



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, FEBRUARY 9, 2023
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Jeremy Howe, Commissioners Mike Layton, John Bradley, Nic Mills, Robert Bruderer and Steve Pruess

PLANNING COMMISSION MEMBERS EXCUSED

Angela Snowden

STAFF PRESENT

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

OTHERS PRESENT

Madison Merrill, Landmark Design

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/PC230209_1814.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/PC230209_1737.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 Pruess moved to convene as the South Ogden City Planning Commission. The motion was seconded by Commissioner Bruderer. Commissioners Layton, Bradley, Pruess, Bruderer, and Mills all voted aye.

II. SPECIAL ITEMS

A. Presentation of Draft General Plan- Madison Merrill, Landmark Design

00:00:29

- Note: Ms. Merrill used visuals as part of her presentation; see Attachment A. The Commissioners discussed various parts of the General Plan as they were presented.

B. Discussion/Recommendation on Vacation of 6000 South Cul-De-Sac

- Staff overview 00:53:36
- Discussion 00:56:05
- Chair Howe called for a motion to recommend the vacation of the 6000 South cul-de-sac to the City Council

Commissioner Mills so moved. Commissioner Layton seconded the motion. The Chair called the vote:

Commissioner Bradley-	Yes
Commissioner Pruess-	Yes
Commissioner Layton-	Yes
Commissioner Mills-	Yes
Commissioner Bruderer-	Yes

The motion stood.

III. ZONING ITEMS

A. Discussion on Use of Alleys in the Form Based Code

- Staff overview 01:02:05
- Discussion 01:05:19
- During this discussion, City Recorder Kapetanov said that there was no access off 40th Street onto County Road; however, at the next meeting Commissioner Pruess reported there was an access from 40th to County Road and requested it be reflected in the minutes.
- Motion 01:25:11

Commissioner Bruderer moved to recommend to the City Council that the City keep the alley ways and come up with a plan to maintain them. The motion was seconded by Commissioner Mills. The voice vote was unanimous in favor of the motion.

City Recorder Kapetanov asked for clarification on the motion; whether ‘alley-ways’ referred to all alleys or only ones in the Form Based Code zones. Commissioner Bruderer confirmed that the motion referred to all alleys.

B. Discussion on Angled Parking Code

- Staff overview 01:26:27
- Discussion 01:28:31
- The Commission directed staff to set this item for a public hearing

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of February 9, 2023 PC Minutes

- Chair Howe called for a motion to approve the minutes
01:29:28

Commissioner Bradley moved to approve the minutes. Commissioner Bruderer seconded the motion. All present voted aye.

V. STAFF REPORTS

- There were no staff reports for this meeting

VI. OTHER BUSINESS

- Assistant City Manager Doug Gailey reminded everyone about the annual employee appreciation dinner 01:30:38

VII. PUBLIC COMMENTS

- No one was present to make in person comments. Assistant City Manager Doug Gailey said there was no one online. 01:31:36

VIII. ADJOURN

- At 7:47 pm, Chair Howe called for a motion to adjourn
01:31:54

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

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, February 9, 2023.


Leesa Kapetanov, City Recorder

March 9, 2023
Date Approved by the Planning Commission

ATTACHMENT A
Visual Presentation on General Plan



DRAFT PLAN

SOUTH OGDEN GENERAL PLAN UPDATE 2023

FEBRUARY 8, 2023



PLAN PURPOSE:

ESTABLISH A CLEAR VISION FOR SOUTH OGDEN'S FUTURE

PLAN ELEMENTS

1. BACKGROUND & INTRODUCTION
2. LAND USE & PLACEMAKING
3. TRANSPORTATION
4. ECONOMIC DEVELOPMENT
5. HOUSING
6. WATER USE & PRESERVATION
7. IMPLEMENTATION

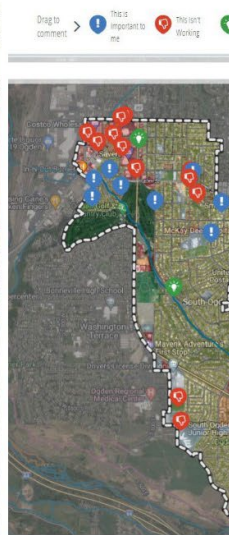
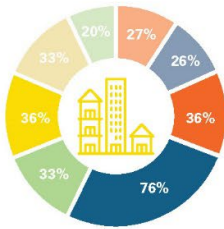


CHAPTER 1

BACKGROUND & INTRODUCTION

PUBLIC ENGAGEMENT PROCESS

PUBLIC SURVEYS SOUTH OGDEN DAYS SOCIAL PINPOINT PROJECT WEBSITE ADVISORY COMM.



KEY TAKE-AWAYS PUBLIC ENGAGEMENT

- Preserve Existing Neighborhoods
- Ensure Housing is Affordable
- Accommodate Active Modes of Transportation
- Provide Parks & Trails within Walking Distance
- Plan for Water Use & Conservation



DRAFT PLAN PRESENTATION
SOUTH OGDEN GENERAL PLAN UPDATE - 2023

PLAN GUIDING PRINCIPLES

- A Sustainable and Resilient Community
- A Safe and Healthy Community
- A Complete and Interconnected Community
- A Forward-thinking Community with Strong Connections to it's Past
- A Diverse and Multi-layered Community

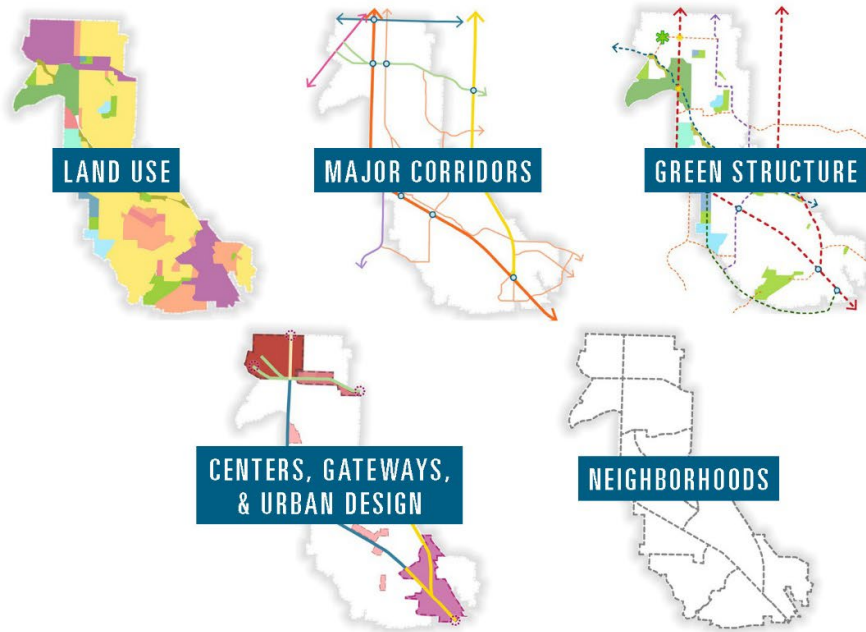


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SOUTH OGDEN GENERAL PLAN UPDATE - 2023

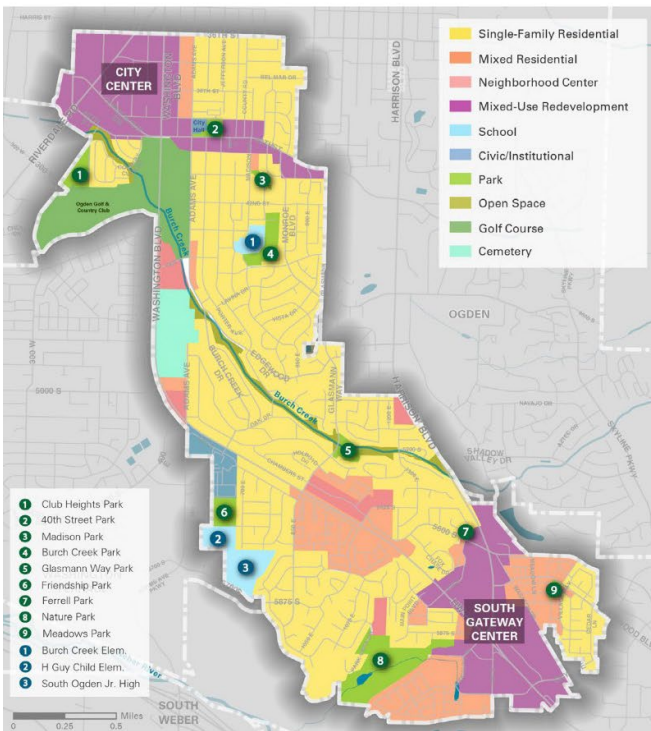
CHAPTER 2

LAND USE & PLACEMAKING

A DECONSTRUCTED CITY



1. FUTURE LAND USE

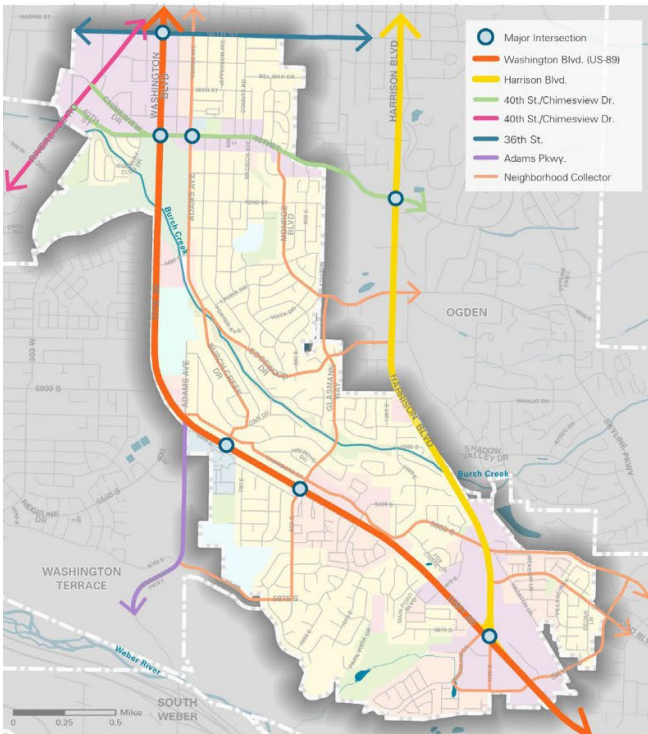


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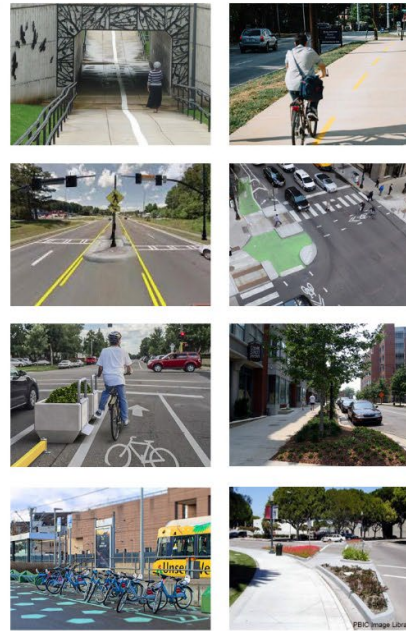


DRAFT PLAN PRESENTATION
SOUTH OGDEN GENERAL PLAN UPDATE - 2023

2. MAJOR CORRIDORS



OPPORTUNITIES FOR IMPROVEMENT



3. GREEN STRUCTURE



PROPOSED IMPROVEMENTS

- Provide a comprehensive and robust network of trails
- Update and enhance existing South Ogden Parks
- Develop a new “urban park” in the City Center



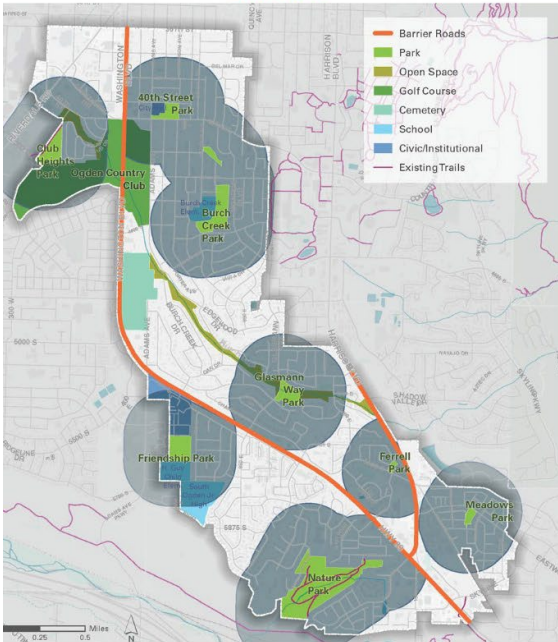
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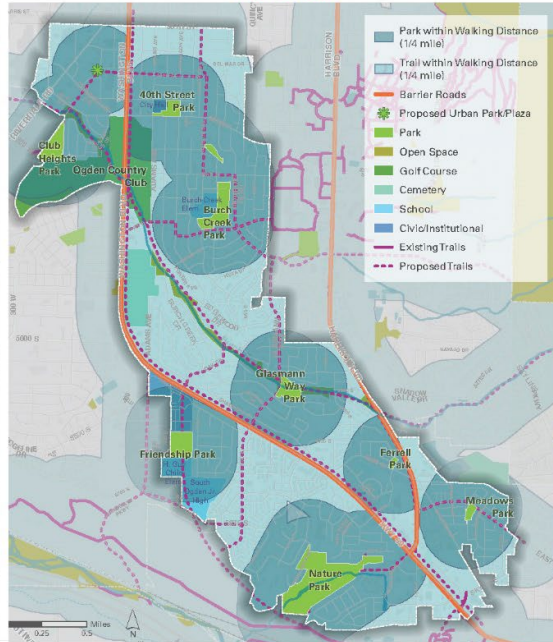
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PARKS & TRAILS WITHIN WALKING DISTANCE OF HOME

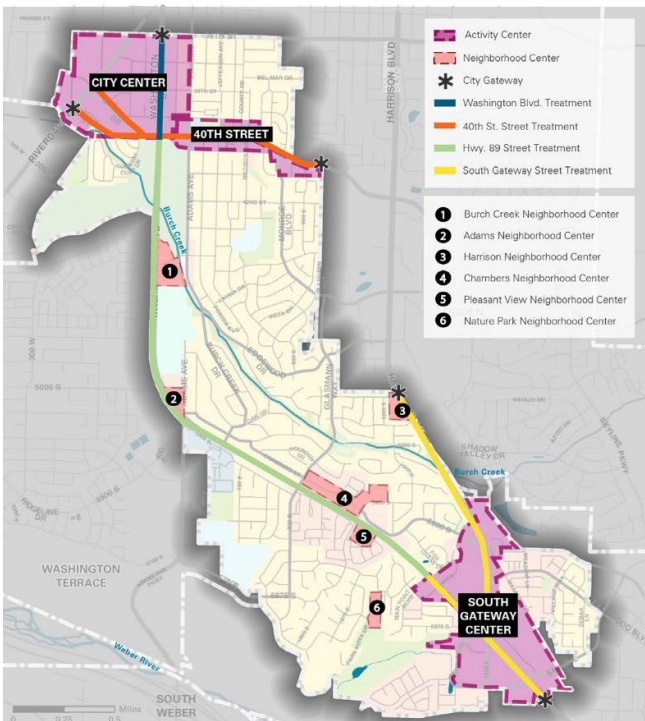
EXISTING



PROPOSED



4. CENTERS, GATEWAYS, & URBAN DESIGN



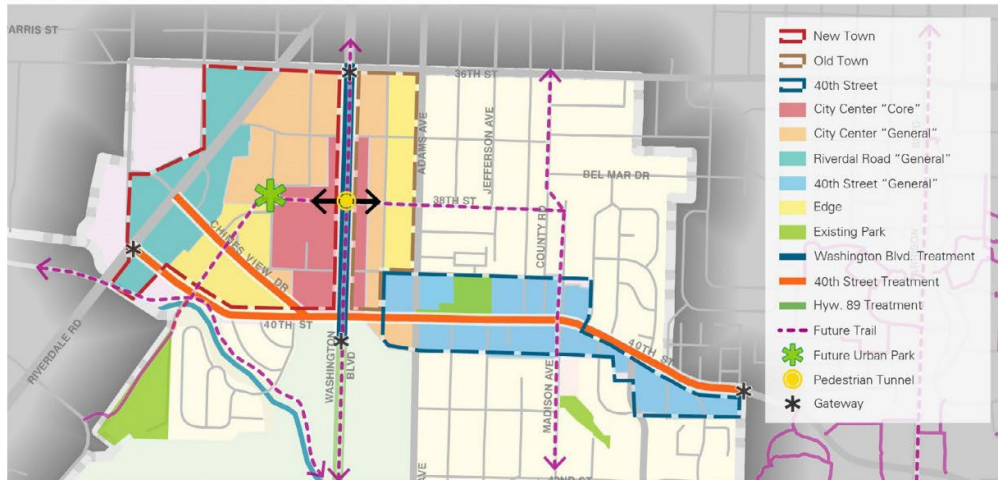
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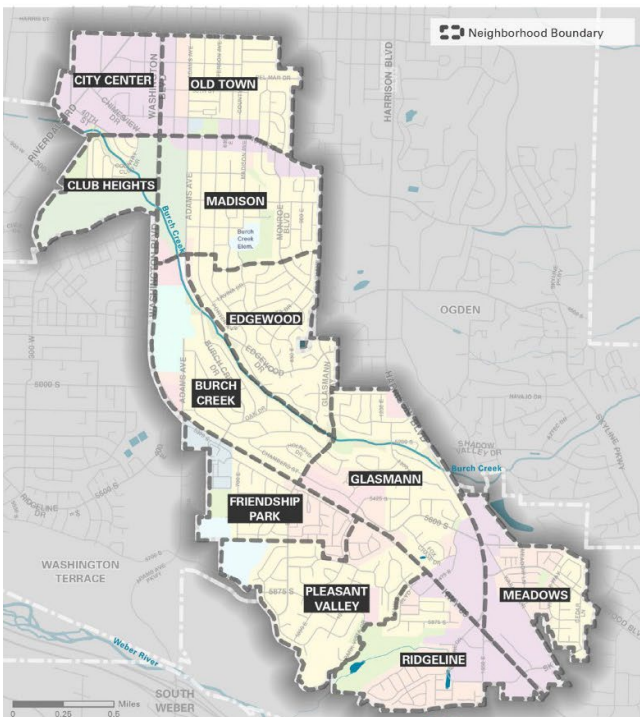
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CITY CENTER URBAN DESIGN DIAGRAM



5. NEIGHBORHOODS

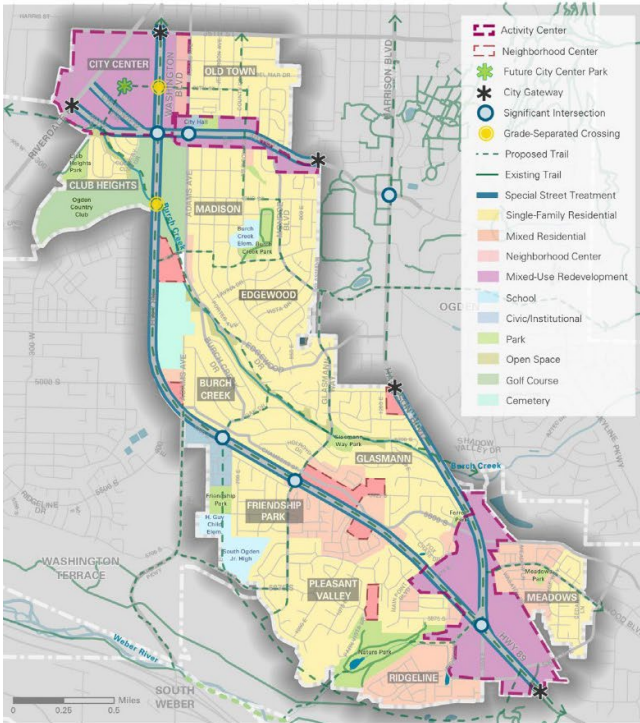


PROPOSED ENHANCEMENTS

- enhance neighborhood identity
- improve walkability
- maintain infrastructure
- grow the City's urban forest



COMPOSITE PLACEMAKING PLAN



A FUTURE SOUTH OGDEN THAT...

- Continues to have great neighborhoods
- Provides a range of high-quality and affordable housing options
- Anticipates growth, focusing it into distinct and thriving centers.
- Accommodates all modes of transportation
- Has a positive appearance and identity
- Has a highly accessible, quality, interconnected park and trail system

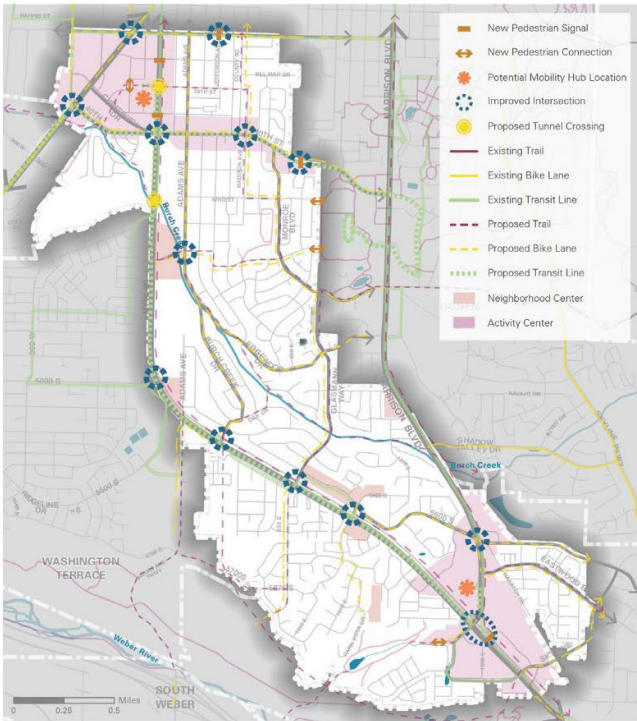


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CHAPTER 3

TRANSPORTATION

TRANSPORTATION NETWORK IMPROVEMENTS



TRANSPORTATION GOALS

- Increase **traffic safety** for all users.
- Shape **walkable and accessible activity centers**.
- **Connect the community** internally and to the greater region.



CHAPTER 4

ECONOMIC DEVELOPMENT

KEY RECOMMENDATIONS

- Retain and **strengthen** existing businesses and **recruit** new businesses.
- Develop a **community gathering place** in city center
- Pursue **redevelopment of deteriorating commercial properties** with low property values.
- Support redevelopment with **increased density in key locations** as part of a mixed-use program focused on enhancing fiscal benefits for the city



CHAPTER 6

WATER USE & PRESERVATION



WATER CONSERVATION MEASURES

EXISTING

1. Public Education
2. Water rates based upon metered water use at service connections
3. Water meter replacement program
4. Pipeline replacements
5. Leak detection and repair for reservoirs, pipelines, and service connections



PROPOSED

1. Additional Public Education
2. Water Conservation Committee
3. Additional Metering at City Facilities
4. Analysis of Metered Use Individual Connections
5. 10 year conservation goal: 20% reduction in outdoor water use, 5% reduction indoor

CHAPTER 7

IMPLEMENTATION

CATALYTIC PROJECTS

Prioritized, tangible, project-oriented actions to help realize the vision outlined in the General Plan.

ACTION ITEMS	SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 1							
Create a Small Area Master Plan for a community gathering place, establishing the site, details and function of the space. Consider actively programming this new public amenity to attract business activity and enhance the economic benefits from the investment of public funds. 	Cost	\$ 9	Impact	High 6	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4	Moderate 2		
		\$\$\$ 3		Low 2	Difficult 1		
ITEM 2							
Conduct a study to determine feasibility of implementing two grade-separated or at-grade street crossings along Washington Boulevard. Implement results. 	Cost	\$ 9	Impact	High 6	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4	Moderate 2		
		\$\$\$ 3		Low 2	Difficult 1		
ITEM 3							
Develop a traffic calming plan and secure funding to implement. 	Cost	\$ 9	Impact	High 6	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4	Moderate 2		
		\$\$\$ 3		Low 2	Difficult 1		
Relevant Chapters:							
 Chapter 2  Chapter 3  Chapter 4  Chapter 5  Chapter 6							

