



**NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL
PRE-COUNCIL WORK SESSION**

TUESDAY, FEBRUARY 4, 2020

WORK SESSION – 5 PM

COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold a pre-council work session beginning at 5 pm Tuesday, February 4, 2020, in the EOC located at 3950 Adams Avenue, South Ogden, Utah. No action can or will be taken on any items discussed during pre-council work sessions. Discussion of agenda items is for clarification only.

PRE-COUNCIL WORK SESSION AGENDA

I. CALL TO ORDER – Mayor Pro Tem Sallee Orr

II. REVIEW OF AGENDA

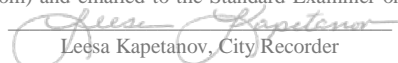
III. DEPARTMENT REPORTS

A. Jon Andersen- Public Works

IV. ADJOURN

Posted to the State of Utah Website January 31, 2020

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on January 31, 2020. Copies were also delivered to each member of the governing body.


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.



NOTICE AND AGENDA SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, FEBRUARY 4, 2020

PRE-COUNCIL WORK SESSION – 5 PM

REGULAR COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled City Council Meeting, Tuesday, February 4, 2020, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the council may be joining the meeting electronically.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

- A. **Call to Order** – Mayor Pro Tem Sallee Orr
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Mike Howard

- II. **PUBLIC COMMENTS** – This is an opportunity to address the mayor and council with any concerns, suggestions, or praise. No action can or will be taken at this meeting on comments made.
Please limit your comments to three minutes.

III. RESPONSE TO PUBLIC COMMENT

IV. RECOGNITION OF SCOUTS AND STUDENTS

V. INTRODUCTION OF NEW SPECIAL EVENTS COORDINATOR

VI. CONSENT AGENDA

- A. Approval of January 21, 2020 Council Minutes
- B. Approval of Proclamation Declaring February 12, 2020 as Day of Hope in South Ogden City
- C. Approval of Proclamation Recognizing South Ogden City Resident Tamara Taylor as a 2020 Utah Mothers Honoree

VII. DISCUSSION ITEMS

- A. Proposed Amendments to SOCC 10-17, Requiring Hard Surface Driveways and Parking Pads in South Ogden and Requiring a Building Permit to Install Them

VIII. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING

See separate agenda

IX. RECONVENE CITY COUNCIL MEETING

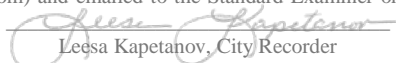
X. REPORTS/DIRECTION TO CITY MANAGER

- A. City Council Members
- B. City Manager
- C. City Attorney
- D. Mayor

XI. ADJOURN

Posted to the State of Utah Website January 31, 2020

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Leesa Kapetanov, City Recorder

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MINUTES OF THE SOUTH OGDEN CITY COUNCIL PRE-COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, JANUARY 21, 2020

WORK SESSION – 5 PM IN EOC ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, City Attorney Ken Bradshaw, Fire Chief Cameron West, Police Chief Darrin Parke, Parks and Public Works Director Jon Andersen, Finance Director Steve Liebersbach, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jeremy Howe

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

https://www.southogdencity.com/document_center/Sound%20Files/2020/CC200121_1700.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the meeting to order at 5:03 pm and called for a motion to open
00:00:00

Note: Council Member Orr was not present for this vote. She arrived a few minutes later during the discussion on the Nature Park bowery and amphitheater.

Council Member Stewart so moved, followed by a second from Council Member Howard. Council Members Strate, Stewart, and Howard all voted aye.

II. REVIEW OF AGENDA

There was no discussion on the agenda items at this time.

36
37 **III. DISCUSSION ITEMS/DEPARTMENT REPORTS**

38 A. Discussion on Nature Park Amphitheater and Bowery Rental

39 00:01:05

40 The council gave direction to continue not renting the bowery at the Nature Park. They also asked
41 staff to prepare information on how they would propose to rent the amphitheater out.

42
43 B. Department Report- Finance Director Steve Liebersbach

44 00:14:06

- 45 • Mr. Liebersbach had a visual presentation. See Attachment A.

46
47 C. Police Chief Darin Parke – Police/Animal Control

48 00:38:36

- 49 • Chief Parke gave a handout to the council. See Attachment B.
- 50
- 51 • After the reports, the mayor reviewed the procedure for interviewing and voting for the city
52 council candidates 00:38:36
- 53 • City Manager Dixon reviewed some of the agenda items:
- 54 ○ CDBG 00:51:56
- 55 ○ Vacating portions of Diana
56 00:52:21
- 57 ○ Consolidated Fee Schedule
58 00:55:27
- 59 ○ Cannabis Pharmacy
60 00:55:37

61
62 **IV. ADJOURN**

63 At 6:03 pm, Mayor Porter called for a motion to adjourn the work session.

64
65 **Council Member Strate moved to adjourn, followed by a second from Council Member Orr.**
66 **The voice vote was unanimous in favor of the motion.**

67 00:57:44
68

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Assistant City Manager Doug Gailey, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Wayne Smith, Susan DeBruin, Katie Wahlquist, Jorge & Saydee Barragan, Lincoln Shurtz, Craig Hanni, Jeanette Smyth, Bruce & Joyce Hartman, Jeremy Howe, William Stevens, Paul Hulet, Samuel Bair, Tanner Chugg, Caleb McCool, James Harris, Lavar Harris, Ben Roberts

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

https://www.southogdencity.com/document_center/Sound%20Files/2020/CC200121_1802.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:07 pm and called for a motion to convene

00:00:00

Council Member Howard so moved, followed by a second from Council Member Orr. In a voice vote Council Members Orr, Strate, Stewart, and Howard all voted aye.

B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence.

C. Pledge Of Allegiance

Council Member Susan Stewart led the Pledge of Allegiance.

II. PUBLIC COMMENTS

Lincoln Shurtz

00:02:20

Mr. Shurtz commented on cannabis pharmacies.

Craig Hanni

00:02:20

Mr. Hanni commented on code enforcement. He Submitted several photos. See Attachment C.

113 • There was no response to comments made.

- 114
115

117 Troop 1071 attended as part of their requirement for the Citizenship in the Community and
118 Communications merit badges. Members of the troop included: James Harris, Samuel Bair, Caleb
119 McCool, Isaac McCool, Samuel, and leaders Ben Roberts, LaVar Harris, Tanner Chugg, and Paul Hulet
120 The mayor then recognized Taylor, a young boy in attendance with his mother.

124 A. Approval of January 7, 2020 Council Minutes

126 • The mayor read the consent agenda and asked if there were any questions. Council Member
127 Stewart requested each item be voted on separately. The mayor then called for a motion
128 concerning Item A on the consent agenda

130
131 **Council Member Strate moved to approve Item A on the consent agenda. The motion was**
132 **seconded by Council Member Orr. The voice vote was unanimous in favor of the motion.**

138
139

141 • The mayor called for a motion to open the public hearing

- 142
143

144 Council Member Orr moved to open the CDBG first public hearing. The motion was
145 seconded by Council Member Stewart. The voice vote was unanimous in favor of the
146 motion.

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155 **VII. DISCUSSION/ACTION ITEMS**

156

A. Consideration of Ordinance 20-01 – Vacating Portions of the Diana Street Cul-De-Sac

157

- Staff overview 00:14:55

158

- Council discussion 00:18:05

159

- Motion 00:28:58

160

161

Council Member Strate moved to approve Ordinance 20-01. Council Member Orr said she would be voting no because she felt the way the development agreement was put on the agenda was handled inappropriately. **Council Member Howard then seconded the motion. Mayor Porter asked if there was any more comment, and seeing none, he called the vote:**

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166

Council Member Orr- No

167

Council Member Strate- Yes

168

Council Member Stewart- No

169

Council Member Howard- Yes

170

Because the vote resulted in a tie, Mayor Porter voted in order to break it.

171

172

Mayor Porter- Yes

173

174

The motion stood. Ordinance 20-01 was adopted.

175

176

177

B. Consideration of Ordinance 20-02 – Amending the Consolidated Fee Schedule for Lien Fees

178

- Staff overview 00:30:05

179

- There was no discussion by the council on this item

180

- Motion 00:30:43

181

182

Council Member Howard moved to approve Ordinance 20-02, followed by a second from Council Member Strate. There was no more discussion on this item. The mayor made a roll call vote:

183

184

185

186

Council Member Howard- Yes

187

Council Member Stewart- Yes

188

Council Member Strate- Yes

189

Council Member Orr- Yes

190

191

Ordinance 20-02 was adopted.

192

193

194

C. Consideration of Ordinance 20-03 – Amending SOC 10-5.1A-4 and 10-5.1B-4, Defining Cannabis Pharmacies and Where They Should Be Allowed in the City

195

- Staff overview 00:31:00

196

- 197 • Council discussion 00:39:23
- 198 • Motion 00:47:25
- 199

200 **Council Member Strate moved to approve Ordinance 10-03 as presented. The motion was**
 201 **seconded by Council Member Howard. The mayor asked if there was any more**
 202 **discussion. No one responded. The mayor called the vote:**
 203

204	Council Member Stewart-	No
205	Council Member Strate-	Yes
206	Council Member Howard-	Yes
207	Council Member Orr-	Yes

208
 209 **The motion stood. Ordinance 10-03 was approved.**
 210
 211
 212

213 **VIII. INTERVIEW AND VOTE ON CANDIDATES FOR VACANT COUNCIL SEAT**

- 214 • Mayor Porter explained the process for interviewing each candidate
 215 00:47:55
- 216 • Each candidate had 5 minutes to tell about themselves and why they should be on the city council
 - 217 ○ Candidate Jeremy Howe 00:50:12
 - 218 ○ Candidate Katie Wahlquist 00:55:25
 - 219 ○ Candidate Jeanette Smyth 01:00:41
 - 220 ○ Candidate Jorge Barragan 01:04:23
 - 221 ○ Candidate Wayne Smith 01:09:35
 - 222
- 223 • The mayor gave each council member a card with the candidates' names on it. They were
 224 instructed to circle their top two choices and then pass the cards to the mayor. This would
 225 narrow the field to two candidates. The mayor then read the votes:
 226 01:17:45
 227
- 228 **Council Member Orr-** Jeanette Smyth, Wayne Smith
 229 **Council Member Strate-** Jeanette Smyth, Katie Wahlquist
 230 **Council Member Stewart-** Jeanette Smyth, Jorge Barragan
 231 **Council Member Howard-** Jeanette Smyth, Katie Wahlquist
 232
- 233 • The two candidates receiving the most votes were Jeanette Smyth and Katie Wahlquist. Since
 234 Ms. Wahlquist went before Ms. Smyth in the previous interview, the mayor invited Ms. Smyth
 235 to be first for this round.
 236
- 237 ○ Ms. Smyth 01:18:35
- 238 ○ Ms. Wahlquist 01:21:04

- 239 • After each of the two candidates spoke, the council was told to write the name of one of the two
240 candidates on a card and return it to the mayor. While the council contemplated whom to vote
241 for, City Manager Dixon explained how the winner would serve for a two-year term.

242 01:23:37

- 243 • Mayor Porter read the votes 01:25:38

244
245 Council Member Orr- Jeanette Smyth
246 Council Member Strate- Katie Wahlquist
247 Council Member Stewart- Jeanette Smyth
248 Council Member Howard- Jeannette Smyth
249

250 By a majority vote, Jeanette Smyth was elected to fill the vacant city council seat.
251
252
253

254 **IX. REPORTS/DIRECTION TO CITY MANAGER**

255 **A. City Council Members**

- 256 • Council Member Stewart - 01:27:32
257 • Council Member Strate - 01:33:23
258 • Council Member Orr - 01:34:03
259 • Council Member Howard - 01:37:58
260

261 **B. City Manager** 01:39:00

262 **C. City Attorney** Nothing to report

263 **E. Mayor** 01:41:24
264
265
266

267 **X. ADJOURN**

- 268 • At 7:50 pm, Mayor Porter called for a motion to adjourn
269 01:43:05
270

271 **Council Member Strate so moved. The motion was seconded by Council Member Orr. The**
272 **voice vote was unanimous in favor of the motion.**
273
274

275 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council
276 Work Session and Council Meeting held Tuesday, January 21, 2020.
277

278 
279 Kapetanov, City Recorder

Date Approved by the City Council Leesa

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ATTACHMENT A

Presentation by Steve Liebersbach

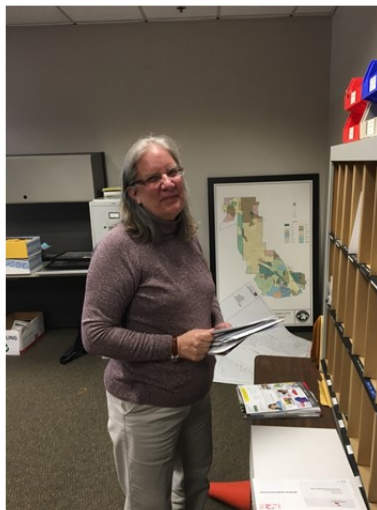
FINANCE

2020 AND BEYOND

1/24/2020

Steve - budget files - 18-19 budget- FY 2019
budget graphs - council mtg 1-21-2020

Cindy - Accounts Payable



Jeannine – City Treasurer

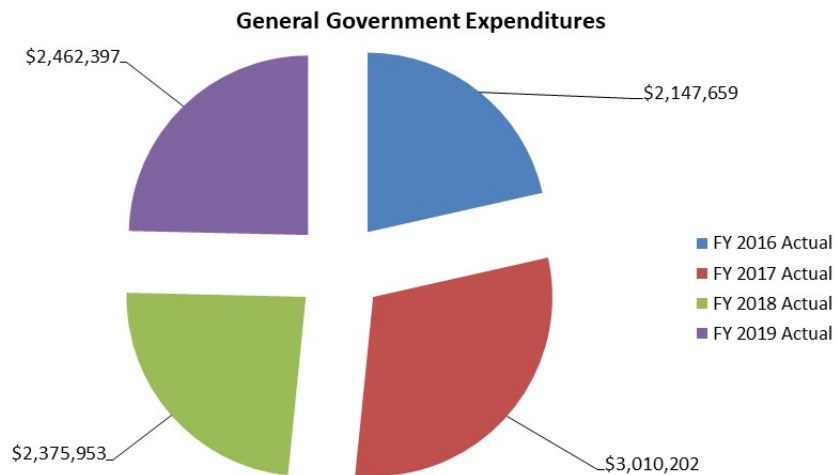


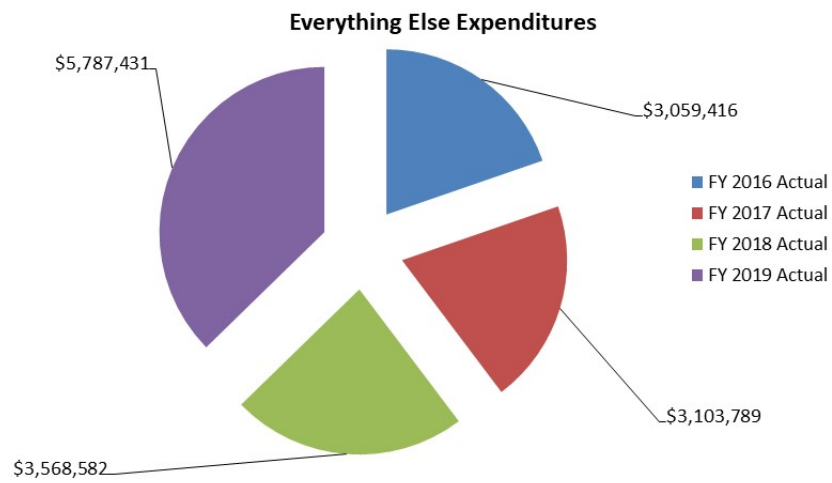
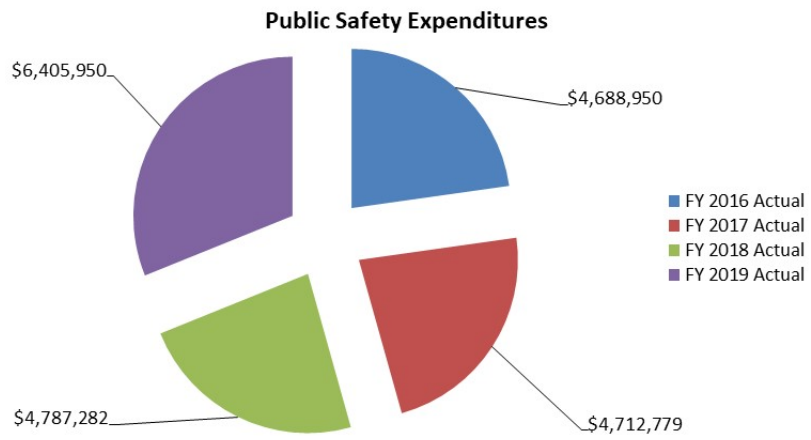
Leesa – City Recorder



Government Categories

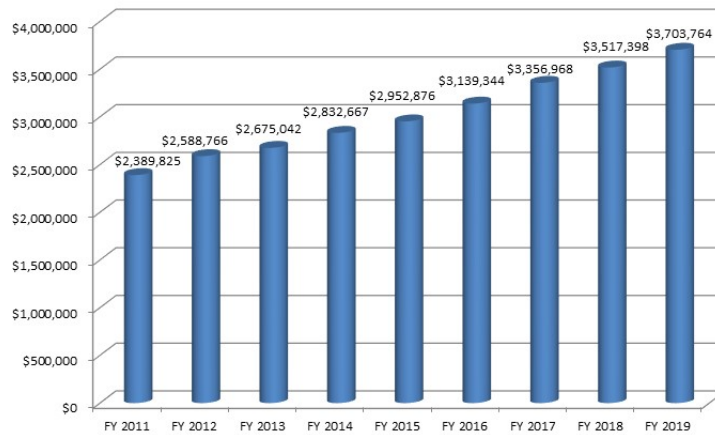
General Gov.	
	Council
	Legal
	Court
	Administration
	Non-Departmental
	Elections
	Bldg. & Grounds
	Planning & Zoning
Public Safety	
	Police
	Fire
	Inspections
All Else	
	Streets
	Parks
	Recreation
	Transfers

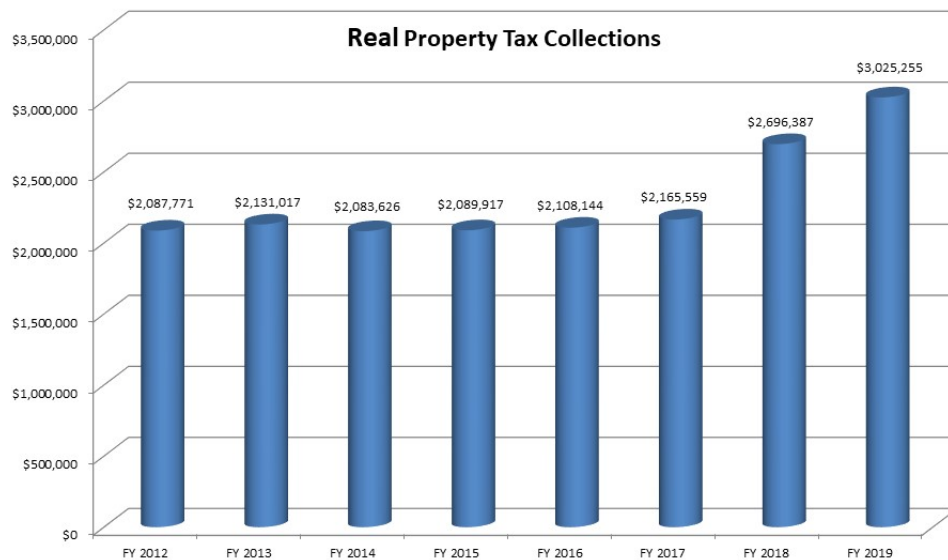




Fund balance analysis				
6/30/2019 financial statement fund balance:			\$3,224,340.27	
Restricted balances:				
Class "c" Funds:			(\$171,492.15)	
Restricted Fund Balance - 40th St.			(\$75,243.00)	
Restricted Fund Balance - Liquor Money			(\$13,824.00)	
Restricted Fund Balance - leave liability			(\$597,518.09)	
7/1/2019 Unappropriated Fund balance - beginning			\$2,366,463.03	
				For school property payments
				\$0.00
				Total Fund Balance - Everything
				\$3,264,277.47
YTD Revenue over Expenditures 12/31/2019			\$39,737.20	
				Everything less Class "c" & liquor
				\$185,316.13
6/30/2019 Unappropriated Fund balance available			\$2,406,200.23	
				22.91%
25% state general fund maximum:			17.91%	28.50%
FY 2020 General fund revenues +	\$13,437,002.00		\$3,339,250.50	
				CPF: \$750,000
22% general fund requirement per council resolution			\$2,956,140.44	\$3,828,961.32
				28.50%
20% general fund requirement per council resolution			\$2,687,400.40	
18% general fund requirement per council resolution			\$2,418,660.36	
17% general fund requirement per council resolution			\$2,284,290.34	
16% general fund requirement per council resolution			\$2,149,920.32	
15% general fund requirement per council resolution			\$2,015,550.30	
14% general fund requirement per council resolution			\$1,881,180.28	
12% general fund requirement per council resolution			\$1,612,440.24	
11% general fund requirement per council resolution			\$1,478,070.22	
10.25% general fund requirement per council resolution			\$1,377,292.71	
10% general fund requirement per council resolution			\$1,343,700.20	
5% general fund requirement per council resolution			\$671,850.10	
25% general fund requirement allowed by State Law			\$3,339,250.50	

Sales Tax Historical Data





Strategic Goals & Objectives

- 1 – Streets
- 2 – Employee Compensation Plan/Philosophy
- 3 – Parks
 - * Burch Creek Park
 - * Club Heights Park

• FISCAL SUSTAINABILITY

FY 2020 Project Funding

- Road & Street projects - \$2,389,993
- Burch Creek Park Bond - \$4,300,000
 - Plus additional grant monies
- Club Heights Park Design - \$24,945
- Equipment/Vehicle lease (Zions) - \$576,927

FY 2020 & 2021 Financial Concerns

- Avoiding cost over-runs on projects:
 - Burch Creek Park
 - Club Heights Park
 - Road/street projects
- Fire Dept. over-time expense
- Maintaining certified tax rate at .002900
- Maintaining utility rate increase
- Implementing the Sustainability Model within reason as much as possible

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ATTACHMENT B

Handout from Chief Parke



Russ Porter, Mayor
Darin Parke, Chief of Police
Jeff Nelson, Lieutenant
Dwight Ruth, Lieutenant

Annual Report 2019

Patrol Division Total calls

Incidents Dispatched	16,339
Self-Initiated Incidents	11,213
Reports	5,126
Arrests 2014 +29%	2,497
DUIs 2014 +63%	878
Traffic Accidents 2014 +35%	57
Traffic Citations 5 yr Average -33%	646
Code Enforcement Dispatched	2,127
Code Enforcement Initiated	302
Street Checks	181
Warrant Service Cases 2014 +29%	581
Drug related 2014 +169%	343
	364

Index Crimes Reported

Homicide	0
Rape	16
Robbery	1
Assault	85
Burglary	29
Larceny	208
Motor Vehicle Theft	32
Arson	0
Total Index Crimes 2014 -16%	371

Additional Crime Information

Vehicle Burglaries	89
Registered Sex Offenders	38
Domestic complaints	165
Mental Subjects	94
Sex Offender Checks	100

Investigations Division

Cases Assigned	220
Open Cases	92
Sex offenses against children	18
Fraud Complaints	90
Arrest Clearance Rate	31%

School Resource

Incidents	43
Reports	12
Arrests (juvenile court)	2

Code Enforcement

CE Officer Total Cases 2018 -137%	158
CE Officer Initiated Calls	127
CE officer dispatched calls	31

Assistance at Office

Records requests 2018 +18%	2,091
Fingerprinting 2014 +38%	386
Expungements Processed	70

Animal Services

Calls for Service	1,471
Adoptions	596
Adoption Fees Received	\$36,490.00
Animals Impounded 2018 +127%	786
Off-site Adoption Events Held	49
Volunteer Hours	3,242
Cash donations and Grants	\$9,118.23
Dog licenses issued	1,012

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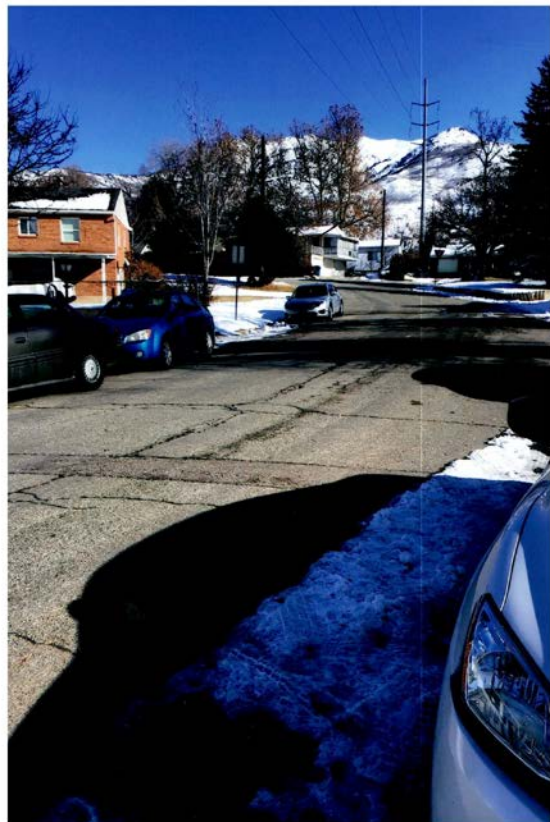
ATTACHMENT C

Pictures from Mr. Hanni

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Proclamation

Declaring February 12, 2020

as

“Day of Hope”

In South Ogden City

Whereas, in 2017 suicide was the 10th leading cause of death in the United States; and,

Whereas, in 2017, 47,173 Americans died by suicide, with 1.4 million suicide attempts nationwide; and,

Whereas, in 2017, Utah ranked 6th in the nation in suicide at 22.74 per 100,000, a rate of 8.74 higher than the national average; and,

Whereas, in 2017 suicide ranked as the 7th leading cause of death in Utah, the leading cause of death for Utahns ages 15-24, and the 2nd leading cause of death for ages 25-44;

Now, Therefore, I, Russell Porter, Mayor of South Ogden City, Utah, do hereby proclaim

February 12, 2020

as

“Day of Hope”

in South Ogden City and encourage all citizens to join together in the community in any personally meaningful way to reduce suffering and the heartbreak of suicide..

Dated this 12th day of February, 2020.

Russell Porter, Mayor

Attest:

Leesa Kapetanov, CMC, City Recorder

Proclamation

Recognizing
Tamara Jones Taylor
as
“South Ogden City Mother of the Year 2020”

- WHEREAS,** Tamara Jones Taylor has been named South Ogden City Mother of the Year 2020; and,
- WHEREAS,** Mrs. Taylor has been married to Stephen Taylor for forty-two years and together they have raised eight children and now enjoy thirty grandchildren; and,
- WHEREAS,** Mrs. Taylor raised her family in a household that included giving more hugs than scolds and teaching her children the importance of reading and using their imaginations. Her parenting philosophy includes teaching children the importance of Service, Sacrifice, Perseverance, Love of God, and Patriotism; and,
- WHEREAS,** Mrs. Taylor loves to play the piano and organ and has taught piano lessons for many years, she also loves to garden and to do artwork of all kinds and is happiest when making things more beautiful; and,
- WHEREAS,** Mrs. Taylor had the opportunity, through her employment, to help create a Wellness Council to improve the morale of employees. This program is such a success it is now used by the State Insurance Company for all State employees; and,
- WHEREAS,** Mrs. Taylor is very active in her church, has served in several callings providing service and succor to church members and is currently the organist for the congregation. She takes pride in this calling and enjoys knowing she is contributing to the worship experience for the congregation,

Now, Therefore, I, Russell Porter, Mayor of South Ogden City, Utah, do hereby proclaim

**Tamara Jones Taylor
As
2020 South Ogden City Mother of the Year**

Dated this 3rd day of February, 2020.

Russell Porter, Mayor

Attest:

Leesa Kapetanov, CMC
City Recorder

STAFF REPORT



SUBJECT: Require Hard Surface Driveways and Concrete Permits
AUTHOR: Leesa Kapetanov
DEPARTMENT: Administration
DATE: February 4, 2020

RECOMMENDATION

This is only a discussion item. Staff would simply like you to look at what is being proposed and determine if it is something you want to adopt and enforce.

BACKGROUND

A few months ago, someone came to the planning commission to ask for a second driveway. In the course of the discussion about the driveway, it came up that the current city code is unclear and ambiguous as to whether driveways have to be made of hard surface material or not. The planning commission then tasked staff with the job of coming up with a better code that was understandable and covered all the bases.

ANALYSIS

Staff looked at other cities' codes concerning driveways and parking, and found that North Ogden's seemed to have some good points to it. The resulting code is a combination of North Ogden's and South Ogden's codes, which the planning commission thought addressed everything it needed to.

SIGNIFICANT IMPACTS

This code requires that anyone installing a new driveway or parking pad get a permit. Building Official Jeff Barfuss was consulted before the decision was made to require it. He felt that it was a good idea and something he had thought of doing before. This will be something new for South Ogden residents to get used to, but if the council moves forward, every effort will be made to let them know about it. This could be accomplished through the newsletter, or website, social media, etc.

ATTACHMENTS

A marked up and clean version of the proposed ordinance. Red strikethrough is deleted portions, blue underline is additions. In some instances, parts of the code were deleted from one area and added to another.

REPORT OF ACTION

South Ogden City Planning Commission



MEETING DATE: Sept. 12, Oct. 10, Nov. 14
ITEM: Hard Surface Driveways and Concrete Permits
LINK: [Sept 12, 2019 PC Audio](#)
[Oct 10, 2019 PC Audio](#)
[Nov 14, 2019 PC Audio](#)
Time stamps in blue (00:00:00) correspond to the audio recording

ACTION OF PLANNING COMMISSION

The Planning Commission recommended the City Council adopt the code as presented in the packet.

PLANNING COMMISSION DISCUSSION

September 12, 2019 Meeting

- Staff Overview
00:50:41
- Discussion
00:55:50

October 10, 2019 Meeting

- Discussion
00:41:48

November 14, 2019 Meeting

- Discussion
00:31:16

CONCERNS RAISED AT PUBLIC HEARING

The public hearing was held on January 9, 2020. There were no comments for this item.

MOTION

The motion to recommend and forward the proposed code changes to the City Council was given a unanimous vote.

Chapter 17

PARKING AND LOADING SPACE, DRIVEWAYS, VEHICLE TRAFFIC, AND ACCESS REGULATIONS

10-17-1: PURPOSE AND INTENT:

This chapter regulates parking and loading spaces in the R-1, R-2, R-3, R-3A, and O-1 Zones. See [chapter 5.1](#), "Form Based Code", of this title for parking requirements for all other zones/subdistricts. It also regulates vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing promote the safety and well being of the citizens of the City. There shall be provided during the erection of any main building or when any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-17-2: OFF STREET PARKING SPACE AND DRIVEWAY REQUIREMENTS FOR DWELLINGS:

A. ~~A. Single-Family Residences, Mobile Homes And Multiple-Family Residences Of Four Or Less Dwelling Units per building:~~

1. ~~Provided-Off Street~~ Parking Requirements: ~~In~~ For all zones referenced in 10-17-1, ~~there shall be provided in a private garage or in an area properly located for a future garage~~ (see subsection [10-17-5C](#) of this chapter for exception):
 - a. ~~1-~~ For a single-family dwelling: Two (2) parking spaces.
 - b. ~~2-~~ For a two-family dwelling: Four (4) parking spaces.
 - c. ~~3-~~ For a three-family dwelling: Six (6) parking spaces.
 - d. ~~4-~~ For a four-family dwelling: Seven (7) parking spaces.
 - e. Housing exclusively for seniors, one parking space per unit.

~~5. For other multiple family dwellings:~~

~~a. One and three-fourths (1³/₄) parking spaces per unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.~~

~~b. Housing exclusively for seniors, one parking space per unit.~~

2. ~~B.~~ Increase: If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

3. ~~C.~~ Paying Guests: Besides the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit.
4. Location: Required off street parking shall be located on the same lot or parcel as the use it is intended to serve.
5. Surfacing:
 - a. The first thirty (30) feet from the public right-of-way of all primary driveways used to access the required parking stalls under 11-17-2(A)(1) for any residential unit shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
 - b. Off-street parking stalls located in the side yard or rear yard setbacks of a structure shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
 - c. Multi-family units are required to utilize asphaltic concrete, pavement bricks, or cement concrete, or other materials approved by the City Engineer which complies with air quality and SWPPP standards
6. Driveways: Primary driveways and access ways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
7. If additional parking of vehicles and trailers takes place, including recreational vehicle parking pads, such parking places shall meet the following standards:
 - a. The dwelling unit has the minimum number of required off street parking spaces as stipulated by SOCC 10-17-2(A).
 - b. The parking area is at least eight feet (8') wide, and in the case of corner lots, a maximum of twelve feet (12') wide in the side yard area, and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling. In the case of a corner lot, no vehicle shall be parked in the forty-foot (40') sight triangle.
 - c. The appurtenant driveway to the slab must be tapered to use the existing driveway approach.
 - d. Any slab constructed must remain open and unobstructed to the sky, or appropriate building permit be obtained to comply with all setbacks and other requirements of this code.
 - e. All storm water runoff from hard surfaces must be directed so as to prevent drainage onto adjacent properties.
8. Maximum Yard Area Used For Parking And Vehicle Access Lanes: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to access the side or rear yard.

9. All off street parking spaces and associated access lanes shall be screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet (4'), nor over six feet (6') high, except that some hedgerow shrubs, as identified by the City's arborist or building official, may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than six feet (6') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.
10. A driveway may be expanded to include the space between the drive and the nearest property line. In addition, for existing dwellings, a drive may be twenty feet (20') wide to include required off street parking if access from the existing drive cannot otherwise provide access to required parking.

D.B Access: Parking spaces shall have direct and unblockable access to a driveway and shall not include any space that can only be used by obtaining access through another parking space. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-17-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Assisted living units	1 space per 2 living units
Auditorium	1 space per 5 fixed seats
Church	1 space per 5 fixed seats
Daycare center	1 space per employee, plus 1 space per 10 children
Educational institution (private)	2 spaces per 3 student capacity, plus 1 space per staff member
Library	At least 30 spaces
Museum	At least 30 spaces
Nursing home	1 space per 2 ¹ / ₂ bed capacity
Post Office	At least 20 client spaces

Recreation center	1 space per 200 square feet of recreation area
Stadium	1 space per 5 fixed seats
Terminal, transportation	At least 30 spaces
For other uses	Where uses not listed above, the parking requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers and similar requirements of like businesses

(Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-17-4: COMPUTATION OF PARKING REQUIREMENTS:

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ($\frac{1}{2}$) shall be disregarded, and fractions including one-half ($\frac{1}{2}$) and over shall require one parking space. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)

10-17-5: ~~EXCEPTIONS~~ ~~PARKING LOT DESIGN AND MAINTENANCE:~~

~~A. Parking Lot Location: Parking space as required in sections 10-17-2 and 10-17-3 of this chapter shall be on the same lot with the main building, or in the case of buildings other than dwellings, may be located no farther than five hundred feet (500') therefrom.~~

~~B. Parking Lot Standards: Every parcel of land used as a parking area, including driveways, shall be paved with an asphalt or concrete surface. Public lots shall have bumper guards or curbs where needed, as determined by the building official, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowed across pedestrian walkways.~~

~~C. Maximum Yard Area Used For Parking And Vehicle Access Lanes: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to access the side or rear yard.~~

A. ~~1.~~ Exception one: An existing residential use, which is nonconforming because of not satisfying the minimum parking requirement, may provide additional parking in the front yard area for up to two (2) vehicles providing the side yard and/or the rear yard is not accessible by an eight foot (8') space or larger and if the existing location of public utilities does not otherwise prohibit travel through that area.

B. ~~2.~~ Exception two: Notwithstanding anything in the foregoing to the contrary, residential lots that have a driveway with a twelve percent (12%) slope or greater may be granted one additional parking space in the front yard providing the parking space is accessed from the driveway and not part of the street right-of-way. No additional driveway access is intended unless the parking space is part of a circular drive. Parking space exceptions under this subsection C2 must be approved by the Planning Commission as a special exception for good cause shown.

~~3. A driveway may be expanded to include the space between the drive and the nearest property line. In addition, for existing dwellings, a drive may be twenty feet (20') wide to include required off street parking if access from the existing drive cannot otherwise provide access to required parking.~~

~~Any parking space provided under this subsection may not be used for recreational vehicles, boats, unlicensed vehicles, etc. If the residential use needing or utilizing the parking authorized by this exception is abandoned, the parking area must be removed. Any use granted this exception shall have the exception recorded with the County Recorder.~~

~~D. Design And Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:~~

~~1. Each parking space will encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle from the side lines of the parking space.~~

~~2. Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right of way shall be as follows, based upon the number of units to be served:~~

~~a. Up to and including four (4) dwelling units: Sixteen feet (16').~~

~~b. Five (5) or more dwelling units: One (1) 24 foot two way access right of way or two (2) 16-foot one way access rights of way.~~

~~c. A greater size of access right of way may be required as deemed necessary by the Planning Commission, especially where access right of way will create corner lots from otherwise interior lots.~~

~~3. All off street parking spaces and associated access lanes shall be screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet (4'), nor over six feet (6') high, except that some hedgerow shrubs, as identified by the City's arborist or building official, may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than six feet (6') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.~~

~~4. Lighting and signs shall conform to the requirements in this title.~~

~~5. Parking requirements for dwellings will be located on the same lot with the dwelling. (Ord. 17-23, 11-21-2017, eff. 11-21-2017)~~

Chapter 17
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REGULATIONS

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10-17-5: EXCEPTIONS

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COMMERCIAL CONSTRUCTION REPORT

[illegible]

STAFF REVIEW COMMITTEE APPROVALS

Project	Address	Scope of Project
VA Clinic	3941 Washington Blvd.	New façade, increased landscaping, interior remodel
Supersonic Car Wash	3851 Riverdale Rd.	Relocation of outdoor vacuums, exterior face lift
Woods Rose Townhomes	560 39th Street	New construction of 49 townhomes



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING TUESDAY, FEBRUARY 4, 2020 – 6:00 P.M.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, February 4, 2020 beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the board may be joining the meeting electronically.

I. CALL TO ORDER – Chairman Russell Porter

II. CONSENT AGENDA

- A.** Approval of November 19, 2019 CDRA Meeting Minutes

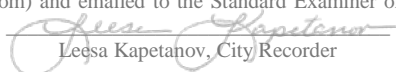
III. DISCUSSION ITEMS

- A.** Discussion on City Center CRA Plan

IV. ADJOURN

Posted to the State of Utah Website January 31, 2020

The undersigned, duly appointed Board Secretary, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on January 31, 2020. Copies were also delivered to each member of the governing body.


Leđa 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.



**MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY BOARD MEETING**

TUESDAY, NOVEMBER 19, 2019 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Chair Russell Porter, Board Members Sallee Orr, Brent Strate, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Raymond & Beverly Peterson, Mike & Marilyn Darling, Suzi Noker, Gary Fowler, Wesley Stewart, Jeannie Branz, Jerry Rinke, Kristena Conlin, Jeremy Howe, Dee Walker, Patrick Conlin, Travis Garner, Jenna DeShaw, Rick Whitehead, Mike Elly, Aaron Roane

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

https://www.southogdencity.com/document_center/Sound%20Files/CC191015_1808.mp3

or requested from the office of the South Ogden City Recorder.

Motion from council meeting to enter CDRA Board Meeting:

00:11:03

Council Member Howard moved to recess into a CDRA meeting, followed by a second from Council Member Strate. Council Members Orr, Strate, Stewart, and Howard all voted aye.

I. CALL TO ORDER

Chair Russell Porter called the meeting to order at 6:21 pm and moved to the consent agenda.

II. CONSENT AGENDA

A. Approval of October 15, 2019 CDRA Minutes

- The chair asked if there were any questions concerning the minutes. Seeing none, he called for a motion to approve the minutes.

00:11:45

Board Member Howard so moved. Board Member Strate seconded the motion. The voice vote was unanimous in favor of the motion.

Chair Porter asked CDRA Attorney Adam Long to give an overview of the purpose for the public hearing. 00:12:30

The chair then called for a motion to enter a public hearing for the reason stated.

00:25:18

Board Member Stewart moved to enter a public hearing, followed by a second from Board Member Strate. All present voted aye.

III. PUBLIC HEARING

To Receive and Consider Comments on the Draft Project Area Plan for the Proposed City Center Community Reinvestment Project Area

Chair Porter invited anyone who wished to comment to come forward:

Jeannie Branz- 00:25:46

Patrick Conlin- 00:27:16

Christine Conlin- 00:34:46

Travis Garner- 00:36:38

Jerry Rinke- 00:37:45

Suzi Noker- 00:46:20

Wesley Stewart- 00:47:29

Christine Conlin- 00:56:36

Comments from staff concerning eminent domain

00:56:53

Wesley Stewart- 00:58:14

Comments from staff concerning eminent domain

00:58:30

There were no more comments from the public. Chair Porter called for a motion to close the public hearing. 01:01:32

Board Member Strate moved to close the public hearing. The motion was seconded by Board Member Howard. Board Members Orr, Strate, Stewart, and Howard all voted aye.

IV. DISCUSSION/ACTION ITEMS

A. Discussion on Proposed South Ogden City Center Community Reinvestment Project Area Plan

01:01:44

Note: Board Member Hensley joined the meeting at 7:07 pm, during this discussion.

B. Consideration of CDRA Resolution 19-12 – Amending Interlocal Agreements for The Northwest Redevelopment Project Area and the South Ogden Automall Community Reinvestment Project Area

- Staff overview 01:13:47
- Board discussion 01:15:29
- Motion 01:16:52

Board Member Strate moved to approve CDRA Resolution 19-12. Board Member Orr seconded the motion. There was no further discussion. Chair Porter called the vote:

Board Member Orr -	Yes
Board Member Strate -	Yes
Board Member Hensley -	Yes
Board Member Stewart -	Yes
Board Member Howard -	Yes

The motion stood. CDRA Resolution 19-12 was adopted.

V. ADJOURN

Chair Porter called for a motion to adjourn the CDRA Board meeting and reconvene as the South Ogden City Council. 01:17:18

Board Member Howard moved to close the CDRA Board meeting and reconvene as the City Council, followed by a second from Board Member Strate. All present voted aye.

The meeting adjourned at 7:27 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, November 19, 2019.


Leesa Kapetanov, City Recorder

Date Approved by the Board