



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JULY 15, 2021

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

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

STAFF PRESENT

Assistant City Manager Doug Gailey, Planner Mark Vlasic, and Recorder Leesa Kapetanov Note: Planner Vlasic attended the meeting via Microsoft Teams.

CITIZENS PRESENT

Brock Loomis

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/2021/PC210715_1808.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/2021/PC210715_1728.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.
00:00:00

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

- Chair Bradley explained how those online could submit comments for the public hearing
00:00:27

II. PUBLIC HEARING

To Receive and Consider Comments on Proposed Changes to Noticing Requirements for Land Use Issues

- The chair called for a motion to enter the public hearing
00:01:25

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

- Staff overview of public hearing item. During the overview, some additional changes to what the planning commissioners were sent in their packets were suggested by staff.
00:02:03
- Chair Bradley asked if anyone present would like to comment. No one came forward. Assistant City Manager Doug Gailey then read the only online comment.
00:17:54

Gage Bosgieter - 00:18:08

- The chair called for a motion to close the public hearing
00:18:54

Commissioner Pruess moved to end the public hearing and return to the regular planning commission meeting. Commissioner Layton seconded the motion. All present voted aye.

III. ZONING ITEMS

Discussion/Recommendation on Proposed Changes to Noticing Requirements for Land Use Issues 00:19:23

- There was no discussion on this item by the commissioners
- Chair Bradley called for a motion

Commissioner Howe moved to recommend the changes as outlined in the public hearing, followed by a second from Commissioner Snowden. The chair made a roll call vote:

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

The motion stood.

IV. SUBDIVISION APPROVAL

Consideration of Uintah Peaks Subdivision

- Staff Overview 00:21:05
- Approvals from City Engineer and Fire Marshall- See Attachment A
- Chair Bradley called for a motion to approve the subdivision contingent on approval signatures from all involved
00:24:04

Commissioner Howe so moved, followed by a second from Commissioner Amos. The chair called the vote:

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

The subdivision was approved.

V. SPECIAL ITEMS

A. Discussion on Proposed Code for ADUs

- Staff overview 00:24:58
- Discussion 00:27:54
- During the discussion, several changes to the code were made

B. Discussion on Proposed Changes to Code Due to HB1003 Concerning Design Elements

- Staff Overview 00:39:46
- There was no discussion on this item

C. Discussion on Proposed Code for Accessory Building, Swimming Pools, Sports Courts, Etc. and HB1003

- Staff Overview 00:43:08
- There was no discussion on this item

D. Discussion on Removing 30' Occupancy Requirement on Row Buildings

- Staff Overview 00:44:33
 - There was no discussion on this item
-
- Chair Bradley called for a motion to set a date for a public hearing for items A, B, and C
00:46:09

Commissioner Pruess moved to set the public hearing date for Items A, B, and C for the August 12, 2021 Planning Commission Meeting. Commissioner Layton seconded the motion. City Recorder Kapetanov remembered that some more row buildings were coming to staff for review. She stated it would be nice to have this part of the ordinance in place by then. **Commissioner Pruess amended his motion to include Item D as well. Commissioner Layton seconded the amended motion. All present voted aye.**

VI. OTHER BUSINESS

Nomination and Election of New Chair and Vice-Chair

- Chair Bradley introduced this item and opened the floor for nominations for Chair
00:48:14
- Commissioner Pruess nominated Commissioner Amos as the chair
00:48:42
- Commissioner Bradley nominated Commissioner Howe
00:50:12
- Commissioner Howe withdrew his name from nomination
00:50:26

Chair Bradley moved to appoint Scott Amos as the chair by acclamation. The motion was seconded by Commissioner Pruess. The voice vote was unanimous in favor of the motion.

- Chair Bradley opened the floor for nomination for Vice-Chair
00:51:17
- Commissioner Layton nominated Commissioner Bradley as Vice-Chair. There were no other nominations.
00:51:29
- Chair Bradley called for a motion to appoint himself as vice-chair by acclamation
00:52:59

Commissioner Howe so moved, followed by a second from Commissioner Howe. All present voted in favor of the motion.

VII. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of June 10, 2021 PC Minutes

- Commissioner Howe noted he was not present for the last meeting and line 12 of the minutes needed to be corrected. Commissioner Bradley needed to be added as present at the meeting.
- Motion 00:55:39

Commissioner Howe moved to approve the minutes with the corrections mentioned. Commissioner Layton seconded the motion. All present voted in favor of the motion.

VIII. PUBLIC COMMENTS

- Chair Bradley informed everyone that Commissioner Jones had tendered his resignation from the Planning Commission due to some family issues. This would be his last meeting. He thanked Commissioner Jones for his expertise and knowledge.
00:55:59
- There were no in-person or online public comments

IX. ADJOURN

At 7:13 pm, Commissioner Layton moved to adjourn, followed by a second from Commissioner Howe. The voice vote was unanimous in favor of the motion.

00:57:17

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, July 15, 2021.


Leesa Kapetanov, City Recorder

August 12, 2021
Date Approved by the Planning Commission

ATTACHMENT A

Subdivision Approvals from Engineer and Fire Marshall

FIRE MARSHALL CHECK LIST

Project: Wasatch Townhomes

Address: Wasatch Drive

Truck Access

- NO Second access road required?
- YES Turning radii overlay shown on plan?
- YES Traffic calming devices allowed?
- YES Turnarounds for dead end roads in excess of 150 ft.

Comments:

Hydrants

- YES Required hydrant distances shown on plan?
- YES Landscaping clear around hydrants?

Comments:

Other

- YES Required water study provided?

Comments: No concerns.

Final Approval: Cameron West - Fire Marshall

Date: 6/3/21

Leesa Kapetanov

From: Brad Jensen <brad@wasatchcivil.com>
Sent: Thursday, July 15, 2021 3:42 PM
To: Leesa Kapetanov
Subject: RE: Wasatch Drive Townhomes (Uintah Peaks)

Caution! This message was sent from outside your organization.

[Block sender](#)

The plat looks OK.

Brad

From: Leesa Kapetanov <lkapetanov@southogdencity.gov>
Sent: Thursday, July 15, 2021 3:11 PM
To: Brad Jensen <brad@wasatchcivil.com>
Subject: RE: Wasatch Drive Townhomes (Uintah Peaks)

Sorry I didn't explain better. I am only asking about the subdivision plat.



From: Brad Jensen <brad@wasatchcivil.com>
Sent: Thursday, July 15, 2021 3:05 PM
To: Leesa Kapetanov <lkapetanov@southogdencity.gov>
Subject: RE: Wasatch Drive Townhomes (Uintah Peaks)

Leesa,

I had a meeting with them yesterday. They are still trying to resolve some storm water issues.

Brad

From: Leesa Kapetanov <lkapetanov@southogdencity.gov>
Sent: Thursday, July 15, 2021 1:53 PM
To: Brad Jensen <brad@wasatchcivil.com>
Subject: FW: Wasatch Drive Townhomes (Uintah Peaks)

Brad,

This time I really am asking about the Wasatch Drive (Uintah Peaks) Townhomes. Did you have a chance to look at this to see if they made all the corrections you requested? I did see that they made the address change as requested by Chief West.




LEESA KAPETANOV, CMC 801-622-2709
City Recorder 3950 Adams Avenue, Ste 1
South Ogden City, UT, 84403

From: Leesa Kapetanov
Sent: Thursday, July 8, 2021 12:07 PM
To: 'Brad Jensen' <brad@wasatchcivil.com>
Subject: FW: Wasatch Drive Townhomes (Uintah Peaks)

Brad,

They just sent this to me. Please let me know if they have made all the necessary changes and if it has your approval.

Thanks.




LEESA KAPETANOV, CMC 801-622-2709
City Recorder 3950 Adams Avenue, Ste 1
South Ogden City, UT, 84403

From: Dan Bourque <DanB@talismancivil.com>
Sent: Thursday, July 8, 2021 12:01 PM
To: Leesa Kapetanov <lkapetanov@southogdencity.gov>
Cc: Brock Loomis <bbloomis@msn.com>; Nate Christensen <natec@talismancivil.com>
Subject: RE: Wasatch Drive Townhomes (Uintah Peaks)

Leesa,

See attached for the revised plat for Uintah Peaks Townhomes (formerly Wasatch Townhomes). This reflects the revised addresses provided by Brad.

Please let us know if you need anything else for Planning Commission.

Thanks,

Dan Bourque, PE
Senior Project Manager
Talisman Civil Consultants, LLC
1588 South Main St., Suite 200 | Salt Lake City, UT 84115 | P: (385) 301-8104

From: Brock Loomis <bbloomis@msn.com>
Sent: Friday, July 2, 2021 10:15 AM
To: Dan Bourque <DanB@talismancivil.com>
Subject: FW: Wasatch Drive Townhomes