



NOTICE AND AGENDA
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 9, 2021

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on, September 9, 2021, 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 wearing of masks, 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 - Chair Scott Amos

II. SPECIAL ITEMS

- A. Request for Second Driveway Access at 1070 E 5850 S
- B. Water Wise Landscape Ordinance
- C. Presentation of General Plan First Draft
- D. Swimming Pool Set-Back Requirements

III. OTHER BUSINESS

Training Opportunities

IV. STAFF REPORT

Staff Review Committee Approval of Lotus Greens Development Located at 501 40th Street

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

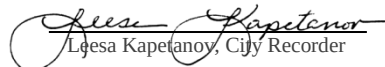
Approval of August 12, 2021 Planning Commission Minutes

VI. PUBLIC COMMENTS

VII. ADJOURN

Posted and emailed to the State of Utah Public Notice Website on September 3, 2021.

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted on southogdencity.gov. 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 for a
Residence at 1070 East 5850 South.
AUTHOR: Mark Vlasic
DEPARTMENT: Planning
DATE: September 9, 2021

BACKGROUND

This is an application for a second driveway for a single-family residential home located at 1070 East 5850 South. The residence is located on a third-acre (.32-acre) lot, which is located on the north side of a short, cul-de-sac roadway.

The lot includes a residence with attached garage located on the left side of the building, which is accessed by an approximately 24' driveway. The garage (west side) side yard varies from approximately 40' closest to the street to 20' at the rear corner of the structure, the result of the lot being wedge-shaped and the structure being aligned to the east property line rather than the street. It should be noted that an additional concrete parking pad approximately 12' wide has been added to the west side of the driveway since 2011 (see street view photo from 2011) and the aerial map taken more recently. The additional pad extends from the front sidewalk to the rear of the garage, and appears to be utilized for storing vehicles. It is unclear if the additional pad is permitted.

Adjacent and nearby homes on the west side of the street are similar in size and configuration, most including double or triple attached garages accessed by 20' to approximately 40' wide driveways. The specific configuration of individual driveways tend to be based on the site topography and the configuration of the lot. The corner of the lot immediately to the east (5835 South 1075 East) has two driveways, one from each street.

APPLICATION DETAILS

This is an application to complete a driveway on the east side of the home, connecting to a free-standing garage that was recently constructed (building permit start date April 12, 2021). This would be a second driveway with a separate 13' curb-cut and 12' wide driveway along the building (effectively the entire side yard). Once beyond the home, the driveway would widen slightly, connecting to an existing 25' wide concrete pad. According to the attached drawing, the driveway will be graveled.

The site plan submitted with the building permit did not indicate any driveways to the garage, and the building official assumed that because no driveway was shown, the structure was intended to be a work garage and a place to store equipment, have a work bench, etc.

The driveway has been partially constructed, and the application has been provided retroactively once the work was underway. It wasn't until work on the driveway was underway that the Building Official understood a driveway was to be included.

There are no other properties in the area with two driveways, with the exception of the two driveways on the adjacent lot to the east, which is a corner lot.

DISCUSSION

The Planning Commission has been reviewing requests for second driveways and vehicle storage on residential lots for nearly two decades. Guidelines and policy were established to help clarify the circumstances where more than one drive approach to a residential lot is warranted, 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 parking is not available and/or where access to the rear yard is not provided. Since this property already has a legal driveway that provides parking in an existing attached garage, there is little justification for an exception. No driveway was included in the permit set for the free-standing garage that was recently undertaken in the rear yard.

RECOMMENDATIONS

The property at 1070 East 5850 South includes legal parking in the attached garage and associated driveway. A second driveway is only to be granted in situations where significant hardship exists, such as in cases where parking is not otherwise possible to achieve.

Even though construction has commenced on the driveway, it was undertaken without application and is not permitted. An exception as described in existing policies is not warranted. Staff is particularly concerned that permitting a second driveway in this neighborhood will establish precedent for similar applications in the future.

Staff recommends that the proposed request is denied and that the partially-completed driveway be removed.

POSSIBLE MOTIONS

Staff Recommended Option – DENIAL

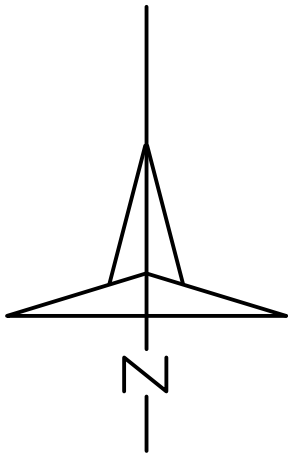
I move to **deny** the application based on the conditions contained in the recommendations of the Staff Report and any others deemed appropriate by the Planning Commission, as follow:

Alternative 1 – APPROVAL

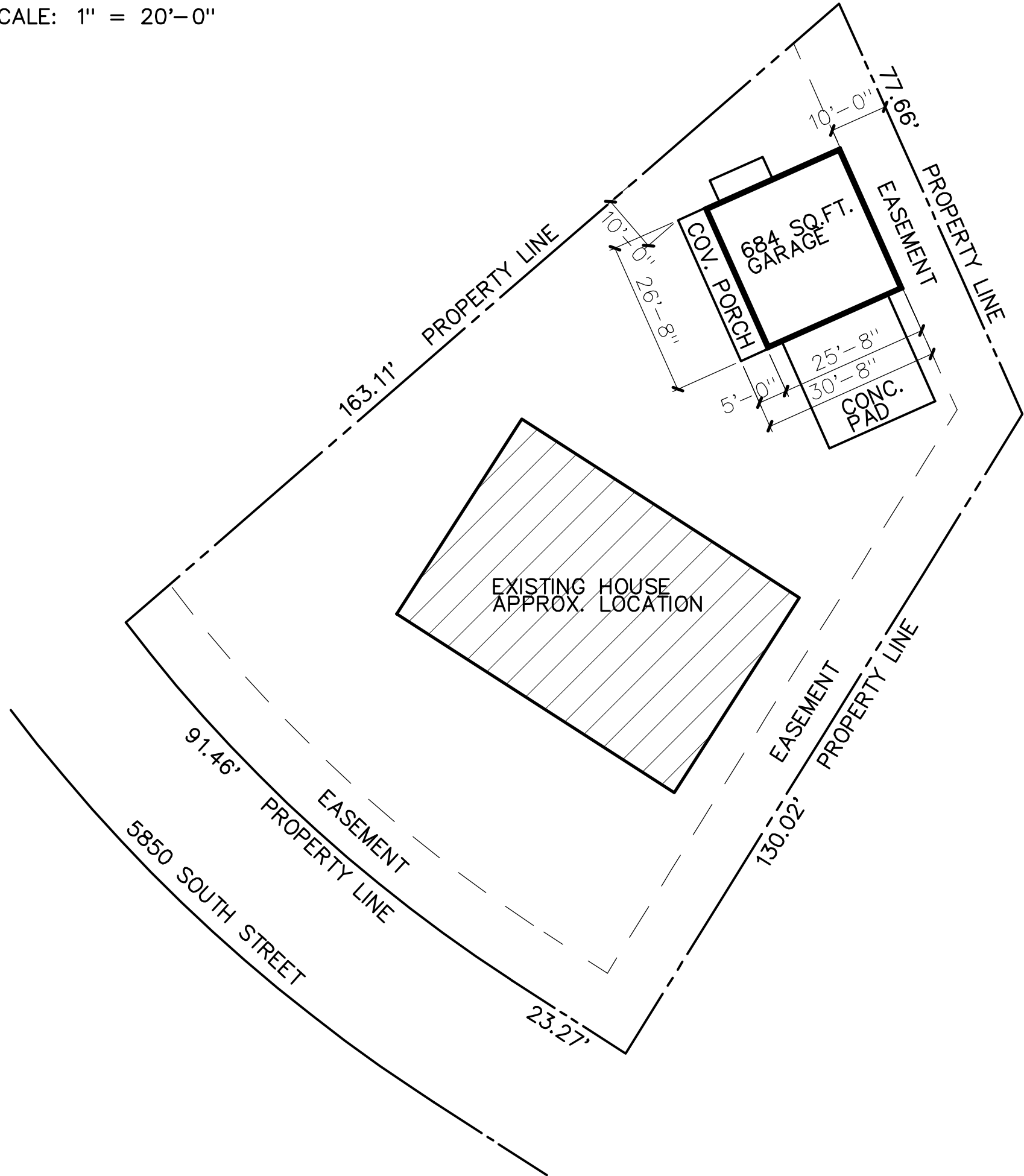
I move to approve the application with the following findings and conditions of the Planning Commission:

Alternative 2 – CONTINUANCE

I move to **continue** the application to another meeting on [DATE], with direction to the applicant and/or Staff regarding information and / or changes needed to render a decision, as follows:



SCALE: 1" = 20'-0"



LOT 62
PLEASANT VALLEY ESTATES
1070 E. 5850 S.
SOUTH OGDEN, UTAH 84405

REQUEST FOR SECOND DRIVEWAY ACCESSOwners Name Tracy Bronson Phone 801-941-0299 email Tracy.Bronson.gb@gmail.comAddress 1070 E. 5850 South City South Ogden State UT Zip 84403Property Address: 1070 E 5850 So. South Ogden Utah 84403

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.

We are requesting a second driveway on the East side of the existing property in order to access an existing garage in the rear yard of the property. Plans were submitted and permits approved for the garage. The garage was recently finished as per plans. We are needing access in order to utilize the garage as intended. There is no other accessible areas that can be used. We did not anticipate any problems for a driveway because the plans showed a concrete slab in front of the garage as a parking area and had mentioned upon inspections during construction that the south side of the home would be a gravel driveway for access. We did not remove the existing curb and gutter but did cut the curb and installed an apron up to the existing city sidewalk for the approach. Then, from the city sidewalk we installed compacted gravel fill along the south side of the property to the rear yard garage for access. We are asking for your approval for a second driveway.

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 _____

OWNER AFFIRMATION

I (we) Glennis Tracy Bronson & MaryAnn Bronson the sole owner(s) of the real property located at 1070 E. 5850 S. South Ogden, UT 84405 South Ogden, Utah do hereby appoint Dennis Falk / Falk Construction 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.

I declare under criminal penalty of law of UCA 78B-18a-106 that the foregoing is true and correct.

Signed on the 17th day of August 2021 at Ogden, UT, Weber County
City or other location, and State or Country

Glennis Tracy Bronson
Printed Name
[Signature]
Signature

MaryAnn Bronson
MaryAnn Bronson

APPLICANT'S AFFIRMATION

I (we) DENNIS FALK / FALK CONSTRUCTION declare that I (we) am (are) the ☐ sole owner(s) or ☒ agent of the owner(s), of the property involved in this application, to-wit, 1070 E. 5850 So South Ogden UT
Property Owner(s) or Agent of Owner Property Address

I declare under criminal penalty of UCA 78B-18a-106 that the statements, answers, attached plans and other exhibits, are to the best of my knowledge and belief true and correct.

Signed on the 17th day of August 2021 at Ogden, UT, Weber County
City or other location, and State or Country

DENNIS FALK
Printed Name
[Signature]
Signature

Building Permit
FOR NEW GARAGE

SOUTH OGDEN CITY BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

*Date of Application 03-15-2021 Date Work Starts 04-12-2021 Receipt No. A-3992100 Date Issued 03/30/2021 Permit Number 21129

*Proposed Use of Structure

RESIDENTIAL STAND ALONE GARAGE

*Bldg. Address

1070 E 5850 So. South Ogden City

*Address Certificate No.

Assessors Parcel No.

*Lot # *Block *Subd. Name & Number

62 Pleasant Valley Estates

*Property Location

☐ If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft.

Total Bldg. Site Area Used

489 SF.

*Owner of Property

Phone

Tracy Bronson 801-941-0299

*Mailing Address

City - Zip

1070 E 5850 So. So. Ogden 84403

*Business Name Address

Business Lic. No.

*Architect or Engineer

Phone

Leland View Design 801-782-0484

*General Contractor

Phone

Falk Construction Inc. 801-430-1988

*Business Address - City - Zip

*State Lic. No.

*City/Co. Lic. No.

5551 Chalk Creek Pk. 84403

3483285501

*Electrical Contractor

Phone

Wild Electric Inc. 801-898-9957

*Business Address - City - Zip

*State Lic. No.

*City/Co. Lic. No.

547 N. Marshall 84403

594425501

*Plumbing Contractor

Phone

N/A

*Business Address - City - Zip

*State Lic. No.

*City/Co. Lic. No.

*Mechanical Contractor

Phone

N/A

*Business Address - City - Zip

*State Lic. No.

*City/Co. Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.)

RESIDENTIAL PROPERTY

*Dwell. Units Now on Lot

ONE

*Accessory Bldgs. Now on Lot

NONE

*Type of Improvement/Kind of Const.

☐ Sign

☒ Build

☐ Remodel

☒ Addition

☐ Repair

☐ Move

☐ Convert Use

☐ Demolish

*No. of offstreet parking spaces:

Covered

Uncovered

SUB-CHECK

Zone

R-1-10

Zone Approved By

BKH

Disapproved

3-29-21

Approved

Date

Sub-Ck. By

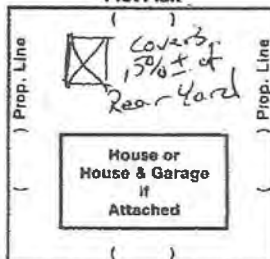
BKH

Minimum Setbacks in Feet

Front	Side	Side	Rear

Indicate Street
If Corner LotIndicate
North

Plot Plan



STREET

NOTE: 24 hours notice is required for all inspections.

BUILDING FEE SCHEDULE

Square Ft. of Building 489

Valuation 65000

☐ Rough Basement	Building Fees	747	85
☐ Finish Basement	Plan Check Fees	335	87
Carport sq. ft.	Water		
Garage sq. ft. 489	Sewer		
Type of Bldg.	Storm Sewer		
Occ. Group	CWSID		
No. of Bldgs.	Parks		
No. of Stories	Traffic		
No. of Bedrooms	Water Connect		
No. of Dwellings	Sewer Connect		
Type of Construction	Water Usage		
☐ Frame ☐ Brick Var.	Water Meter Install		
☐ Brick ☐ Block ☐ Concrete ☐ Steel			
Max. Occ. Load	State Fee	747	
Fire Sprinkler ☐ Yes ☐ No	Total	1091	19

Special Approvals

Required

Received

Approved

Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

Comments:

Land Use Cert.

Electrical Dept.

HiBack C.G. & S.

Other

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Signature of Approval

Bryan Haderl

Date

3-29-21

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* DENNIS FALK

03/15/21

Print Name

Date

Signature of Contractor or Authorized Agent

Date

Signature of Owner (if owner)

(Date)

Census Tract.

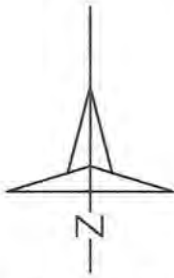
Traffic Zone

Coordinate Indent. No.

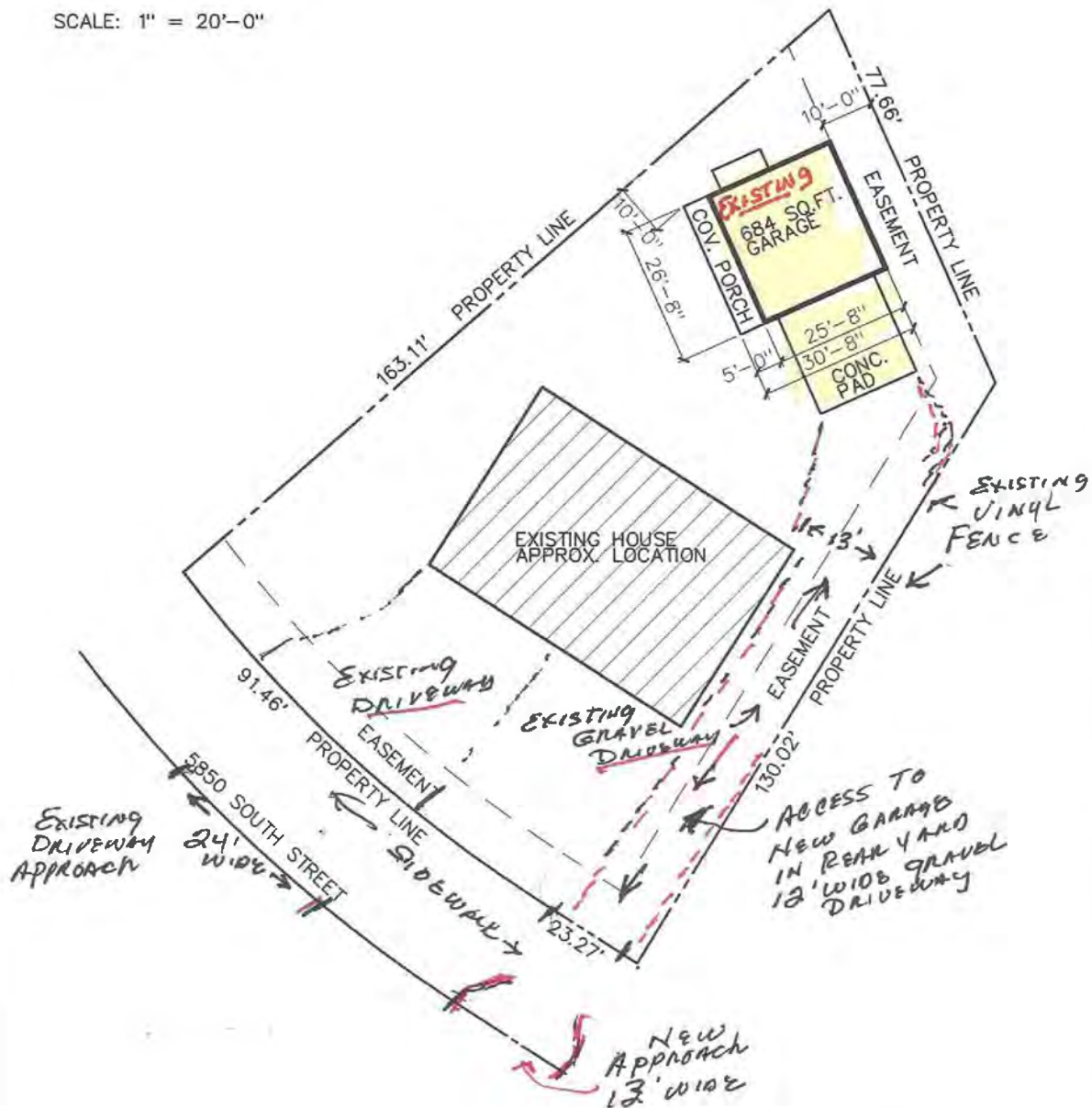
New S.L.U. Code No.

Old S.L.U. Code No.

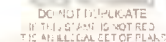
Certificate of Occupancy



SCALE: 1" = 20'-0"



LOT 62
PLEASANT VALLEY ESTATES
1070 E. 5850 S.
SOUTH OGDEN, UTAH 84405

[illegible][illegible]

SHEAR WALL CONNECTION										CONNECTION
SHEAR WALL CONSTRUCTION		FLOOR		FLOOR		FLOOR		FLOOR		CONNECTION
WALL BULK	PANEL A MATERIAL	SPCS	FAULT/ EDEGS	PANEL FASTENERS	DEE HAVING	FIELD HAVING	AND/OR BOLT/ FASTENER	SPACING	CONNECTION	
W1	1/2" GYPSUM WALLBOARD	10TH ROWS	BLOCKED	10TH ROWS	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	
W2	3/8" OR 1/2" SHEATHING	10TH ROWS	BLOCKED	10TH ROWS	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	
W3	7/8" OR 1 1/8" SHEATHING	10TH ROWS	BLOCKED	10TH ROWS	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	
W4	7/8" OR 1 1/8" SHEATHING	10TH ROWS	BLOCKED	10TH ROWS	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	1/2" GYPSUM WALLBOARD	

CONCRETE FOOTING SCHEDULE											
ANCHOR BOLTS FOOTING				STANDARD FOOTING				REINFORCED			
WIDE	W/TH	LENGTH	THICK	NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
FC15	1-6"	CONC.	10"	N/A	N/A	N/A	N/A	2	#4	CONC.	12"
FC17	1-6"	CONC.	10"	N/A	N/A	N/A	2	#4	CONC.	18"	
FC18	1-6"	CONC.	10"	N/A	N/A	N/A	2	#4	CONC.	24"	
FC19	2-3"	CONC.	12"	N/A	2-6"	6"	4	#4	CONC.	0"	
FC20	3-0"	CONC.	12"	#4	2-6"	6"	5	#4	CONC.	7.5"	
SLAB/BEAM FOOTINGS											
FS16	2-0"	2-0"	12"	3	#4	1-6"	0"	3	#4	1-6"	0"
FS17	2-0"	2-0"	12"	4	#4	1-6"	0"	4	#4	2-0"	9"
FS18	2-0"	2-0"	12"	4	#4	1-6"	0"	4	#4	2-0"	9"
FS19	2-0"	2-0"	12"	3	#4	3-0"	0"	5	#4	3-0"	0"
FS20	2-0"	4-0"	12"	6	#4	3-0"	8.4"	6	#4	3-0"	8.4"
FS21	4-6"	4-6"	12"	2	#4	4-0"	0"	2	#4	4-6"	0"
FS22	3-0"	3-0"	14"	6	#4	4-0"	5.7"	6	#4	4-6"	7.2"

METAL CONNECTOR SCHEDULE			
MARK	MARKING CONNECTION	ATTACHMENT	COMMENTS
A24	A24 INSIDE	1/2"-8 MALES	
A25	A25 INSIDE	1/2"-8 MALES	
C24M4	C24M4 LONG STRAP	FULL HOLES IN 1/4" X 1/4" MALES	
C24M6	C24M6 LONG STRAP	FULL HOLES IN 3/8" X 1/4" MALES	
C24M8	C24M8 LONG STRAP	FULL HOLES IN 1/2" X 1/4" MALES	
C24M10	C24M10 LONG STRAP	FULL HOLES IN 5/8" X 1/4" MALES	
C24M12	C24M12 LONG STRAP	FULL HOLES IN 3/4" X 1/4" MALES	
H2	H2 INCH	1/2"-8 MALES	
H24	H24 LONG STRAP	1/2"-8 MALES	
L24	L24 LONG STRAP	1/2"-8 MALES	
M24	M24 LONG STRAP	1/2"-8 MALES	
M24M10	M24M10 LONG STRAP	1/2"-8 MALES	
M24M12	M24M12 LONG STRAP	1/2"-8 MALES	
M24M14	M24M14 LONG STRAP	1/2"-8 MALES	
M24M16	M24M16 LONG STRAP	1/2"-8 MALES	
M24M18	M24M18 LONG STRAP	1/2"-8 MALES	
M24M20	M24M20 LONG STRAP	1/2"-8 MALES	
M24M22	M24M22 LONG STRAP	1/2"-8 MALES	
M24M24	M24M24 LONG STRAP	1/2"-8 MALES	
M24M26	M24M26 LONG STRAP	1/2"-8 MALES	
M24M28	M24M28 LONG STRAP	1/2"-8 MALES	
M24M30	M24M30 LONG STRAP	1/2"-8 MALES	
M24M32	M24M32 LONG STRAP	1/2"-8 MALES	
M24M34	M24M34 LONG STRAP	1/2"-8 MALES	
M24M36	M24M36 LONG STRAP	1/2"-8 MALES	
M24M38	M24M38 LONG STRAP	1/2"-8 MALES	
M24M40	M24M40 LONG STRAP	1/2"-8 MALES	
M24M42	M24M42 LONG STRAP	1/2"-8 MALES	
M24M44	M24M44 LONG STRAP	1/2"-8 MALES	
M24M46	M24M46 LONG STRAP	1/2"-8 MALES	
M24M48	M24M48 LONG STRAP	1/2"-8 MALES	
M24M50	M24M50 LONG STRAP	1/2"-8 MALES	
M24M52	M24M52 LONG STRAP	1/2"-8 MALES	
M24M54	M24M54 LONG STRAP	1/2"-8 MALES	
M24M56	M24M56 LONG STRAP	1/2"-8 MALES	
M24M58	M24M58 LONG STRAP	1/2"-8 MALES	
M24M60	M24M60 LONG STRAP	1/2"-8 MALES	
M24M62	M24M62 LONG STRAP	1/2"-8 MALES	
M24M64	M24M64 LONG STRAP	1/2"-8 MALES	
M24M66	M24M66 LONG STRAP	1/2"-8 MALES	
M24M68	M24M68 LONG STRAP	1/2"-8 MALES	
M24M70	M24M70 LONG STRAP	1/2"-8 MALES	
M24M72	M24M72 LONG STRAP	1/2"-8 MALES	
M24M74	M24M74 LONG STRAP	1/2"-8 MALES	
M24M76	M24M76 LONG STRAP	1/2"-8 MALES	
M24M78	M24M78 LONG STRAP	1/2"-8 MALES	
M24M80	M24M80 LONG STRAP	1/2"-8 MALES	
M24M82	M24M82 LONG STRAP	1/2"-8 MALES	
M24M84	M24M84 LONG STRAP	1/2"-8 MALES	
M24M86	M24M86 LONG STRAP	1/2"-8 MALES	
M24M88	M24M88 LONG STRAP	1/2"-8 MALES	
M24M90	M24M90 LONG STRAP	1/2"-8 MALES	
M24M92	M24M92 LONG STRAP	1/2"-8 MALES	
M24M94	M24M94 LONG STRAP	1/2"-8 MALES	
M24M96	M24M96 LONG STRAP	1/2"-8 MALES	
M24M98	M24M98 LONG STRAP	1/2"-8 MALES	
M24M100	M24M100 LONG STRAP	1/2"-8 MALES	
M24M102	M24M102 LONG STRAP	1/2"-8 MALES	
M24M104	M24M104 LONG STRAP	1/2"-8 MALES	
M24M106	M24M106 LONG STRAP	1/2"-8 MALES	
M24M108	M24M108 LONG STRAP	1/2"-8 MALES	
M24M110	M24M110 LONG STRAP	1/2"-8 MALES	
M24M112	M24M112 LONG STRAP	1/2"-8 MALES	
M24M114	M24M114 LONG STRAP	1/2"-8 MALES	
M24M116	M24M116 LONG STRAP	1/2"-8 MALES	
M24M118	M24M118 LONG STRAP	1/2"-8 MALES	
M24M120	M24M120 LONG STRAP	1/2"-8 MALES	
M24M122	M24M122 LONG STRAP	1/2"-8 MALES	
M24M124	M24M124 LONG STRAP	1/2"-8 MALES	
M24M126	M24M126 LONG STRAP	1/2"-8 MALES	
M24M128	M24M128 LONG STRAP	1/2"-8 MALES	
M24M130	M24M130 LONG STRAP	1/2"-8 MALES	
M24M132	M24M132 LONG STRAP	1/2"-8 MALES	
M24M134	M24M134 LONG STRAP	1/2"-8 MALES	
M24M136	M24M136 LONG STRAP	1/2"-8 MALES	
M24M138	M24M138 LONG STRAP	1/2"-8 MALES	
M24M140	M24M140 LONG STRAP	1/2"-8 MALES	
M24M142	M24M142 LONG STRAP	1/2"-8 MALES	
M24M144	M24M144 LONG STRAP	1/2"-8 MALES	
M24M146	M24M146 LONG STRAP	1/2"-8 MALES	
M24M148	M24M148 LONG STRAP	1/2"-8 MALES	
M24M150	M24M150 LONG STRAP	1/2"-8 MALES	
M24M152	M24M152 LONG STRAP	1/2"-8 MALES	
M24M154	M24M154 LONG STRAP	1/2"-8 MALES	
M24M156	M24M156 LONG STRAP	1/2"-8 MALES	
M24M158	M24M158 LONG STRAP	1/2"-8 MALES	
M24M160	M24M160 LONG STRAP	1/2"-8 MALES	
M24M162	M24M162 LONG STRAP	1/2"-8 MALES	
M24M164	M24M164 LONG STRAP	1/2"-8 MALES	
M24M166	M24M166 LONG STRAP	1/2"-8 MALES	
M24M168	M24M168 LONG STRAP	1/2"-8 MALES	
M24M170	M24M170 LONG STRAP	1/2"-8 MALES	
M24M172	M24M172 LONG STRAP	1/2"-8 MALES	
M24M174	M24M174 LONG STRAP	1/2"-8 MALES	
M24M176	M24M176 LONG STRAP	1/2"-8 MALES	
M24M178	M24M178 LONG STRAP	1/2"-8 MALES	
M24M180	M24M180 LONG STRAP	1/2"-8 MALES	
M24M182	M24M182 LONG STRAP	1/2"-8 MALES	
M24M184	M24M184 LONG STRAP	1/2"-8 MALES	
M24M186	M24M186 LONG STRAP	1/2"-8 MALES	
M24M188	M24M188 LONG STRAP	1/2"-8 MALES	
M24M190	M24M190 LONG STRAP	1/2"-8 MALES	
M24M192	M24M192 LONG STRAP	1/2"-8 MALES	
M24M194	M24M194 LONG STRAP	1/2"-8 MALES	
M24M196	M24M196 LONG STRAP	1/2"-8 MALES	
M24M198	M24M198 LONG STRAP	1/2"-8 MALES	
M24M200	M24M200 LONG STRAP	1/2"-8 MALES	
M24M202	M24M202 LONG STRAP	1/2"-8 MALES	
M24M204	M24M204 LONG STRAP	1/2"-8 MALES	
M24M206	M24M206 LONG STRAP	1/2"-8 MALES	
M24M208	M24M208 LONG STRAP	1/2"-8 MALES	
M24M210	M24M210 LONG STRAP	1/2"-8 MALES	
M24M212	M24M212 LONG STRAP	1/2"-8 MALES	
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M24M220	M24M220 LONG STRAP	1/2"-8 MALES	
M24M222	M24M222 LONG STRAP	1/2"-8 MALES	
M24M224	M24M224 LONG STRAP	1/2"-8 MALES	
M24M226	M24M226 LONG STRAP	1/2"-8 MALES	
M24M228	M24M228 LONG STRAP	1/2"-8 MALES	
M24M230	M24M230 LONG STRAP	1/2"-8 MALES	
M24M232	M24M232 LONG STRAP	1/2"-8 MALES	
M24M234	M24M234 LONG STRAP	1/2"-8 MALES	
M24M236	M24M236 LONG STRAP	1/2"-8 MALES	
M24M238	M24M238 LONG STRAP	1/2"-8 MALES	
M24M240	M24M240 LONG STRAP	1/2"-8 MALES	
M24M242	M24M242 LONG STRAP	1/2"-8 MALES	
M24M244	M24M244 LONG STRAP	1/2"-8 MALES	
M24M246	M24M246 LONG STRAP	1/2"-8 MALES	
M24M248	M24M248 LONG STRAP	1/2"-8 MALES	
M24M250	M24M250 LONG STRAP	1/2"-8 MALES	
M24M252	M24M252 LONG STRAP	1/2"-8 MALES	
M24M254	M24M254 LONG STRAP	1/2"-8 MALES	
M24M256	M24M256 LONG STRAP	1/2"-8 MALES	
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M24M270	M24M270 LONG STRAP	1/2"-8 MALES	
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M24M296	M24M296 LONG STRAP	1/2"-8 MALES	
M24M298	M24M298 LONG STRAP	1/2"-8 MALES	
M24M300	M24M300 LONG STRAP	1/2"-8 MALES	
M24M302	M24M302 LONG STRAP	1/2"-8 MALES	
M24M304	M24M304 LONG STRAP	1/2"-8 MALES	
M24M306	M24M306 LONG STRAP	1/2"-8 MALES	
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M24M316	M24M316 LONG STRAP	1/2"-8 MALES	
M24M318	M24M318 LONG STRAP	1/2"-8 MALES	
M24M320	M24M320 LONG STRAP	1/2"-8 MALES	
M24M322	M24M322 LONG STRAP	1/2"-8 MALES	
M24M324	M24M324 LONG STRAP	1/2"-8 MALES	
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M24M342	M24M342 LONG STRAP	1/2"-8 MALES	
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M24M362	M24M362 LONG STRAP	1/2"-8 MALES	
M24M364	M24M364 LONG STRAP	1/2"-8 MALES	
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M24M382	M24M382 LONG STRAP	1/2"-8 MALES	
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M24M392	M24M392 LONG STRAP	1/2"-8 MALES	
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M24M406	M24M406 LONG STRAP	1/2"-8 MALES	
M24M408	M24M408 LONG STRAP	1/2"-8 MALES	
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M24M412	M24M412 LONG STRAP	1/2"-8 MALES	
M24M414	M24M414 LONG STRAP	1/2"-8 MALES	
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M24M418	M24M418 LONG STRAP	1/2"-8 MALES	
M24M420	M24M420 LONG STRAP	1/2"-8 MALES	
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M24M424	M24M424 LONG STRAP	1/2"-8 MALES	
M24M426	M24M426 LONG STRAP	1/2"-8 MALES	
M24M428	M24M428 LONG STRAP	1/2"-8 MALES	
M24M430	M24M430 LONG STRAP	1/2"-8 MALES	
M24M432	M24M432 LONG STRAP	1/2"-8 MALES	
M24M434	M24M434 LONG STRAP	1/2"-8 MALES	
M24M436	M24M436 LONG STRAP	1/2"-8 MALES	
M24M438	M24M438 LONG STRAP	1/2"-8 MALES	
M24M440	M24M440 LONG STRAP	1/2"-8 MALES	
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M24M458	M24M458 LONG STRAP	1/2"-8 MALES	
M24M460	M24M460 LONG STRAP	1/2"-8 MALES	
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M24M464	M24M464 LONG STRAP	1/2"-8 MALES	
M24M466	M24M466 LONG STRAP	1/2"-8 MALES	
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M24M500	M24M500 LONG STRAP	1/2"-8 MALES	
M24M502	M24M502 LONG STRAP	1/2"-8 MALES	
M24M504	M24M504 LONG STRAP	1/2"-8 MALES	
M24M506	M24M506 LONG STRAP	1/2"-8 MALES	
M24M508	M24M508 LONG STRAP	1/2"-8 MALES	
M24M510	M24M510 LONG STRAP	1/2"-8 MALES	
M24M512	M24M512 LONG STRAP	1/2"-8 MALES	
M24M514	M24M514 LONG STRAP	1/2"-8 MALES	
M24M516	M24M516 LONG STRAP	1/2"-8 MALES	
M24M518	M24M518 LONG STRAP	1/2"-8 MALES	
M24M520	M24M520 LONG STRAP	1/2"-8 MALES	
M24M522	M24M522 LONG STRAP	1/2"-8 MALES	
M24M524	M24M524 LONG STRAP	1/2"-8 MALES	
M24M526	M24M526 LONG STRAP	1/2"-8 MALES	
M24M528	M24M528 LONG STRAP	1/2"-8 MALES	
M24M530	M24M530 LONG STRAP	1/2"-8 MALES	
M24M532	M24M532 LONG STRAP	1/2"-8 MALES	
M24M534	M24M534 LONG STRAP	1/2"-8 MALES	
M24M536	M24M536 LONG STRAP	1/2"-8 MALES	
M24M538	M24M538 LONG STRAP	1/2"-8 MALES	
M24M540	M24M54		

GENERAL STRUCTURAL NOTES

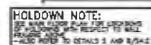
1. CONCRETE, FOOTINGS, AND FOUNDATIONS:

- A. ALL FOUNDATIONS SHALL BE DESIGNED TO BE AT LEAST 30" DEEP AND 12" WIDE. FOUNDATIONS SHALL BE REINFORCED WITH 6# STEEL BARS PLACING 6# BARS TO BE AT LEAST 24" ON CENTER.
- B. ALL FOOTINGS SHALL BE CONCRETE ON UNDISTURBED SOIL OR COMPACTED GRAVEL. ALL FOUNDATIONS SHALL BE CONCRETE WITH A MINIMUM SLOPE OF 30° ON THE LOCAL HORIZONTAL PLANE. FOUNDATIONS TO BE GRAVEL FILL BELOW GRADE.
- C. THE MATERIALS SUBMITTED MUST FOLLOW ALL CODES AND SHALL BE APPROVED BY THE ENGINEER.
- D. CONCRETE STRUCTURAL FILL SHALL BE 1/2" MAX. MATERIAL SHALL BE A WELL-GRADED SAND OR GRAVEL WITH 1/4" MAXIMUM SIZE PARTICLES. ALL SAND AND GRAVEL NOT TO BE LESS THAN 95% PASSING NO. 40 SIEVE. ALL SAND AND GRAVEL NOT TO BE MORE THAN 5% PASSING NO. 200 SIEVE. ALL SAND AND GRAVEL NOT TO BE MORE THAN 10% PASSING NO. 100 SIEVE.
- E. ALL CONCRETE SHALL BE PLACED OVER AT MINIMUM 6" THICK GRAVEL OR GRAVEL FILL OVER UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- F. BARS ON GRADES SHALL HAVE DOUBLE END CONNECTIONS AND BE PUT EXTENSIVE BARS AND DOUBLE END CONNECTIONS OF CONNECTIONS FOR FOOTINGS AND BARS ON GRADES SHALL BE 30" ON THE CENTER ON JOINTS. REINFORCING SHALL BE 6# BARS ON GRADES AND 4# BARS ON GRADES. ALL BARS SHALL BE 6# BARS ON GRADES AND 4# BARS ON GRADES. ALL BARS SHALL BE 6# BARS ON GRADES AND 4# BARS ON GRADES.

2. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.

- A. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
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- J. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- K. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- L. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- M. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- N. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- O. REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH. ALL REINFORCEMENT STEEL SHALL BE 60,000 PSI YIELD STRENGTH.
- P. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE COVERED WITH A MINIMUM OF 1/2" THICK POLYURETHANE OR OTHER WATER-RESISTANT BARRIER. ALL WOOD SHALL BE COVERED WITH A MINIMUM OF 1/2" THICK POLYURETHANE OR OTHER WATER-RESISTANT BARRIER.

[illegible][illegible][illegible]



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



NOTE TO TRUSS COMPANY

- [illegible]

DO NOT DUPLICATE
IF THIS STAMP IS NOT RED
IT IS AN ILLEGAL SET OF PLAYS



DESIGN LOADS	
ROOF:	DEAD - 15 psf LIVE - 20 psf
FLOOR:	DEAD - 15 psf LIVE - 40 psf
DECK:	DEAD - 15 psf LIVE - 40 psf

UNIFORM SNOW LOAD = 27 psf
 ALTIMETRIC DESIGN WIND SPEED, V_{alt} = 75 mph
 NORMAL DESIGN WIND SPEED, V_{des} = 90 mph
 DESIGN CATEGORY CATEGORY OF
 SITE CLASS OF
 WIND-BEARING PRESSURE = 1500 psf
 COMBINATION OF DEAD, LIVE, WIND, SEISMIC, AND OTHER LOADS SHALL BE IN ACCORDANCE WITH THE AISC DESIGN GUIDE 1, "STEEL DESIGNER'S GUIDE TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL DESIGN".

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LOT 62
PLEASANT VALLEY ESTATES
ADDRESS 1070 E. 5850 S.
CITY SOUTH OGDEN STATE UTAH

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DATE: 2/5/2021

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FALK CONSTRUCTION INC.
-BRONSON JOB-

LOT 62, PLEASANT VALLEY ESTATES
1070 E. 5650 S.
SOUTH OGDEN, UTAH 84405

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OGDEN, UTAH 84404
PHONE: (801)-782-2404
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

Lomond View

DATE: 2/6/2021	DRAWN: CML/JAH
APP NO: 21001	TYPE: ORIGINAL DRAWING

S2.1

Google Maps 1070 E 5850 S



Imagery ©2021 Google, Map data ©2021, Map data ©2021 10 ft



1070 E 5850 S

Building



Directions



Save



Nearby

Send to your
phone

Share



You visited yesterday



1070 E 5850 S, Ogden, UT 84405

Photos

PLEASANT VALLEY ESTATES-PHASE 5

PART OF SEC. 21, T5N, RIW, S.L.B. & M.

SOUTH OGDEN CITY

MARCH, 1985

LINE AND BOUNDARIES

NO	DIST	NO	BEARING	DIST
10	W	23.27	(E)	369°03'11"E
15	E	23.83		
15	W	24.38		
48	E	30.11		

CURVE DATA

	RAD.	ARC	TAN	CHORD	CHORD BRNG
12	265.52	91.46	46.20	91.00	N47°10'32"W
04	293.52	109.40	87.13	167.06	N40°35'13"W
5	323.52	135.07	102.64	249.96	N39°03'45"W
4	263.52	16.95	8.19	18.34	N35°27'28"W
10	323.52	68.44	34.85	69.30	N50°58'50"W
19	323.52	134.90	68.24	133.54	N45°12'57"W
26	263.52	107.81	54.67	107.08	N45°24'02"W

ADDRESSES

EA (S.F.)	ADDRESS
3,804	1046 EAST 5850 SOUTH
5,108	1042 EAST 5850 SOUTH
3,603	1040 EAST 5850 SOUTH
4,996	1038 EAST 5850 SOUTH
3,333	1041 EAST 5850 SOUTH
1,425	1043 EAST 5850 SOUTH
2,814	1045 EAST 5850 SOUTH

UTILITY EASEMENTS EACH SIDE OF PROPERTY LINE BY DASHED LINES. ALL EASEMENTS TO BE USED IN WATERLINES, DRAINAGE, SANITARY AND GAS, POWERLINES, TELEPHONE LINES AND OTHER LINES. FRONT PROPERTY LINE UTILITY EASEMENTS (SIDE OTHER WIDTHS OF EASEMENTS ARE AS SHOWN).

WIDTH OF DRIVEWAYS ON LOTS 65 THRU 67 SHALL BE THE CITY ENGINEER'S.

CITY APPROVAL

CERTIFY THAT THIS PLAN AND DEDICATION OF ARE ONLY APPROVED AND ACCEPTED BY THE CITY OF SOUTH OGDEN, UTAH

12 DAY OF FEB, 1985.

John J. Jaramila
Mayor

PLANNING COMMISSION

THE SOUTH OGDEN PLANNING COMMISSION ON 5 DAY OF FEB, 1985.

William R. Whitcomb
Chairman

CITY ENGINEER

CERTIFY THAT I HAVE CAREFULLY INVESTIGATED SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION THEREIN, AND FIND THEM TO CONFORM WITH THE CITY ORDINANCES AND NOW IN FORCE AND EFFECT.

7 DAY OF MARCH, 1985

Wendell J. Nilsen
Signature



SURVEYOR'S CERTIFICATE

I, CUREL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PLEASANT VALLEY ESTATES - PHASE 5 SUBDIVISION IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 7 TH DAY OF FEBRUARY, 1985.

2337
LICENSE NO.

Curel Smith
Signature

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE 7 DAY OF FEB, 1985, I, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY,

BARY DEE GIBSON, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME HE IS PRESIDENT OF SAID CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED BY COMMISSION EXPIRES 1-10-86

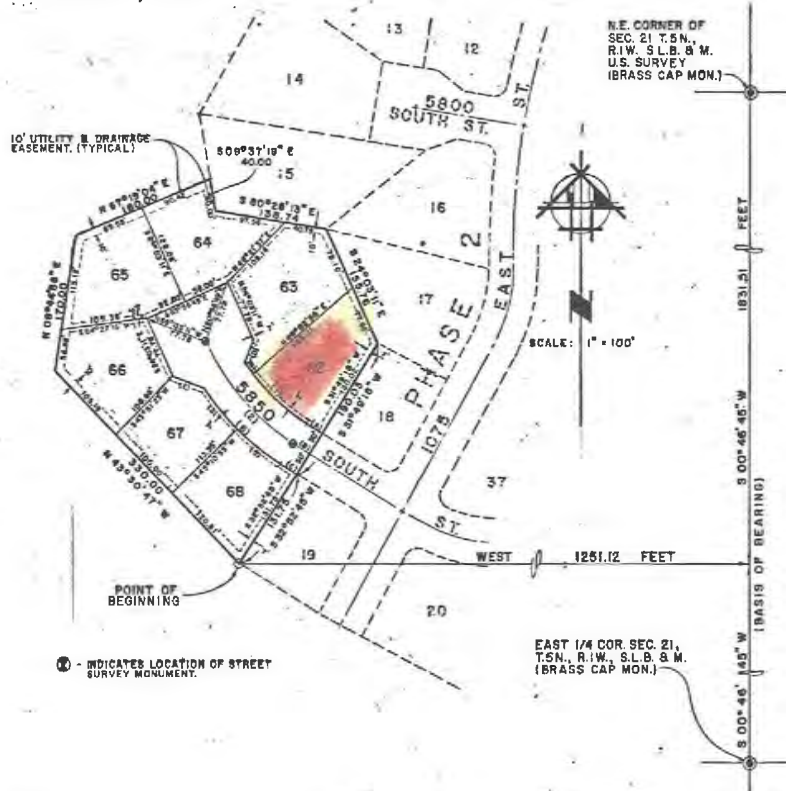
Val O. Zolt
Notary Public

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTIONS OF THE PLEASANT VALLEY ESTATES - PHASE 5 SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

3-5
DATE, 1985.

Richard L. Stone
City Attorney



N.E. CORNER OF
SEC. 21 T5N,
RIW, S.L.B. & M.
U.S. SURVEY
(BRASS CAP MON.)

SCALE: 1" = 100'

① - INDICATES LOCATION OF STREET SURVEY MONUMENT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 300°46'46"W 1831.51 FEET SECTION LINE AND WEST 1251.12 FEET FROM THE NORTHEAST CORNER OF SECTION 21, T5N, RIW, S.L.B. & M. POINT OF BEGINNING OF LOT 19, PLEASANT VALLEY ESTATES, PHASE 2, THENCE 30°47' W 33.000 FEET, THENCE N08°44'56"E 170.00 FEET N67°19'04"E 180.00 FEET TO THE WEST LINE OF SAID PH 808°51'19"E 40.00 FEET, THENCE S80°28'13"E 138.74 FEET S84°03'11"E 150.75 FEET, THENCE S31°49'18"W 190.03 FEET S32°52'45"W 181.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.83 ACRES AND 7 LOTS.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT VALLEY ESTATES - PHASE 5 SUBDIVISION AND HEREBY DEDICATE AND CONVEY TO SOUTH OGDEN CITY, WEBER COUNTY, UTAH, A PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER DEDICATE TO SOUTH OGDEN CITY THOSE CERTAIN STRIPS OF LAND FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON TO BE USED FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS AUTHORIZED BY SOUTH OGDEN CITY.

SIGNED THIS 7 TH DAY OF FEBRUARY, 1985.

WASATCH HILL DEVELOPMENT CO., INC.

BY: *Wendell J. Nilsen*
TITLE: PRESIDENT

COUNT
ENTRY NO. 5
FILED
RECORDED IN 18
INDEXED IN 8
RECORDS, PA
FOR SECUR
DOW
BY: <i>Ju</i>

PART OF SEC 21, T5N, R1W, S.L.B. & M.
PLEASANT VALLEY ESTATES PHASE 5

304

TAXING UNIT: 27

IN SOUTH OGDEN CITY

SCALE 1" = 50'

SEE PAGE 80



NE CORNER SEC 21.
(BRASS CAP MON)

SEE PAGE 80

SEE PAGE 80

*CORRECTION AFFIDAVIT
(1486-1906 3-13-86)
*CORRECTION AFFIDAVIT
(1539-1726)

7' UTILITY AND DRAINAGE EASEMENTS
EACH SIDE OF PROPERTY LINE AS
INDICATED BY DASHED LINES
EXCEPT AS OTHERWISE SHOWN

FOR COMPLETE ENG. DATA
SEE ORIG. DEDICATED PLAT
IN BOOK 27, PAGE 85.

SEE PAGE 80

FOR: FALK CONSTRUCTION INC. — DENNH-POI-430-1938

OWNER — Tracy Bronson 801-941-0299

tracy.bronson.gb@gmail.com

1070 E. 5850 So, South Ogden UT

SHL: 1-86



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
-------------------------------	--------------------------------	-----------------------------	--	----------------------------------

Today's Date: 08/17/2021

[<--Back to Search](#)

Parcel #: 073040001

Building Characteristics

Property Type:	Residential
Built As Desc.:	Ranch 1 Story
Stories:	1
Above Grade Square Feet:	1,642
Basement Square Feet:	1,642
Total Square Feet:	3,284
Basement Percent Complete:	50%
Garage Sq. Feet:	575
Percent Complete:	100%
Exterior:	Frame Masonry Veneer
Roof Cover:	Composition Shingle
Year Built:	1986
Lot Size:	0.32 Acres

Building Sketches - Click on Image to enlarge



Sketch by GeoGebra

MAPS

[View in Geo-Gizmo](#)

07-304  [View PDF](#)



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

Today's Date: 08/17/2021

[<--Back to Search](#)

Parcel # 07-304-0001

Ownership Info

Owner	BRONSON FAMILY TRUST
Property Address	1070 E 5850 S SOUTH OGDEN 84405
Mailing Address	1070 E 5850 S SOUTH OGDEN UT 844054941
Tax Unit	27

[View in Geo-Gizmo](#)

Plat Map

07-304 [View PDF](#)
Updated: July 16 2021

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 07-304 [View PDF](#)

2016 - 07-304 [View PDF](#)

2015 - 07-304 [View PDF](#)

2014 - 07-304 [View PDF](#)

Dedication Plat

Pleasant Valley Estates Phase 05
27-085(TIF)

Current References

Entry #
3127646

Book

Page

Recorded Date
19-FEB-21

Kind of Instrument
WARRANTY DEED

Prior Parcel Numbers

070800035 (Dead)

Legal Description

** For Tax Purposes Only **

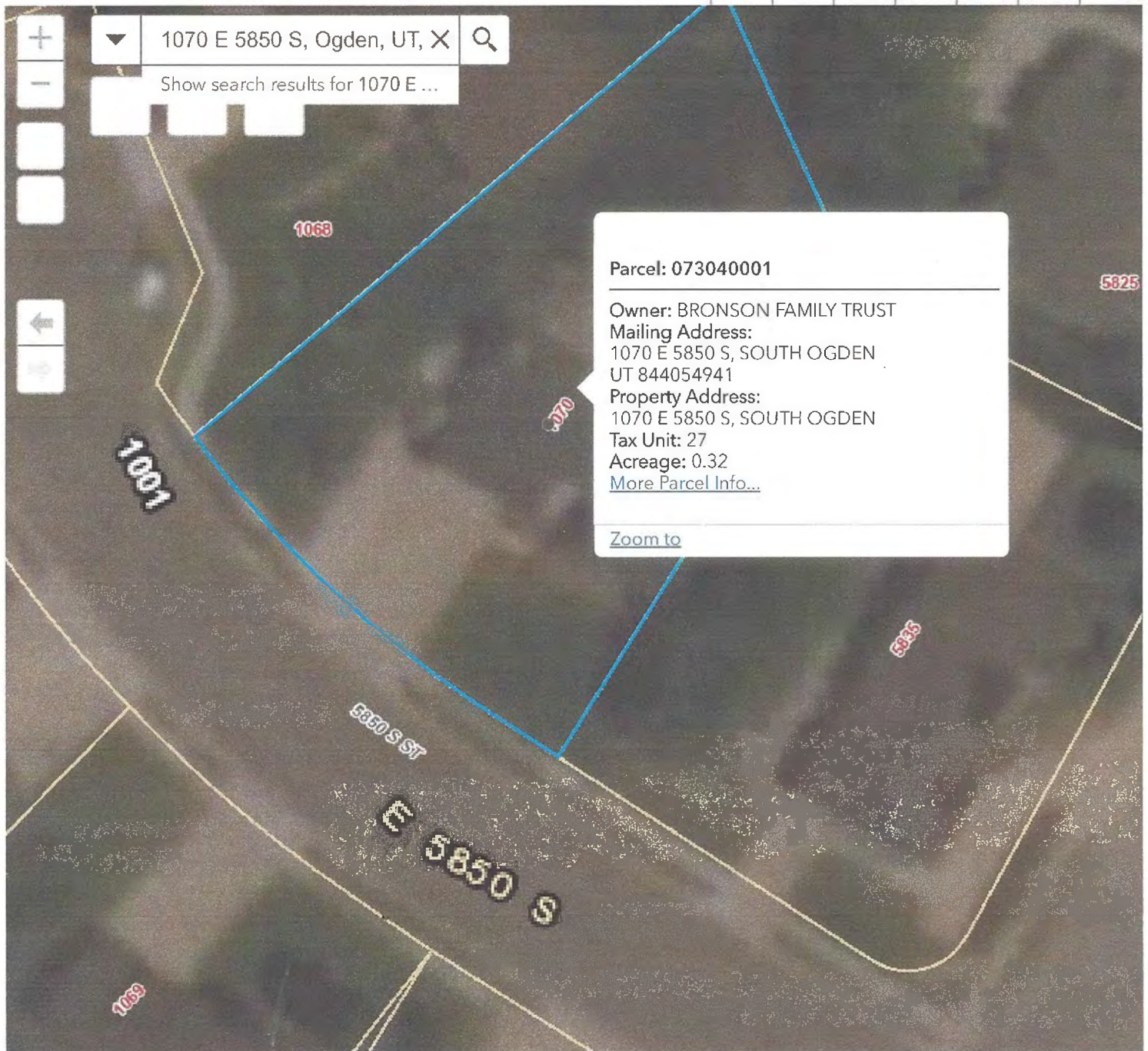
ALL OF LOT 62, PLEASANT VALLEY ESTATES-PHASE 5, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

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

Weber County Geo-Gizmo

Recorder

Survey



STAFF REPORT



SUBJECT: Water-conserving landscape ordinance – Recent Discussions with Weber Basin Water Conservancy District.

AUTHOR: Mark Vlasic

DEPARTMENT: Planning

DATE: September 9, 2021

BACKGROUND

With all the current discussions regarding drought and the subsequent impacts to our water supply, Weber Basin Water Conservancy District has been receiving an abundance of interest, questions and thoughts regarding actions that can be taken to help the situation. Much of the interest encompasses actions to improve existing conditions during the current drought, in addition to long-term changes and actions that will help to provide a sustainable, robust and resilient water supply well into the future.

City planning staff met with Assistant General Manager Jonathan Parry and his associate Dave Rice in early July to discuss how South Ogden can assist with conservation efforts. They noted that current projections forecast the doubling of their service area by the year 2060, noting that the ability to adapt and shift behaviors will be critical to ensuring finite water supply meets future demands of while maintaining a high quality of life and robust economy.

Over the last several years the District has received a lot of calls and questions regarding the availability of programs such as “Flip your Strip” and other turf removal programs that provide monetary incentives (see <https://utahwatersavers.com/Program/2/flip-your-strip#program-overview> for a description of the “Flip your Strip” program. The District has identified this as a program that is on the horizon, but recognizes the need to work with the municipalities to ensure compatibility and synergy.

In many cases existing landscape ordinances may require minimum areas of turf or remain completely silent regarding waterwise design standards for new commercial, industrial, institutional and residential construction. The district has requested that we review our existing ordinances to determine if any obstacles exist, and if they do, to consider modifications that will facilitate opportunities to implement water-conserving landscapes.

EXISTING LANDSCAPE REGULATIONS THAT ADDRESS WATER CONSERVATION

South Ogden has two key ordinance that address water-conserving landscapes, copies of which are provided as attachments:

1. TITLE 7, CHAPTER 2: TREE PLANTING, LANDSCAPING IN PARKING, PLANTING STRIPS

This chapter regulates the duties of the City Parks Division of the Public Works Departments for controlling and regulating landscapes located in any city property, street, parking/planting strip, avenue, or parking area. The chapter is heavily focused on tree plantings in public property settings, although it also addresses the use of lawn, shrubs and artificial turf. It also indicates the authority of the Planning Commission to review landscape improvement in and approve landscape treatments of planned residential unit development, commercial or industrial site plan, and to assist the City Council in the establishment of landscape policies.

The chapter indicates that landscape improvement in the public way will meet the requirements of *Title 10, Chapter 23 Landscape Regulations*, as summarized below. It also indicates that lawn is considered the most appropriate material for landscaping parking/planting strips located between the curb and sidewalk, although it does not require lawn to be used.

The ordinance does not limit the use or set percentage thresholds for grass/non-grass/water-conserving landscape treatments on public property or in public ways. The ordinance also indicates that enforcement of the ordinance will focus on the landscaping treatments in the front yard or that area between the curb and sidewalk.

2. TITLE 10, CHAPTER 23: LANDSCAPE REGULATIONS

This chapter was developed several years ago as a stand-alone water-conserving landscape ordinance, and has since been incorporated as part of a single landscape regulation chapter. The ordinance notes that the purpose is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, to reduce water waste, and to establish a structure for the designing, installing and maintaining of water efficient landscapes throughout the City.

This ordinance applies to all new and rehabilitated landscapes for public projects, private development projects, developer-installed landscaping in multi-family residential projects, and developer-installed landscaping in single-family projects. It does not apply to home-owner provided landscaping at single family projects, although water efficient landscapes are encouraged for such sites as well. Sports fields, turf play areas within public parks, school grounds, golf courses and cemeteries are exempt from the landscape water allowance limitations of the ordinance.

The ordinance does not limit the use or set percentage thresholds for grass/non-grass/water-conserving landscape treatments on public property or in public ways per-se. However, this is

achieved by setting a water allowance for each site or project according to a set formula. In order to meet the water allowance, the water-wise planting and irrigation standards delineated in the chapter must be met, which in effect limits the amount of lawn that can be used. It should be noted, that it is up to the designer to establish where any lawn areas are to be located. One exception is for parking strips and other landscaped areas less than eight feet (8') wide, which are referred to the requirements of Title 7, Chapter 10 as previously presented, which would generally allow the use of lawn in such situations.

SUMMARY OF REQUEST AND FINDINGS

- Two ordinances control the use of lawn and other materials in city properties, street, parking/planting strip, avenue, or parking area and for public projects, private development projects, developer-installed landscaping in multi-family residential projects, and developer-installed landscaping in single-family projects.
- Neither ordinance requires a set percentage of lawn or other materials, although lawn is indicated as the preferred material for city/public properties.
- There is no material limitations that hinder “flipping the strip” or implementing similar water-conserving park strip conversion projects, nor are there any limitations of materials, percentage of materials, etc. for other public properties.
- There are no material requirements or minimum/maximum percentages of materials for private properties where the regulations apply, although a mix of lawn and other plant materials would be required in order to meeting water allowances for certain projects.
- Single-family projects are encouraged to meet the water-conserving requirements of Title 10, Chapter 23. Should the requirements be more direct and/or stringent?

KEY QUESTIONS/ CONSIDERATIONS

- Are there any barriers in place that would prevent property owners from converting their yards and park strips into water-conserving landscapes?
 - If yes, how can those barriers be overcome? Should they?
- Should the requirements of Title 10, Chapter 23 be modified to cover all new and rehabilitated project types (including single-family, for example)?
- Should the preferred use of lawn in public properties and park strips be modified to require other materials that will better meet water-conserving goals and targets?
 - If not, should the language indicating that lawn is preferred be changed or modified?
- Should park strips less than seven-feet wide continue to be exempt from meeting the water-conserving landscape requirements of Chapter 23?
- Should public parks, school grounds, golf courses and cemeteries continue to be exempt from meeting the water-conserving landscape requirements of Chapter 23?

NEXT STEPS

Staff defers to the direction of the Planning Commission on how to proceed.

08/20/2021
Mark Vlasic

South Ogden General Plan – July 2021 Draft

GENERAL COMMENTS

READABILITY AND LAYOUT

The draft general plan has an interesting layout that appears to be intended to be viewed in 2-page layout rather than one-page as provided. Unsure exactly what the intended page order is, although it would to present future drafts in the format/layout intended to be read.

While the layout is colorful, the plan is quite challenging to read and follow, as it uses many different fonts and colors. Examples of pages that are particularly difficult to read include those where very light or colorful cursive fonts are used (p. 4, 11, 21, 31, 35, etc.), and in portions with forced spacing between text characters (p. 29). This may be an issue of a reviewer with failing eyesight but demonstrates a need that it is easy to be read by all.

I would like to see more focus on readability, so the “story” is easier to follow. The inclusion of a Table of Contents and similar organizational information upfront in future iterations will help the reader navigate the plan and get to the parts they are interested in without the need for a complete read-through.

STRUCTURE

The plan provides a good overview and background, but lacks any measurable data or analysis data to support the plan findings and recommendations. It seems there should be an appendix or similar information that provides the basis upon which the various goals, actions and proposed future planning directions are based.

Where is the demographic data, population projections, land use needs/projections and transportation/economic/housing analyses and details upon which the plan is based?

Where are the maps, tables, charts and other analytical tools that demonstrate findings? If not in the plan itself, these are essential components of the plan that need to be provided somewhere. Also, an explanation of how the recommendations have been developed should be provided.

PLANNING TEAM

I am curious how the subconsultant team participated and how their areas of expertise were addressed. The project team included transportation, economic and housing experts – where is the analysis and information that they developed and how was it incorporated into the plan?

PUBLIC PROCESS/ENGAGEMENT

There is no clear discussion of what was discovered through the public engagement process, and how that information helped develop the future plan direction. In fact, the only real reference to public vision is the existing vision statement and the list of principles from the 1997 South Ogden General Plan.

What was the result of the engagement process? What tools were used, and what were the results? How many people participated?

Is the information that was received representative, or is was it limited to a few members of the community?

How does the public input received align with the principles, recommendations, actions and goals contained in the plan?

A clear description of the engagement process is essential for enabling the reader to determine whether it is valid or not.

DRAFT STATUS

Overall, it just seems that the plan isn't quite there yet - there is a general lack of detail and very little written information in comparison to the number of pages and full-page photos. It is really a rough, preliminary draft with a lot of detail remaining to be filled in and addressed.

LACK OF MAPS AND ILLUSTRATIVE MATERIALS

It seems quite odd that there is only one map included, and it is not complete. Where are the analytical maps and graphics that tell the existing and future story? Where are the various corridors, parks, vacant lands, neighborhoods, core districts, etc. indicated in the plan? Have any analysis and concept maps, tables, charts, figures or similar tools been developed to clarify the transportation, economic development, land use, parks/open space, housing and other key topics? Are there any specific urban design thoughts or ideas for future consideration?

LUDMA

As indicated in the text, the plan needs to meet LUDMA requirements. It seems that the level of detail provided is less than typical.

OVERALL SUMMARY

I was hoping for an engaging plan that addresses head-on the key the city faces as outlined in the RPLOQ, and in particular how the city should address affordable housing. There appears to be no specific affordable housing discussion, beyond the goals expressed. Does this meet state code requirement? Perhaps the missing detail will be provided in an appendix or background report, in which case it would be good to be provided such information as part of the draft plan.

I would like to hear more about the transportation, economic and housing analyses that were undertaken, what the findings are, and to see any maps and details that were developed, so we

better understand how the plan was developed and how future versions of the plan can be improved prior to being considered for adoption.

PAGE-BY-PAGE COMMENTS

See attached edit-copy of the Draft General Plan (PDF).



SOUTH OGDEN GENERAL PLAN 2021

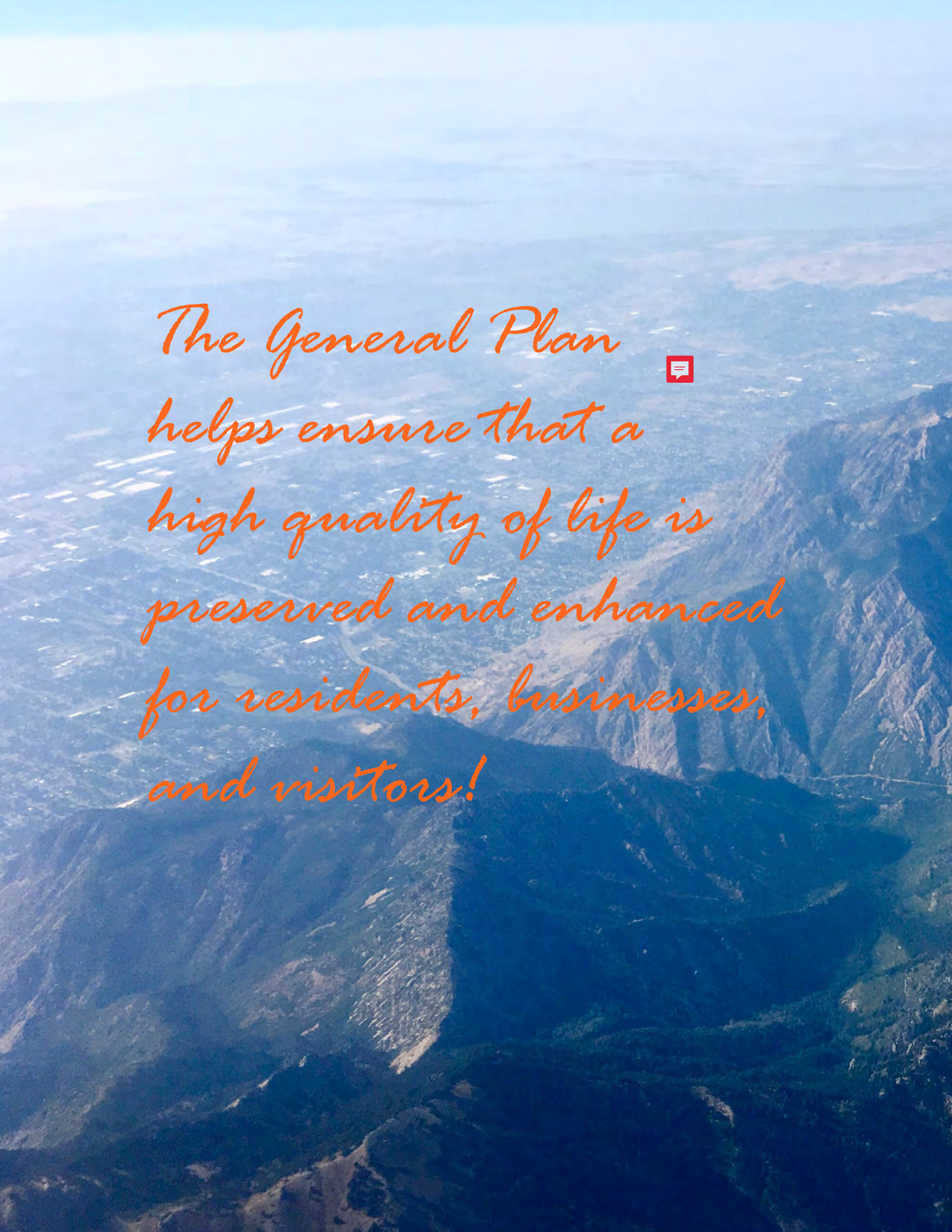
Draft Plan - July 2021





An aerial photograph of a vast mountain range. The foreground shows a dark, forested valley with a winding road. The middle ground features several mountain ridges with varying vegetation, some appearing more rocky and sparsely forested. The background shows more distant, hazy mountain peaks under a clear sky. The overall color palette is dominated by blues, greys, and greens.

1: INTRODUCTION

An aerial photograph of a vast mountain range. The foreground shows dark, forested slopes. In the middle ground, a wide valley is visible, containing a winding river and patches of green fields. The background consists of more distant, hazy mountain peaks under a clear blue sky.

The General Plan 
helps ensure that a
high quality of life is
preserved and enhanced
for residents, businesses,
and visitors!

1.1 WELCOME

WELCOME TO SOUTH OGDEN TOMORROW!

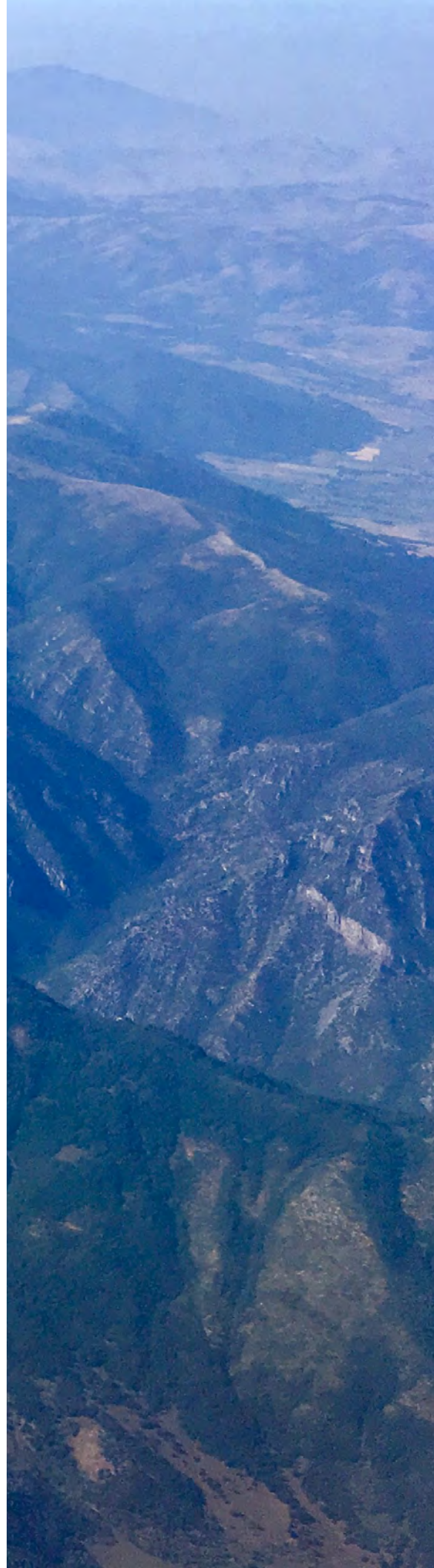
South Ogden is strategically planning for the future with its new General Plan, which captures the community's vision for tomorrow.

THE GENERAL PLAN & WHY IT MATTERS

The General Plan is a high-level guide for South Ogden City. It is a policy document that captures the city's vision for the future. When the city makes decisions related to land use, economic development, transportation, housing, and public improvements, the General Plan acts as a guide for those decisions. Such actions, in effect, help to ensure that a high quality of life is preserved and enhanced for residents, businesses, and visitors!

The General Plan also helps relate an understanding of regional issues and how they may impact South Ogden. The General Plan will reflect how to retain the character of the city as it grows with and within the Ogden Valley Region. South Ogden is primarily a residential city with beautiful neighborhoods! Our General Plan helps by clarifying which areas of the city are expected to remain stable with minor modifications and which areas are expected to evolve and experience more noticeable changes.

The plan provides a decision-making framework for all zoning and other land use and development decisions made by the city. It is important to note that while the plan informs what type of zoning regulation is applied to a property, it is not the same thing as zoning.



1.2 ABOUT THE GENERAL PLAN

WHO USES THE GENERAL PLAN?

One of the most important things to know about the General Plan is that **we can all use it!**

City Officials and Staff use the General Plan to guide their decisions and to make or update policies and regulations. The plan can help prioritize budget-related decisions on capital improvements and guide the evaluation and review of development proposals.

Residents can use the General Plan to stay informed on what is expected to happen in the community and how that relates to what is happening in their neighborhood (zooming in), as well as the broader Wasatch Front region (zooming out).

Business Owners and Property Owners can use the General Plan to understand the direction South Ogden City is going to achieve the community's vision and how that impacts the choices they have regarding their property and/or business.

WHY IS SOUTH OGDEN UPDATING ITS GENERAL PLAN?

Many cities update their General Plan every five to ten years, depending on how much change is happening and where. South Ogden City is on the verge of its next layer of evolution. Updates have been made to the zoning ordinance to accommodate new types of development and redevelopment. It is an exciting time for South Ogden, and this update helps to ensure the General Plan accurately reflects the vision for the future and illustrates how our great neighborhoods will benefit from investment in the city! As part of the update, the city is taking a close look at moderate-income housing to ensure it is meeting or exceeding state requirements.

DO WE NEED A GENERAL PLAN?

Yes! The State of Utah recognizes the integrated relationship between land use, transportation, and housing and the important role and impact of long-range planning within its counties and cities. Each City and Town is required by Utah Code to prepare and adopt a comprehensive, long-range general plan.

LUDMA AND UTAH STATE CODE REQUIREMENTS

Title 10 of Utah's State Code is the Utah Municipal Code, enacted in 1977 by Chapter 48 of the General Session. Title 10 addresses state requirements related to cities of the first through fifth class. South Ogden, with a population of more than 10,000 but less than 30,000, is a fourth-class city.

In 2005, the Utah Legislature enacted the Municipal Land Use Development and Management Act (LUDMA), which is codified for municipalities in Chapter 9a of Title 10. As new issues and/or priorities have emerged, the Legislature has updated LUDMA to facilitate strategies to address them.

The purposes of LUDMA echo the police power objectives that have driven planning efforts and zoning ordinances since their inception. Primarily, to provide for the health, safety, and welfare of present and future inhabitants and businesses, while also promoting prosperity, protecting property values and the city's tax base, and facilitating orderly growth with a variety of housing types.

To accomplish the purposes of LUDMA, each municipality shall "... prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

While the state does not dictate  format of the General Plan, it does require cities of South Ogden's size to have at a minimum:

1. A land use element;
2. A transportation and traffic circulation element; and
3. A plan that provides a realistic opportunity to meet the need for additional moderate income housing.

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

In drafting the moderate income housing element, the planning commission shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- (a) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- (b) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

Utah State Code additionally specifies that cities shall include "an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;" and shall include three or more of the strategies listed in 10-9a-403(3) for facilitating this opportunity. These strategies are integrated into the General Plan as well as South Ogden's Moderate Income Housing Plan, developed in conjunction with the General Plan update process.





South Ogden, along with all classes of cities, is now required to annually review and report on:

- the estimated need for moderate income housing for the next five years,
- progress the city has made in providing moderate income housing,
- a description of any efforts to utilize a moderate income housing set-aside from the city's community development and renewal agency, and
- a description of how the city has implemented any of the recommended moderate income housing strategies described in Subsection 10-9a-401(3)(b) of Utah Code. These strategies were confirmed and codified in 2019 as part of SB34, which asks cities to evaluate housing in relation to transportation investments.

1.3 THE GENERAL PLAN & HOUSING

DO WE NEED A MODERATE-INCOME HOUSING PLAN?

Yes! Each city in Utah has a responsibility to provide a reasonable opportunity for moderate income households to live in their city. The Moderate-Income Housing Plan outlines the city's goals and strategies for how they will meet this responsibility. How much moderate income housing does each city need? The estimated amount of housing needed is based on city and county-level demographic data and population projections for the next five years.

Moderate-income housing is also sometimes known as "Affordable Housing". Affordable housing and housing affordability can mean many different things to different stakeholders. Affordability can be understood as the relationship between a household's income and its housing costs. In general, housing that is considered affordable is housing for which the occupant(s) pay no more than 30 percent of their income for gross housing costs, including utilities.

Moderate-Income Housing, as defined by Utah State Code, specifically refers to providing housing for households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located.

OPEN
24
HOURS

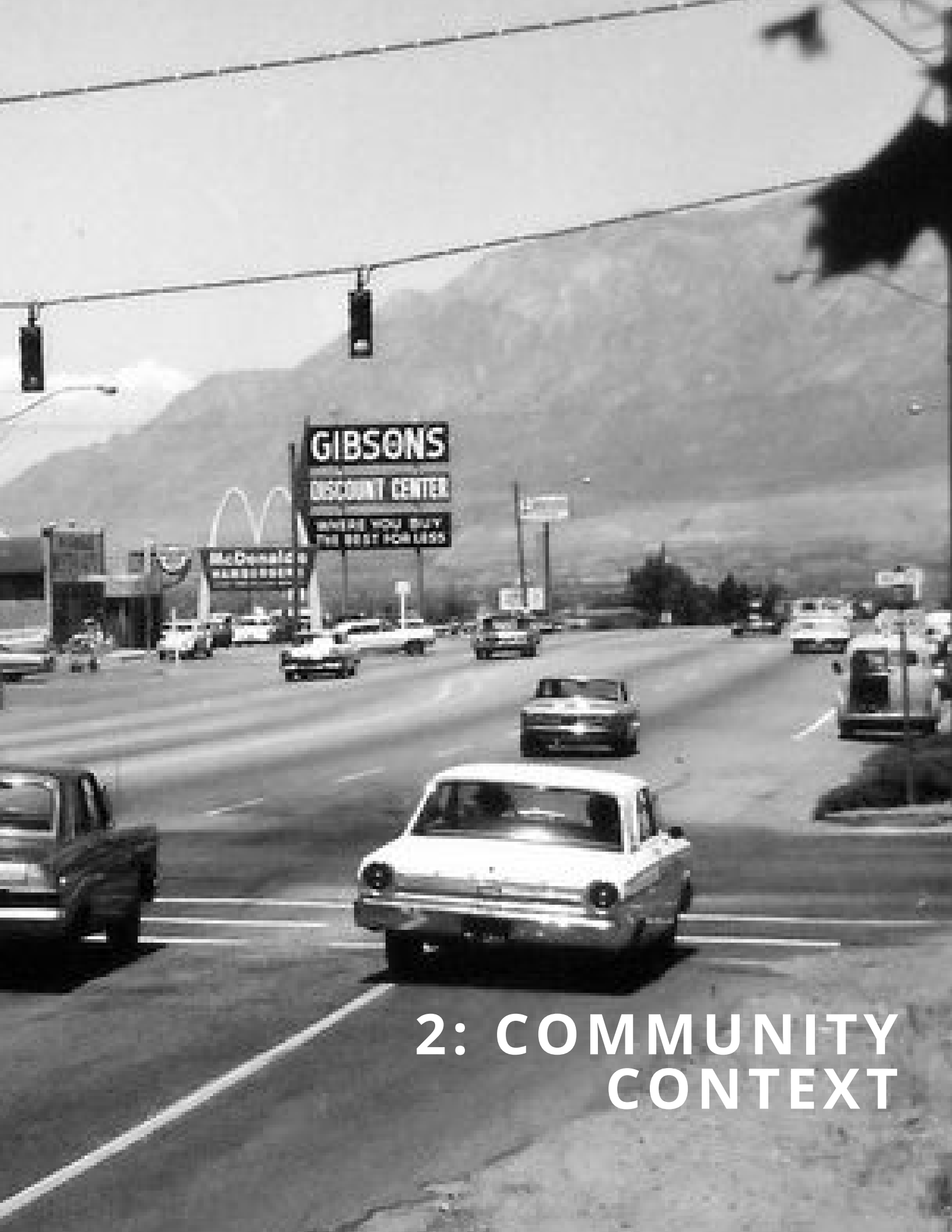
Mayfair
MARKET

AMERICAN

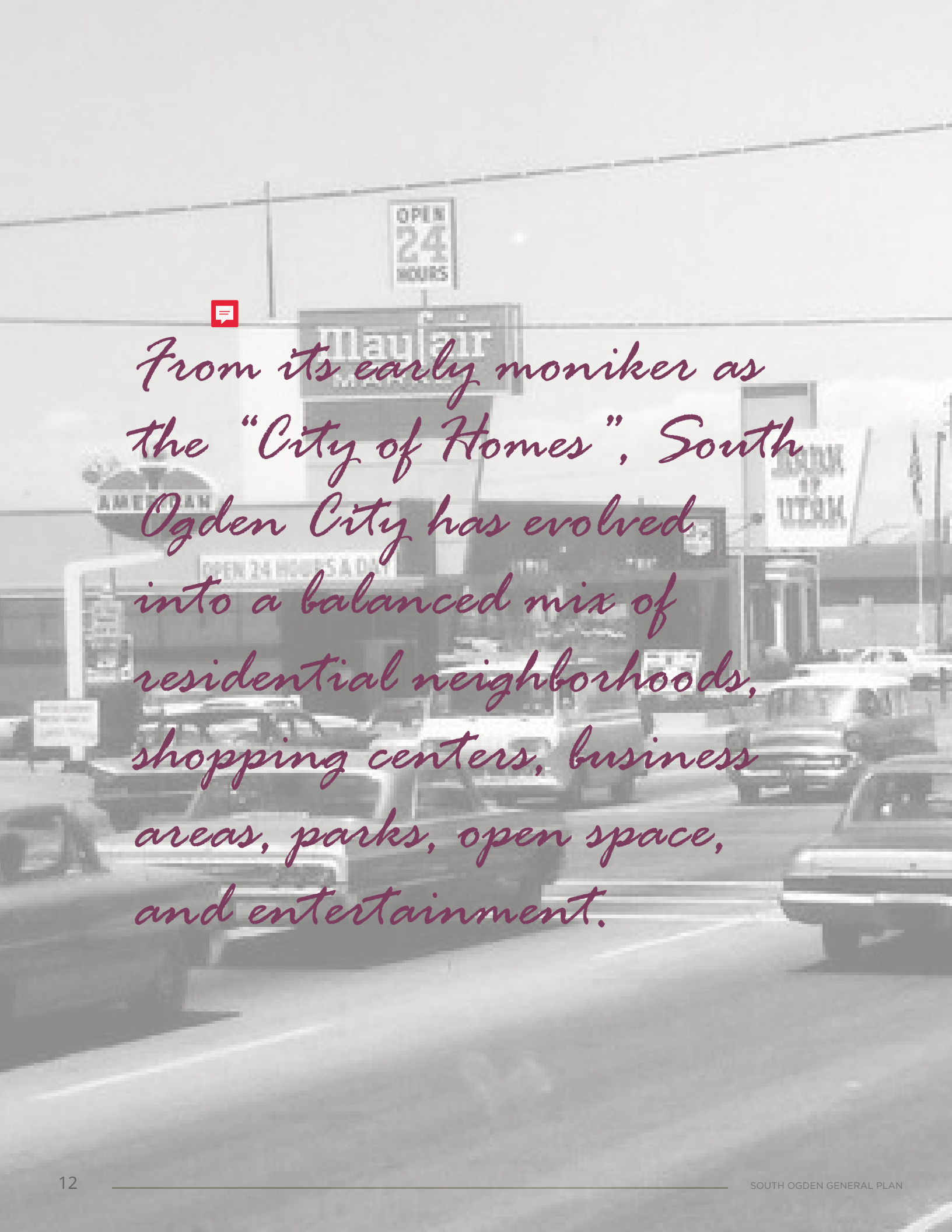
OPEN 24 HOURS A DAY

MARK
OF
UTAH





2: COMMUNITY CONTEXT



 From its early moniker as the “City of Homes”, South Ogden City has evolved into a balanced mix of residential neighborhoods, shopping centers, business areas, parks, open space, and entertainment.

2.1 THE SOUTH OGDEN STORY

ABOUT SOUTH OGDEN

Located in Weber County just over 30 miles north of Utah's state capital, South Ogden City is framed by a backdrop of the Wasatch Mountains to the east and the Great Salt Lake to the west.

From its early moniker as the "City of Homes", South Ogden City has evolved into a balanced mix of residential neighborhoods, shopping centers, business areas, parks, open space, and entertainment. Proximity to larger employers in Weber County and regional transportation ensure that South Ogden remains a desirable location for residing. Regional growth and a strong economy are bringing in new development and triggering the revitalization of the city as envisioned by previous planning efforts. It also means the increasing pace of new development is impacting the stock of smaller, historically affordable, workforce housing the city has been known for and grew up around. The General Plan is structured around goals and policies that aim to strike the right balance between growth and preservation.

SOUTH OGDEN: THE BEGINNINGS

As a permanent settlement, South Ogden's beginnings date to 1848 when the pioneer-era Burch family established roots near the base of the canyon and creek known now as Burch Creek. Two years later, in 1850, Weber County was established. The community became known as Burch Creek and remained a small agricultural settlement, supported by irrigation projects that distributed canyon stream water to fields and homes.

As a town, South Ogden began to emerge near the end of the 19th century as the subdivision and development of land for both residential and commercial uses created platted neighborhoods on the north end of the city, near City Hall.





SOUTH OGDEN'S HERITAGE: THE BURCH CREEK NAME

While the name of the City was changed to South Ogden upon incorporation, the Burch name lives on! Burch Creek and Burch Canyon both honor the first pioneer family to settle the area, which established the roots of today's city. Aspects of the built environment, including Burch Creek Elementary School and local businesses also honor the Burch Family.

To serve the growing population, the Burch Creek Elementary and Junior High School was built and considered to be "one of the most modern" schools in the state of Utah at the time.

Early growth focused in the area between 36th and 40th Streets, supporting nearby commercial uses and the establishment of the Ogden Golf and Country Club in 1914. By the 1930s, the community of approximately 800 people found themselves in need of more water, a sewer system, roads, and sidewalks. While annexation into nearby Ogden was considered, after several failed initiatives a committee was formed to petition the Weber County Commissioners for incorporation. With this petition granted, the community incorporated on July 6, 1936, as the Town of South Ogden. Incorporation stimulated more development, with the population nearing 1,500 by the 1940 Census and the community was designated a city.

South Ogden absorbed some of county-wide growth spurt which occurred just before and during World War II when the military built the Defense Depot Ogden in northern Weber County and Hill Air Force Base and the Naval Supply Depot in nearby Davis County. FHA approved housing policies spurred additional growth beginning in 1949 and keeping momentum through to 1970. During this time period South Ogden was growing 2 to 3 times faster than Weber County as a whole.



A hand-drawn map in blue ink on a light background. The map depicts a river system. At the top, a line is labeled 'Sandwich Island main'. Below it, a line is labeled 'Sandwich River'. To the right, a line is labeled 'Great Salt Lake'. In the center, a line is labeled 'Arkansas River'. Various other lines and arrows are drawn, some with numbers in parentheses like (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20). There are also some 'X' marks and other symbols. The map appears to be a sketch of a geographical area, possibly a river valley or a coastal region.

SOUTH WHO OR WHAT? THE CITY'S NAME:

UPON INCORPORATION IN 1936, THE CITY WAS NAMED AS A DERIVATIVE OF ITS NORTHERN NEIGHBOR OGDEN WHICH, ALONG WITH THE RIVER FLOWING THROUGH IT AND THE CANYON THROUGH WHICH IT FLOWS, WAS NAMED FOR THE EARLY FUR TRADER AND TRAPPER, PETER SKENE OGDEN. OGDEN EXPLORED THE WESTERN UNITED STATES AND PASSED THROUGH UTAH AS PART OF THE HUDSON BAY COMPANY. OGDEN, A WIDELY TRAVELED TRAPPER/ TRADER, FIRST EXPLORED NORTHERN UTAH IN 1824-25, AND THE WEBER RIVER VICINITY IN 1828-29.

EVOLUTION OF SOUTH OGDEN



These key events in South Ogden's history have impacted the planning and development evolution of the city.

1960: Census population of 7,405

1983: New City Hall, dedicated December 8, 1983

1990: Census population of 12,105

1997: South Ogden General Plan is adopted

2008: Update/Addendum to General Plan

2000: Census population of 14,377

2010: Census population of 16,532

1970: Census population of 9,971

1971: Weber County Comprehensive Land Use Master Plan: Southeast Planning Area, 1970 to 1990. Predicted continuing high growth and a future 1990 population of 19,700. Less than half the land developed in the city; 37% vacant; 24% agriculture.

1980: Census population of 11,366

1996: population estimated at 14,293

2001: Quality of Life Plan Addendum to General Plan

2019: population estimated at 17,199

ABOUT WEBER COUNTY

Established as one of the size original counties in the territory of Utah in 1850, Weber County for a time bordered California and the Oregon territory. As additional counties were created and the boundaries of Utah evolved, the size of the county was reduced to its current size, which encompasses XX square miles and reaches from the Great Salt Lake to the Wasatch Range.

Weber County has long been the crossroads of Utah and the Intermountain West. The importance of Weber County is underscored by the Ogden and Weber rivers and their tributaries, including what is known today as Burch Creek. The first accurate maps of the area were drawn by John C. Fremont, after he visited the mouth of the Weber River in 1843. The waterways of Weber County have fostered seasonal camps, settlements, and growth since prehistoric times. Archaeologists suggest human occupation of the area began over 10,000 years ago as the freshwater Lake Bonneville ebbed and eventually became the saline Great Salt Lake. Nomadic Shoshone, Ute, and prehistoric Indians favored the area for centuries before the arrival of the pioneers. The location offered a beautiful setting and multiple resources nearby, with hunting in the mountain and foothills and fishing in the creeks, streams, and rivers. Mounds containing the remains of some of these camps are found near the confluence of the Weber and Ogden rivers.

Named for fur trader John Weber, permanent settlement in the county began in 1846 as trapper and horse trader Miles Goodyear constructed Fort Buenaventura as a way station and trading post for overland emigrants. Goodyear's enterprise was unique in offering freshly grown produce, wheat, and corn. Goodyear sold his claim to James Brown soon after and within a few years the community had evolved to include 1,141 residents by 1850. Known as Brown's Fort or Brownsville for a few years, the name was changed to Ogden in honor of the early fur trader and trapper Peter Skene Ogden.

Growth accelerated in 1869 when the nation's first transcontinental railroad was completed on 10 May at Promontory Summit, sixty miles northwest of Ogden; the junction for transfer of rolling stock, passengers, and freight was quickly moved to more conveniently located Ogden, nicknamed "Junction City."

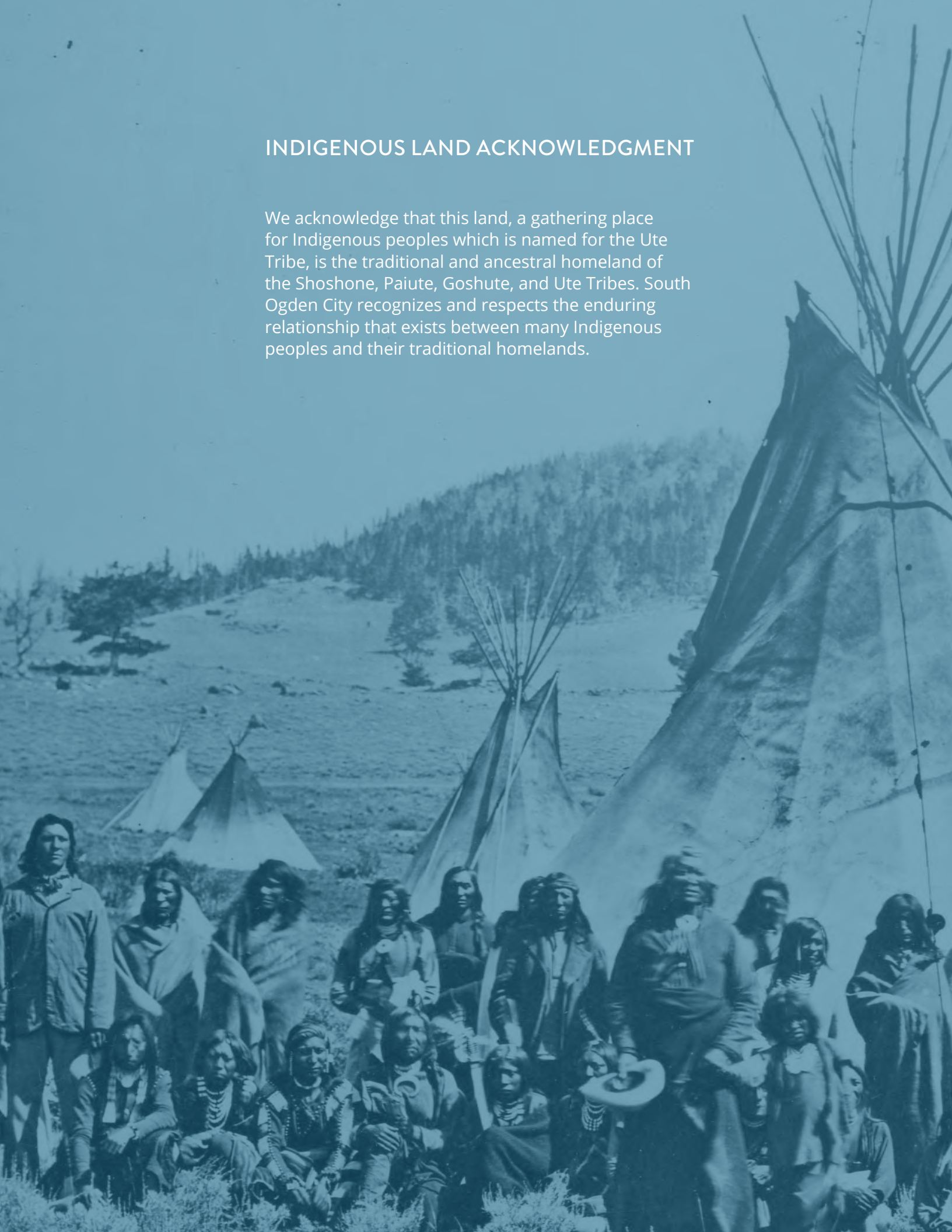
Weber County's next sizeable population explosion came just before and during World War II when the military built the Defense Depot Ogden in northern Weber County and Hill Air Force Base and the Naval Supply Depot in nearby Davis County. These military establishments continue to provide many jobs for Weber County residents today.

Weber County today is the fourth most populated county in Utah, with an estimated 260,213 residents and is home to 15 incorporated towns and cities, along with several unincorporated communities. South Ogden is, based on latest population estimates, the fourth largest city in Weber County, trailing just behind North Ogden. Ogden and Roy are the top two cities, by population.

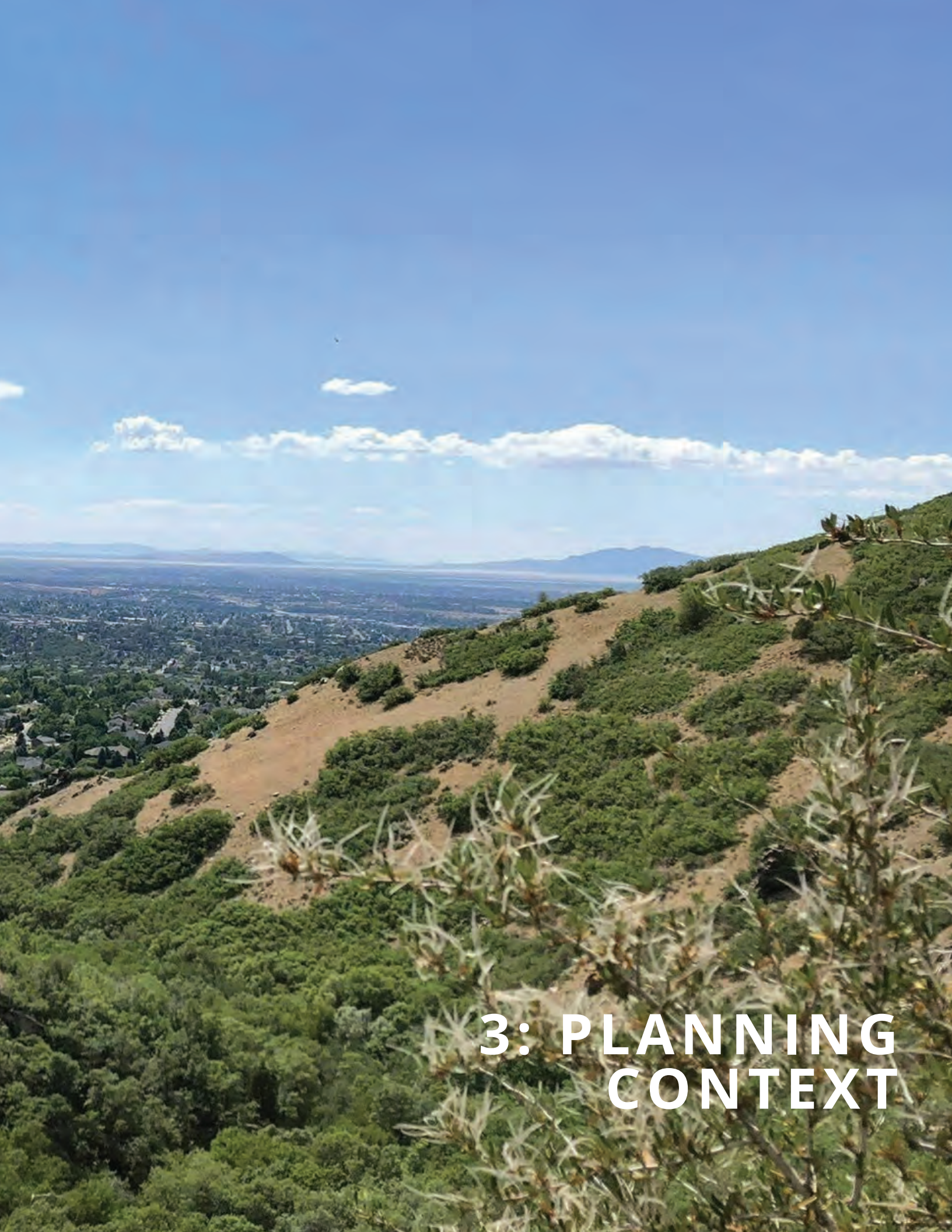


INDIGENOUS LAND ACKNOWLEDGMENT

We acknowledge that this land, a gathering place for Indigenous peoples which is named for the Ute Tribe, is the traditional and ancestral homeland of the Shoshone, Paiute, Goshute, and Ute Tribes. South Ogden City recognizes and respects the enduring relationship that exists between many Indigenous peoples and their traditional homelands.







3: PLANNING CONTEXT



*The region in which
South Ogden is located
will continue to grow and
change, having both direct
and indirect impacts on
South Ogden.*

3.1 PLANNING SOUTH OGDEN

SOUTH OGDEN'S PLANNING CONTEXT

What is happening that influences South Ogden's future? The region in which South Ogden is located will continue to grow and change, having both direct and indirect impacts on South Ogden. Impacts to quality of life, opportunities, tax base, traffic, jobs, housing, education, and retail/services.

As such, in this chapter we take a look at both the local context of South Ogden City, and the surrounding regional context of the city's municipal neighbors, regional entities, and the region as a whole (Weber County and the Wasatch Front).

GOALS OF THE PLANNING PROCESS

South Ogden City identified the following objectives for the planning process:

- Update, as needed, the 1997 General Plan Policies
- Re-affirm the community's vision for the future
- Further implement and expand upon the previous plan's vision for the built environment (including the city center and surrounding/downtown neighborhoods)
- Clearly articulate the form of future physical growth (update the General Plan to reflect the City's implementation of past planning efforts using Form-Based Code strategies)
- Evaluate and update the City's moderate-income housing strategies to ensure affordable housing is available as the city evolves



3.2 LOCAL CONTEXT

THE COMMUNITY

South Ogden City is primarily a bedroom community, but maintains two robust, successful major business districts, as well as smaller nodes throughout the city.

South Ogden's strong business environment has been combined with a relatively low cost of living and average (and affordable) home prices for decades. Many residents are drawn to the area for the unique, historic neighborhoods.

South Ogden is bounded by other municipalities and the Uintah Highlands (water & sewer) Improvement District, with a portion of its southern border adjacent to unincorporated county land. With relatively little vacant, developable land within the city's boundaries and any potential annexation areas, South Ogden is entering a phase of growth and change that will result from small- to large-scale redevelopment efforts. As is typical with redevelopment, the new uses are often at a higher level of intensity than previously. This means the city could experience a higher rate of growth than in recent decades when growth resulted primarily from new development at a relatively low average density.

3.3 RELATED TECHNICAL PLANS/STUDIES

The City has been working to update many of its technical and specific plans to reflect updated knowledge and preferences about the economy, open spaces, parks, utilities, and transportation. These recently completed technical plans are partners to the General Plan update, which ties things together under a “Big Picture” framework.



REGIONAL CONTEXT AND LOCAL IMPACTS:

WASATCH CHOICE 2050 (WC2050).

WC2050 identifies ten goals that represent the regional vision and articulates how to make the vision a reality through recommended implementation strategies.

1. Livable and healthy communities |
2. Access to economic and educational opportunities |
3. Manageable and reliable traffic conditions |
4. Quality transportation choices |
5. Safe, user friendly streets
6. Clean air
7. Housing choices and affordable living expenses
8. Fiscally responsible communities and infrastructure
9. Sustainable environment, including water, agricultural, and other natural resources
10. Ample parks, open spaces, and recreational opportunities

Four key strategies represent the overarching themes in the Wasatch Choice Regional Vision and help achieve the Regional Goals:

1. Provide Transportation Choices: Help us have real options in how we choose to get around and increase the number of easily reached destinations.
2. Support Housing Options: Support housing types and locations that we can both afford and work best for our lives.
3. Preserve Open Space: Preserve sufficient and easily accessible open lands that provide us with recreational opportunities.
4. Link Economic Development with Transportation and Housing Decisions: Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.

<https://wfrc.org/vision-plans/wasatch-choice-2050/>

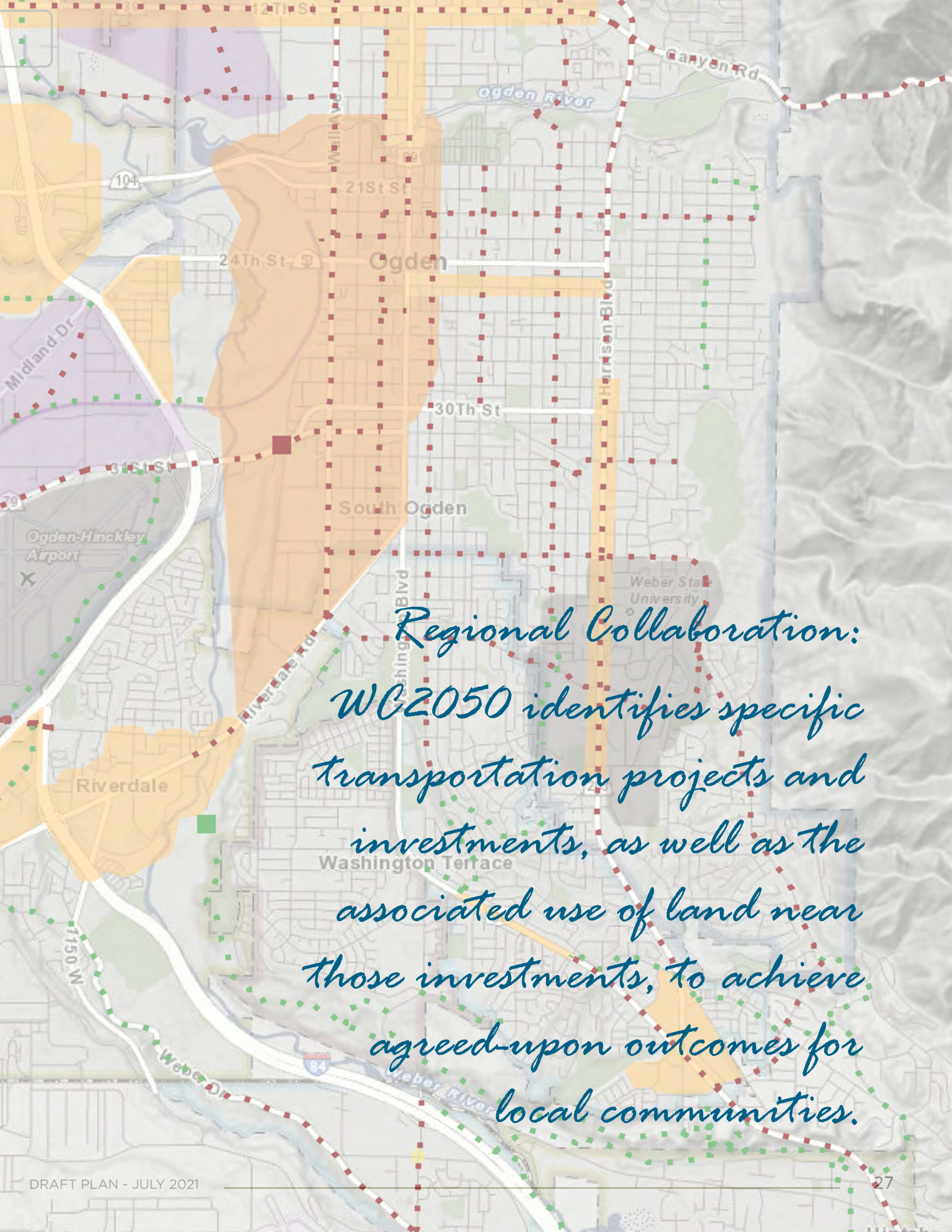
3.4 REGIONAL CONTEXT

Wasatch Choice is the shared regional vision for the communities of the Wasatch Front. Wasatch Choice was established over a decade ago through an extensive public input process to reflect community values related to future growth.

The Wasatch Choice 2050 Vision (WC2050) represents the regional vision looking out to 2050 and is used to guide transportation planning and funding decisions by the metropolitan planning organization, the Wasatch Front Regional Council (WFRC). WFRC serves as the Metropolitan Planning Organization (MPO) for the Salt Lake City – West Valley and the Ogden – Layton urbanized areas whose boundaries are set by the US Census Bureau.

MPOs are federally mandated decision-making bodies — with representation from local elected officials and transportation agencies — to ensure regional cooperation in transportation planning and use of federal funds. Utah's four MPOs — WFRC, MAG, Cache MPO (Logan urbanized area), and Dixie MPO (St. George urbanized area) — work together with UDOT, UTA, and other transit agencies to produce Utah's Unified Transportation Plan.

WC2050 identifies specific transportation projects and investments, as well as the associated use of land near those investments to achieve agreed-upon outcomes for local communities across the region. Once projects are selected, they are prioritized based on when the project is needed and when funding can reasonably be assumed to pay for it.



*Regional Collaboration:
WC2050 identifies specific
transportation projects and
investments, as well as the
associated use of land near
those investments, to achieve
agreed-upon outcomes for
local communities.*

An aerial photograph of a city grid pattern, showing a dense network of streets and blocks. The image is overlaid with a semi-transparent blue filter. The grid pattern is most prominent in the center and right side of the image, while the left side shows more irregular, less developed areas.

CONNECTION TO OGDEN CITY'S URBAN FORM/EVOLUTION

South Ogden's history is tied to the development and evolution of its neighbor to the north, Ogden City.

Ogden, North Ogden, Plain City, and Hooper were laid out and platted as pioneer villages [see 1887 survey map image]. Other settlements, like South Ogden, were informal agricultural settlements that evolved into communities and then into towns and cities.

In 1851, Ogden was surveyed and platted into streets, blocks, and lots by Henry Sherwood establishing the gridded pattern familiar to early pioneer communities of Utah. In the late 19th century, the 10-acre blocks began to be subdivided and streets dividing the blocks were introduced to the City. These streets opened up the large blocks, intended to serve as "urban ag" lots, and initiated and influenced the transition of Ogden from an agricultural village to an urban community.

This grid pattern influenced and extended into present day South Ogden, linking the cities by both major and minor streets and leading to similar development patterns and urban form. South Ogden began a transition from an agricultural village to an urban community at this time as well.

3.5 HOW HAS SOUTH OGDEN CHANGED?

1

P O P U L A T I O N

The population, which experienced significant growth in the middle part of the 20th century, has continued a steady increase through a combination of new housing on vacant land, redevelopment of land into new residential or higher intensity residential, and the annexation of land with existing residential development.

2

C O M M U T I N G

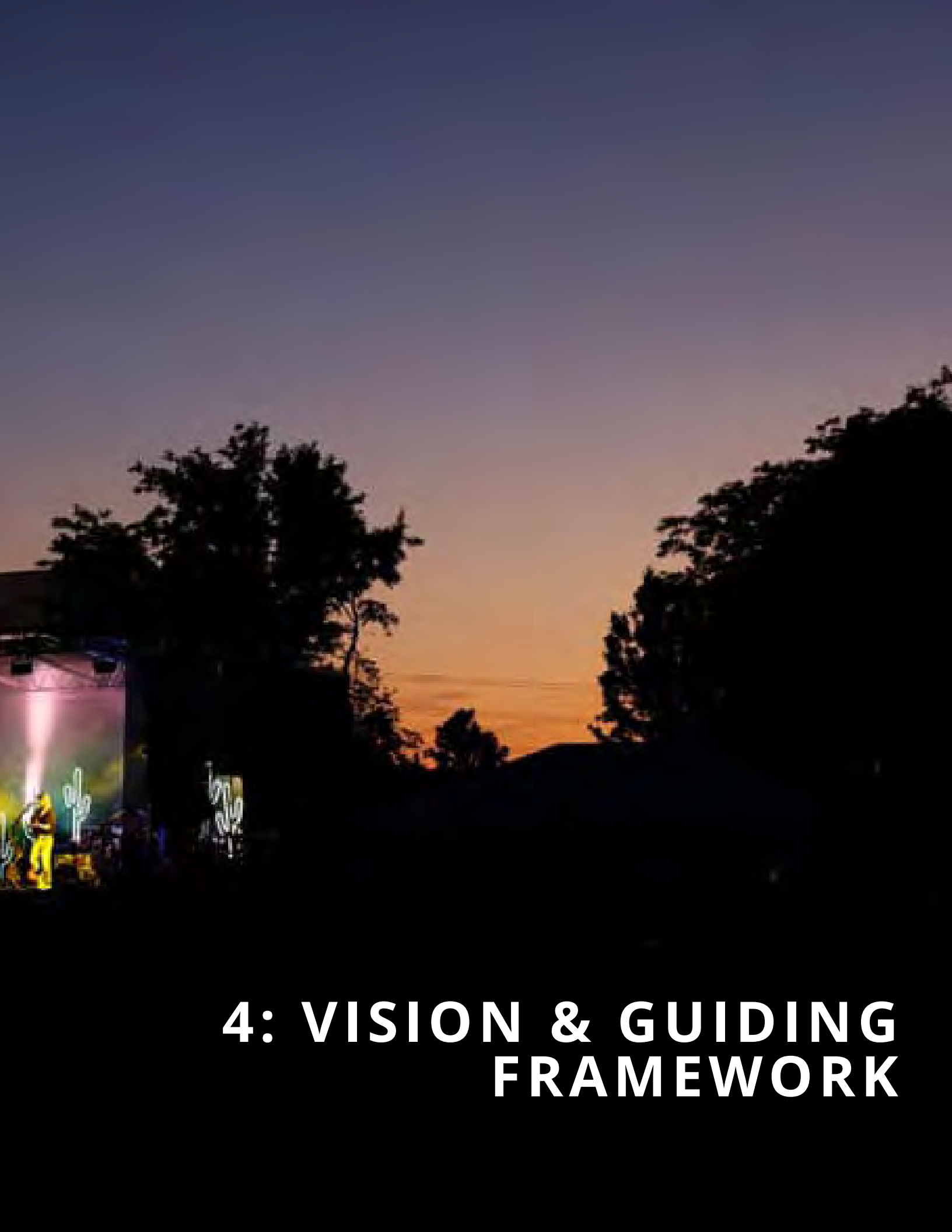
The average commute time has been increasing, with a rise from 18.8 minutes for the mean travel time to work in 1990 to an estimated 21.2 minutes in 2019.

3

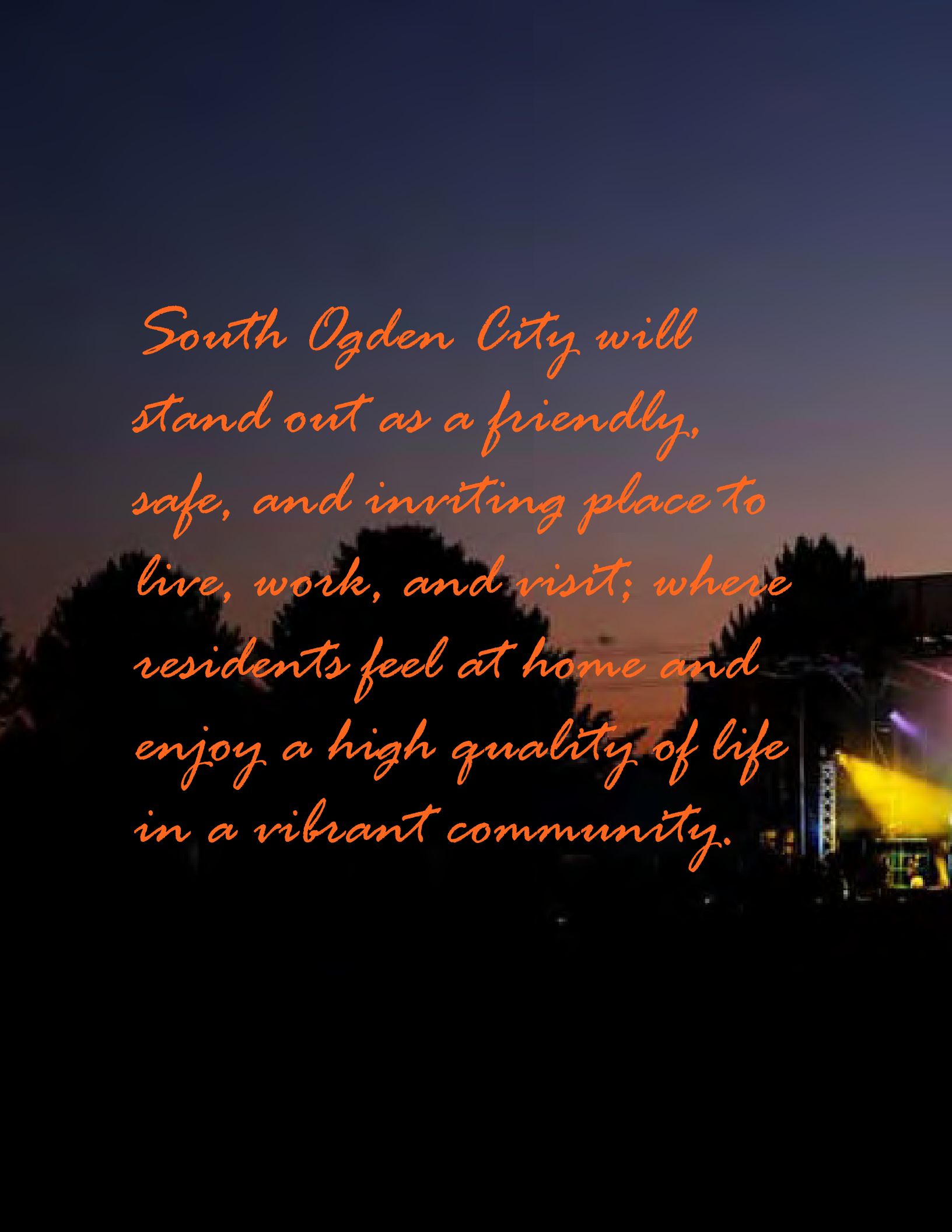
A F F O R D A B I L I T Y

The marketability and “value” of living  South Ogden is rising. We’ve been a pretty affordable community for a long time, but the redevelopment of key areas will take away some of our affordable housing stock and replace it with new housing that may not necessarily be as affordable. The current median home value in South Ogden ranges from \$118,000 to \$400,000, with median rent ranging from \$675 to nearly \$1,500 per month, depending on the location.





4: VISION & GUIDING FRAMEWORK

A night scene of a city with trees and a bright light source on the right.

South Ogden City will stand out as a friendly, safe, and inviting place to live, work, and visit; where residents feel at home and enjoy a high quality of life in a vibrant community.

4.1 QUALITY OF LIFE

SOUTH OGDEN'S VISION

South Ogden City is committed to creating and maintaining a high quality of life for its residents and businesses, which is reflected in the City's Vision Statement:

South Ogden City will stand out as a friendly, safe, and inviting place to live, work, and visit; where residents feel at home and enjoy a high quality of life in a vibrant community.

The General Plan strives to implement this core vision, with an eye to the future  while honoring the City's heritage and respecting the community and neighborhoods here today. The plan provides a framework to help the city thrive now and in the future.



10 THINGS PEOPLE VALUE



1

BEAUTIFUL, UNIQUE NEIGHBORHOODS

2

GREAT LOCATION

3

THE PEOPLE – FRIENDLY COMMUNITY

4

MODERATE SIZED AFFORDABLE HOUSING
OPTIONS

5

VIEWS AND PROXIMITY TO OPEN SPACES

6

EASY COMMUTE TO EMPLOYMENT

7

CITY PARKS AND AMENITIES

8

LOCAL BUSINESSES & COMMERCIAL
DISTRICTS

9

GREAT SCHOOLS

10

ABILITY TO “DO/HAVE IT ALL” WITHIN AN EASY
REACH

1997 PLAN: THIRTEEN GUIDING PRINCIPLES

In the 1997 General Plan, the community identified 13 guiding principles representing conclusions to the data and information summarized during the planning process. These guiding principles provided the foundation for the Land Use Plan, Transportation Plan, Park & Recreation Lands Plan, and the plan's goals, policies, and implementation programs. Many of these principles are still relevant and are incorporated into the updated General Plan!

SOUTH OGDEN'S ASSETS & PRIORITIES



This planning process, along with previous efforts and knowledge, clearly identified the things about South Ogden that are highly valued by the community. The process also helped articulate common themes that reflect the community's priorities, whether they are topics of concern or ideas and excitement about new opportunities. Together, these assets and priorities have helped guide the framework for the General Plan and the policies within.

The City recognizes that what the community and city value largely governs what we do, why we do it, and how and when we make it happen. The values embraced by the community must be reflected in daily actions and decision-making, as well as the long-range framework for the city's future.

1. To enhance South Ogden's quality of life and community character.
2. To enhance South Ogden's separate identity from neighboring communities and the larger Ogden urban area.
3. To maintain an orderly pattern of community development consistent with economic, social, and environmental needs.
4. To conceive, provide, and maintain a functional road network to furnish transportation services required by current and projected land uses.
5. To foster reduced dependence on the automobile and increase opportunities for alternative modes of travel.
6. To provide for a diversified economic base with a range of employment opportunities.
7. To nurture community health and safety within South Ogden and promote its sense of wellbeing.
8. To promote the provision of adequate housing including a mix of housing sizes and types to support a diverse population within the City.
9. To provide park and recreational facilities and City sponsored activities for all citizens.
10. To preserve and protect scenic and natural resources.
11. To prevent loss of life, injury, and property damage due to natural and manmade hazards.
12. To foster increased cooperation and coordination among governmental entities, particularly in coordinating land and transportation planning measures.
13. To administer the General Plan.

10 PRIORITIES TO CONSIDER IN PLANNING FOR THE FUTURE

1 *Safe Travels: Active Transportation Options and Multi-Modal Connectivity*

2 *Infrastructure – upkeep/
maintenance, capacity*

3 *Energy and Enthusiasm for facilitating the transformation of the north end of town into a Downtown/City Center with a distinct South Ogden “vibe”*

4 *Housing Diversity and Choice and ongoing Affordability for Living in South Ogden*

5 *Community events and social gathering places, recreation; community center/aquatic center*

Community Wellbeing – every resident is given the opportunity to thrive and live a healthy, happy high quality life

6



Keeping the community looking good!

7

Preservation and maintenance of older, historic neighborhoods on the north end – balance with the redevelopment of downtown and the investment and maintenance of newer/southern neighborhoods

8

New restaurants/food/businesses – informal social places including bars/taverns

9

Managing Parking and Traffic with the increasing Residential Development and minimal transit options available in a car-based society/setting

10

4.2 THE PLANNING FRAMEWORK/PRINCIPLES

The following key themes and guiding principles represent South Ogden's values, priorities, and frame the vision for tomorrow. These principles incorporate the ideas and values that remain relevant from the 1997 General Plan principles and previous planning efforts, while also reflecting new knowledge, new directions, and new ideas.

The principles provide a framework for the general plan's initiatives and policies, and the recommendations for guiding the continued growth and evolution of South Ogden for the next 1 to 20 years and beyond.

1. NEIGHBORHOOD INTEGRITY

Maintain the character and integrity of existing South Ogden neighborhoods, parks, open spaces, and trails by focusing growth in the mixed-use centers and along multi-modal corridors. [work with regional partners to identify land uses/centers and negotiate/lobby for transit along 40th and into/out of downtown/city center.]

2. INCLUSIVE & EQUITABLE CITY

Ensure an inclusive South Ogden by providing affordable housing and transportation choices throughout the city.

3. INNOVATIVE & SUSTAINABLE CITY

Encourage and integrate innovative and sustainable ideas and development [see city council strategic plan focus as well]

4. PROACTIVE/ONGOING PLANNING & REGIONAL COORDINATION/COLLABORATION

Provide an ongoing planning framework for more detailed and timeline planning and design of centers, corridor, and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

5. ACCESS TO OPPORTUNITY/ACCESSIBILITY

Ensure all residents in existing and redeveloping neighborhoods have safe and convenient access to jobs, (housing), and a variety of amenities and basic services, including great parks, strong schools, convenient shopping, and nearby regional centers.

6. AMENITY-RICH CITY

Encourage and support a variety of amenity-rich places throughout the city with a balance/mix of live, work, and play opportunities.

7. ENGAGED COMMUNITY

Provide all residents opportunities for enhanced levels of authentic engagement.

8. WALKABLE & BIKEABLE/CONNECTED COMMUNITY

Connect safe and stable mixed-income neighborhood with a system of walkable and bikeable streets, trails, and pathways that celebrate and link natural greenways and drainage ways.

9. CONSERVE, PROTECT, & MANAGE RESOURCES

Conserve, protect, and manage the natural, cultural, open space, and historic resources of South Ogden.

10. DISTINCTIVE CHARACTER

Facilitate a distinctive character for South Ogden - for downtown/city center, along major corridors, and throughout city neighborhoods

11. HAPPY & HEALTHY COMMUNITY/ COMMUNITY WELL-BEING

Support a healthy & Happy community; foster community wellbeing





4.3 FOCUS INITIATIVES

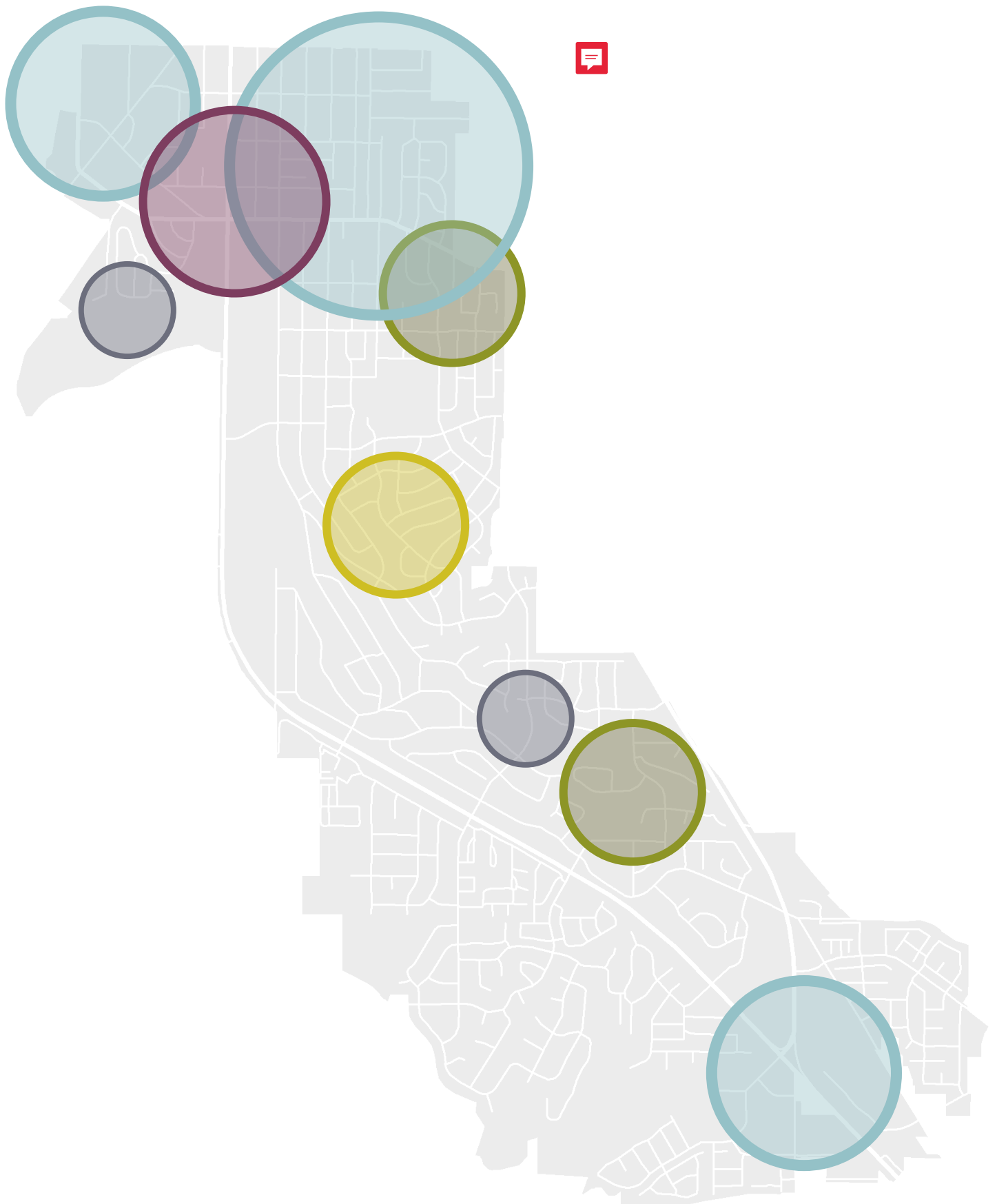
INTRODUCTION

The focus initiatives take past planning efforts and current efforts and align them with what we heard and learned from the community during this planning process. The initiatives are a direct reflection of the range and diversity of viewpoints, from concerns to support to excitement about planning for South Ogden's future. Along with the Guiding Principles, the Focus Initiatives provide a lens through which the recommendations in the General Plan were evaluated for inclusion.

The objective of the Vision section is to provide a citizen-friendly guide to the General Plan and highlight the key areas of focus the city will take in planning and making decisions about the community's future.

As needs or priorities shift or change, these can be updated, adapted, shifted, or marked as complete! New focus initiatives may be added or new ideas and information may be incorporated into an existing initiative.

This section will help keep the plan nimble, responsive, and most of all, a useful tool for the city and the community alike.



1 BALANCED & CENTERED GROWTH

Balanced & Centered Growth establishes a framework for clearly targeting areas of growth, areas of moderate change, stabilizing areas for reinvestment, and area  stability. Balanced and Centered growth will consider and coordinate efforts to maximize new investments and development in the city's centers and main corridors, strengthen the city's fiscal sustainability, and also promote neighborhood preservation.

2 CONNECTED CITY

Connected City establishes a framework for providing safe and equal access to opportunities and amenities for all residents. The Connected City initiative will help make South Ogden become known as a pedestrian and bike friendly community.

3 COMMUNITY WELLBEING

Community Wellbeing establishes a framework for ensuring both individual and community wellbeing for all of South Ogden. The Community Wellbeing initiative will evaluate the proximity of open spaces to residents to ensure ease of access, consider connections to goods and services, and ensure social and cultural health for all residents.

4 SUSTAINABLE CITY

Sustainable City establishes a framework for ensuring South Ogden becomes an efficient, resilient city. The Sustainable City initiative will help ensure the city's built and natural environment, social and cultural traditions, and fiscal health are preserved, respected, enhanced, and reclaimed.

5 DISTINCTIVE CITY CHARACTER & VIBRANT CITY CENTER

Distinct and Vibrant City Center establishes a framework for ensuring the heart of South Ogden is defined and functions as a true community center. The Distinct and Vibrant City Center initiative will strive to recruit and provide diverse uses and amenities that are attractive to a wide range of demographics and age groups.

1: Balanced & Centered Growth



FOCUS INITIATIVE #1

Related Principles:

WHAT WILL SOUTH OGDEN ACCOMPLISH BY BALANCING & CENTERING ITS GROWTH?

- By directing the majority of growth into centers the city can preserve existing neighborhoods that offer historic and cultural value, housing diversity, housing choice, and naturally occurring affordable housing options, while also providing enhanced economic development, increased social/cultural activities, and effective civic services.
- The city is ensuring the heart of South Ogden will continue to evolve and become the community's civic, social, and commercial core supported by new housing within the center, which will spark and support the viability and vibrancy of a mixed-use City Center/Downtown.
- By proactively planning for what we want – a vibrant mixed use city center AND successful business districts AND maintaining and respecting existing neighborhoods, South Ogden is helping the city's neighborhoods remain high quality, desirable places to live.
- The city is reflecting a commitment to responsible, respectful growth by honoring the embodied energy and culture of its older neighborhoods while planning and building the right infrastructure and services for new and emerging neighborhoods and centers.
- By planning for and supporting a diverse collection of neighborhood types (new and existing), the city is facilitating a Context-sensitive growth strategy.

FOCUS INITIATIVE #2

WHAT WILL SOUTH OGDEN ACCOMPLISH BY AIMING TO BE A CONNECTED CITY?

- By working to implement it and expand multi-modal connections, South Ogden is providing safe and equal access to opportunities and amenities for all residents.
- By increasing walking, biking, and hiking opportunities, the South Ogden is working to make the city be known as a pedestrian and bike friendly community.
- The city is supporting the movement and mobility of people within South Ogden and to regional connections by expanding the role of biking, pedestrian travel, and transit.
- The city is enhancing the vitality of the community and facilitating social and cultural connections through improvement to the biking and walking infrastructure, supporting opportunities for neighbors' interaction with each other while out and about biking and walking.
- By increasing connections, the city is enhancing interconnected, useable open spaces for recreation and enjoyment.
- The city is providing safe and equal access to opportunities and amenities.



2: Connected Community



3: Community Well-Being



FOCUS INITIATIVE #3

WHAT WILL SOUTH OGDEN ACCOMPLISH BY AIMING TO ENHANCE COMMUNITY WELLBEING?

- By considering connections to goods and services, the city can help ensure social and cultural health for all residents
- By recognizing differences in needs and preferences based on age, length of residency, and household configuration, the city is addressing the different demands and desires of the whole population for community amenities and community character. 
- The city is helping maintain the character of the community by ensuring the mountain views and cozy neighborhoods are retained and maintained.
- By looking to add diverse open spaces, from small pocket parks to the natural riparian corridor along Burch Creek, South Ogden will continue to protect natural resources that improve quality of life.
- The city is ensuring opportunities for all residents and businesses to thrive

FOCUS INITIATIVE #4

WHAT WILL SOUTH OGDEN ACCOMPLISH BY AIMING TO BE A SUSTAINABLE CITY?

- The South Ogden natural environment/resources will be preserved, respected, enhanced, and reclaimed.
- By building and maintaining infrastructure that supports a healthy and safe lifestyle/quality of life, South Ogden will become an efficient, resilient city.
- The city can help improve air quality and community wellbeing by expanding the Urban Forest and Tree Canopy
- The city will establish a balance between the impacts and benefits to residents of today and of future generations that will live in the city.

4: Sustainable City



5: Distinct & Vibrant City Center



FOCUS INITIATIVE #5

WHAT WILL SOUTH OGDEN ACCOMPLISH BY AIMING TO CREATE A DISTINCTIVE AND VIBRANT CITY CENTER?



- The city is ensuring the heart of South Ogden is defined and functions as a true community center.
- By incorporating a range of uses and amenities that are attractive to a wide range of demographics and age groups, the City Center can evolve into a true community gathering place.
- By continuing to think outside the box in regard to economic development, South Ogden can attract unique business opportunities from companies looking for emerging, vibrant centers with great location and proximity to major metro areas.







5: POLICY GUIDE

A photograph of a playground with a blue slide and red structure in the foreground, set against a backdrop of a grassy field and mountains under a clear blue sky. The text is overlaid in a white, cursive font.

*The Policy Guide provides
South Ogden with a
strategic framework for
making decisions to lead the
city to the future it desires.*

5.1 INTRODUCTION

THE POLICY GUIDE

The Policy Guide, along with the City's Vision and Focus Initiatives, provides South Ogden with a strategic framework for making decisions to lead the city to the future it desires.

The Policy Guide serves as a resource for the city to use when evaluating actions and implementation of ideas to achieve the vision of the General Plan.

The Policy Guide is also the key resource and reference for deciding how to respond to requests for changes to zoning or for implementing new development ideas. The City can evaluate and establish if the requests are consistent with and meet the objectives of the General Plan.

The policy guide contains eight sections that each represent an integrated planning topic/element. The integrated nature of planning means there are many aspects that overlap and fit into multiple topics/elements. As such, some of the policies and action items can work to achieve multiple goals and objectives articulated in the plan. These will include a notation indicating the corresponding topic.

POLICY GUIDE TOPICS/ELEMENTS

1. Housing & Neighborhoods
2. Transportation & Getting Around
3. Prosperous Economy & Fiscal Sustainability
4. Community Health & Wellbeing
5. Public Services & Amenities
6. Environmental Stewardship
7. Community Character & Cultural Heritage
8. City Form: Centers of Growth & Activity





5.2 EIGHT OVERARCHING GOALS

HOUSING & NEIGHBORHOODS

South Ogden will have a mix of housing choices available in walkable, bikeable neighborhoods that are well-served by open space and recreational amenities with easy access to retail, transit options, medical services, and employment opportunities.

TRANSPORTATION & GETTING AROUND

South Ogden will have a safe and connected multi modal transportation network to offer the community a high quality of life and support sustainable, happy, and healthy neighborhoods.

PROSPEROUS ECONOMY & FISCAL SUSTAINABILITY

South Ogden will have a robust, diverse economy that produces a diverse revenue stream for the city and offers amenities and services that create a vibrant city, supporting livability and community wellbeing.

COMMUNITY HEALTH & WELLBEING

South Ogden will facilitate the opportunity for all residents to enjoy a high quality of life, physical/mental health, individual safety, and community and individual wellbeing.

PUBLIC SERVICES & AMENITIES

South Ogden will work to consistently and equitably improve and maintain its infrastructure, facilities, and services to support current and future growth of the city, understanding needs may change based on new development patterns and intensities.

COMMUNITY CHARACTER & CULTURAL HERITAGE

South Ogden will facilitate a unique and distinguishable community character, showcasing the tangible and intangible attributes of its diverse cultural heritage and neighborhoods, including vernacular/everyday architecture styles.

ENVIRONMENTAL STEWARDSHIP

South Ogden will work to consistently improve and protect the natural environment and facilitate sustainable land use and development patterns.

CITY FORM: CENTERS OF GROWTH & ACTIVITY

South Ogden will ensure the growth and urban form of the evolving city are geared toward improved livability and vibrancy in existing, emerging, and evolving neighborhoods

PREVIOUS PLANNING POLICIES

As communities grow and change, their planning policies and guiding plans may need to change as well. Many of the ideas and policies of previous plans are still relevant, and have been incorporated into this General Plan. It is South Ogden's policy to:

Continue to implement programs and ideas developed by previous studies and plans that are compatible with the vision, values, and framework of the current plan

HOUSING & NEIGHBORHOODS: GOAL & POLICIES

GOAL: South Ogden will have a mix of housing choices available in walkable, bikeable neighborhoods that are well-served by open space and recreational amenities with easy access to retail, transit options, medical services, and employment opportunities.

1



South Ogden will respect and revitalize neighborhoods and use strategic and compatible infill development to provide a mix of housing choices near the city center.

2

South Ogden will use its policies to support and maintain making a variety of housing types available – including single-family detached, single-family attached, and multi-family – in both home ownership and rental opportunities, for a range of price and rent levels.

3

South Ogden will make housing for lower and moderate-income residents available throughout the community, with options prioritized for key growth centers/ areas that offer high levels of connectivity and amenities.

4

South Ogden will use its policies to target higher density housing choices within the city's centers and along its major corridors while ensuring parking, access, and multi-modal transportation options are safe and convenient and minimize impacts on surrounding neighborhoods.



ACTION ITEMS



1. Establish Community Planning Districts; Develop Neighborhood/Community Plans for detailed planning of sub-areas
2. Conduct an annual review of the Future Land Use map, Focus Initiatives, and Zoning Map (before/after annual MIH report).
3. Establish a Community Council/Neighborhood Committee with neighborhood representation [City Strategic Plan item]
4. Establish funds in an Own in South Ogden program to support ownership in South Ogden's older neighborhoods
5. Re-evaluate current ordinances regarding animals and other restrictions



TRANSPORTATION: GOAL & POLICIES

GOAL: South Ogden will have a safe and connected multi modal transportation network to offer the community a high quality of life and support sustainable, happy, and healthy neighborhoods.

1 South Ogden will provide safe and efficient movement of people and goods within and through the city, and to regional transportation connections and/or destinations.

2 South Ogden will provide a range and mix of safe, comfortable, and convenient active transportation options for users of all ages and abilities, to support regular/daily use of multi-modal options including walking, biking, and transit.

3 South Ogden will have a well-maintained transportation system and infrastructure to support the City's competitiveness in the regional economy.

4 South Ogden will have a balanced, context-sensitive set of major corridors that manage congestion in a way that is supportive of businesses, allows efficient travel for residents, yet doesn't compromise quality of life for faster travel, recognizing that levels of service are just one metric and some congestion is a sign of a healthy business district.

5 South Ogden will use innovations, new technologies, and creative solutions to provide and facilitate convenient, reliable travel throughout the city and to regional destinations.

6 South Ogden will work to improve safety on and across its roadways and be a city committed to eliminating traffic-related fatalities and serious injuries in support of the state's Vision Zero and Zero Fatalities initiatives. [Also, Community Healthy & Wellbeing]



ACTION ITEMS

1. Expand each school's safe routes to school coverage to make any route a safe route. <https://saferoutes.utah.gov/>
2. Establish Corridor Agreement(s) with UDOT for context sensitive design of the major corridors
3. Conduct a Safe Walk, Crosswalk, & ADA Ramp Inventory; map it, track progress.
4. Evaluate/Review the City's Complete Streets Policy for any updates based on General Plan and ATP
5. Evaluate offering residents subsidized/free transit passes.

PROSPEROUS ECONOMY: GOAL & POLICIES

GOAL: South Ogden will have a robust, diverse economy that produces a diverse revenue stream for the city and offers amenities and services that create a vibrant city, supporting livability and community wellbeing.

1 South Ogden will support employment opportunities closer to home to reduce commute times, improving air quality and reducing congestion on major roadways.

2 South Ogden will focus employment and major retail options in the city's centers and along major corridors, providing easy connections for residents and businesses, while integrating smaller-scale options into identified neighborhood nodes.

3 South Ogden will tailor its economic environment to support innovation and attract smaller-scale innovative/creative businesses looking for a high quality of life and an environment within a vibrant set of centers

4 South Ogden will support the increase of people who may be working from home or in a hybrid work environment – with mixed use areas, office share options, and the amenities to facilitate working from home environment successfully, such as city-wide fiber connections.

5 South Ogden will continue to use its policies to support clustering of businesses near existing and planned employment and economic centers within the city or on its boundaries that are connected to the city by major corridors.

6 South Ogden will use its identified centers of growth to support economic development/fiscal sustainability by attracting new residents, businesses, and potential employers to create activity and vibrancy. [also, city form/centers of growth]



ACTION ITEMS

1. Develop a Fiscal Impact analysis tool to better monitor the cost/benefits of development types. Update annually to keep data relevant and up to date.
2. Complete an Economic Development Strategy for the city [City Strategic Plan item]
3. Identify and market the best re/development sites [City Strategic Plan item]

HEALTH & WELLBEING: GOAL & POLICIES

GOAL: South Ogden will facilitate the opportunity for all residents to enjoy a high quality of life, physical/mental health, individual safety, and community and individual wellbeing.

1 South Ogden will ensure the growth and form of the city supports community health, happiness, and wellbeing. [also centers of growth/city form]

2 South Ogden will provide a range and mix of safe, comfortable, and convenient active transportation options for users of all ages and abilities, to support regular/daily use of multi-modal options including walking, biking, and transit. [Also, Transportation]

3 South Ogden will support opportunities for residents to be physically active and ensure safe, comfortable, and convenient access to open space and recreation amenities/opportunities.

4 South Ogden will continue planning more efficient land use and transportation patterns locally in an effort to reduce vehicle miles traveled (VMT) and emissions, supporting improved air quality as a city and for the metro region. [also, environmental stewardship]

5 South Ogden will work to improve safety on and across its roadways and be a city committed to eliminating traffic-related fatalities and serious injuries in support of the Vision Zero and Zero Fatalities initiatives. [also Transportation]

6 South Ogden will collaborate with regional partners to ensure residents have easy/convenient/safe access to healthy food, health care, senior care/community gathering, recreation, and education for all ages, incomes, and abilities, regardless of location.

7 South Ogden will ensure all residents and businesses continue to have access to a sufficient clean, sustainable, and affordable water supply and lead in water conservation. [also, environmental stewardship]



Note: 6 of the 9 action items are related to parks and recreation. Are there any other health/well-being actions that might be required or needed?

ACTION ITEMS

1. Establish Community Planning Districts; Develop Neighborhood/Community Plans for detailed planning of sub-areas
2. Establish a Community Council/Neighborhood Committee with neighborhood representation [City Strategic Plan item]
3. Conduct a Street Tree inventory to understand urban forest diversity; canopy coverage; equity in neighborhoods
4. Spring and Fall Free Street Tree program
5. Develop a park finder map/resource to make it easy to find the parks in South Ogden area
6. Expand communications regarding recreation options and timing
7. Evaluate the feasibility for a South Ogden Recreation & Aquatic Center; Create a fund based on feasibility
8. Identify a simple set of Metrics for tracking progress on the General Plan
9. Establish an Urban gardens/community garden program – target temporary use of underutilized, vacant lots; parking lots

PUBLIC SERVICES & AMENITIES: GOAL & POLICIES

GOAL: South Ogden will work to consistently and equitably improve and maintain its infrastructure, facilities, amenities, and services to support current and future growth of the city, understanding needs may change based on new development patterns and intensities.

1 South Ogden will ensure residents of all ages and abilities have equitable quality of and access to a range/variety of park, trail, and open space amenities.



2 South Ogden will work to provide a diversity of features and amenities at its parks and open spaces to appeal to a wide range of ages and abilities, maintain interest, and offer unique opportunities to be outdoors and physically active.



3 South Ogden will lead in energy conservation and providing clean, renewable energy options for residents and businesses.



4 South Ogden will continue to find opportunities to preserve additional open space and green space and work to green the city through expanding the urban forest with more trees



5 South Ogden will ensure all residents live in safe, resilient, and well-maintained neighborhoods



6 South Ogden will model innovative recycling and solid waste diversion programs that offer ongoing benefits to the community. [See also environmental stewardship]





ACTION ITEMS

1. Evaluate the feasibility for a South Ogden Recreation & Aquatic Center; Create a fund based on feasibility
2. Conduct a Street Tree inventory to understand urban forest diversity; canopy coverage; equity in neighborhoods
3. Spring and Fall Free Street Tree program
4. Develop a park finder map/resource to make it easy to find the parks in South Ogden area
5. Expand communications regarding recreation options and timing

These are a repeat of some of the items from the previous section. I think it should address other elements of public services, and in particular the most challenging items listed (sustainability, energy conservation, resiliency, recycling, etc.) What actions are suggested?

Also, I wonder if there aren't more standard public services that need to be addressed (roads, storm water conveyance systems, public utilities, etc. Perhaps these can be incorporated with the more visionary ideas as par of creating a more sustainable and resilient city?

Considering where we are headed,

ENVIRONMENTAL STEWARDSHIP: GOAL & POLICIES

GOAL: South Ogden will work to consistently improve and protect the natural environment and facilitate sustainable land use and development patterns.

1 South Ogden will balance environmental goals with business and community needs/desires.

2 South Ogden will work to improve the air quality and have improved air quality as a city and the metro region. [see also, health & wellbeing]

3 South Ogden will lead in energy conservation and providing clean, renewable energy options for residents and business. [See also public service]

4 South Ogden will ensure all residents and businesses continue to have access to a sufficient clean, sustainable, and affordable water supply and lead in water conservation.

5 South Ogden will model innovative recycling and solid waste diversion programs that offer ongoing benefits to the community.

6 South Ogden will follow and implement stormwater best practices that meet or exceed state requirements and promote the use of Low impact development (LID) design practices.



ACTION ITEMS

1. Create a  k Sky Ordinance
2. Evaluate costs for bringing in/adding glass  and compost recycling
3. Evaluate  ending fall and spring green waste pick-up program.
4. Conduct a Street Tree inventory  understand urban forest diversity; canopy coverage; equity in neighborhoods
5. Spring  and Fall Free Street Tree program

CHARACTER & HERITAGE: GOAL & POLICIES

GOAL: South Ogden will facilitate a unique and distinguishable community character, showcasing the tangible and intangible attributes of its diverse cultural heritage and neighborhoods, including vernacular/everyday architecture styles.

1 South Ogden will effectively use Historic and cultural preservation as one of many tools for economic development.

2 South Ogden will communicate its heritage and history and actively engage the public in the appreciation and preservation of historic and cultural assets and traditions.

3 South Ogden will strategically incentivize reinvestment in and reuse of historic buildings, streets, and neighborhoods.

4 South Ogden will work to incorporate historic and cultural preservation policies, initiatives, and incentives into City decisions, including zoning and design review processes and procedures.

5 South Ogden will support the use of design guidelines that reinforce the unique character of its existing and emerging neighborhoods and centers.

6 South Ogden will collaborate with UDOT on implementing context-sensitive design solutions to its major corridors, which contribute to local and regional impressions of the city's character.



ACTION ITEMS

1. Conduct a Street Tree inventory to understand urban forest diversity; canopy coverage; equity in neighborhoods
2. Spring and Fall Free Street Tree program 
3. Apply for CLG grant funding to conduct a reconnaissance level survey of South Ogden's older neighborhoods to identify potential historic resources.
4. Conduct an intensive level survey as warranted
5. Establish a historic district as warranted.
6. Establish Corridor Agreement(s) with UDOT for context sensitive design of the major corridors

CITY FORM & GROWTH CENTERS: GOAL & POLICIES

GOAL: South Ogden will ensure the growth and urban form of the evolving city are geared toward improved livability and vibrancy in existing, emerging, and evolving neighborhoods.

1 South Ogden will focus higher density uses in its identified centers and along its major corridors.

2 South Ogden will use sustainable, compatible infill and mixed-use development to provide walkable/ bikeable destinations for all residents through the placement of small and medium neighborhood nodes and a connected multi-modal transportation system.

3 South Ogden will ensure the growth and form of the city supports community health, happiness, and wellbeing. [health & wellbeing]

4 South Ogden will actively work to integrate affordable and moderate-income housing options and types into its centers to support access to opportunities and amenities.

5 South Ogden will use its identified centers of growth to support economic development/fiscal sustainability by attracting new residents, businesses, and potential employers to create activity and vibrancy. [also, economy]

6 South Ogden will use development standards that minimize/mitigate, or avoid negative impacts on the city's natural resources – water supply, water equality, surface waterways, and air quality. [also, environmental stewardship]

7 South Ogden will evaluate and modify the city's form-based code and zoning as needed to ensure the success of growth centers and compatible transitions to existing stable and stabilizing neighborhoods.



ACTION ITEMS

1. Establish Corridor Agreement(s) with UDOT for context sensitive design of the major corridors
2. Conduct an annual review of the Future Land Use map, Focus Initiatives, and Zoning Map.
3. Establish Community Planning  Districts; Develop Neighborhood/Community Plans for detailed planning of sub-areas
4. Complete an  nomic Development Strategy for the city [City Strategic Plan item]
5. Identify and market the best re/development sites  [City Strategic Plan item]





6: ACTION PLAN



The Action Plan represents a more detailed and specific set of strategies and follow up actions to help South Ogden achieve the vision of the General Plan

6.1 TAKING ACTION

INTRODUCTION

An Action Plan is a collection of follow-up implementation actions that help make a plan one that is actively used as well as being a policy guide.

South Ogden has a great history of implementing the ideas and recommendations of its past planning efforts, as illustrated by the “South Ogden Success Story” features found in the General Plan.

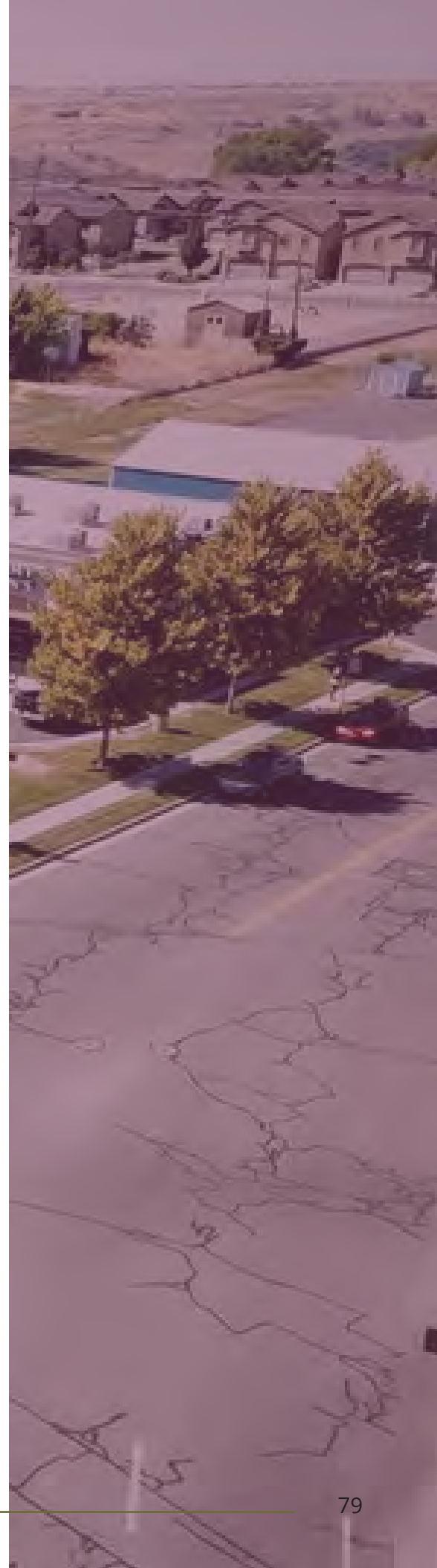
While much of the plan is broad in nature, the Action Plan represents a more detailed and specific set of strategies and follow up actions to help South Ogden achieve the vision of the General Plan. Some of the action items reflect the actions included in the City’s strategic plan.

The Focus Initiatives and Policy Guide topics are linked with the action items of the Action Plan. Many action items support more than one goal, objective, or policy, reflecting the integrated and inter-related nature of the General Plan.

TYPES OF STRATEGIES/ACTIONS

Most implementation actions can be categorized into the following classifications, which identify the implementation processes common to most jurisdictions.

- Financial Investment/Capital Improvements – investing time and/or money into making/updating programs or physical improvements in the City
- Non-Capital Improvements/Operational Changes – establishing or modifying a process, procedure, or program of the City
- Future/Further Studies - for specific topics or sub-areas of the City
- Policies/Regulations – creating or updating City Standards, Regulations, Requirements, Policies





6.2 ACTION ITEMS

1. Apply for CLG grant funding to conduct a reconnaissance level survey of South Ogden's older neighborhoods to identify potential historic resources.
2. Complete an Economic Development Strategy for the city [City Strategic Plan item]
3. Conduct a Sidewalk, Crosswalk, & ADA Ramp Inventory; map it, track progress.
4. Conduct a Street Tree inventory to understand urban forest diversity; canopy coverage; equity in neighborhoods
5. Conduct an annual review of the Future Land Use map, Focus Initiatives, and Zoning Map (before/after annual MIH report).
6. Conduct an annual review of the Future Land Use map, Focus Initiatives, and Zoning Map.
7. Conduct an intensive level survey as warranted
8. Create a Dark Sky Ordinance
9. Develop a Fiscal Impact analysis tool to better monitor the cost/benefits of development types. Update annually to keep data relevant and up to date.
10. Develop a park finder map/resource to make it easy to find the parks in South Ogden area
11. Establish a Community Council/Neighborhood Committee with neighborhood representation [City Strategic Plan item]
12. Establish a historic district as warranted.
13. Establish an Urban gardens/community garden program – target temporary use of underutilized, vacant lots; parking lots;
14. Establish Community Planning Districts; Develop Neighborhood/Community Plans for detailed planning of sub-areas
15. Establish Corridor Agreement(s) with UDOT for context sensitive design of the major corridors
16. Establish funds in an Own in South Ogden program to support ownership in South Ogden's older neighborhoods
17. Evaluate costs for bringing in/adding glass and compost recycling
18. Evaluate expanding fall and spring green waste pick-up program.

-
19. Evaluate offering residents subsidized/ free transit passes.
 20. Evaluate the feasibility for a South Ogden Recreation & Aquatic Center; Create a fund based on feasibility
 21. Evaluate/Review the City's Complete Streets Policy for any updates based on General Plan and ATP
 22. Expand communications regarding recreation options and timing
 23. Expand each school's safe routes to school coverage to make any route a safe route. <https://saferoutes.utah.gov/>
 24. Identify a simple set of Metrics for tracking progress on the General Plan
 25. Identify and market the best re/ development sites [City Strategic Plan item]
 26. Re-evaluate current ordinances regarding animals and other restrictions
 27. Spring and Fall Free Street Tree program







7: FUTURE USE & URBAN FORM



Each future use & urban form category plays an important role in helping South Ogden guide development to achieve the vision of the General Plan and the community.

7.1 BUILDING TOMORROW

INTRODUCTION

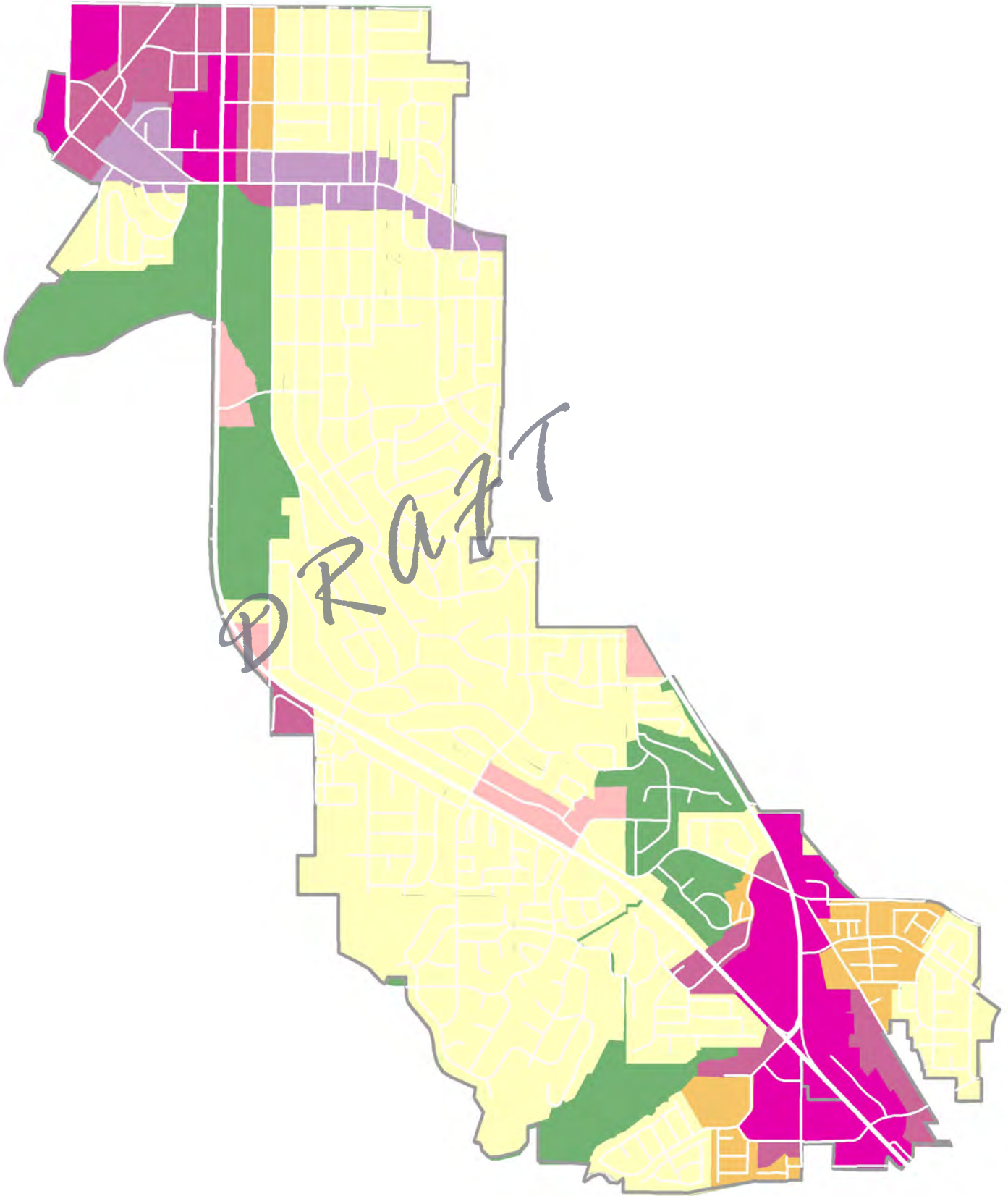
We organize the Future Land Use & Urban Form tool into four general categories. Each category plays an important role in helping South Ogden guide development to achieve the vision of the General Plan and the community.

- Neighborhoods/Residential – areas of homes and supporting activities, the backbone of South Ogden
- Neighborhoods/Transitional – areas of homes, supporting activities, and uses that provide transitions between Neighborhoods and Mixed Use Districts/Corridors.
- Districts & Corridors/Mixed Use & Commercial – areas of growth and economy, to keep South Ogden sustainable and resilient.
- Community Spaces/Civic & Community – areas of amenities and services, the elements that help bring the community together.





*Draft Map: Based
on Current Zoning
Boundaries*





2021

Draft Plan - July 2021

Summary of Swimming Pool Rules from Surrounding Cities

	Dist. From Property Line	Where Allowed	Corner Lots or Next to Vacant Lot	Dist. From Neighbor House	Fence Height
South Ogden	10 feet	Side and Rear	Not less than accessory building set back	No requirement	4 feet w/secure cover, 6 feet without
Ogden	10 feet	Side and Rear	Not less than accessory building set back	No requirement	6 feet
South Weber	4 feet	Side and Rear	Not less than 15 feet from a vacant lot	30 feet	4 feet
Washington Terrace	5 feet	Side and Rear	No requirements	No requirement	5 feet
North Ogden	10 feet	Side if corner lot and Rear	10 feet from side property line	35 feet	6 feet
Farmington	5 feet	At least 30 feet from front; Side and Rear	Accsry bldgs. for pools, not less tha 15 feet	20 feet	6 feet
Salt Lake City	10 feet	Side and Rear	No requirements	No requirement	?
Riverdale	5 feet	Side if can meet setbacks for accsry bldgs; and Rear	Not less than accessory building set back	No requirement	6 feet

OGDEN CITY

15-13-11: SWIMMING POOL; FAMILY:

A family swimming pool shall be permitted in the side and rear yard of a dwelling as an accessory use, provided the following requirements are met:

A. Location: The location of such family swimming pool or accessory machinery shall not be less than ten feet (10') from any interior property line. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

B. Fence: An outside family swimming pool shall be completely enclosed by a substantial fence of not less than six feet (6') in height and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from adjoining premises. A "substantial fence" shall mean any fence that would not allow passage by any person.

SOUTH WEBER

E. Private Swimming Pool And Tennis Court Location: A private outside swimming pool or tennis court may be constructed as an accessory use to a main building within the side or rear yard thereof; provided, that it is set back from the side and rear lot lines not less than four feet (4') and not less than thirty feet (30') from any neighbor's dwelling. When an adjacent lot is vacant, a swimming pool or tennis court must be located at least fifteen feet (15') from any side lot line of any neighboring lot. Where a swimming pool is completely enclosed in a building, the location requirements for accessory and main buildings shall apply. Where any swimming pool is to be located in the near vicinity of any septic tank or sewage disposal field, the location of the same shall first be approved by the Davis County Health Department. Swimming pools shall be completely fenced with a fence suitable for preventing accidental human entry into the pool area and at least four feet (4') high.

WASHINGTON TERRACE

[17.48.010 Family Swimming Pools](#)

A family swimming pool shall be permitted in the rear of a dwelling as an accessory use provided the following requirements are met

1. A swimming pool may cover the area within a rear yard and not located within an easement unless the construction of that pool would require the need to vary from existing ordinance. A variance for the pool to be allowed to be constructed on the easement would need to be obtained.
2. The pool or spa may not be closer than five (5) feet to the property line measured at water's edge.
3. Minimum setback requirements from property lines are as follows:
 1. Front Yard: No pool allowed within a front yard.
 2. Rear Yard: Five feet (5') Min.
 3. Side Yard: Five feet (5') Min. within the fence line of the property.

4. Easement: Setbacks shall comply with all easement regulations
4. An outside family swimming pool shall be completely enclosed by a substantial fence not less than five feet (5') in height, and any lights used to illuminate the pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises.

NORTH OGDEN

11-10-16: FAMILY SWIMMING POOL

In single-family residential zones, a family swimming pool shall be permitted in the rear yard of a dwelling, and on corner lots, in the corner side yard, as an accessory use, provided the following requirements are met:

1. Location: The location of such family swimming pool and accessory machinery shall be not less than thirty five feet (35') from any dwelling on an adjoining lot and not less than ten feet (10') from any interior property line. On corner lots, the distance from said pool to the side property line facing on a street shall not be less than 10 feet. Pools, accessory machinery, and decking located in a corner side yard, may not be located farther forward on a lot than a line which is parallel to the required front setback, extending from the required front setback for a main dwelling, to the side property line. Additionally, no swimming pool, decking, or accessory machinery in a corner side yard shall be permitted in the area that is farther forward on a lot than the front corner of the main dwelling that is closest to the pool.
2. Fence; Lights: An outside family swimming pool shall be completely enclosed by a fence structurally adequate to resist wind load conforming to the international building code (IBC), and not less than six feet (6') in height. Any fence associated with a pool must meet the requirements, in 11-10-11 of North Ogden City Code. Any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises and directed horizontally or downward so as to preserve the visibility of the night light.

FARMINGTON

11-28-060: LOCATION OF RECREATIONAL POOLS AND TENNIS COURTS:

A. Private Recreational Pool: Any private recreational pool not completely enclosed within a building having solid walls shall be set back at least five feet (5') from the rear and side property lines and at least thirty feet (30') from the front property line. The private recreational pool shall be not less than twenty feet (20') from any neighbor's dwelling. Any detached accessory buildings related to an unenclosed pool shall meet setback requirements and standards for such buildings, except the side corner setback may be reduced to fifteen feet (15'). Any recreational pool shall be completely surrounded by a fence or wall having a height of at least six feet (6'). In lieu of fencing on hot tubs, spas or jacuzzis, security covers may be provided. Fences or walls that are not solid shall have intermediate rails or an ornamental pattern such that a sphere four inches (4") in diameter cannot pass through. Gates shall be equipped with self-closing and self-latching devices. No loudspeaker device which can be heard beyond the property lines of the

premises on which any recreational pool has been installed may be operated in connection with such pool, nor may any lighting be installed in connection with such pool which shall throw any direct rays beyond such property lines.

SALT LAKE CITY

Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line. Allowed in side and rear yards.

RIVERDALE

10-14-11: SWIMMING POOL, SWIM SPA AND HOT TUB, FAMILY:

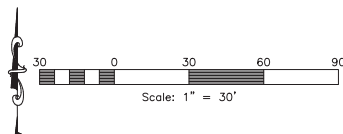
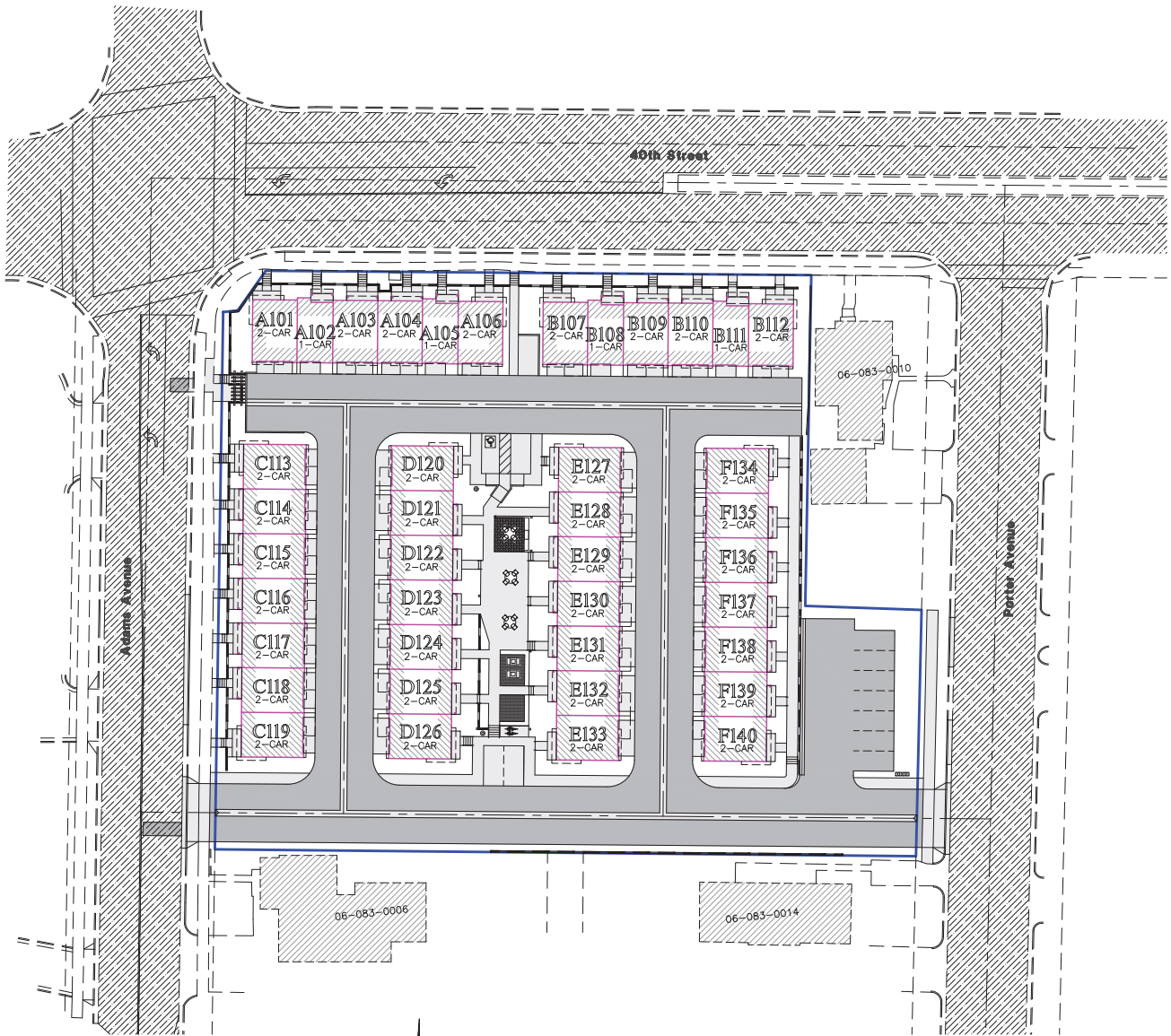
A family above or in ground swimming pool, swim spa and hot tub shall be permitted in the rear yard of a dwelling as an accessory use, provided the following requirements are met:

A. Location: The location of such family swimming pool, swim spa, hot tub or accessory machinery shall not be less than five feet (5') from any interior property line, as measured to the water's edge, or if an easement exists on the property the pool, spa or tub must be completely off the easement. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard for an accessory building in that zone.

B. Enclosure; Lighting: An outside family swimming pool shall be completely enclosed by a substantial fence of not less than six feet (6') in height and any lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises.

C. Pool Covers: In addition to the setback and fencing requirements set forth herein, it is strongly recommended that pool owners utilize pool covers that comply with the most current personal liability insurance standards.

D. Side Yard Location: If a property has sufficient side yard to accommodate a pool, spa or hot tub in meeting all of the above requirements while also maintaining the required side yard setback (from property line to any portion of the structure) for the zone it is located in, then the pool, spa or hot tub may be located in the side yard.







MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, AUGUST 12, 2021
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Scott Amos, Commissioners John Bradley, Mike Layton, Robert Bruderer, Angela Snowden, and Steve Pruess

PLANNING COMMISSIONERS EXCUSED

Jeremy Howe

STAFF PRESENT

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

CITIZENS PRESENT

Monica Ray, Tyler Ray, Daniel Carlson, Claire Carlson

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/PC210812_1804.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/PC210812_1732.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Scott Amos began the meeting at 6:15 pm by calling for a motion to convene.
00:00:00

Commissioner Bradley moved to open the planning commission meeting and open a public hearing. The motion was seconded by Commissioner Layton. Commissioners Bruderer, Jones, Layton, Snowden, and Pruess all voted aye.

II. PUBLIC HEARINGS

- Chair Amos announced online public comments for the public hearing would remain open until 6:30 pm 00:01:38

A. Proposed Code To Allow And Regulate Accessory Dwelling Units (ADUs) in the City

- Staff overview 00:02:49
- Chair Amos asked if anyone present would like to comment. No one came forward. There were also no online comments. 00:05:49

B. Proposed Amendment to SOCC 10-5.1A-5-7(B) Concerning Design Elements For Single-Family and Duplex Yard Buildings in Response to HB1003

- Staff overview 00:06:17
- Chair Amos invited anyone present to comment. No one came forward. 00:07:44

C. Proposed Amendments to SOCC 10-14 to Clarify Definitions of Buildings and Regulations on Accessory Buildings, Swimming Pools, Sports Courts, etc.

- Chair Amos opened the floor to comments from the public on this item
 - Monica Ray 00:09:40 Commented on swimming pools

D. Proposed Amendment to SOCC 10-5.1A-5-6(B) and 10-5.1B-5-6(B) Eliminating the 30 Feet Occupied Space Requirement

- Staff overview 00:11:42
- Chair Amos asked if anyone would like to come forward to comment. There were no comments from anyone present nor online. 00:13:01
- The chair called for a motion to close the public hearing 00:13:14

Commissioner Bradley moved to close the public hearing and reconvene as the planning commission. Commissioner Pruess seconded the motion. All present voted aye.

III. ZONING ITEMS

A. Discussion/Recommendation on Proposed Code To Allow And Regulate Accessory Dwelling Units (ADUs) in the City

- There was no discussion on this item by the commissioners
- Chair Amos called for a motion 00:14:54

Commissioner Bradly moved to recommend approval of the proposed code to allow and regulate Accessory Dwelling Units. The motion was seconded by Commissioner Layton. The chair made a roll call vote:

Commissioner Bradley-	Yes
Commissioner Bruderer-	Yes
Commissioner Layton-	Yes
Commissioner Pruess-	Yes
Commissioner Snowden-	Yes

The vote was unanimous in favor of the motion.

B. Discussion/Recommendation on Proposed Amendment to SOCC 10-5.1A-5-7(B) Concerning Design Elements For Single-Family and Duplex Yard Buildings in Response to HB1003

- The chair called for a motion or discussion on this item

00:16:21

Commissioner Pruess moved to recommend to the City Council the proposed changes as dictated by HB1003. Commissioner Layton seconded the motion. Chair Amos asked if there was further discussion on this item, and seeing none, called the vote:

Commissioner Bradley-	Yes
Commissioner Bruderer-	Yes
Commissioner Layton-	Yes
Commissioner Pruess-	Yes
Commissioner Snowden-	Yes

The motion for recommendation of approval stood.

C. Discussion/Recommendation on Proposed Amendments to SOCC 10-14 to Clarify Definition of Buildings and Regulations on Accessory Buildings, Swimming Pools, Sports Courts, etc.

- Discussion 00:18:30
- Motion 00:26:28

Commissioner Layton moved to recommend to the City Council the amendments to clarify the definition of buildings, and regulations on accessory buildings, swimming pools, sports courts, etc. Commissioner Bradley seconded the motion. The chair called the vote:

Commissioner Bradley- Yes
Commissioner Bruderer- Yes
Commissioner Layton- Yes
Commissioner Pruess- Yes
Commissioner Snowden- Yes

The proposed code was recommended for approval to the City Council.

D. Discussion/Recommendation on Proposed Amendment to SOCC 10-5.1A-5-6(B) and 10-5.1B-5-6(B) Eliminating the 30 Feet Occupied Space Requirement

- Discussion 00:27:40
- Motion 00:28:57

Commissioner Bradley moved to recommend approval of the proposed amendment to the South Ogden City Code, eliminating the 30 foot occupied space requirement, followed by a second from Commissioner Pruess. There was some discussion on the wording of the motion. Commissioner Bradley amended his motion to “recommend approval of the proposed amendment to the South Ogden City Code, eliminating the 30 foot occupied space requirement for Row Buildings.” Commissioner Pruess seconded the amended motion. The chair called the vote:

Commissioner Bradley- Yes
Commissioner Bruderer- Yes
Commissioner Layton- Yes
Commissioner Pruess- Yes
Commissioner Snowden- Yes

The motion stood.

IV. SPECIAL ITEMS

Consideration of Request for Second Driveway Located at 595 Ben Lomond

- Staff overview 00:30:51
- Discussion 00:35:05
- Motion 00:54:12

Commissioner Bradley moved to deny the application. Commissioner Pruess seconded the motion. There was no further discussion; Chair Amos made a roll call vote:

Commissioner Bradley-	Yes
Commissioner Bruderer-	No
Commissioner Layton-	Yes
Commissioner Pruess-	Yes
Commissioner Snowden-	Yes

The motion for denial stood.

V. OTHER BUSINESS

- Assistant City Manager Doug Gailey reported on the General Plan Update
00:57:36
- Commissioner Pruess asked that regular reports be given on developments in the City. It was determined an item be added to the agenda for staff to report on approved site plans.
01:03:28
- Reports/Questions on recently approved development plans
01:05:39

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of July 15, 2021 PC Minutes

- The chair called for a motion to approve the minutes of the previous meeting
01:08:37

Commissioner Pruess moved to approve the minutes from the last meeting, followed by a second from Commissioner Layton. All present voted in favor of the motion.

VII. PUBLIC COMMENTS

- There were no in person or online public comments

VIII. ADJOURN

At 7:24 pm, Commissioner Bradley moved to adjourn. The motion was seconded by Commissioner Pruess. The voice vote was unanimous in favor of the motion.

01:09:09

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I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, August 12, 2021.


Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission