

**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

March 20, 2024

The North Ogden Planning Commission convened on March 20, 2024, at 6:10 p.m. at the North Ogden City Office at 505 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 14, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.**

**COMMISSIONERS:**

Eric Thomas	Chairman	excused
Brandon Mason	Vice-Chairman	excused
Nicole Nancarrow	Commissioner	excused
Johnson Webb	Commissioner	
Cody Watson	Commissioner	excused
Nissa Green	Commissioner	
Chad Bailey	Commissioner	

**STAFF:**

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer

**VISITORS:**

Chris Pulver	John Hansen	Marc Hansen
Brenda Ashdown	Meg Sanders	Phil Swanson
Sandy Cochran		

Commissioner Webb called the meeting to order at 6:10 p.m. Commissioner Green offered the invocation and Commissioner Bailey led the Pledge of Allegiance.

## **CONSENT AGENDA**

### **1. ROLL CALL**

0:02:14 Commissioner Webb excused Chairman Thomas, Vice Chairman Mason, Commissioner Nancarrow and Commissioner Watson.

### **2. CONSIDERATION AND ACTION TO APPROVE THE MARCH 6, 2024 PLANNING COMMISSION MEETING MINUTES**

0:02:30 Commissioner Webb noted that since there was not a quorum present, they would not be able to approve the minutes tonight.

### **3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:02:45 Commissioner Webb asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

## **LEGISLATIVE ITEMS**

### **4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

0:03:35 Brenda Ashdown, North Ogden City Resident, recalled the Council's initial rejection of the townhome proposal, which led to the development of smaller homes, a decision positively received by the neighborhood. She emphasized the preference for smaller homes due to their compatibility with surrounding properties, contrasting them with full-size homes across the street. Ms. Ashdown argued that smaller homes served as a smoother transition than townhomes, aligning with Governor Cox's plan for affordable housing. She highlighted the diminishing availability of starter homes and the diversity of housing preferences among new homeowners.

### **5. ZMA 2024-01 WORK SESSION ON A LEGISLATIVE APPLICATION TO REZONE PROPERTY FOR LAND LOCATED AT APPROXIMATELY 281 EAST PLEASANT VIEW DRIVE, FROM CENTURY FARM ZONE TO MULTI-FAMILY RESIDENTIAL ZONE (R-3) OR (R-4)**

0:05:24 Community and Economic Development Director Scott Hess outline a proposed development in the Century Farms Zone, which was established in 2021-2022. The proposed development comprises small residential units, each averaging 4,500 to 5,000 square feet for single-family homes. Challenges include significant terrain differences and the necessity of accommodating a major roadway, 300 East, through the property, posing engineering challenges.



The developer, John Hansen, struggled to find a home builder due to market conditions, leading to a revised application. The Planning and Engineering departments have reviewed several concepts, with the current one requiring minor adjustments to comply with zoning regulations. The Planning Commission did not make a decision due to insufficient notice for a formal public hearing; however, the matter will be revisited on April 3 for further discussion. The Commission is encouraged to provide feedback, although a formal vote is not expected tonight. The application is in the Legislative phase, pending a recommendation to the City Council.

Commissioner Webb then turned the time over to the applicant, Marc Hansen.

0:08:51 Marc Hansen introduced himself as a resident of Farr West and son of Developer John Hansen and expressed gratitude for the opportunity to present tonight. He addressed the challenges encountered during the project's progression. Originally intended as single-family homes, market conditions and site limitations prompted a shift towards townhomes to address affordability concerns. Mr. Hansen emphasized the need to cater to a "missing middle" market segment, aiming for a more affordable price range. He outlined the financial implications and income requirements associated with both single-family homes and townhomes, highlighting the potential benefits of townhome living. Mr. Hansen described the proposed townhome design, including rear-loaded garages to enhance aesthetics and neighborhood appeal. He underscored the project's alignment with the community's needs and emphasized its potential to complement the existing neighborhood while providing more affordable housing options. Mr. Hansen then invited questions or concerns from the Commission.

0:16:10 Commissioner Webb raised a question regarding the proposed entrances along Lomond View Drive and expressed familiarity with similar designs in Riverton. He inquired about the elevation differences between the proposed units and adjacent properties, particularly regarding a potential 30-foot drop. Mr. Hansen acknowledged the need for careful consideration of elevation to ensure visual harmony within the area and emphasized their commitment to creating a visually appealing product that contributes positively to North Ogden's landscape. Additionally, Mr. Hansen highlighted the visibility of the proposed units from both Lomond View Drive and Pleasant View Drive and affirmed their intention to ensure aesthetic coherence.

0:18:07 Commissioner Bailey shared his experience with townhome designs and emphasized the benefits of rear-loaded garages for scale and aesthetic appeal and also highlighted the importance of design review processes to maintain visual standards. He inquired about the individual sale versus rental status of the townhomes and expressed concern about parking availability. Mr. Hansen assured that policies would be in place to address rental limitations and parking concerns.

Further discussion ensued regarding driveway lengths and guest parking availability, with emphasis on appealing to the neighborhood's aesthetics and functionality. Incorporating additional landscaping to enhance visual appeal and minimize the feeling of enclosure was discussed.

0:24:04 Commissioner Green raised a question regarding the open space and park area, specifically inquiring about details regarding the envisioned pond and park. Mr. Hansen confirmed that the City was involved in the concept and that the park area tied into the City's plans for the property. He explained that the pond would be extended to create a park area,



emphasizing the importance of providing space for families and children within the townhome development.

0:26:00 Commissioner Webb raised questions regarding the marketability of properties in North Ogden compared to other locations. He emphasized the importance of considering the potential for premium pricing based on the property's features and location. The discussion explored the balance between affordability and scalability, with a focus on architectural design and community amenities as key factors influencing property value. Commissioner Bailey provided insights into potential traffic impacts and neighborhood dynamics, stressing the importance of considering overall neighborhood cohesion. Commissioner Webb expressed willingness to engage with neighbors and showcase architectural designs to address concerns and garner support.

Commissioner Webb then opened it up for public comments.

0:37:35 Brenda Ashdown, North Ogden City Resident, expressed concerns about the potential increase in traffic and the perceived lack of walkability in the proposed development area. She highlighted the discrepancy between the planned construction of more homes and the feasibility of creating a walkable environment, particularly with the presence of a main road dividing the neighborhood. Furthermore, Ms. Ashdown, who identified as retired and looking for a smaller, more accessible home, raised questions about the notification process for nearby neighbors, suggesting that direct notification rather than relying solely on newspaper announcements would ensure broader community awareness. In response, clarification was provided regarding the distribution of mailers within 300 feet of the property to notify residents about upcoming public hearings.

0:41:18 Meg Sanders, North Ogden City Resident, expressed appreciation for the proposed development in North Ogden, acknowledging the pressing housing crisis and the need for accommodations for a generation in need of housing. However, she raised concerns about the potential sale of the land and the rezoning process, questioning the developer's intentions and the lack of clarity regarding future plans for the area. Ms. Sanders emphasized the importance of advocacy for homeowners and adherence to the General Plan, highlighting discrepancies between the proposed development and the community's needs and expectations. She also questioned the decision to prioritize mixed-use zoning over commercial development in a designated downtown area. Additionally, she raised concerns about the potential impact of the development on homeownership and equity in North Ogden.

0:46:44 Members of the Planning Commission emphasized the informal nature of the work session, encouraging open dialogue among stakeholders. Various topics were explored, including the suitability of the area for high-density housing, architectural design considerations, and the importance of maintaining community pride in development projects. Commissioners acknowledged the complexity of the issue and stressed the significance of careful consideration in future decisions.

0:50:59 Chris Pulver, North Ogden City Resident, raised the idea of combining single-family homes and townhomes within the same location, noting that such a mix could offer a diverse housing option. This suggestion prompted discussion among attendees, with Commissioner Bailey, an architect, endorsing the idea and referencing a development in Syracuse that



successfully implemented this concept. Commissioner Bailey highlighted the potential benefits of combining front-load, rear-load, and small-lot single-family homes to create a varied housing landscape.

The discussion concluded with gratitude towards all participants for their contributions and a reminder of future discussions on the topic. Overall, the meeting served as a platform for residents and officials to address concerns, share perspectives, and navigate the complexities of urban development in the community.

**6. ZTA 2024-04 WORK SESSION ON A LEGISLATIVE APPLICATION TO CONSIDER WATER WISE LANDSCAPING AMENDMENT TO THE TITLE 11 LAND USE CODE**

1:02:10 Scott Hess, Community and Economic Development Director, discussed the presentation given by Jonathan Parry, Assistant General Manager of the River Basin Water Conservancy District, during a recent City Council meeting. He emphasized the importance of a specific slide from that presentation regarding landscaping incentive programs. He highlighted North Ogden's unique situation of not needing to purchase culinary water due to access to filtered mountain water. Mr. Hess elaborated on the City's involvement through Pineview and their secondary water. He discussed the Ordinances regarding landscaping, emphasizing restrictions on turfgrass and the percentage of lawn allowed in various developments. Mr. Hess expressed support for participating in programs offering financial incentives for water-wise landscaping.

1:10:25 Commissioner Webb raised a question about the distribution of funds for landscaping incentives, clarifying that homeowners would apply directly to the Conservancy District. Mr. Hess further explained the process, noting the City's responsibility in ensuring compliance with landscaping requirements.

1:12:29 Commissioner Green expressed concerns about the detailed and restrictive nature of the proposed Ordinances, suggesting that less burdensome measures could achieve water conservation goals. She questioned whether adopting strong recommendations rather than strict requirements could suffice. Mr. Hess agreed and highlighted the importance of clarity in the Ordinances, especially regarding compliance and enforcement. He also mentioned the availability of free resources, such as classes offered by the Conservancy District, to assist residents in implementing water-wise landscaping.

1:20:54 Commissioner Bailey voiced concerns about the potential financial burden on homeowners, particularly for new builds. He expressed reservations about imposing additional burdens on homeowners and the City, emphasizing the need for practical solutions to promote water conservation without excessive costs. Commissioner Bailey suggested exploring public-private partnerships to provide landscaping plans and alternatives to grass, such as mixed clover and turf. He also raised questions about the enforceability and fairness of regulations, particularly regarding private property rights and taxation.

1:28:14 Commissioner Green acknowledged Commissioner Bailey's perspective, highlighting the perennial tension between City planning objectives and property owner rights. The discussion concluded with a consensus among the Commission expressing concern about the

program's universal application but appreciation for the available options. Commissioner Webb noted a shift in opinion prompted by public comments and emphasized the need for thoughtful consideration to avoid overly restrictive regulations, citing the potential cost implications for homebuilding. He also emphasized the inevitability of future water restrictions, urging proactive planning by the Commission to align with community preferences.

*(See Attachment: 2024 Weber Basin Water Conservancy District Conservation Program)*

## **7. PUBLIC COMMENTS**

1:30:58 Brenda Ashdown, North Ogden City Resident, questioned whether the water-wise landscaping program discussed was voluntary or mandatory. Mr. Hess clarified that while the program appeared to be required for all new builds, existing homeowners could voluntarily participate to access incentives for transitioning. Ms. Ashdown expressed concerns regarding her desire for grass and outdoor space. She questioned how State laws regarding property use would align with her preferences if she opted not to prioritize water conservation measures, such as reducing grass.

## **8. REMARKS - PLANNING COMMISSIONERS:**

There were no further comments.

## **9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

1:37:46 Mr. Hess emphasized the importance of proactive planning amidst evolving State Legislative reforms aimed at addressing housing affordability and water conservation. He highlighted North Ogden's inclusive approach to zoning and the need for continued vigilance in balancing community development with property rights. Mr. Hess also mentioned an upcoming Legislative review at the 2024 spring American Planning Association (APA) Conference, May 8-10, 2024 in Cedar City, inviting interested members to attend.

## **10. REMARKS – CITY MANAGER/ATTORNEY**

1:42:48 Jon Call, City Manager/Attorney, suggested that since this is the first meeting in our new Court Room/Council Chambers, Commissioner Members should watch a portion of this video for feedback purposes, particularly focusing on the discussion around the townhome request. This suggestion is aimed to gather insights on the meeting's effectiveness, particularly regarding technical aspects and potential areas for improvement. He encouraged the Commission to provide feedback on the meeting's flow and any perceived awkwardness, given the setup involving multiple screens and Zoom functionalities.



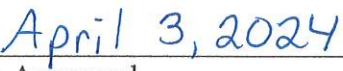
11. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting. Commissioner Green seconded the motion.

The meeting adjourned at 7:45 p.m.

  
\_\_\_\_\_  
Eric Thomas  
Planning Commission Chair

  
\_\_\_\_\_  
Joyce Pierson  
Deputy City Recorder

  
\_\_\_\_\_  
Date Approved



WEBER BASIN WATER  
CONSERVANCY DISTRICT

WEBER BASIN WATER CONSERVANCY DISTRICT

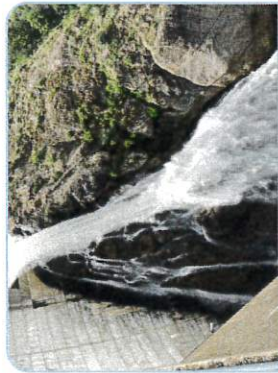
# REGIONAL CONSERVATION PROGRAMS

MARCH 12, 2024

Jonathan Parry, PE  
Assistant General Manager



# WEBER BASIN WATER CONSERVANCY DISTRICT MISSION



Conserve and Develop  
Water Resources



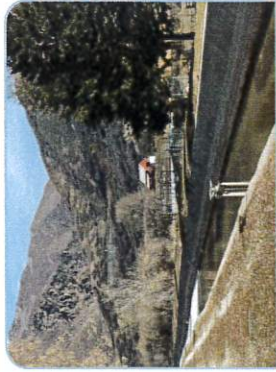
Manage, Construct,  
Operate and Maintain  
WBP and District  
Facilities



Maintain Responsible  
Financial Stability



Supply High Quality  
Drinking Water

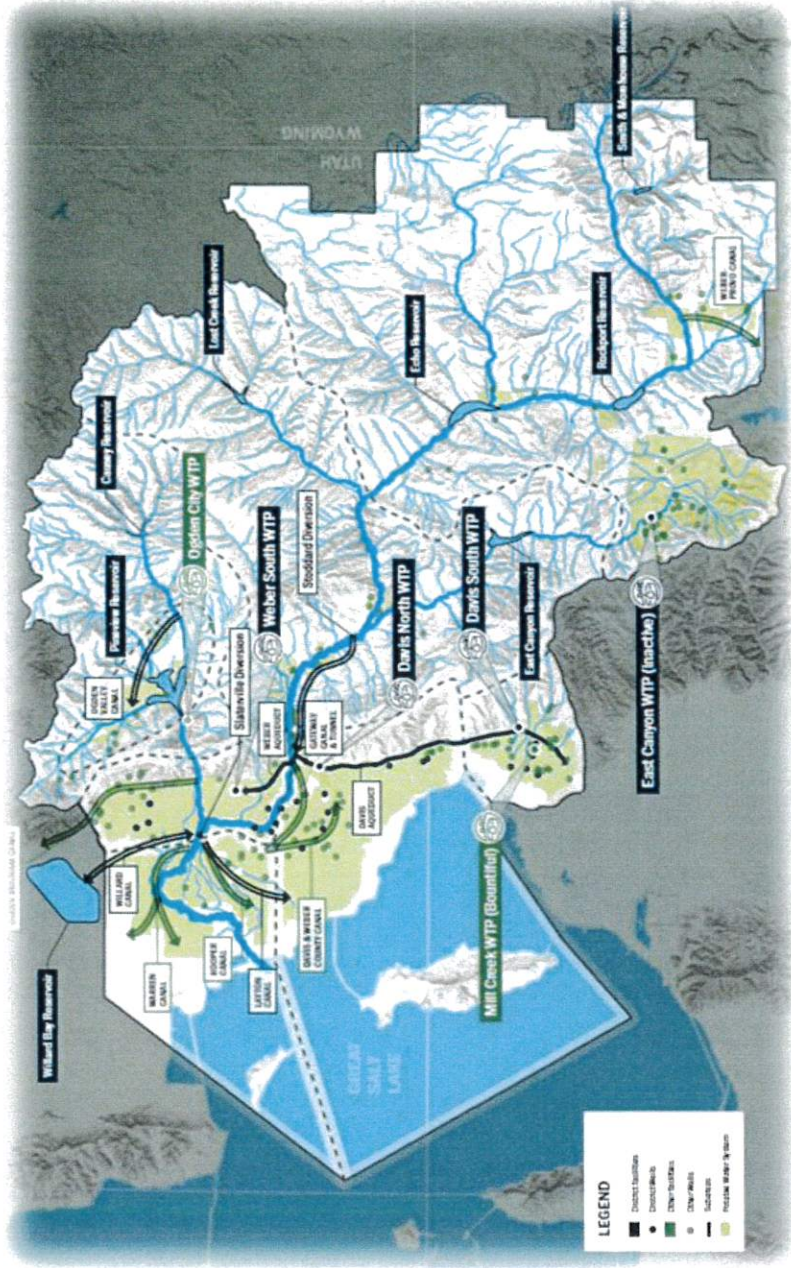


Deliver Agricultural  
and Urban Irrigation  
Water



# WEBER BASIN WATER CONSERVANCY DISTRICT

- 5 COUNTIES
- 2,500 SQUARE MILES
- 700,000 RESIDENTS
- 7 DAMS
- 3 POWER PLANTS
- 4 WTPS
- 500+ MILES OF PIPELINE
- 240,000 ACRE-FEET





# WEBER BASIN WATER CONSERVANCY DISTRICT

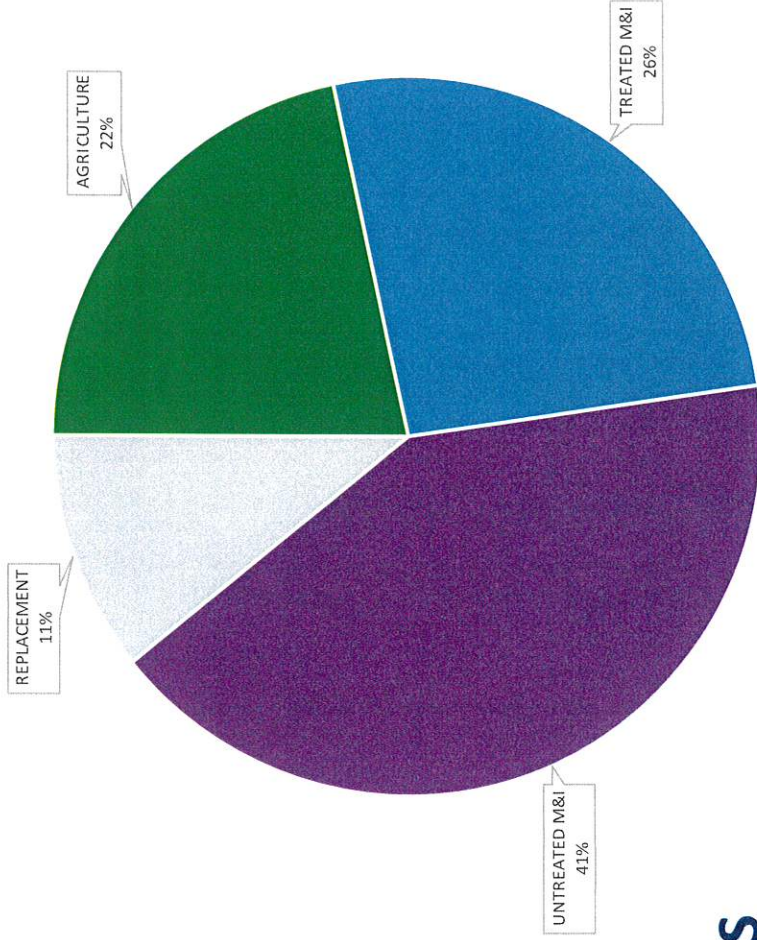
## DISTRICT CONTRACTS

240,000 ACRE-FEET

- AGRICULTURE
- TREATED M&I
- UNTREATED M&I
- REPLACEMENT

ENVIRONMENT

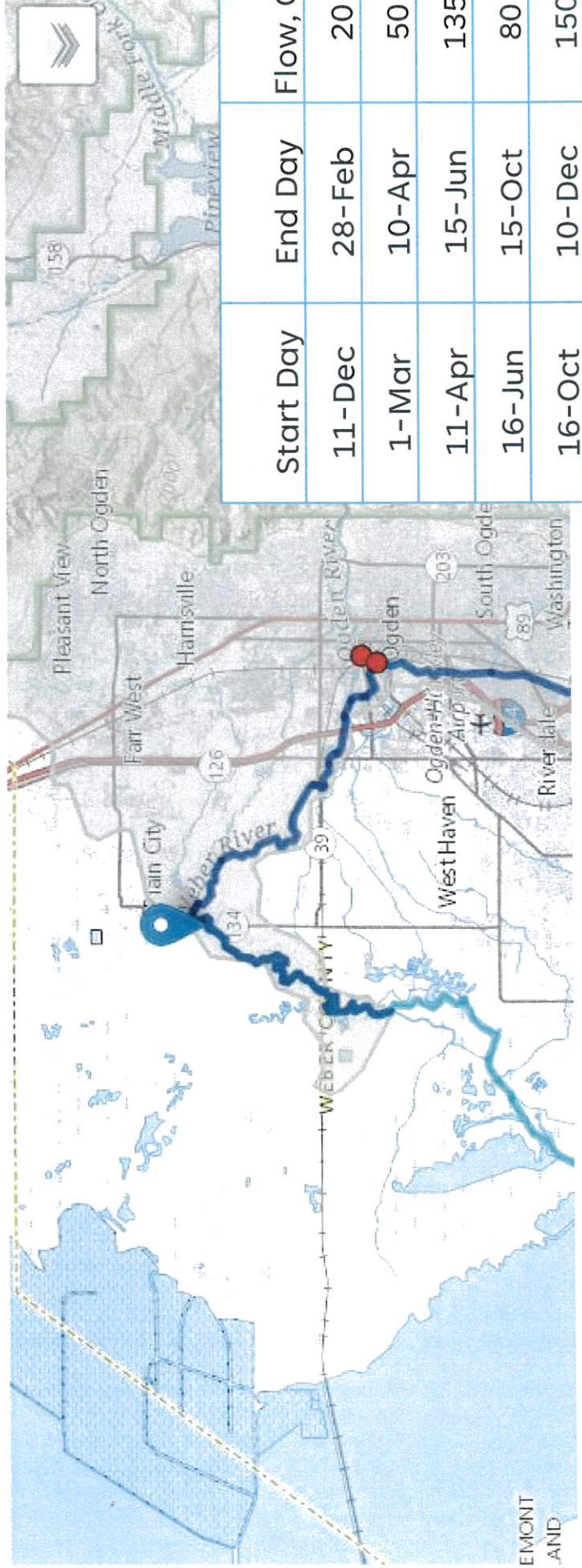
- 60,000-80,000 ACRE-FEET
- 50+ M&I ENTITIES
- 50+ IRRIGATION COMPANIES



# WEBER BASIN WATER CONSERVANCY DISTRICT

## ENVIRONMENT

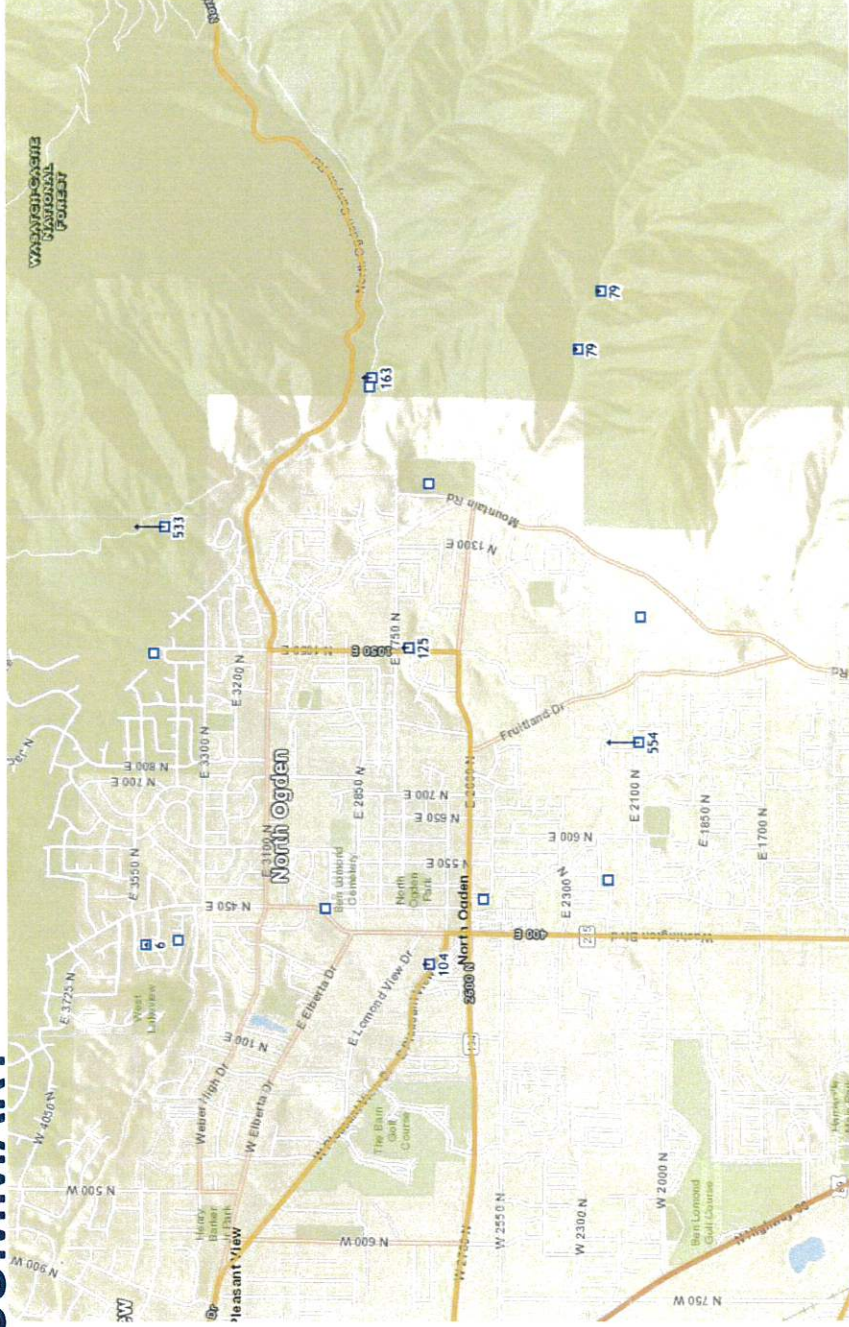
- 60,000-80,000 AF





# WEBER BASIN WATER CONSERVANCY DISTRICT NORTH OGDEN WATER SUMMARY

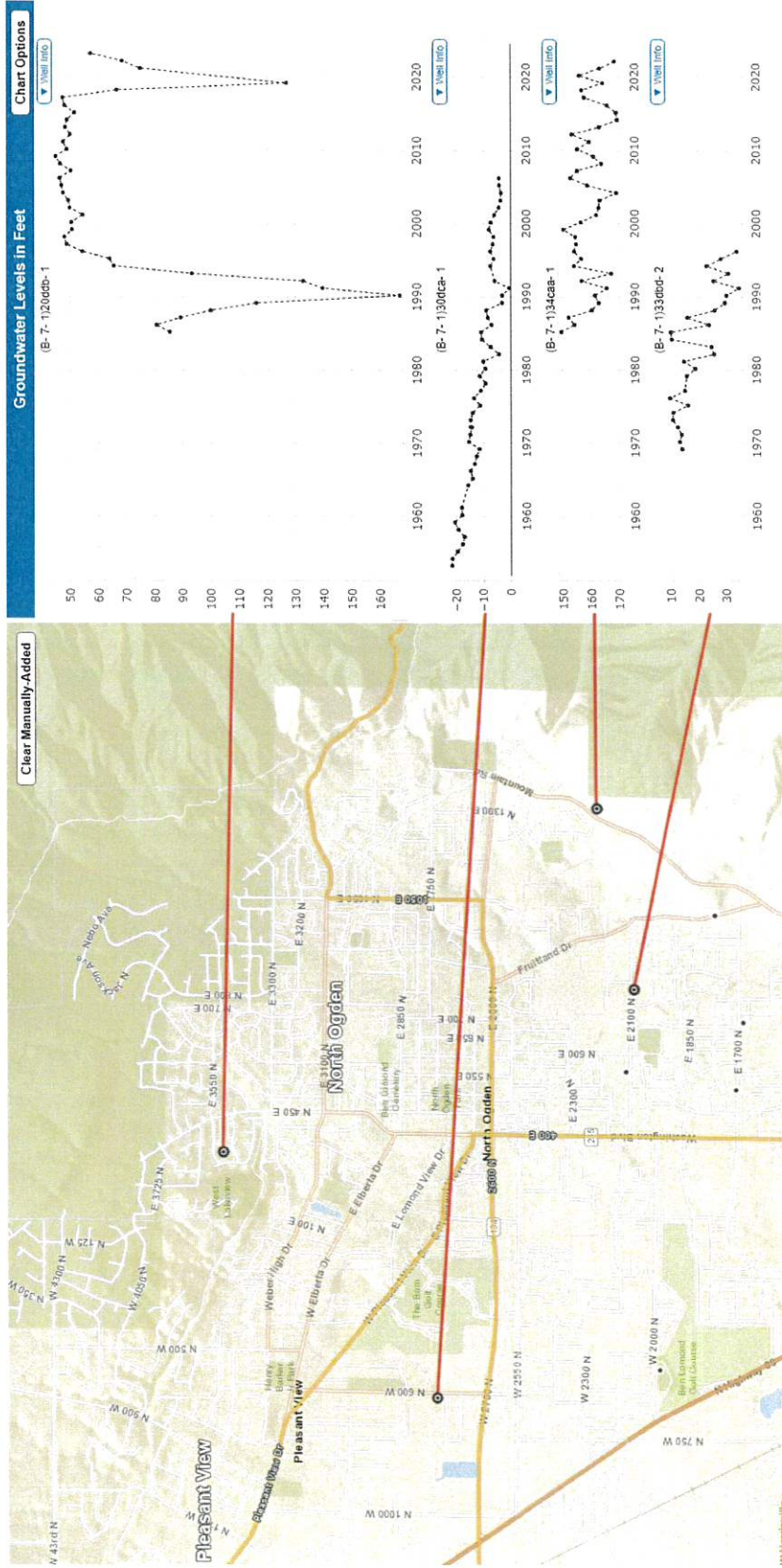
- 1,640-2,000 AF
- 8 SOURCES
  - 3 SPRINGS
  - 5 WELLS
- PINEVIEW WATER
  - 9,000-10,000 AF





# WEBER BASIN WATER CONSERVANCY DISTRICT

## NORTH OGDEN WATER SUMMARY

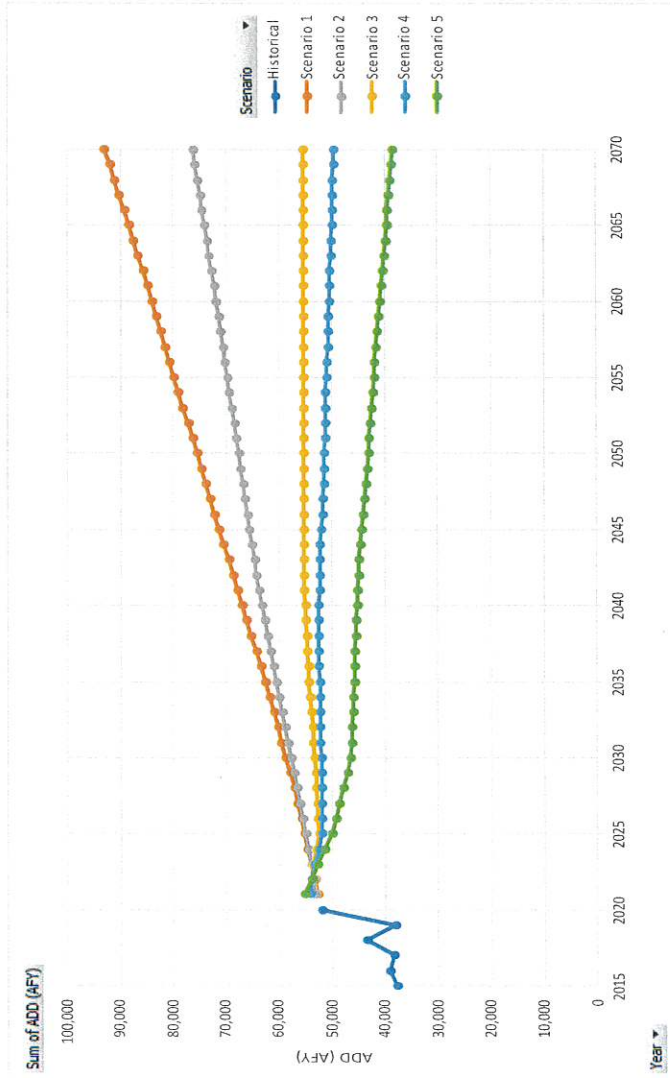


### REGIONAL CONSERVATION PROGRAMS

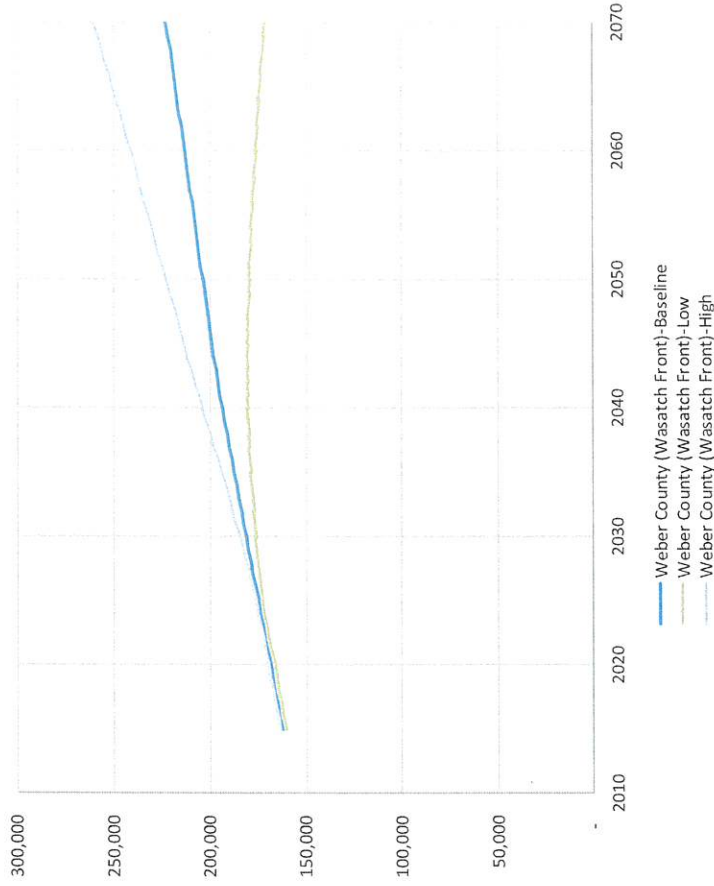


# WEBER BASIN WATER CONSERVANCY DISTRICT

## SUPPLY AND DEMAND



## Weber Wasatch Front



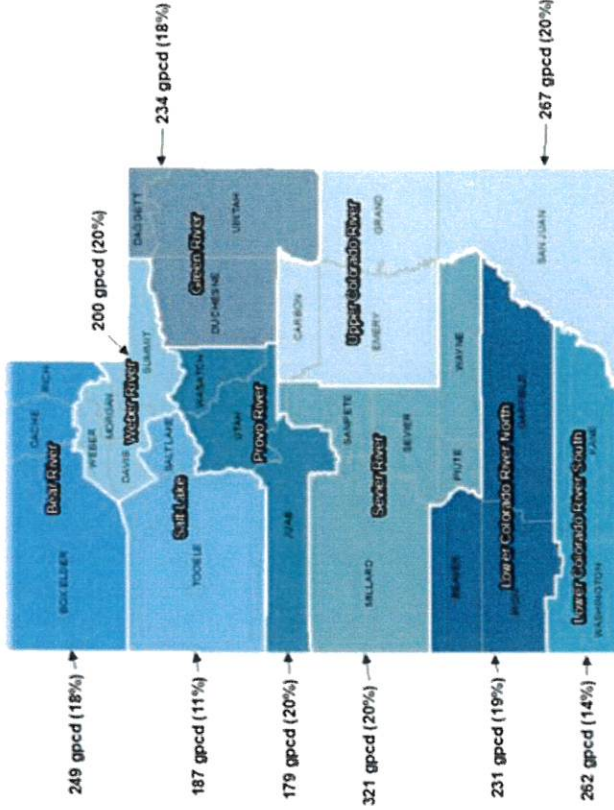
# WEBER BASIN WATER CONSERVANCY DISTRICT

## CONSERVATION PROGRAMS

Proposed Regional M&I 2030 Water Conservation Goals and Future Goal Projections

Region	2015 Baseline (gpcd)	2030 Goal		2040 Projection		2065 Projection	
		Goal (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
Statewide	240	202	16%	188	22%	179	26%

Note M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population. Reported per-capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.



Proposed M&I Water Conservation Regions and 2030 Goals



# WEBER BASIN WATER CONSERVANCY DISTRICT

## CONSERVATION PROGRAMS

- EDUCATION
- INCENTIVES
- METERING/POLICY

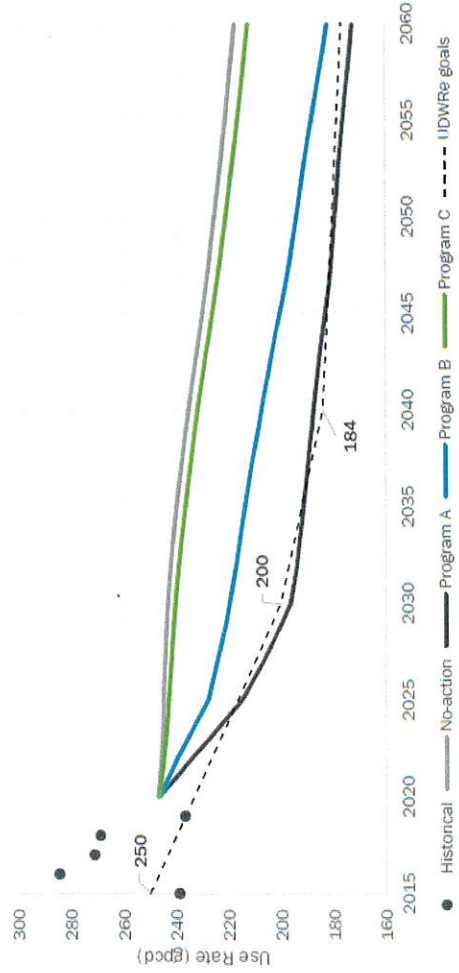
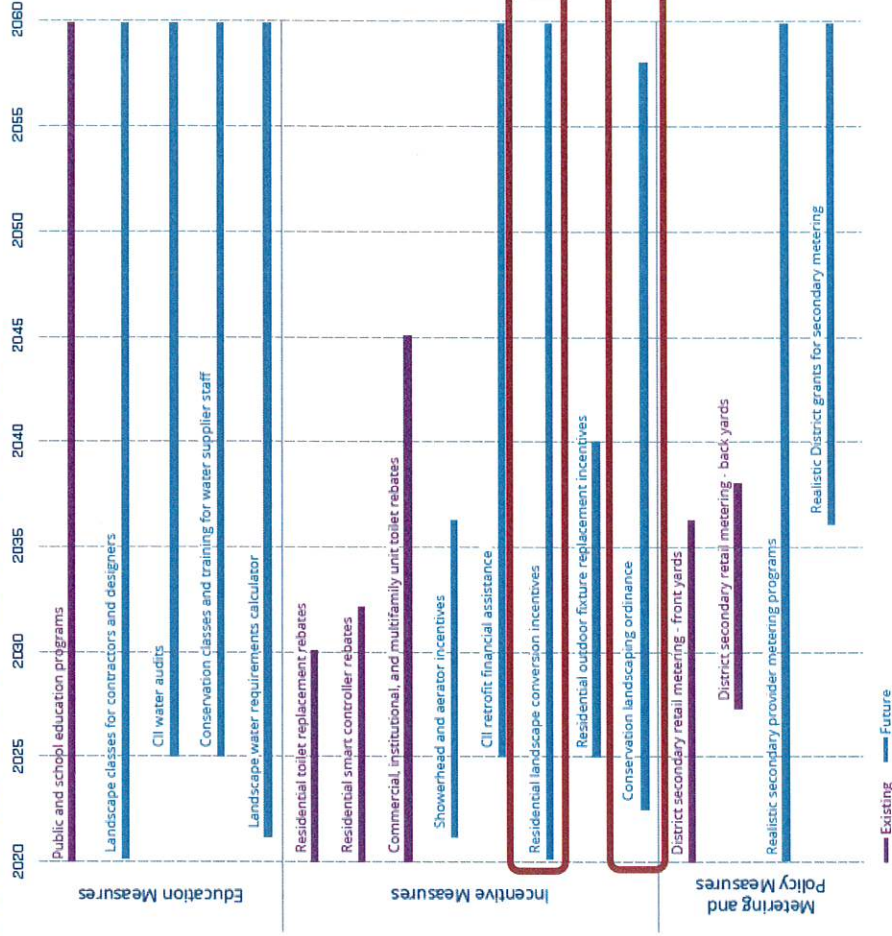


Figure 20. Usage rate projections  
All projections include plumbing code improvements and exclude NRW

# WEBER BASIN WATER CONSERVANCY DISTRICT

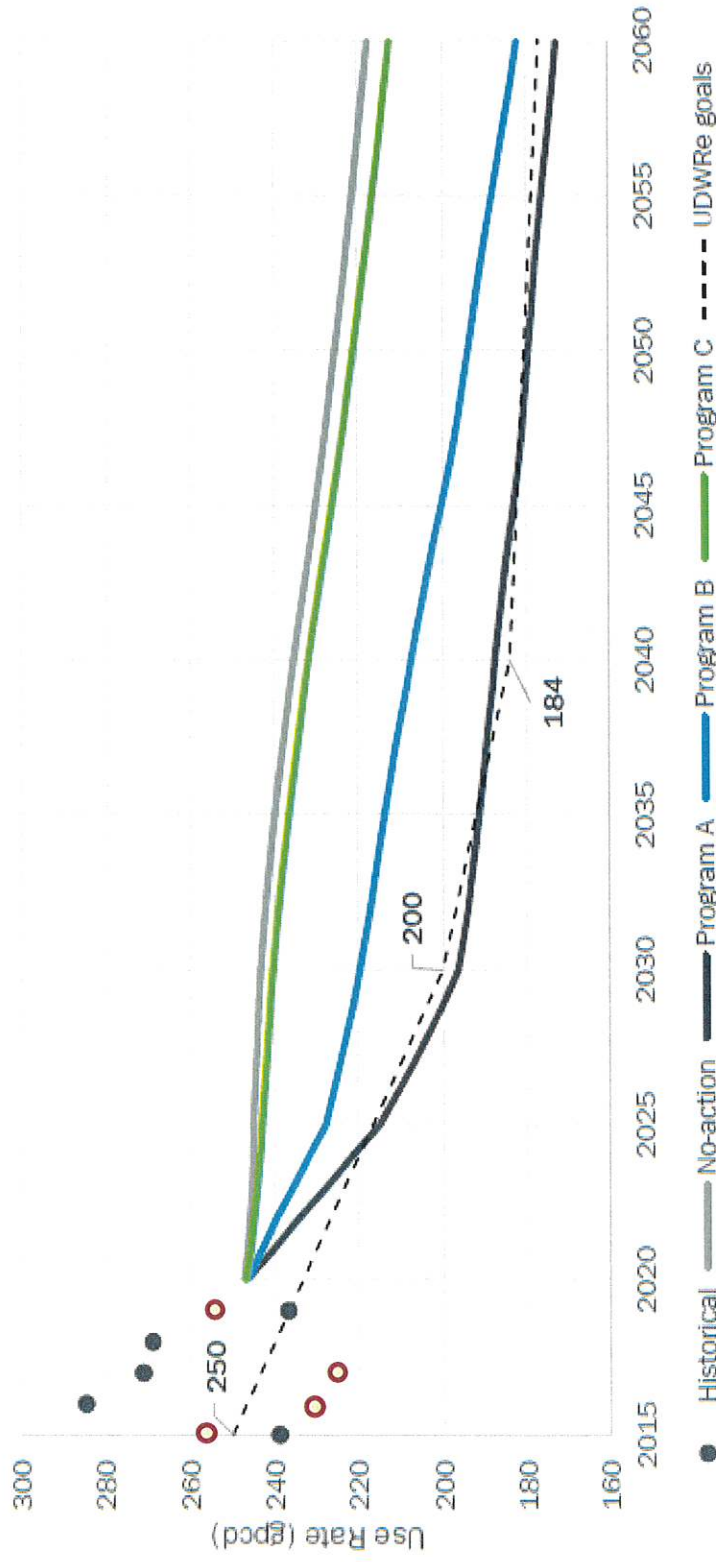


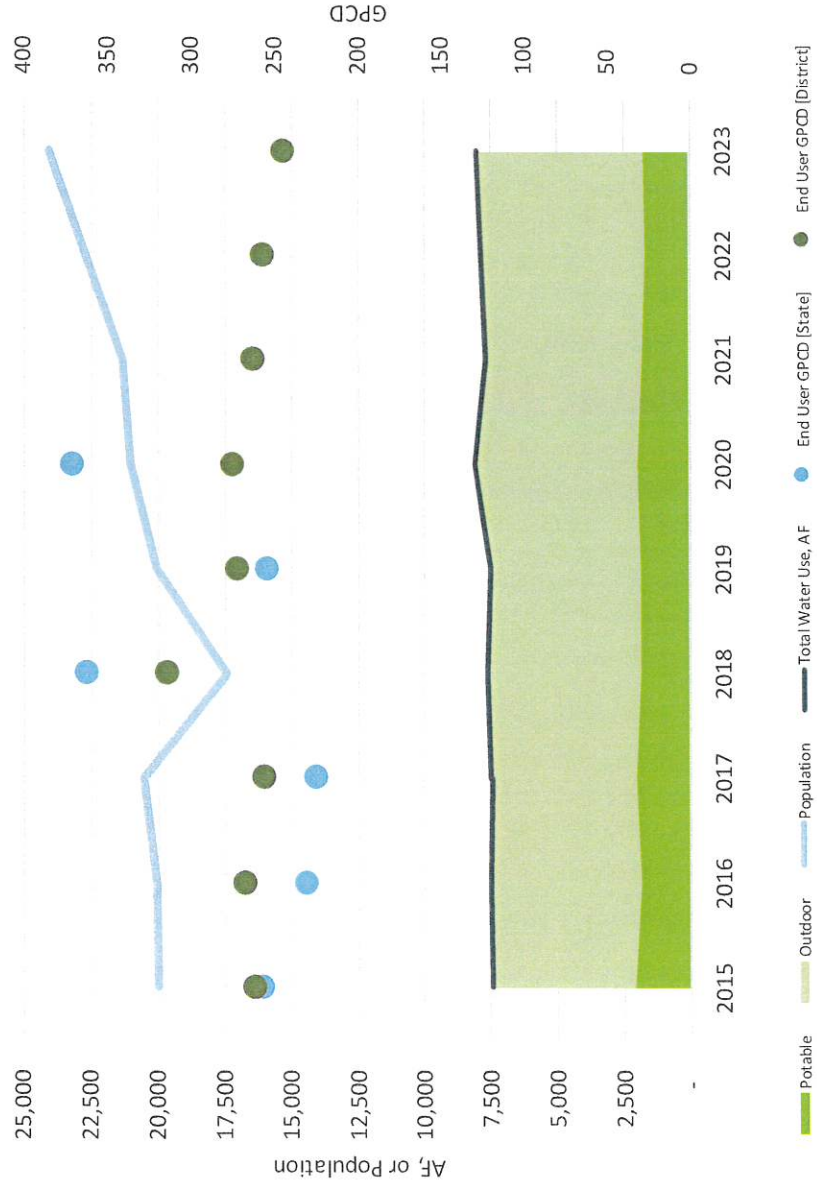
Figure 20. Usage rate projections

All projections include plumbing code improvements and exclude NRW

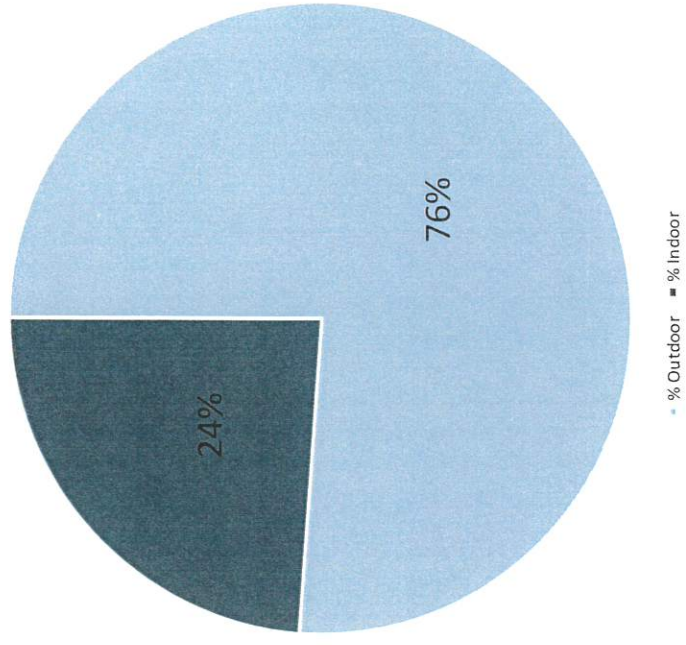


# NORTH OGDEN WATER USE SUMMARY

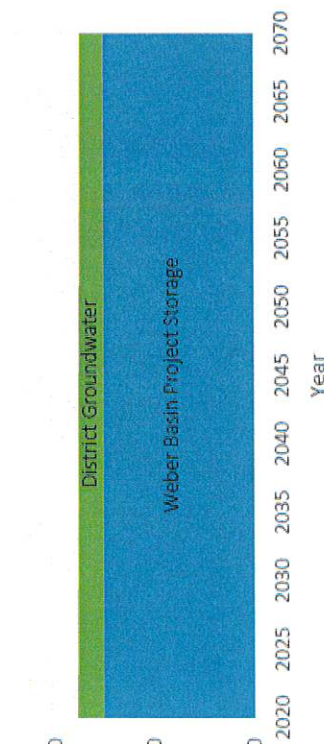
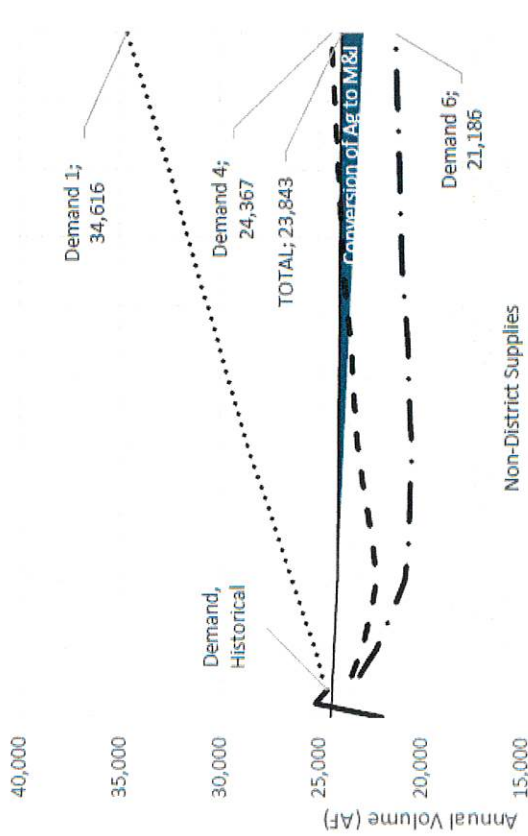
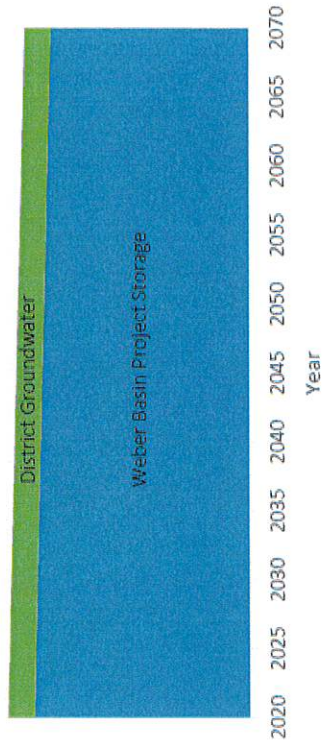
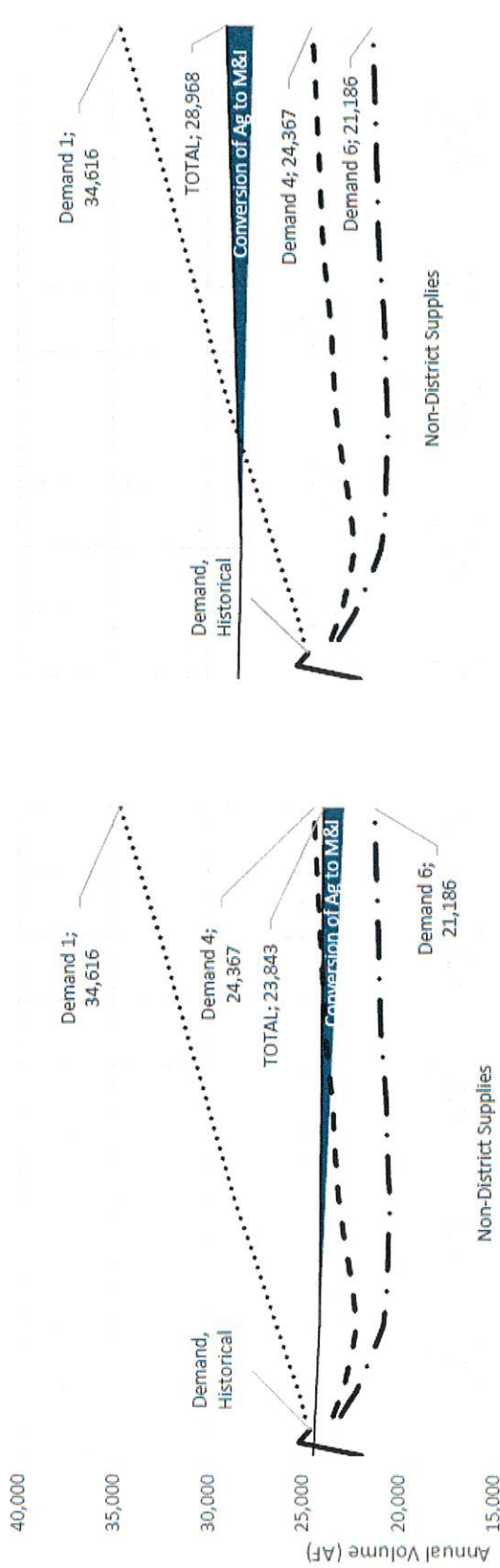
North Ogden Water Usage Summary



North Ogden Indoor/Outdoor %

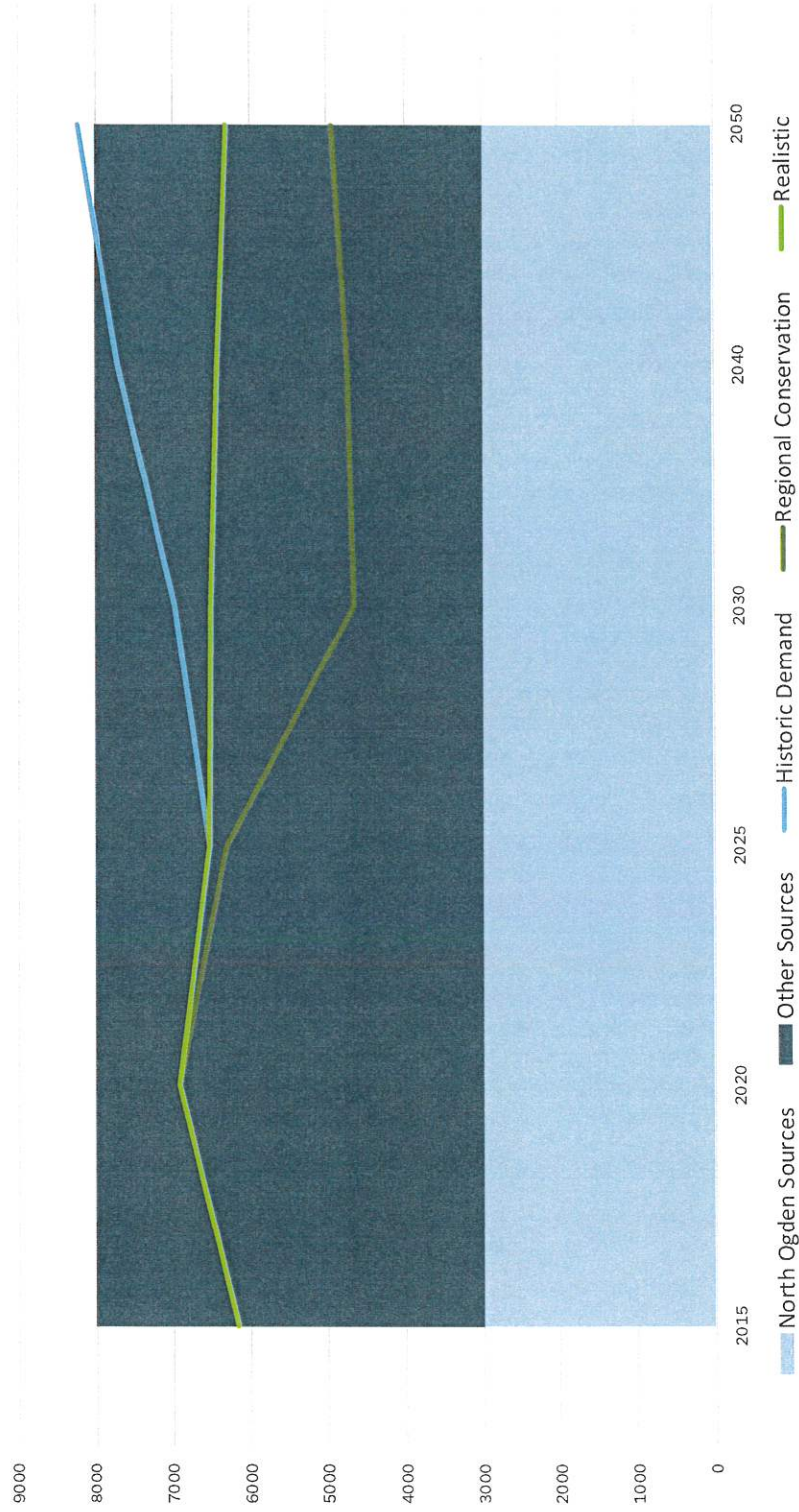


# WEBER BASIN WATER CONSERVANCY DISTRICT





# NORTH OGDEN WATER USE SUMMARY



**PROBLEM**

**LANDSCAPE WATER CONSUMPTION**

70% of water used in a residential application is used to water landscape. Most of that water is used to irrigate lawn.

**WATER SUPPLY AND DEMAND**

Populations in the Weber Drainage are projected to increase substantially by 2060. The supply of water is not expanding to meet that demand.

**WHY IS THERE A NEED FOR AN INCENTIVE PROGRAM?**

**INEFFICIENT IRRIGATION**

Many irrigation systems are designed, installed, or maintained with inefficiencies. This results in thousands of gallons of water wasted.

**CUSTOMERS**

Motivated by saving time, money, and the environment. However, some cannot afford to make a change alone.





## A SOLUTION

In addition to previously implemented programs like Flip Your Strip and Localscapes

### SB 118 - 2023

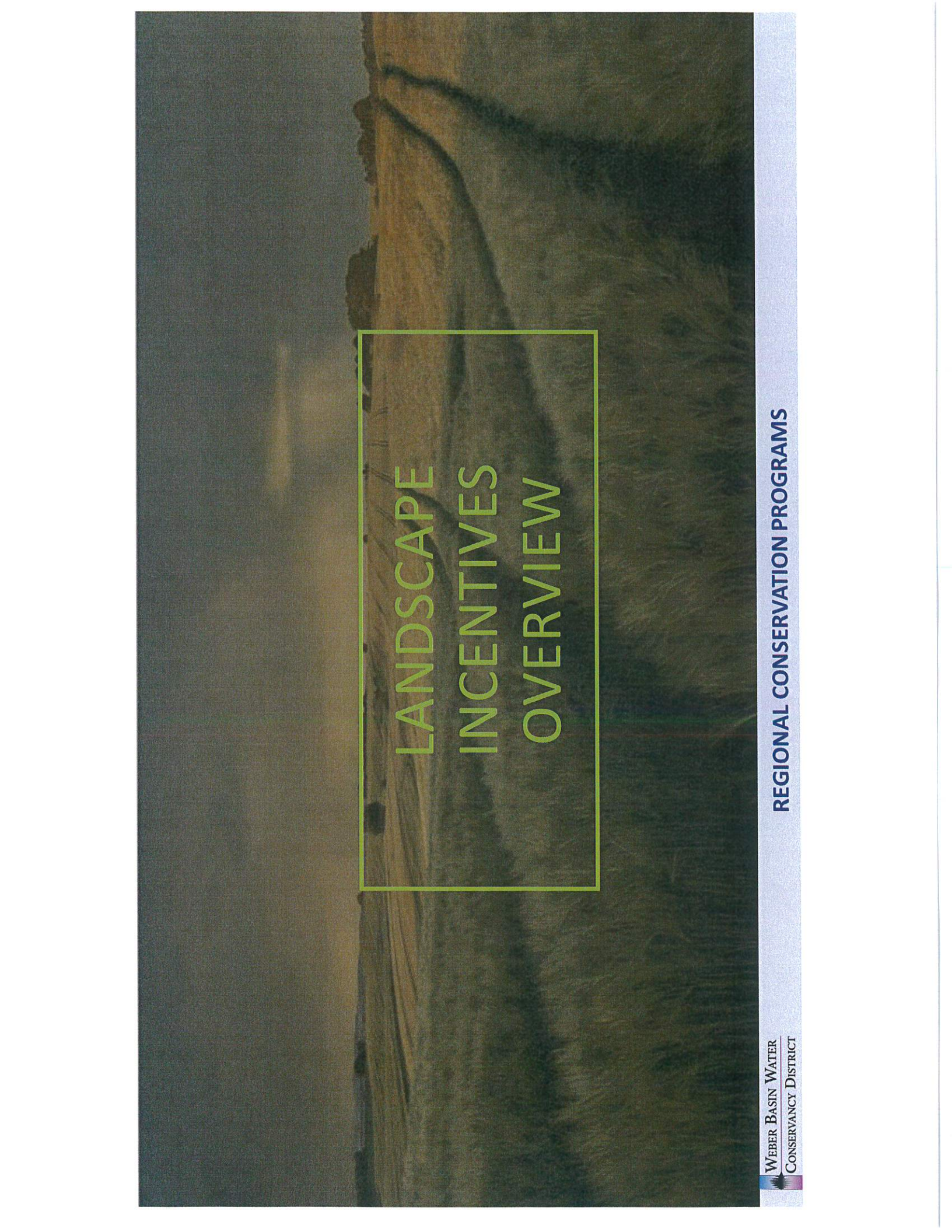
Provides funding for water conservancy districts and the State to provide incentives for lawn replacement.

### TARGET PARTICIPANTS

Residential, Commercial, Industrial, and Institutional properties. Excludes parks, and golf courses.

The goal and target of these incentive programs is to reduce the amount of water used to irrigate turfgrass that is planted in non-functional areas. It is not an attack on all turfgrass.





# LANDSCAPE INCENTIVES OVERVIEW



## LANDSCAPE INCENTIVE PROGRAMS

### WHAT ARE THEY?

Prior to SB 118, Water Districts implemented programs aimed at removing lawn from one of the least “used” piece of lawn on any property.



### FLIP YOUR STRIP BASICS

- Apply **before** any work starts.
- Remove all lawn.
- Retrofit irrigation system.
- Remove spray heads. Install drip irrigation.
- Some areas of the State require plant coverage, others don't. Check City codes.
- Submit for incentive payment.



## LANDSCAPE INCENTIVE PROGRAMS

### WHAT ARE THEY?

#### HOW DO I KNOW IF QUALIFY?

- Cities must adopt ordinances that meet the water efficient landscaping standards set by the State and District.
- No lawn on parking strips or areas less than eight feet in width in new development.
- No more than 35% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area. outside of active





## LANDSCAPE INCENTIVE PROGRAMS

What is the Incentive?

\$2.50 PER SQUARE FOOT OF LAWN REMOVED  
AND REPLACED WITH WATER EFFICIENT  
LANDSCAPING.



### Program Requirements

- Must replace lawn with water efficient landscaping
- Project area must be relandscaped to 35% plant coverage.
- Converted landscape must be irrigated with drip irrigation with a pressure regulator and filter visible.
- Lawn replaced with impermeable surfaces will not be considered as part of project area.

**TURF INCENTIVES  
BY THE NUMBERS**  
WEBER BASIN WATER CONSERVANCY DISTRICT

1985

630

543,264

Total Applications

Completed Projects

Square feet of lawn  
replaced

\$986,524.0  
0

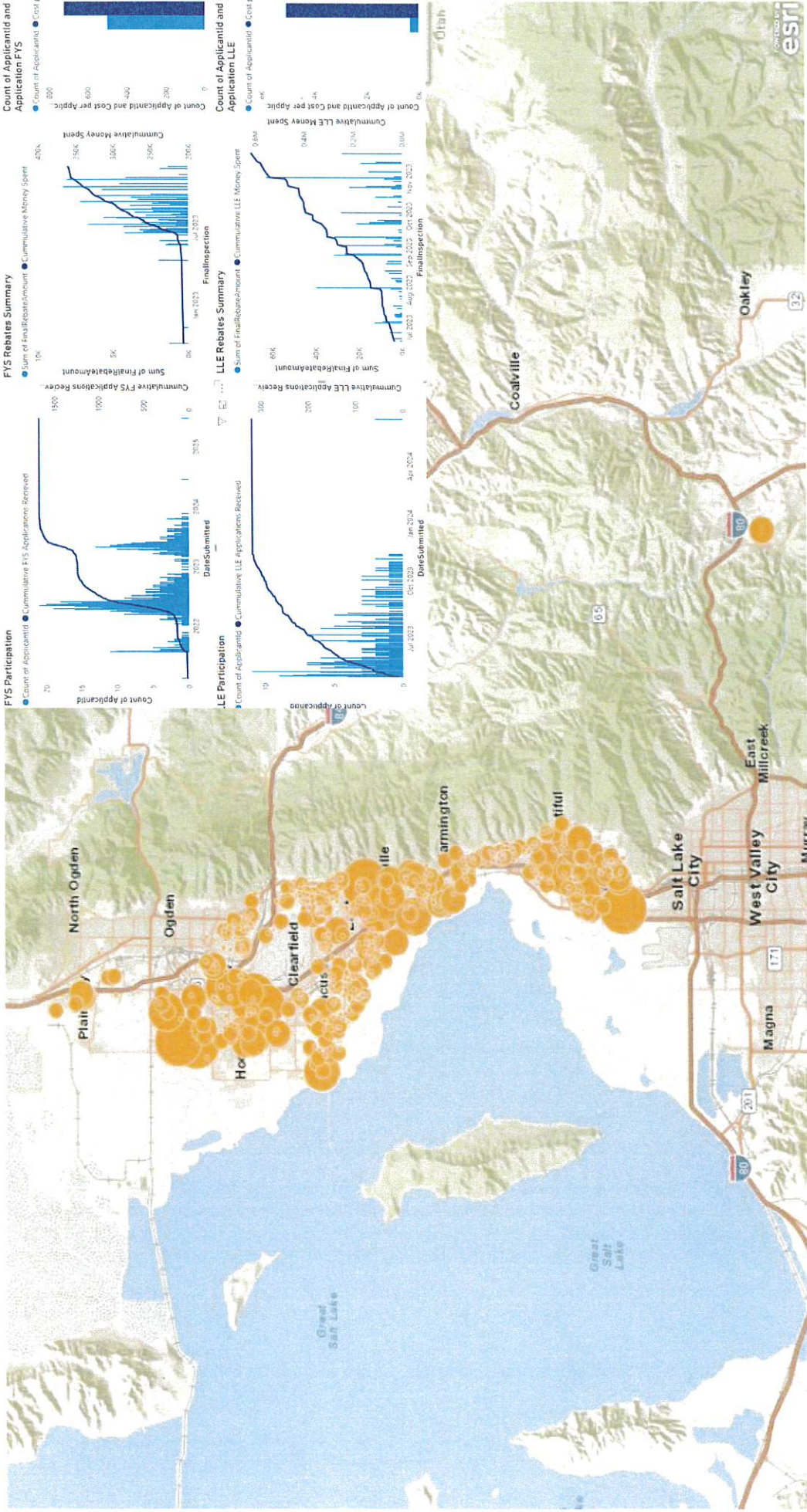
Incentives Paid



6,728,460

Gallons not applied on  
landscapes annually





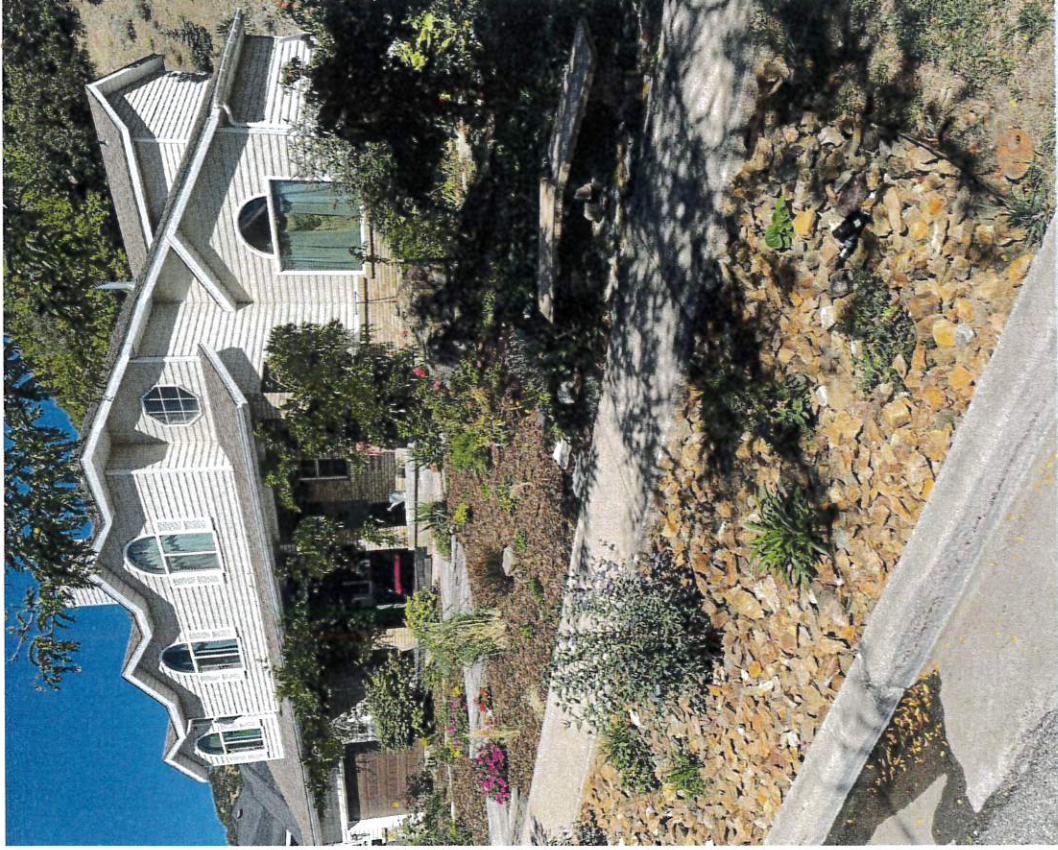
# REGIONAL CONSERVATION PROGRAMS



EXAMPLES



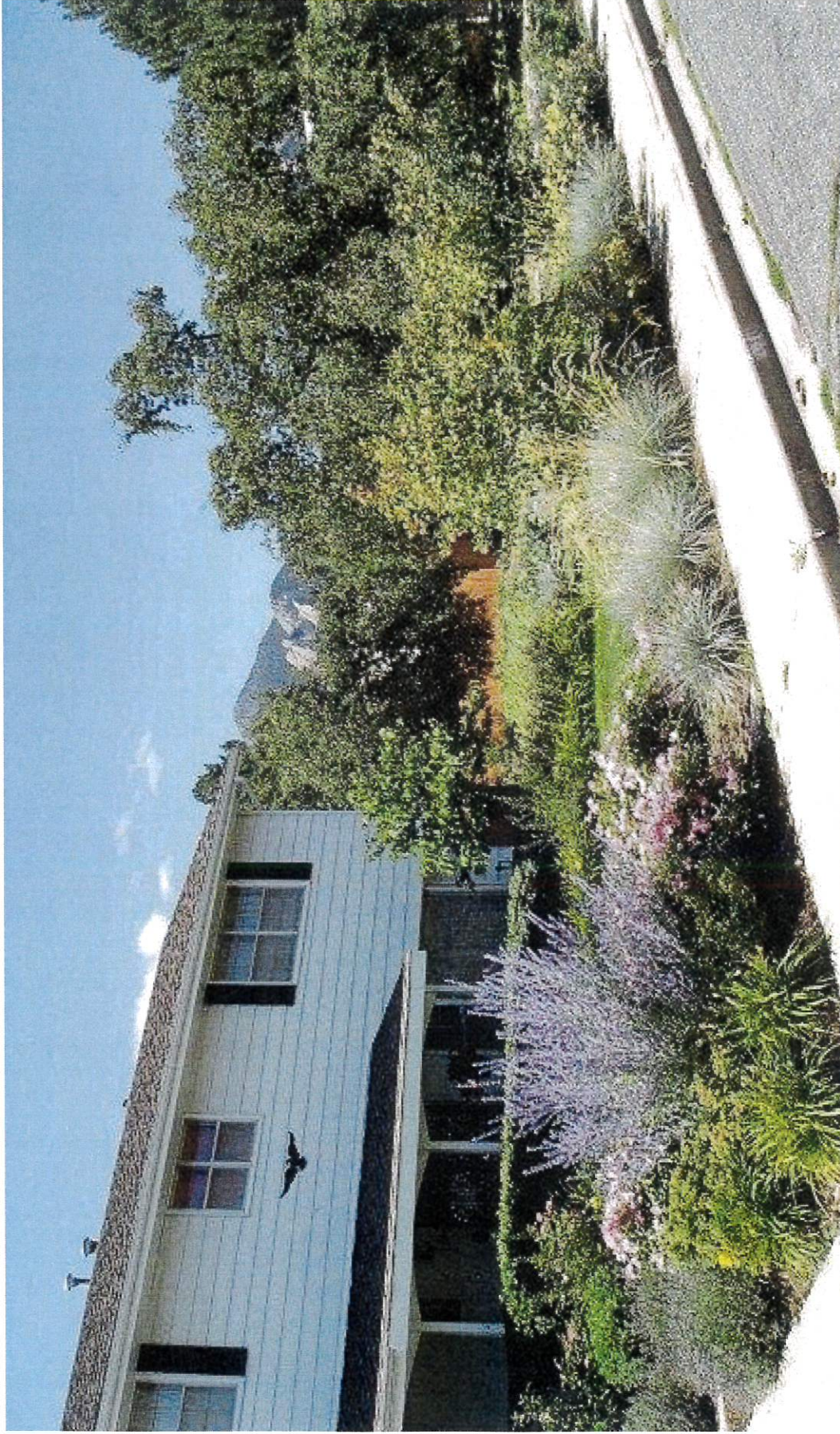












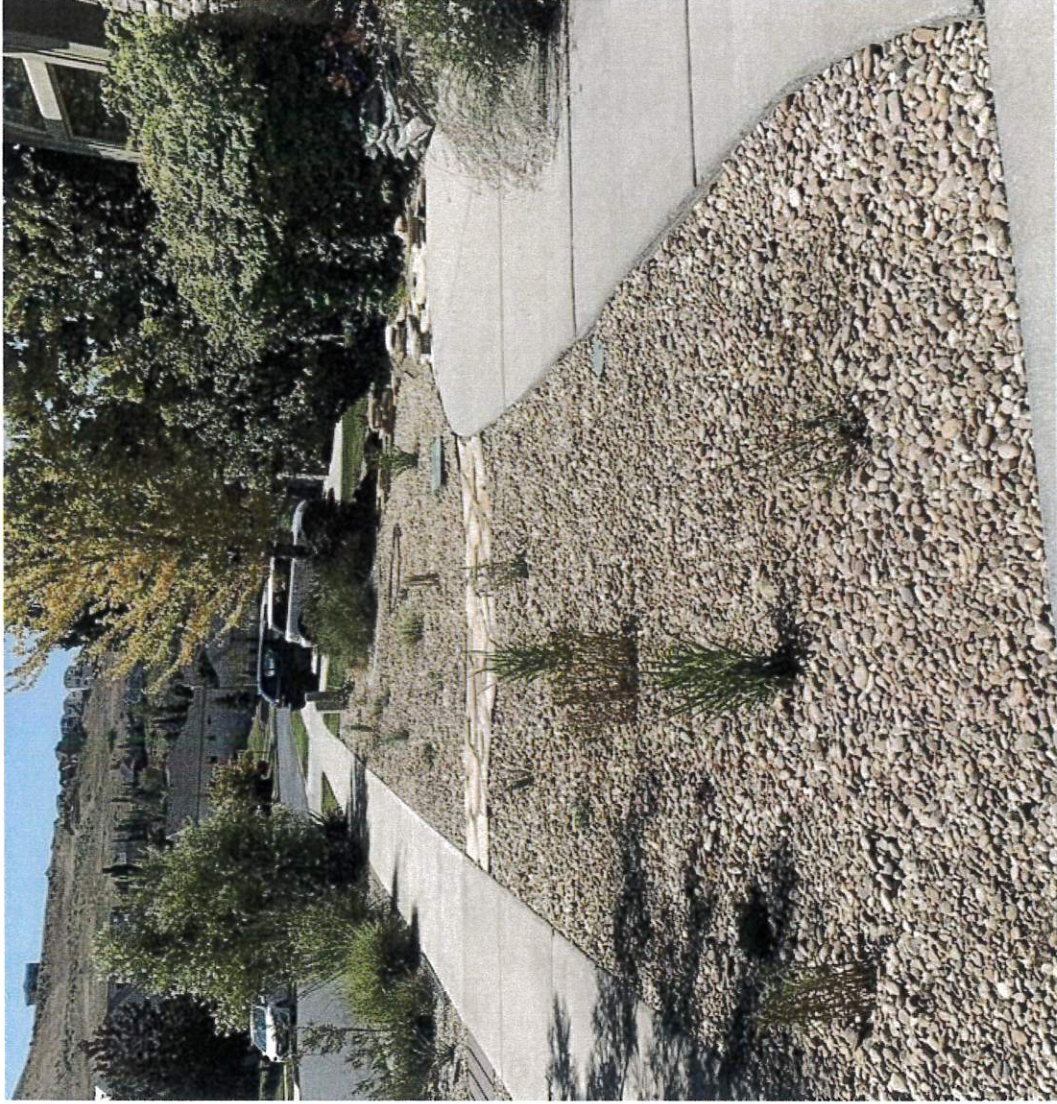
















## NEXT STEPS

1. Drafting of Ordinances
  - All New Development:
    - No lawns in parkstrips or areas with widths less than 8 feet
    - No lawn on slopes greater than 35%
    - Drip irrigation in areas not planted with lawn
  - Residential
    - Lawn not to exceed 35% irrigable space in front and side yard
  - CII
    - Lawn not to exceed 15% total irrigable space
    - Allowances for designated recreational areas
2. District Review/Approval
3. City Adoption of Ordinances
4. Notify Weber Basin
5. City Added to Eligible Communities
6. Residents Start Applying



Questions?

**THANK YOU**

Jon Parry, PE

801-771-1677

[jparry@weberbasin.gov](mailto:jparry@weberbasin.gov)

