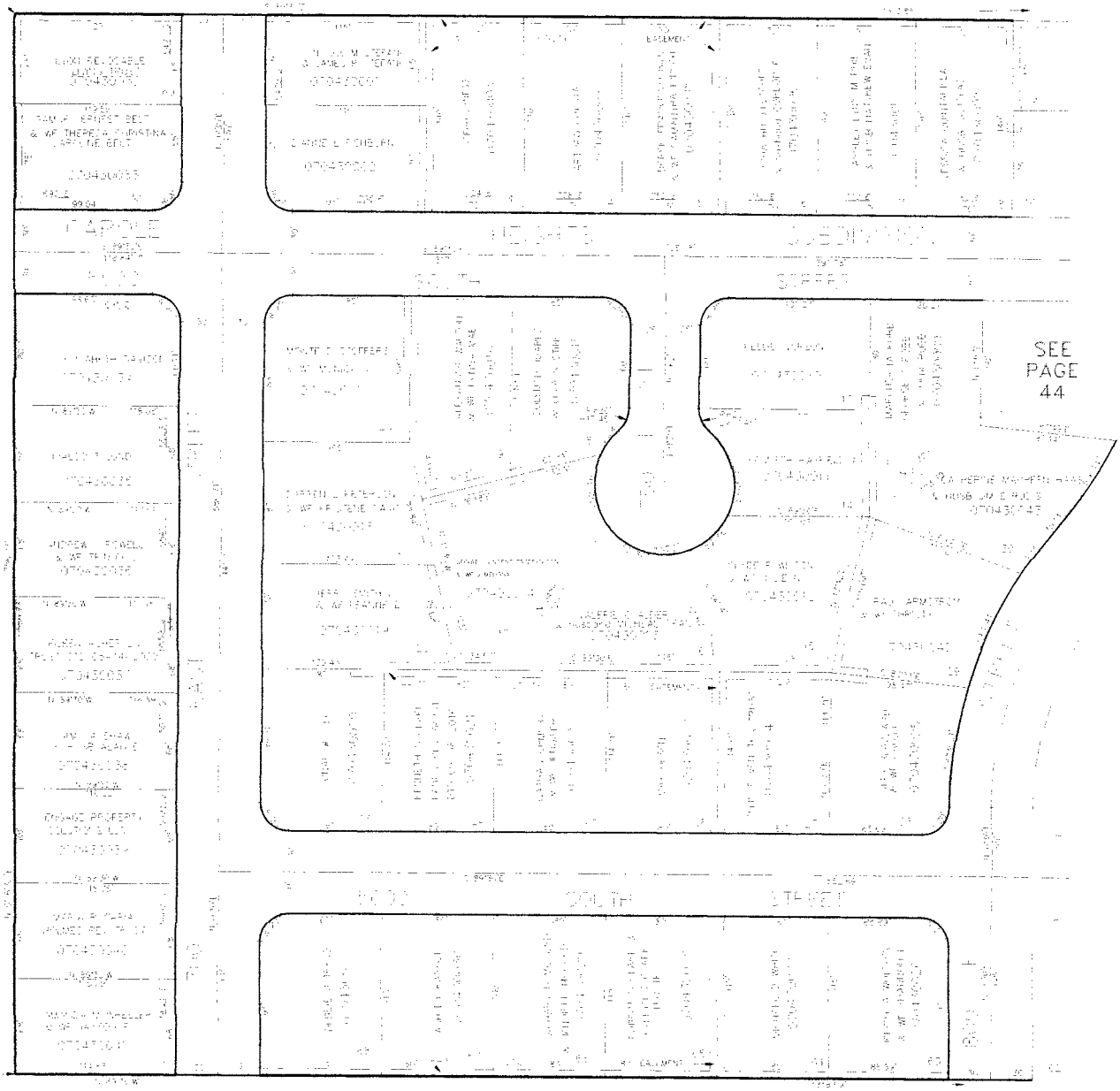
PART OF S.W. 1/4 OF SEC. 16, T.5N., R.1W., S.L.B. & M.

CAPOLE HEIGHTS SUBDIVISION

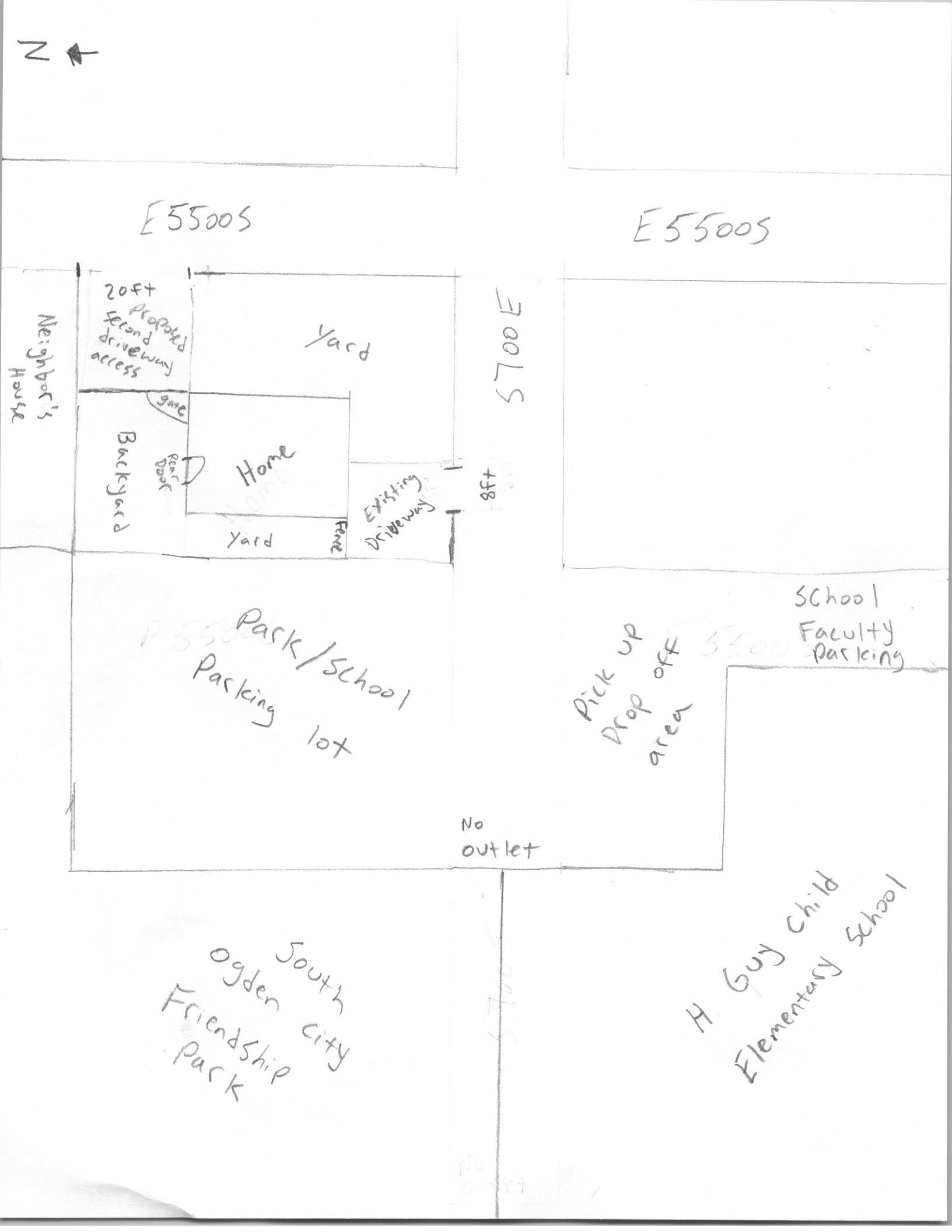
LOTS 1-8, 12-30, 63-71

SEE PAGE 39

SEE PAGE 42



SEE PAGE 80


N
E 5500 S
E 5500 S
20 ft
Proposed second driveway access
Yard
5700 E
Neighbor's House
Gate
Backyard
Rear Door
Home
Existing Driveway
8 ft
Yard
Fence
Park/School Parking lot
School Faculty Parking
Pick up Drop off area
No outlet
South Ogden City Friendship Park
H Guy Child Elementary School

Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes

Todays Date: 12/04/2020

<--Back to Search
<--Back to Search Results

Parcel # 07-043-0033

Ownership Info

Owner	JENSEN, JACOB NEPHI
Property Address	692 E 5500 S SOUTH OGDEN 84405
Mailing Address	692 E 5500 S SOUTH OGDEN UT 844054769
Tax Unit	27

View in Geo-Gizmo

Plat Map

07-043 View PDF

Updated: October 30 2020

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 07-043 View PDF

2016 - 07-043 View PDF

2015 - 07-043 View PDF

2014 - 07-043 View PDF

Dedication Plat

Carole Heights Sub
13-043(TIF)

Current References

Entry #	Book	Page	Recorded Date
3087708			25-SEP-20

Kind of Instrument
WARRANTY DEED

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

ALL OF LOT 70, CAROLE HEIGHTS SUBDIVISION, SOUTH OGDEN CITY,WEBER COUNTY, UTAH.

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STAFF REPORT

SUBJECT: Discussions on Affordable/Moderate Housing in South Ogden City
AUTHOR: Mark Vlasic
DEPARTMENT: Administration
DATE: December 10, 2020

BACKGROUND

This discussion item was continued by the Planning Commission during the November 2020 meeting.

The Planning Commission requested clarification from staff on the following items related to the topic:

1. Definitions of Affordable and Moderate-Income Housing
2. Does South Ogden meet State of Utah Affordable requirements?
3. Does the city have issues related to affordable housing?

ANALYSIS

1. Definitions of Affordable and Moderate-Income Housing

According to national and state standards. Rising housing costs and stagnating real wages are the primary causes of worsening housing affordability in Utah. From 2009 to 2016 real income only grew at 0.31% per year while rent crept upward at a rate of 1.03% per year in 2017 constant dollars.

Affordability is the ratio of monthly housing costs to gross monthly income. Households that expend 30% or more of their income on housing costs are considered to be cost-burdened, while those that must spend 50% or more are severely cost-burdened.

Affordability is defined as a percentage of the adjusted Median Income for the county (Weber County) as follow:

- 80% of the Weber County adjusted median income level = **moderate (low) income** housing
- 50% of the Weber County adjusted median income level = **very low income** housing
- 30% of the Weber County adjusted median income level = **extremely low income** housing units

The state requires all municipalities and counties track whether or not they are meeting their needs for each category, with a focus on meeting the needs of the 80% AMI level.

2. **Does South Ogden meet State of Utah Affordable requirements?**
South Ogden participated in a county-wide affordable housing study in 2013 (see attachment). According to the results of that study, South Ogden had developed a well-balanced housing supply in type and cost. The most pressing housing need at that time was to preserve and stabilize the existing housing mix in order to sustain the current desirable balance of demographics.

The General Plan identified existing areas of the city that are earmarked for commercial and residential redevelopment and this is the City's focus for meeting affordable housing targets in the future. This was later supported by the adoption of the two form-based codes which are believed will enhance the city's tax base and update the old neighborhoods.

According to the 2012 county study, there was a supply of housing in South Ogden at that time for all income groups that want housing with the exception of the lowest income households and those persons with special needs. It was noted that existing affordable housing units don't turn over often and the stock of units is aging – many units are in need of repairs and upgrades. Because the City is close to being built-out, the report indicated that some of housing gaps would need to be considered in conjunction with the anticipated redevelopment planning. The report concluded that the need and location of future housing should also be evaluated on a county-wide basis and how the City can participate.

Since the 2012 county-wide housing study was completed, housing affordability has emerged as one of the major problems state-wide. At the time of the study there was a surplus of approximately 50,000 housing units statewide. By 2018 the situation had flipped, the surplus changing to a deficit of approximately the same amount (50,000 units). Since the gap has grown wider and continues to increase today.

Under the Utah Code, all municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a- 408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

South Ogden updated and submitted this information to the State or Utah on December 1, 2020 (see attachments for copies of the report). According to this update, it is estimated that South Ogden has a current need for the following housing units:

- 1,425 moderate income rental housing units (80% of the Weber County adjusted median income level)
- 810 very low income rental housing units (50% of the Weber County adjusted median income level)
- 365 extremely low income rental housing units (30% of the Weber County adjusted median income level)

3. **Does the city have issues related to affordable housing?**
   The simple answer is yes. According to the annual update report results listed above, the city lacks approximately 2,500 housing units required to meet its fair share of housing needed.

   However, the city is not alone. All other municipalities and counties in the state are experiencing similar deficits in meeting housing needs.

   As part of the annual update, South Ogden has identified three strategies for meeting it's housing needs, as follow:

   - Rezone for densities necessary to assure the production of moderate income housing
   - Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers [Menu Item: F]
   - Preserve existing moderate income housing.

   As indicated in the attached backgro0und studies, permitting accessory dwelling units (ADUs) and micro housing units are one of several policies that could support the identified strategies for meeting South Ogden's affordable housing gaps.

STAFF REPORT

SUBJECT: Requiring Fence Permits and Amending the Fence Code
AUTHOR: Leesa Kapetanov
DEPARTMENT: Administration
DATE: December 10, 2020

BACKGROUND

The planning commission has been discussing this item for several months. At the last meeting, staff was instructed to bring a first draft of a proposed fence ordinance and a sample of what the Land Use Permit and accompanying fence information might look like.

Please see the following pages:

9-1-2: PERMIT, FEE REQUIRED:

A. It shall be unlawful to commence construction of any structure, including fences, without having first secured a permit and paid the fee as set forth in the City's consolidated fee schedule.

B. Where the City collects a fee for the inspection of a construction project, the City shall ensure that the construction project receives a prompt inspection, as set out in section 9-1-3 of this chapter.

C. The City may not enforce a requirement to have an initial plan reviewed by the City if:

1. The City does not complete the initial plan review within the applicable time periods described above; and,

2. The plan is stamped by a licensed architect or structural engineer. (Ord. 17-15, 6-20-2017, eff. 6-20-2017)

10-2-1: DEFINITIONS:

FENCE: A tangible barrier or obstruction of any material, with the purpose or intent of preventing passage or view across the fence line. It includes hedges and walls.

FENCE, OPEN: A fence that is at least seventy-five percent (75%) open and which does not present a visual barrier/hazard for pedestrians or drivers.

10-14-8: FENCE ~~HEIGHT~~ REGULATIONS:

A. Land Use Permit Required: No fence shall be constructed, erected or installed without first obtaining a land use permit from the city. The legislative body shall establish the fee for a land use permit.

~~A~~B. Maximum Specified: No fence or other similar structure may be erected in any required front yard of a dwelling to a height in excess of four feet (4') and must be an open fence as described in 10-2-1 of this title; nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6').

~~B~~C. Corner Lots: On corner lots, no fence or other similar structure may be erected in any yard bordering a street or front yard of an adjoining lot to a height in excess of four feet (4'), except a six foot (6') high fence may be placed not less than ten feet (10') away from the property's side yard property line, with said fence not to extend further toward the front of the property than a point equal to the front line of the house. ~~From the rear of the house to the front of the house a fence shall:~~

~~1. Be made of a permanent material such as wrought iron or vinyl, excluding wood.~~

~~2. The stiles of the fence shall not be greater than three-fourths inch (3/4") wide.~~

~~3. The stiles of the fence shall be placed four inches (4") apart.~~

~~4. The fence shall be clear view. No vegetation or materials may obstruct the view at any time.~~

Provided, however, that the Hearing Officer may grant special exceptions as provided for in subsection 10-4-6B of this title, to allow fence types and fence heights of up to six feet (6') in height for public and

semipublic buildings, including schools and churches, where the Hearing Officer finds: 1) the fence height is necessary for protection or safety of persons or property; 2) no significant adverse effect will be suffered by any surrounding property; and 3) the requirements of section 10-14-14 of this chapter are maintained.

~~C~~D. Difference In Elevation: Where a fence is erected upon a retaining wall or where for other reasons there is a difference in the elevation of the surface of the land on either side of a fence, height of the fence will be measured from a point halfway between the top of the retaining wall and the land on the lower side, or from the average elevation of the surface of the land on either side of the fence, but nothing herein contained will be construed to restrict a fence to less than four feet (4') in height measured from the surface of the land on the side having the highest elevation.

~~D~~E. Exceptions: The provisions of this section shall not apply to fences required by State law to enclose public utility installations and public schools. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-14-14: CLEAR VIEW OF INTERSECTING STREETS:

In any zone~~s R-1, R-2, R-3 and their subzones, which require a front yard~~, no ~~obstruction to view in~~sight obscuring objects in excess of three ~~and one-half~~ feet (~~31/2'~~3') in height, ~~except a chainlink fence of not more than forty two inches (42") in height~~ shall be placed on a corner lot within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the intersection of the back of the curbs. ~~except~~ Exceptions: a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; an open fence four feet (4') or less in height, pole and pedestal type identification signs that do not obstruct vision to automobile drivers as determined by the City Engineer. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

LAND USE PERMIT APPLICATION

For sheds and accessory buildings 200 sq. feet and under, fences, driveways, patios, or any type of flat work (pavers and cobbles.)

PERMIT #: LUP 20-_____

APPLICATION TYPE (CHECK ALL THAT APPLY)	
☐ **Fence** ☐ Interior Lot ☐ Corner Lot	☐ **New structure** (This form is for structures 200 sq. ft. and under. Anything over 200 sq. ft. must have a building permit) ☐ Shed ☐ Other: _____
☐ **Patio**	☐ **RV Pad/Driveway Expansion**
☐ **Other (explain):**	

PROPERTY OWNER INFORMATION	
Name:	
Address:	
Email:	Phone:

CONTRACTOR INFORMATION, IF OTHER THAN OWNER	
Contractor Name/Business:	License #:
Address:	
Email:	Phone:

PROPERTY INFORMATION		
Detailed Description of Proposed Use/Structure: _____ _____ _____ _____ _____ Estimated Completion Date:		
Project Address:		
Parcel #:	Subdivision:	Lot #:
Acreage:	Current Zoning:	

You must attach a site plan drawing of your project or fill out the next page.

Please provide a site plan, or overhead view, of the property showing

- ✓ Property lines
- ✓ All streets and sidewalks
- ✓ Location of any buildings
- ✓ Location of any parking areas and driveways
- ✓ All dimensions/setbacks, including the proposed height of fences, if applicable
- ✓ Material used

APPLICANT- PLEASE READ CAREFULLY

I agree to comply with all city, county, and state building laws and ordinances. I certify that the representations in this application for a land use permit are true and accurate, and I agree that any misrepresentations or error herein are the sole responsibility of applicant and shall in no way incur or accrue liability or obligation to enforcing officers or agents.

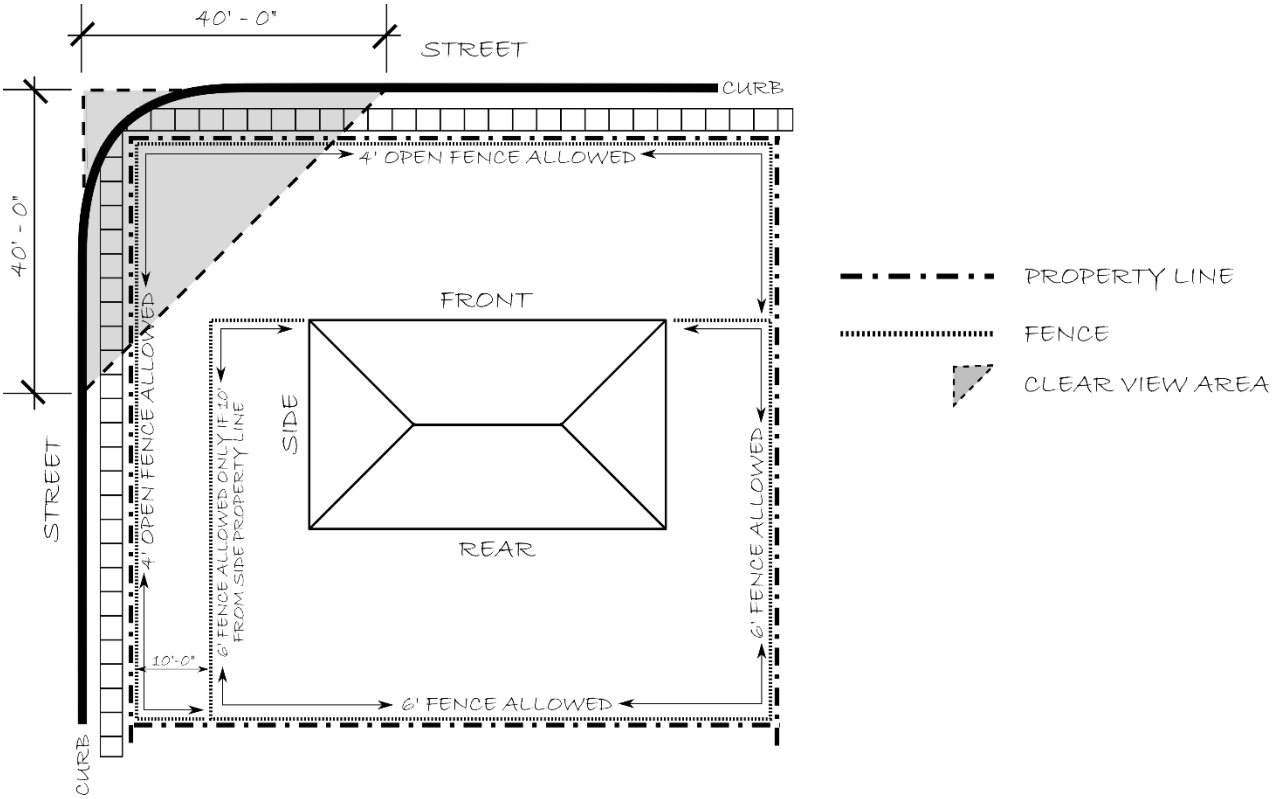
This permit becomes null and void if work on construction authorized is not commenced within 180 days, or if constructions or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

Applicant's Signature _____ Date: _____

Owner's Signature, if other _____ Date: _____

FENCE GUIDELINES

- For interior lots, any fence in the front yard must be 4’ or less and must be open. The definition of an open fence is “at least seventy-five percent (75%) open and which does not present a visual barrier/hazard for pedestrians or drivers.” In the side and rear yards, fences may be 6’ or less and do not need to be open.
- For corner lots, see the diagram below:



Please note:

- If a fence is located on the property line, signatures of the adjoining property owners must accompany this permit. If signatures cannot be obtained, the fence must be built on the applicant’s property. It is the applicant’s responsibility to ensure the fence is located on their property.
- Call “Blue Stakes” at 1-800-662-4111 three (3) days before you dig. All utility departments (gas, water, electric) should be contacted prior to fence installation regarding meter access requirements and policies. Any fence installed in easements may be removed or modified by those holding rights to use the easement.
- South Ogden City is not responsible for inaccurate representations of property lines. Existing fences and online parcel lines may not accurately represent property lines. A private survey is the best way to ensure your fence is on your property.
- South Ogden City may rescind or deny approval if an application is incomplete or inaccurate.
- If the subject property is located in a subdivision that contains recorded CC&R’s, the property owner shall be responsible to review any CC&R’s for compliance and contact the Homeowner’s Association (HOA) to obtain approval of all proposed fencing. City approval of this permit does not deem the fence complies with CC&R’s.
- Retaining walls over 4’ in height require a building permit. Please call the Building Department for permit details (801-622-2913).

This is the current code, but will change as per the planning commission's and city council's direction.

10-14-14: CLEAR VIEW OF INTERSECTING STREETS:

In zones R-1, R-2, R-3 and their subzones, which require a front yard, no obstruction to view in excess of three and one-half feet (31/2') in height, except a chainlink fence of not more than forty two inches (42") in height shall be placed on a corner lot within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the intersection of the back of the curbs except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; and pedestal type identification signs. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-14-8: FENCE HEIGHT REGULATIONS:

A. Maximum Specified: No fence or other similar structure may be erected in any required front yard of a dwelling to a height in excess of four feet (4'); nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6')

B. Corner Lots: On corner lots, no fence or other similar structure may be erected in any yard bordering a street or front yard of an adjoining lot to a height in excess of four feet (4'), except a six foot (6') high fence may be placed not less than ten feet (10') away from the property's side yard property line, with said fence not to extend further toward the front of the property than a point equal to the front line of the house. From the rear of the house to the front of the house a fence shall:

1. Be made of a permanent material such as wrought iron or vinyl, excluding wood.

2. The stiles of the fence shall not be greater than three-fourths inch ($^3/_4$") wide.

3. The stiles of the fence shall be placed four inches (4") apart.

4. The fence shall be clear view. No vegetation or materials may obstruct the view at any time.

Provided, however, that the Hearing Officer may grant special exceptions as provided for in subsection 10-4-6B of this title, to allow fence types and fence heights of up to six feet (6') in height for public and semipublic buildings, including schools and churches, where the Hearing Officer finds: 1) the fence height is necessary for protection or safety of persons or property; 2) no significant adverse effect will be suffered by any surrounding property; and 3) the requirements of section 10-14-14 of this chapter are maintained.

MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, NOVEMBER 12, 2020
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair John Bradley, Commissioners Scott Amos, Jeremy Howe, Mike Layton, Steve Pruess, and Jerry Jones Note: Commissioners Jones and Amos attended via the Microsoft Teams meeting app.

STAFF PRESENT

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

CITIZENS PRESENT

Jim Nielson, Marilyn Nielson

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/PC201112_1912.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/PC201112_1830.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

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

00:00:08

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

- The chair explained the procedures for those who wished to comment online. He then called for a motion to open the public hearing.

00:02:28

Not Approved

Commissioner Rounds moved to enter the public hearing for the items listed. Commissioner Jones seconded the motion. The voice vote was unanimous in favor of the motion.

II. PUBLIC HEARINGS

To Receive and Consider Comments on the Proposed Rezoning of Properties Located at 4011 Hillcrest Circle and Approximately 206 Country Club Drive from R-2 and R-1-6 to 40th Street General and O-1

- Staff overview 00:04:05
- Public Comment
  Jim Nielson, on behalf of applicant Pierre Langue
  00:09:49
  Questions by Planning Commissioners
  00:13:33

- Chair Bradley called for a motion to close the public hearing but allow online comments until 6:40 pm 00:19:48

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

III. ZONING ITEMS

A. Discussion/Recommendation on Proposed Rezoning of Properties Located at 4011 Hillcrest Circle and Approximately 206 Country Club Drive from R-2 and R-1-6 to 40th Street General

- Discussion 00:20:41
- Chair Bradley asked if there were any online comments. Mr. Gailey informed him there were none. 00:42:45
- Motion 00:44:51

Commissioner Rounds moved to recommend to the council the rezone of the properties located at 4011 Hillcrest Circle and approximately 206 Country Club Drive, from R-2 and R-1-6 to 40th Street General. There was some discussion to clarify which rezone proposal Mr. Rounds was recommending. **Commissioner Rounds amended his motion to recommend the city proposed rezone on page nine of the packet. Commissioner Layton seconded the motion. Chair Bradley called the vote:**

Commissioner Pruess-	**Yes**
Commissioner Howe-	**Yes**
Commissioner Jones-	**Yes**
Commissioner Amos-	**Yes**
Commissioner Rounds-	**Yes**

Not Approved

Commissioner Layton- Yes

The motion stood.

B. Discussion/Recommendation on Previously Tabled Item Concerning the Definition of "Story" and addition of definition of "Basement"

- Discussion 00:48:06
- Motion 00:56:40

Commissioner Howe moved to recommend to the city council to adopt the definitions of "Story" and "Basement" as contained in the packet, minus the "Habitable Level" definition. Commissioner Layton seconded the motion. The chair called the vote:

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

The recommendation was approved.

C. Discussion/Recommendation on Previously Tabled Item Concerning Open Space Requirements

- Discussion 00:57:48
- Motion 01:08:28

Commissioner Howe moved to recommend to the city council the clarification of the open space requirements as outline in the packet, with the following exceptions: the typos of 35,000 feet be changed to 20,000 ft. as per discussion, and eliminate the word "Public" in b.1. The motion was seconded by Commissioner Amos. Chair Bradley called the vote:

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

The motion stood.

Not Approved

IV. SPECIAL ITEMS

A. Consideration of Second Driveway Located at 692 E 5500 S

- Discussion 01:09:30
- Motion 01:15:22

Commissioner Howe moved to table this item until property ownership could be verified. Commissioner Rounds seconded the motion. The voice vote was unanimous in favor of the motion.

- There was more discussion on this item after the motion 01:15:47

B. Discussion on Zoning Codes Allowing Tiny Homes and Micro Townhomes, and

C. Discussion on Zoning Codes Allowing Accessory Dwelling Units (ADU's)

- Overview 01:22:46
- Discussion 01:29:33
- Staff was directed to provide the commissioners with a definition of affordable/ moderate housing, as well as provide information on where the city stood in providing such housing. 01:55:50

A. Discussion on Requiring a Permit for Fences

- Overview 01:56:49
- Discussion 01:57:38
- Staff was directed to create a fence ordinance for the planning commission to review

V. OTHER BUSINESS

- There was no other business to discuss

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of October 8, 2020 PC Minutes

- Motion 02:16:18

Commissioner Rounds moved to approve the minutes of the October 8, 2020. The motion was seconded by Commissioner Howe. All present voted in favor of the motion.

Not Approved

VII. PUBLIC COMMENTS

- There were no comments from the public either in person or online

VIII. ADJOURN

Commissioner Pruess moved to adjourn, followed by a second from Commissioner Rounds. The voice vote was unanimous in favor of the motion.

02:16:49

The meeting ended at 8:31 pm.

Not Approved

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, November 12, 2020.

Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission