



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, FEBRUARY 9, 2023

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on, February 9, 2023, beginning at 6:15 p.m. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the commission may be attending the meeting electronically. The meeting will also be streamed live over www.facebook.com/southogdencity.

A briefing session will be held at 5:30 pm in the conference room and is open to the public.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES - Chair Jeremy Howe

II. SPECIAL ITEMS

- A. Presentation of Draft General Plan- Madison Merrill, Landmark Design
- B. Discussion/Recommendation on Vacation of 6000 South Cul-De-Sac

III. ZONING ITEMS

- A. Discussion on Use of Alleys in the Form Based Code
- B. Discussion on Angled Parking Code

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of January 12, 2023 PC Minutes

V. STAFF REPORTS

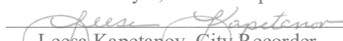
Exception Requests

VI. OTHER BUSINESS

VII. PUBLIC COMMENTS

VIII. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on February 6, 2023. Copies were also delivered to each member of the Planning Commission.


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 the City Recorder at 801-622-2709 at least 48 hours in advance.

STAFF REPORT



SUBJECT: Vacation of 6000 South Cul-De-Sac
AUTHOR: Leesa Kapetanov
DEPARTMENT: Administration
DATE: February 9, 2023

BACKGROUND

Back in May of 2022, you considered and approved a development agreement with Ogden Clinic to renovate the existing Crossroads Fitness building and build an additional building on the same site.

ANALYSIS

The development agreement granted some exceptions to the code for the new building, and in return, Ogden Clinic created an access to the Nature Park Trail and provided 11 shared parking places near the access point. Although the agreement does not mention it, the project also contemplated that the 6000 South cul-de-sac would be vacated by the City, since Ogden Clinic would now own all the property around which the cul-de-sac was created to allow access to.

Ogden Clinic is now ready for the City to vacate the property and has submitted a petition. State statute says that whenever a city vacates a right-of-way, it is divided equally between the adjoining property owners. That means that a portion of the cul-de-sac will go to Ogden Clinic and the other portion to Falls at Canyon Rim ICG LLC, the owners of the Falls Apartments. The owners have said that they have no interest in the property since they already have an access onto 6000 South just east of the cul-de-sac. They have said they will deed their portion to Ogden Clinic.

This is the first vacation the Planning Commission has considered since the code was changed in 2022 to require that any vacation of a City right-of-way first be considered by the Planning Commission and a recommendation made to the City Council. A public hearing will be held before the City Council and they will make the final decision as to whether the cul-de-sac should be vacated.

RECOMMENDATION

State code says that a legislative body may grant a petition to vacate if it finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation

The Planning Commission's recommendation should be based on these criteria as well as any land use issues the vacation may create.

STAFF REPORT



SUBJECT: Discussion on the Use of Alleys in the Form Based Code
AUTHOR: Mark Vlasic
DEPARTMENT: Planning
DATE: February 9, 2022

SUMMARY

This is a discussion item to consider changes on the Use of Alleys in the South Ogden form based codes:

TITLE 10-5.1A (CITY CENTER AND 40TH STREET FORM BASED CODE)

TITLE 10-5.1B (COMMERCIAL AREAS FORM BASED CODE)

BACKGROUND

The planning commission discussed a similar issue in May and June 2022 (see copy of May 2022 Planning Report attached).

In recent months two applications have been made in areas of the city to utilize alleys to provide access to parking behind buildings. As indicated below, utilizing alleys for vehicular access to properties and associated off-street parking areas in the areas covered by the form-based codes is not only supported, it is required:

10-5.1A/B-5-2-10: Explanation Of Building Type Table Standards / Vehicular Access:

The permitted means of vehicular ingress and egress to the lot.

- a. Alleys, when present, shall always be the primary means of access.
- b. When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

Alleys were recently discussed by the City Council. Existing city code requirements conflict with a general city policy not to maintain or support alleys and alley access. Since the code indicates that if alleys exist they must be used to provide access if they exist, it would be logical to assume

they should be maintained. Conversely, if it is determined that it is in the best interests of the city vacate alleys, a consistent policy must be adopted, and the code requirements that alleys must be used for access will need to be eliminated.

The City Council has forwarded the issue to the Planning Commission, with a request that a recommendation is provided whether or not alleys should be maintained, if some alleys should be maintained and others vacated, or if all alleys should no longer be maintained and vacated. The council has specifically requested that the planning commission make their recommendation on technical and planning considerations, and that monetary and funding implications be addressed by the council.

THE PROS AND CONS OF ALLEYS

The argument for alleys is embedded in the philosophy when the form-based codes were adopted. By turning forgotten alleyways and developing new alleyways into attractive, functional public spaces, we can create catalysts for civic and economic activity while enhancing pedestrian-scale and walkability of the city.

The argument against alleys is that they are products of a bygone era; dirty, poorly-maintained, and crime-ridden corridors, similar to abandoned parcels and parking lots. They served their purpose at the time - parking access, service and garbage-collection lanes - and no longer provide a meaningful function.

South Ogden has generally adopted the second argument by not maintaining them and by considering abandonments of alleys on a case-by-case basis. As indicated in the following ;links to two newspaper articles, other cities (including Salt Lake City) have taken similar approaches to reduce and eliminate alleys in the past, and now regret those decisions. They see alleys as positive features of walkable districts and neighborhoods, and are now in the process of reversing past dis-investment trends by funneling funds into the transformation of remaining alleyways into linear parks and green corridors that will benefit residents of denser neighborhoods.

<https://www.cityweekly.net/utah/remaking-salt-lakes-alleys/Content?oid=2143034>

<https://www.slc.gov/mystreet/2021/09/28/alleywayprogram/>

SUGGESTED DISCUSSION QUESTIONS

Are all alleys the same?

Should all alleys be supported or not city-wide, or are there areas of the city (such as within the form-based-code areas) where they should be preserved? Previous discussions in 2022 indicated

that there are only a couple of existing alleys within the areas covered by the form-based code, and that in other areas of the city alleys are largely abandoned and unusable.

How important are alleys for achieving the goals of the form-based code areas?

Will eliminating alleys and requiring parking access reduce the intended look and function of redeveloped areas covered by the form-based code? Will it affect the walkability of the future downtown?

How important are alleys to other areas of the city?

Should exiting alleys in lower-density and well-established residential neighborhoods be maintained or abandoned.

STAFF REPORT



SUBJECT: Discussion on Angled Parking Code
AUTHOR: Mark Vlasic
DEPARTMENT: Planning
DATE: February 9, 2022

SUMMARY

This is a Discussion item to consider changes to the parking layout and design and requirements in the South Ogden form based codes:

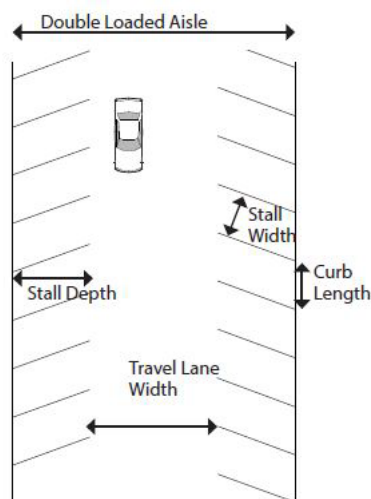
TITLE 10-5.1A-8: Parking (CITY CENTER AND 40TH STREET FORM BASED CODE)

TITLE 10-5.1B-8: Parking (COMMERCIAL AREAS FORM BASED CODE)

BACKGROUND

When the form-based codes were adopted several years ago, the parking design standards were revised and clarified. As part of these changes, permitted Vehicular Parking Dimensions were detailed as follow:

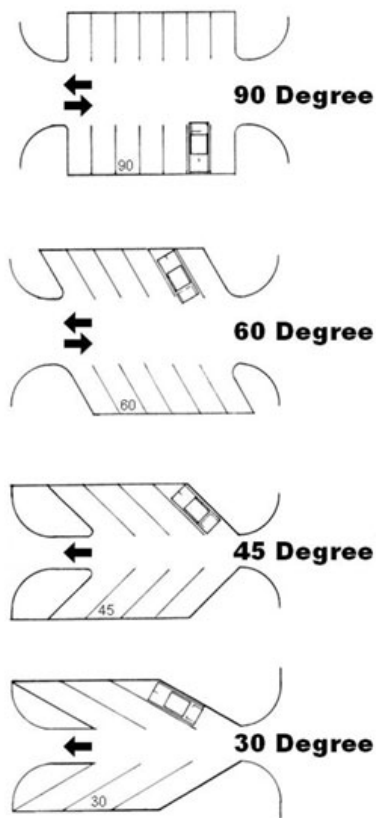
PARKING LOT LAYOUT



PARKING SPACE DIMENSIONS

Angle	Curb Length	Stall Width	Stall Depth	Travel Lane Width	
				One-Way	Two-Way
0°	20'	7'	-	12'	20'
45°	12'	9'	17'	13'	22'
60°	10'	9'	18'	18'	22'
90°	9'	9'	20' ¹	24'	24'

In recent months several site plan applications have been received for smaller infill lots with access provided from rear alleys. Since the lots are too narrow to accommodate 90-degree (right-angle) parking, they have been designed with 45-degree or 60-degree parking. Unfortunately, the table above indicates that 45-degree and 60-degree parking is appropriate for one-way and two-way options, which is not correct. As illustrated in the diagram below, 45-degree and 60-degree parking is only applicable to one-way situations with a continuous drive (in and out in opposite sides).



[illegible]

Staff recommends that both Form-based Codes be modified as indicated below:

10-5.1A-8-3: Parking Design Standards

A. Vehicular Off Street Parking Lots: The design or redesign of all off street parking facilities shall be subject to the site plan approval procedure. Refer to subsection 10-5.1A-10-2E, "Site Plan Approval," of this article for more information.

1. Vehicular Parking Space Dimensions: The appropriate dimensions for parking spaces are outlined in table 8.3(1), "Parking Space Dimensions," and figure 8.3(1), "Parking Lot Layout," of this section.

a. The width of a parking space shall be measured from the center of a stripe.

b. Each space shall have a vertical clearance of at least seven feet (7').

TABLE 8.3(1)

PARKING SPACE DIMENSIONS

Angle	Curb Length	Stall Width	Stall Depth	Travel Lane Width	
				One-Way	Two-Way
0°	20'	7'	-	12'	20'
45°	12'	9'	17'	13'	~~22'~~ N/A
60°	10'	9'	18'	18'	~~22'~~ N/A
90°	9'	9'	20' ¹	24'	24'

c. 45 and 60 degree limited to one-way travel only. No back-out or turn-around permitted.

Note:

¹Stall depth may be reduced 2 feet when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in subsection 10-5.1A-7-6B of this article, permitting the overhang of the adjacent parked vehicle's front bumper.



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, JANUARY 12, 2023
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Jeremy Howe, Commissioners Mike Layton, John Bradley, Nic Mills, and Angela Snowden

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Robert Bruderer and Steve Pruess

STAFF PRESENT

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

CITIZENS PRESENT

No one else attended this meeting

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

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/PC230112_1911.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://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/PC230112_1838.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Jeremy Howe called the meeting to order at 6:15 pm and called for a motion to convene 00:00:00

Commissioner Bradley moved to convene as the South Ogden City Planning Commission. The motion was seconded by Commissioner Layton. Commissioners Layton, Snowden, Bradley, and Mills all voted aye.

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed Moderate Income Housing Chapter of the General Plan

- Chair Howe announced it was time to enter into a public hearing and called for a motion to do so 00:00:29

Commissioner Mills so moved. The motion was seconded by Commissioner Bradley. The voice vote was unanimous in favor of the motion.

- Staff overview 00:00:48
- There was no one present in person or online to comment for the public hearing. The chair called for a motion to close the public hearing. 00:07:57

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

III. SPECIAL ITEMS

A. Discussion/Recommendation on the Proposed Moderate Income Housing Chapter of the General Plan

- Discussion by Commission 00:08:28
- Motion 00:18:21

Commissioner Bradley moved to recommend to the City Council to approve the draft Moderate Income Housing Element of the General Plan. Commissioner Snowden seconded the motion. The chair made a roll call vote:

Commissioner Snowden -	Yes
Commissioner Mills -	Yes
Commissioner Layton -	Yes
Commissioner Bradley -	Yes

The motion stood.

B. Discussion on Public Engagement for the General Plan

- Staff overview 00:18:50
- Discussion 00:24:02
- The Planning Commission directed staff to seek public engagement through surveys

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91 **IV. APPROVAL OF MINUTES OF PREVIOUS MEETING**

92 Approval of November 10, 2022 PC Minutes

- 93 • Chair Howe called for a motion to approve the minutes
94 00:33:27

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96 **Commissioner Mills moved to approve the minutes. Commissioner Layton seconded the**
97 **motion. All present voted aye.**
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100 **V. STAFF REPORTS**

101 City Council Action on Changes to Exception Requests

- 102 • Staff reported the changes the City Council made to the Planning Commission's
103 recommendation on Exception Requests
104 00:33:47

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107 **VI. OTHER BUSINESS**

- 108 • Commissioner Snowden reported on a meeting she had attended with Senator Ann
109 Millner on the upcoming legislative session
110 00:35:37

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113 **VII. PUBLIC COMMENTS**

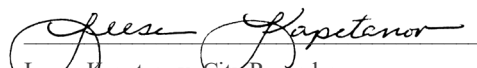
- 114 • No one was present to make in person comments. Assistant City Manager Doug Gailey
115 said there was no one online. 00:37:26

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118 **VIII. ADJOURN**

- 119 • At 6:52 pm, Chair Howe called for a motion to adjourn
120 00:37:39

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122 **Commissioner Bradley moved to adjourn, followed by a second from Commissioner**
123 **Snowden. The voice vote was unanimous in favor of the motion.**
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126
127 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
128 held Thursday, January 12, 2023.

129
130 
131 Leesa Rapetanov, City Recorder

Date Approved by the Planning Commission