



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, APRIL 13, 2023

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on, April 13, 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

General Plan Next Steps – Catalytic Plans and Studies

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of April 13 PC Minutes

IV. STAFF REPORTS

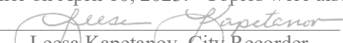
Approval of Young Auto Dealership and Service Center at 3730 Riverdale Road

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. 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 April 10, 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.



- **Policy 3.3:** Meet existing conservation goals and targets.
 - **Implementation Measure 3.3.1:** Maintain the ten-year South Ogden water conservation goal through 2032 to reduce future water use while maintaining a financially viable water delivery system. This includes reducing outdoor use by 20% and indoor use by five-percent.
 - **Implementation Measure 3.3.2:** Support meeting these targets by maintaining existing water conservation measures and introducing additional public education efforts.

GOAL 4: Support Collaborative Regional Water Use and Preservation Practices

- **Policy 4.1:** Implement the concepts and practices for residential, commercial, institutional, and industrial water use contained in the Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report.
 - **Implementation Measure 4.1.1:** Emphasize and fund education related to the M&I report.
 - **Implementation Measure 4.1.2:** Ensure the (M&I) Water Conservation Goals Report evolves and innovate to promote better effectiveness.
 - **Implementation Measure 4.1.3:** Support ongoing review and improvements to local water rate structures to identify ways of encouraging continued conservation.
 - **Implementation Measure 4.1.4:** Consider programs to convert toilets, faucets, and shower heads to high efficiency.
 - **Implementation Measure 4.1.5:** Implement improved secondary meter systems for city-owned facilities that increase efficiency by adjusting irrigation schedules based on weather, landscaping needs, and drip irrigation systems.
 - **Implementation Measure 4.1.6:** Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the art methods.
 - **Implementation Measure 4.4.7:** Create guidelines that encourage and respond to market demand for smaller lot sizes.



CHAPTER 7
IMPLEMENTATION

■ **CATALYTIC PROJECTS**

The established goals and policies in the preceding chapters are only the first step toward realizing the vision for South Ogden’s future. To ensure success, this chapter provides and prioritizes a list of “catalytic projects,” which are tangible, project-oriented actions that will help realize the vision outlined in this plan.

CATALYTIC PROJECT ASSESSMENT

Key catalytic projects were extracted from the implementation measures in each chapter. These projects are recommended for prioritized implementation to ensure the City grows and develops as envisioned. The catalytic projects are classified into three categories: Plans & Studies, Programs & Monitoring, and Design & Construction, and presented in order of priority in Tables 7.1 - 7.3. A project’s Priority Score determines its recommended phasing, with a score higher than 15 indicating high-priority (completion within five years), a score between 13 and 15 indicating medium-priority (completion within 5-10 years), and a score lower than 13 indicating low-priority (completion within 10+ years). The relevant chapters for each item are indicated by the symbols below:



Chapter 2:
Land Use &
Placemaking



Chapter 3:
Transportation



Chapter 4:
Economic
Development



Chapter 5:
Housing



Chapter 6:
Water Use &
Preservation

METRICS

The following three metrics were used to calculate the Priority Scores for each catalytic projects. Each metric was scored with different weights to account for the varying level of importance of each in community development.

COST

Assesses the overall public costs required to implement each project. Cost categories are divided into Low (<\$500,000, 9 points), Medium (\$500,000-\$5,000,000, 6 points), and High (>\$5,000,000, 3 points) categories.

POSITIVE COMMUNITY IMPACT

Assesses the potential positive impact on the community, using the overarching community goals and objectives as the basis. Categories are divided into High (6 points), Medium (4 points), and Low (2 points) levels of positive impact.

EASE OF IMPLEMENTATION

Assesses the relative ease or difficulty of implementing the various catalytic projects, which is a relatively subjective assessment. Categories are divided into easy (3 points), moderate (2 points), and difficult (1 point) to implement.

USING THE MATRICES

The matrices are intended to assist with setting funding and implementation priorities, provide direction on future decisions, and assist with documenting implementation progress for the achievements recommended in this plan. It is a “living” assessment tool that can be easily modified and adjusted to meet the City’s changing needs. As such it should be reviewed and revised on a regular basis. Ultimately, the matrices serve as checklists to monitor progress over time.

HOUSING STRATEGIES

It should be noted that the actions required to implement the housing strategies established in the City’s Moderate-Income Housing Report are not included in the following matrices since the strategies are evaluated and modified annually according to state code. Regardless, actions addressing these strategies should be top priority for the City, as they are fundamental to obtaining transportation funding from the State.

CATALYTIC PLANS & STUDIES

TABLE 7.1 - CATALYTIC PLANS & STUDIES

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	Ease	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	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

Relevant Chapters:



TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 3								
  Develop a traffic calming plan and secure funding to implement.	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 4								
  Conduct feasibility studies for the trail corridors outlined in this plan and apply for funding to design and construct them. Ensure trail amenities such as enhanced street crossings, shade trees, lighting, trailheads, trash receptacles, and benches are incorporated.	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 5								
 Conduct a Park System Inventory and Conditions Assessment to ensure playground equipment, parking lots and park amenities are maintained and replaced as part of a scheduled operations and management program.	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 6								
  Create Streetscape Standards for South Ogden's Centers that include street and sidewalk widths, pedestrians crossings, bicycle infrastructure street furniture, street trees, lighting etc.	Cost	\$ 9	Impact	High 6	Ease	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

TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 7								
Determine the feasibility of implementing a multi-modal circulator system to connect City Center and South Gateway Center along US-89/ Washington Boulevard 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	15	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 8								
Analyze and compare metered water use at individual connections to help determine how water loss is occurring and to help homeowners understand and evaluate their own water use for water-saving opportunities. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 9								
Plan and design the City Center west of Washington Boulevard as a thriving and vibrant mixed used center. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

Relevant Chapters:

 Chapter 2

 Chapter 3

 Chapter 4

 Chapter 5

 Chapter 6

PROGRAMS & MONITORING

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 1								
Maintain the ten-year South Ogden water conservation goal through 2032 to reduce future water use while maintaining a financially viable water delivery system. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	17	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 2								
Modify zoning in anticipation for redevelopment efforts 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 3								
Create an annual budget item for public art and create an arts committee to help selects sites and art pieces and apply for funding. Incorporate Public Art throughout the City, particularly throughout the City’s centers, major corridors, and parks and trail system. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 4								
Establish a Water Conservation Committee 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 5								
Implement and improve established landscape codes and design standards with a goal of reducing water use. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

Relevant Chapters:



TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 6								
Create a street tree program that promotes the planting of street trees in park strips. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 7								
Incentivize appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, fines. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	15	0-5 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 8								
Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the art methods. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	15	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 9								
Work closely with water providers to ensure water rates are an effective tool for reducing indoor and outdoor water use. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 10								
Continue to promote and highlight “Shop South Ogden” to encourage local residents to support the businesses located throughout South Ogden. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

Relevant Chapters:



TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 11								
Approach property owners of key undeveloped and underutilized sites as well as business owners and express the commercial and retail opportunities available in South Ogden. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 12								
Recruit businesses that are currently lacking in south Ogden and the surrounding area and express the opportunities available in South Ogden and the warm support they will receive when locating here. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 13								
Grow South Ogden’s Urban Forest: particularly along its major corridors. Establish partnerships with non-profits to help provide education and disseminate information to residents regarding tree species selection, planting, pruning, and similar needs. Establish a hazard tree removal program to assist homeowners with the removal of hazardous trees that might otherwise be cost prohibitive. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 14								
Amend development code to require robust pedestrian and cyclist infrastructure for all future developments. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

Relevant Chapters:



TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 15								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 16								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 17								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	12	0-10+ Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 18								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 19								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		
ITEM 20								
	Cost	\$ 9	Impact	High 6	Ease	Easy 3	9	0-10+ Years
		\$\$ 6		Medium 4		Moderate 2		
		\$\$\$ 3		Low 2		Difficult 1		

TABLE 7.3 - CATALYTIC DESIGN & CONSTRUCTION CONTINUED

ACTION ITEMS	SCORING CRITERIA	PROGRESS
--------------	------------------	----------

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING		
ITEM 6									
Construct an off-street multi-use trail along the edges of US-89/Washington Boulevard as an active transportation link between City Center and South Gateway Center.  	Cost	\$ 9	Impact	High 6	Ease	Easy 3	11	0-10+ Years	
		\$\$ 6		Medium 4					Moderate 2
		\$\$\$ 3		Low 2					Difficult 1
ITEM 7									
Implement streetscape improvements such as wider sidewalks, consistent street trees, and enhanced pedestrian crossings along Washington Boulevard between 36th and 40th Street.  	Cost	\$ 9	Impact	High 6	Ease	Easy 3	11	0-10+ Years	
		\$\$ 6		Medium 4					Moderate 2
		\$\$\$ 3		Low 2					Difficult 1
ITEM 8									
Upgrade existing parks to meet the levels of service and expectations of the community. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years	
		\$\$ 6		Medium 4					Moderate 2
		\$\$\$ 3		Low 2					Difficult 1
ITEM 9									
Transform US-89/Washington Boulevard, Harrison Boulevard, 40th Street and other major corridors into easy-to-use and safe pedestrian/cycle routes. Connect 40th Street to adjacent neighborhoods by adding sidewalks on Porter and Jefferson Avenues. 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years	
		\$\$ 6		Medium 4					Moderate 2
		\$\$\$ 3		Low 2					Difficult 1
ITEM 10									
Transform all existing park fields and construct new park fields to artificial turf 	Cost	\$ 9	Impact	High 6	Ease	Easy 3	7	10+ Years	
		\$\$ 6		Medium 4					Moderate 2
		\$\$\$ 3		Low 2					Difficult 1

Relevant Chapters:

 **Chapter 2**  **Chapter 3**  **Chapter 4**  **Chapter 5**  **Chapter 6**



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, MARCH 9, 2023

COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Jeremy Howe, Commissioners Mike Layton, John Bradley, Angela Snowden, Robert Bruderer, and Steve Pruess

PLANNING COMMISSION MEMBERS EXCUSED

Nic Mills

STAFF PRESENT

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

OTHERS PRESENT

Madison Merrill, Landmark Design, Emelia Church, Steven Rimmusch, Kim Stein, Cheyenne Herlandsheim, Mike Welker, Matt McConkie, Brandon Musgrave, Terry Shaw, Carlyle Shaw, Aimee Landers, Jordan Wilson, Jessica Wilson, Kathy Junk, Jen Votava, Pat Maher, Michael Dalton, Linda Harden, Michael Harden, Joanne Fielding, Andrea Fielding, Jeff Rogers, Joe Loher, Dorene Llage, Jerry Paskins, Kelly McGarry, Dale and Bettie Jensen, Jen Nance, Spencer Fowler, Natalie Gardiner

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/PC230309_1812.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/PC230309_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 Bradley moved to open the March 9 City Planning Commission meeting and enter into a public hearing. The motion was seconded by Commissioner Layton. Commissioners Layton, Bradley, Pruess, Bruderer, and Snowden all voted aye.

II. PUBLIC HEARINGS

- Chair Howe explained the procedure for comment during the public hearings
00:00:46

A. The Proposed 2023 Comprehensive General Plan Update

- Staff overview 00:02:37
- Public comment There were no public comments on this item

B. Proposed Amendments to Angled Parking Requirements

- Staff overview 00:04:48
- Public comment There were no public comments on this item

C. Proposed Development Agreement with McConkie Multifamily Construction for Apartments Located at 5083 Harrison Boulevard

- Staff overview 00:05:57
- Public comment

Patrick Maher 00:18:43

Mr. Maher submitted written comments.
See Attachment A

Jordan Wilson 00:21:57

Dale Jensen 00:24:40

Michael Dalton 00:25:54

Cheyenne Herlandsheim 00:28:50

Joanne Fielding 00:31:17

Natalie Gardiner 00:33:50

Jeff Rogers 00:36:38

Andrea Fielding 00:38:50

Amelia Church 00:41:20

Mike Welker 00:43:36

Kim Stein 00:45:32

Joe Loher 00:47:17

Kathy Junk 00:48:46

Ms. Junk submitted a list of signatures of people who were against the development. See Attachment A.

Frank Aloca 00:49:26

Carlisle Shaw 00:50:46

Jen Votava 00:51:17

- There were no more public comments. Chair Howe called for a motion to close the public hearing.

00:52:09

Commissioner Bradley moved to close the public hearing, followed by a second from Commissioner Snowden. The voice vote was unanimous in favor of the motion.

III. ZONING ITEMS

A. Discussion/Recommendation on Proposed Amendments to Angled Parking Requirements

- Staff overview 00:52:46
- Discussion 00:53:45
- During the discussion, the commissioners pointed out some errors in the proposed code that needed to be corrected
- Motion 00:57:07

Commissioner Bradley moved to recommend to the City Council that the proposed amendments be adopted with the corrections noted in paragraph A, sub-paragraph C. After discussion, Mr. Bradley added that the same corrections should be made throughout the document. Commissioner Layton seconded the motion. The chair called the vote:

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

The motion stood.

IV. SPECIAL ITEMS

A. Discussion/Recommendation on Proposed Development Agreement with McConkie Multifamily Construction for Apartments Located at 5083 Harrison Boulevard

- Chair Howe invited the developer, Matt McConkie to come forward and address some of the concerns put forth by the residents
00:58:34
- Questions/Discussion by commissioners
01:07:27

- Motion 01:38:07

Commissioner Bradly moved to recommend to the City Council the development agreement be approved, with the change that the affordable units be reduced from nine to five and that the affordable units are the same quality as the other units. The motion was seconded by Commissioner Layton. The chair called the vote:

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

The motion passed.

B. Discussion/Recommendation on The Proposed 2023 Comprehensive General Plan Update

- Questions/Discussion 01:41:09
- Motion 01:45:28

Commissioner Bruderer moved to recommend the General Plan to the City Council with the correction of the sentence on page 42 as discussed earlier. Council Member Bradley seconded the motion. Chair Howe made a roll call vote:

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

The general plan will be forwarded to the City Council.

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of February 9, 2023 PC Minutes

- Chair Howe called for a motion to approve the minutes 01:46:17

Commissioner Bradley moved to approve the minutes. Commissioner Layton seconded the motion. Commissioner Pruess interrupted the vote to say that City Recorder Kapetanov had stated in the recording of the meeting that there was not an access off 40th Street to County Road; however, Mr. Pruess said there was an access. Ms. Kapetanov said she would put a note in the minutes

175 stating that there was no access. **Commissioner Bradley amended his motion to approve the**
176 **minutes with the correction added. Commissioner Layton seconded the motion. All**
177 **present voted aye.**
178
179

180 **VI. STAFF REPORTS**

181 **A. Approval of Guzzle Soda Project Located at 5596 Harrison Boulevard**

- 182 • Staff reported that the Guzzle project had been approved and gave more information
183 about it 01:30:38
184
185

186 **VII. OTHER BUSINESS**

- 187 • City Manager Dixon thanked the planning commissioners for the very important work
188 they did 01:55:40
- 189 • Commissioner Bradley said three people had complained about illegal rentals and
190 asked what they should do 01:57:05
191
192

193 **VIII. PUBLIC COMMENTS**

- 194 • No one was present to make in person comments. Assistant City Manager Doug Gailey
195 said there was no one online. 01:59:19
196
197

198 **IX. ADJOURN**

- 199 • At 8:14 pm, Chair Howe called for a motion to adjourn
200 01:59:31
201

202 **Commissioner Pruess moved to adjourn, followed by a second from Commissioner Bradley.**
203 **The voice vote was unanimous in favor of the motion.**
204
205
206
207
208
209
210

211 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
212 held Thursday, March 9, 2023.
213

214 
215 Leesa Rapetanov, City Recorder
216

Date Approved by the Planning Commission

217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257

ATTACHMENT A

Documents Submitted by Residents During Public Hearing on Development Agreement

March 9th, 2023

Attn: South Ogden City Planning Commission

c/o: Leesa Kapetanov, South Ogden City Recorder

Ref: Property under Proposed Development, 5083 Harrison Blvd, South Ogden, UT - City Recorder Letter dtd February 24th, 2023 sent to Property Owners/Affected Entities within 500 Feet of Proposed Development

Dear South Ogden City Planning Commission,

My name is Patrick Maher, Property Owner/Affected Entity within 500 feet of the proposed development of the 2, four-story apartment buildings under consideration at 5083 Harrison Blvd in South Ogden. Thank you for notifying us about this proposed development and giving us the opportunity to be here at this meeting. When we received your letter notifying us of this proposed development, I immediately drove over to see the proposed site area. I have two major concerns about this pending proposed development.

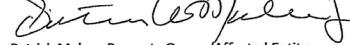
First, is how this development will negatively affect our quality of life here in South Ogden. Part of our overall quality of life is living here with such majestic mountain views through all four seasons, including beautiful green mountains in the Summer, vibrant colors in the Fall, towering white snow caps in the Winter, and emerging colors in the Spring. Building such four-story complexes destroys these wonderful views for all of us fortunate enough to live in this beautiful State. As you know, there are many of these four-story complexes going up in the Ogden area. I ask each of you, before you vote on whether or not to proceed with this particular development, to please drive up 40th Street from Washington Blvd to Harrison Blvd. The street is marked as 42nd street, at Harrison Blvd. You will come upon a very large four-story box looking building under construction on the right that completely blocks out the scenic mountain view we all enjoy each day. The building is obtrusive, sad looking, built about 6 feet from the road, and just looks like an oversized box in the middle of a beautiful area. It will still look this way after it's painted and finished. It just hurts and is sad to see such a building placed in that particular location, blocking the views of the mountains. It just doesn't fit for that location. This is what we all will be faced with if you vote to approve these two buildings.

Second, it is common knowledge and experience that building apartment complexes next to or within a residential neighborhood of single family homes immediately lowers the value of the homes. Also, the apartment area, nearby neighborhoods and businesses can slowly begin to deteriorate. You don't need to perform a study to know this happens. All home owners that pay attention to home values, safety, and security know this happens. In order to help prevent a drop in our home values, and preserve our safety, security, and quality of daily life here, I respectfully ask that you please not approve the development and construction of these 2, four story apartment complexes in our neighborhood.

I would like to offer the suggestion to perhaps consider this proposed site for a nature preserve, or open area with walking paths or dirt walking trails for all of us to enjoy. This would perhaps preserve the mountain view and improve our quality of life here. There won't be any open natural spaces left in our city if we just develop and put up buildings where ever we see an open space.

Thanks again for letting us be here to voice our concerns.

Respectfully,



Patrick Maher, Property Owner/Affected Entity

The following South Ogden residents vote "NO" to the proposal by McLonkie Multiramily Construction to change the zoning designation of the property listed above from residential to commercial to allow development of a 4-story apartment complex.

NAME

ADDRESS

Lindsay Sessions

1260 E. 5000 S. S. Ogden, 8440

Mike Junk

1138 E. 5150 S. 84403

Kathy Junk

"

Connie Reynolds

1057 E. 5150 S.

Pam & Brian Christensen

1084 E. 5150 S.

Ann Marie Howe

1137 E 5150 S 84403

Ron Howe

1137 E 5150 S.

Megan + Jeff Speechly

1057 E. 5150 S.

Bsmt

Jodi & Mike Welker

1128 E. 5150 S.

Carlisle & Terry Shaw

1118 E 5150 S.

The following South Ogden Residents vote "No" to the proposal by McConkie Multifamily Construction to change the zoning designation of the property listed above from residential to commercial to allow development of a 4-story apartment complex.

NAME	ADDRESS
Jen Votava	5009 S. 1200 E South Ogden, UT 84403
Cherianne Hernandez + Kim Stein	5020 S. 1200 E. South Ogden, UT 84403
Brandon Musgrave	5030 S 1200 E South Ogden UT 84403
Emelia Church	5020 S 1200 E South Ogden, UT, 84403
Steven Rimmach	5020 S 1200 E South Ogden, UT, 84403

NAME	ADDRESS
Michael Arundel	1177 E 5150 S. South Ogden UT 84403
Sherry Arundel	
Nicolas Arundel	
Frank Holowka	
Terri Holowka	
Janice Ingram	1302 E 5100 S.
Jill Vigil	1302 E. 5100 S,
Tony Vigil	1290 E. 5100 S 1310 E 5100 S 1310 E 5100 S.

The following South Ogden Residents vote "No" to the proposal by McConkie Multifamily Construction to change the zoning designation of the property listed above from residential to commercial to allow development of a 4-story apartment complex.

NAME	ADDRESS
Terryn Martindale	1331 E. 5100 S. Ogden, UT 84401
Maria Pearce	1097 E 5100 S. Ogden UT 84401
Jim C. Pearce	1097 E 5100 S Ogden UT 84403
Aimee Landers	1339 E 5100 S S OGDEN UT 84401
Kathleen & Luanne Hedfield	5141 Harrison S Ogden UT 84401
Cathy Hendrix & Craig Hendrix	1315 E 5100 S. S. Ogden, UT 84401
Moreen G. Dennis	5119 SO 1300 E S. Ogden 84401

The following South Ogden Residents vote "No" to the proposal by McConkie Multifamily Construction to change the zoning designation of the property listed above from residential to commercial to allow development of a 4-story apartment complex.

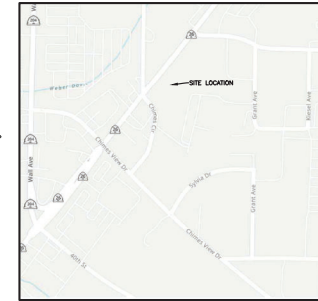
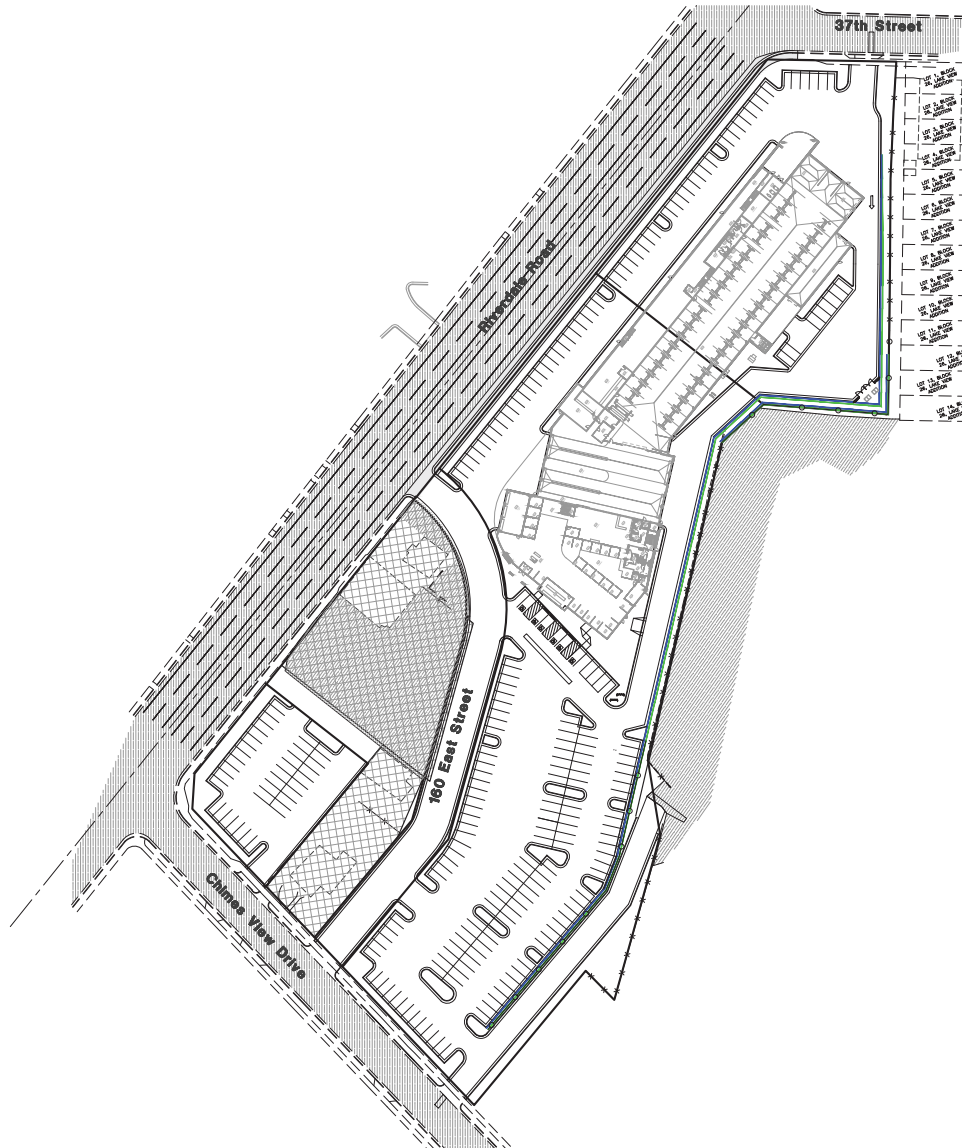
NAME	ADDRESS
Cyndi Duke	1140 E 5000 S. South Ogden
NATHAN DUKÉ	1140 E 5000 S South Ogden
Courtney Child	1140 E 5000 S South Ogden

Project Narrative/Notes/Revisions

1. 2022/08/12 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 2022/10/06 KH - REVISED BUILDING.
3. 2022/10/21 CK - UPDATED PER CITY REVIEW COMMENTS.
4. 2023/01/17 CK - UPDATED PER NEW LAYOUT.
5. 2023/01/26 CK - UPDATED SEWER AND STORM DRAIN.

Young Subaru Riverdale Site Construction Plans

SOUTH OGDEN CITY, WEBER COUNTY, UTAH
JANUARY 2023



Vicinity Map
NOT TO SCALE

Site Information

SOUTH OGDEN, WEBER COUNTY, UTAH

MAIN LOT	
TOTAL PARCEL AREA	242,399 s.f.
BUILDING AREA	60,175 s.f. 24.3%
HARD SURFACED AREA	192,092 s.f. 65.5%
LANDSCAPE AREA	25,129 s.f. 10.2%
DISPLAY LOT:	
TOTAL PARCEL AREA	18,714 s.f.
BUILDING AREA	0 s.f. 0.0%
HARD SURFACED AREA	15,263 s.f. 81.6%
LANDSCAPE AREA	3,451 s.f. 18.4%

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes Legend Sheet
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading, Drainage, & Utility Plan
- Sheet 6 - Stormtech Plan & Details
- Sheet 7 - Stormtech Details
- Sheet 8 - Civil Details
- Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 10 - Storm Water Pollution Prevention Plan Details
- Sheet 11 - UDOT Exhibit
- Sheet 12 - Landscape Plan
- Sheet 13 - Irrigation Plan
- Sheet 14 - Irrigation Details

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT, THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Young Powersports
461 S. Frontage Road
Centerville City, Utah, 84014
PH: (801) 298-8081

Project Contact:

Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



Care, Love & Hart, Inc. 4244 Washington Blvd.
Suite 510 Ogden, Utah 84401
801.399.5821 www.clhac.com

CONSULTANTS

STAMP



Young
Subaru

3730 South Riverdale Road
Riverdale, Utah 84405



MARK DATE DESCRIPTION

ISSUE: 12 JAN 2023
PROJECT NO: 6538-02
CAD DWG FILE:
DRAWN BY: CKK
CHKD BY: KJB

JANUARY 2023

SHEET TITLE

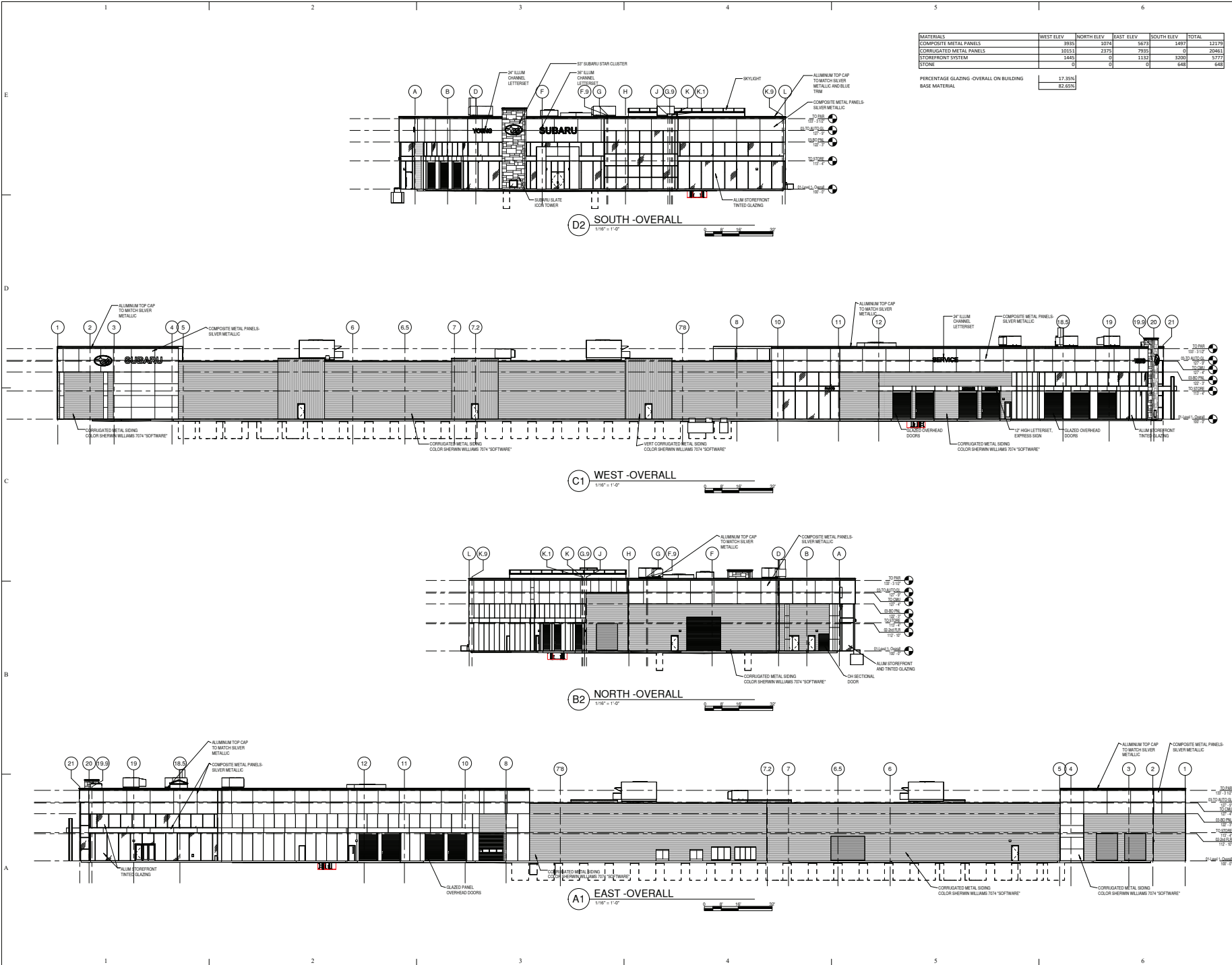
Title/Cover
Sheet

C-0001

File Path

12/5/2023 2:15:59 PM

C:\Realt Temp\PlanA_2110-2022_komp\061016a1.coment
11/4/2022 11:41:4 PM



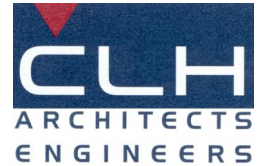
Coe, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah • 84401
801.399.9021 • www.clhinc.com

CONSULTANTS

STAMP

3780 Riverdale Road
Rivdale, Utah 84405

MARK	DATE	DESCRIPTION
ISSUE:	13 SEPT 2022	
PROJECT NO:	21510	
CAD DWG FILE:		
DRAWN BY:	Author	
CHECK BY:	Checker	
10% SUBMITTAL		
SEPT 13, 2022		
SHEET TITLE		
OVERALL EXTERIOR ELEVATIONS		
A-200		



January 4, 2023

Attn: Leesa Kapetanov, CMC
South Ogden City
2950 Adams Ave., Ste. 1
South Ogden City, Utah 84403

Project: **Young Subaru Dealership / CLH #21510**

Re: ***Exception Request***

Dear Leesa,

We are requesting an exception for the new Young Automotive Subaru Dealership that will be located at 3730 South Riverdale Rd. During review for the Conditional Use Permit it was determined that the street façade for the building did not meet all the requirements. We have adjusted some of the materials to provide the necessary divisions and feel our materials meet the requirements for the primary façade materials. However, we do not have a building street entrance every 150' of façade. The nature and size of this facility do not lend themselves to this constraint. We believe we have met the intent of this requirement but are asking for an exception of providing a street entrance every 150'. We have adjusted the façade to meet the other requirements with ample access for public entrances that meet the intent of the and nature of this facility.

If you have any questions, or need any additional information, please don't hesitate to contact me.

Sincerely,

Case, Lowe & Hart, Inc.

Steve J. Peterson, AIA, LEED AP, President

cc: file



OFFICE OF THE CITY MANAGER

March 30, 2023

Sent via email to Steve Peterson
stevep@clhae.com

Dear Mr. Peterson

This letter serves as conditional use approval for the Young Automotive Showroom and Vehicle Repair Garage located at 3730 Riverdale Rd. in South Ogden City. All zoning code and engineering requirements have been met, other than the following exceptions which have been approved:

Exception to blank wall requirements set forth in 10-5.1A-5-2(D)(2)

Exception to requirement of street entrance every 150' as per 10-5.1A-5-5(B)(4)(u)

Approval of these exceptions is based on my determination that the general intent of the code will still be met despite the granting of the exceptions.

The next step will be to apply for a building permit application. You can apply at <https://southogden.portal.iworq.net/portalhome/southogden> by filling out the form and submitting the required drawings.

If you have further questions about the building permit process, please contact Tyson Egbert at 801-622-2913.

Yours Sincerely,

Matthew J. Dixon
South Ogden City Manager