

NORTH OGDEN PLANNING COMMISSION

MEETING MINUTES

January 21, 2015

The North Ogden Planning Commission convened in a regular meeting on January 21, 2015 at 6:30 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on January 15, 2015. Notice of the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

COMMISSIONERS:

Eric Thomas	Chairman
Don Waite	Vice-Chairman
Scott Barker	Commissioner
Blake Knight	Commissioner
Brandon Mason	Commissioner
Steven Prisbrey	Commissioner (excused)
Dee Russell	Commissioner (excused)

STAFF:

Robert O. Scott	City Planner
Gary Kerr	Building Official
Craig Call	City Attorney
Stacie Cain	Deputy City Recorder

VISITORS:

Bob James	Brian Robbins	Chris Olsen
Lori Lee	Ray Ward	Jeff McMurdie
Becky McMurdie	Britton Deis	John W Hansen
Lyman Barker	Rick Scadden	Carson Jones
Bruce Jones	Jay Greaves	

REGULAR MEETING

Chairman Thomas called the meeting to order at 6:33 pm. Vice-Chairman Waite offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CONSIDERATION TO APPROVE THE DECEMBER 17, 2014 PLANNING COMMISSION MEETING MINUTES.

Vice-Chairman Waite made a motion to approve the consent agenda. Commissioner Mason seconded the motion.

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

ACTIVE AGENDA

1. PUBLIC COMMENTS

There were no public comments.

2. DISCUSSION AND/OR ACTION TO APPROVE GREAVES REZONE, PRELIMINARY PLAT, LOCATED AT APPROXIMATELY 515 E. 2175 N.

A staff memo from City Planner Scott explained when the Planning Commission is acting as a recommending body to the City Council, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, requires compatibility with the general plan and existing codes. The applicant is requesting that the property located at approximately 515 East and 2175 North be rezoned from Suburban Estate RE-20 to Single Family Residential R-1-12.5. The rezone has a concurrent three-lot subdivision application. The applicant's proposed subdivision is designed for lots that are approximately 14,000 square feet. If the RE-20 zone is retained there will be two 21,000 square foot lots with 160 feet of frontage. The surrounding properties are a mixture of zones with RE-20 to the south and east, R-4 to the west, and PRUD zoning to the north. The Planning Commission granted preliminary approval of the subdivision on January 7, 2015 subject to the approval of this rezone application. The General Plan calls for "All development in the community should be built on land suitable for the intended use." Additionally, "A variety of housing opportunities should be available to the citizens of the City. Quality residential development will be measured by design,

maintenance, preservation of community resources, and open space." The Zoning and Land-Use Policy includes guidelines for how zoning changes should be considered:

General Guidelines

1. A definite edge should be established between types of uses to protect the integrity of each use.

Staff comment: The proposed subdivision provides for defined edges with the adjoining parcels.

2. Zoning should reflect the existing use of property to the largest extent possible, unless the area is in transition.

Staff comment: This is an infill project with the surrounding properties all being developed with various residential types.

3. Where possible, properties which face each other, across a local street, should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

Staff comment: The mixture of residential zoning types already exists. It will not be a problem in this instance to have a different zone across 2175 North.

4. Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.

Staff comment: The petition will have all properties in the same zone.

Residential Guidelines

5. Avoid isolating neighborhoods.

Staff comment: The proposed subdivision is located on an existing street 2175 North with full improvements. The street layout provides for appropriate future connections.

The General Plan map calls for this property to be developed as single family residential, medium density. The recommended zoning is for R-1-8, R-2, R-3, and PRUD zoning.

The memo summarized the following potential Planning Commission considerations:

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?
- How does the proposal relate to the Zoning and Land-Use Policy for evaluating zoning requests?
- Is the R-1-12.5 request appropriate for this neighborhood?

This is a policy decision; the General Plan recommends this area as medium density zoning, however this infill property can logically be zoned R-1-12.5. If the Planning Commission determines that the R-1-12.5 zone is appropriate; the Commission can find that the application is consistent with the North Ogden General Plan and recommend approval to the City Council.

Mr. Scott reviewed his staff memo.

Chairman Thomas asked if the Planning Commission is being asked to approve the preliminary plat and rezone of the property this evening. Mr. Scott indicated the preliminary plat was

approved at the last meeting, subject to rezone approval. The next step is for a recommendation regarding the rezone request to be forwarded to the City Council; if the rezone is approved, the applicant will be able to pursue final approval of the subdivision.

Commissioner Knight made a motion to open the public hearing. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

The public hearing opened at 6:44 p.m.

There were no public comments and Chairman Thomas closed the public hearing at 6:45 p.m.

Commissioner Knight made a motion to forward a positive recommendation to the City Council regarding the application to rezone property from RE-20 to R-1-12.5 located at approximately 515 E. 2175 N. Commissioner Mason seconded the motion.

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

3. DISCUSSION AND/OR ACTION TO APPROVE COLDWATER MEADOWS SUBDIVISION, PRELIMINARY PLAT, LOCATED AT APPROXIMATELY 2100 N. 800 E.

A staff memo from City Planner Scott explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria. The applicant is requesting

preliminary approval of a 27 lot subdivision in several phases at approximately 2100 North and 800 East known as Coldwater Meadows. The 27 lot subdivision is on 11.5 acres and is located in the R-1-12.5 zone. The R-1-12.5 zone requires a minimum lot size of 12,500 square feet on interior lots and 13,500 square feet on corner lots with a frontage requirement of 100 feet. The property is currently vacant. A technical review committee met on September 23, 2013. The applicant will need to comply with the requirements from the referral agencies. Each of these comments will need to be addressed as part of the final submittal. The City Engineer has submitted a staff report dated January 12, 2015. Each of the items listed will also need to be addressed. The memo provided the following summary of potential Planning Commission consideration(s): does the proposed subdivision meet the requirements of the applicable City subdivision and zoning Ordinances? The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as single family residential. Staff recommends preliminary approval of this application for Coldwater Meadows subdivision with the conditions from the reviewing agencies: requirements of the North Ogden City Engineer and requirements of the Technical Review committee.

Mr. Scott reviewed his staff memo.

Chairman Thomas asked if it is possible to combine this item and the next agenda item, which is a request to grant final approval of the Coldwater Meadows Subdivision. Mr. Scott answered yes and reviewed his staff report for agenda item four as follows:

A staff memo from City Planner Scott explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria. The applicant is requesting final approval of the first phase 5 lots of a 27 lot subdivision at approximately 2100 North and 800 East known as Coldwater Meadows. This application is incorporating the Quail Meadow Assisted Living subdivision (1) lot into this subdivision. The Quail Meadow Assisted Living subdivision is being vacated and combined with some additional acreage to form lot 5. The Quail Meadow Assisted Living facility will be using this additional land to expand their facility. The Quail Meadow Assisted Living subdivision is zoned RE-20 and will need to be rezoned to R-1-12.5. The 5 lot subdivision is on 4.795 acres. The R-1-12.5 zone requires a minimum lot size of 12,500 square feet on interior lots and 13,500 square feet on corner lots with a frontage requirement of 100 feet. The property where lots 1-4 are located is currently vacant. A technical review committee met on September 23, 2013. The applicant will need to comply with the requirements from the referral agencies. The overall layout of the subdivision provides appropriate access to the adjoining properties. All lots meet the minimum size and frontage requirements. The City Engineer has submitted a staff review dated January 2, 2015. There are comments regarding agreements and service letters, the plat, construction drawings, and general approval items. Each of these comments will need to be addressed as part of the final submittal. (See Exhibit B) One comment deals with whether or not there will be a fence constructed between the subdivision and the existing agricultural lands. This question should be posed to the

applicant. The memo then provided the following summary of potential Planning Commission considerations:

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning Ordinances?
- Will a fence be constructed along the north boundary of the subdivision and the existing agricultural lands?

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as single family residential. The memo concluded staff recommends preliminary approval of this application for Coldwater Meadows subdivision Phase 1 with the conditions from the reviewing agencies and subject to the property zoned RE-20 is rezoned to R-1-12.5, with the conditions of approval being that the applicant meets the requirements of the North Ogden City Engineer and the Technical Review Committee.

Chairman Thomas stated he wanted to discuss the recommendation to approve an assisted living facility in the RE-20 zone because such a land use is not technically allowed in that zoning designation. Mr. Scott stated the use was approved under a provision applying to protected land use classifications. Chairman Thomas asked if changing the zoning of the property to R-1-12.5 will bring the use into conformance, to which Mr. Scott answered no but noted that the applicant will be required to provide a revised site plan to detail the method of the proposed expansion.

Vice-Chairman Waite asked where the subject property is located in proximity to the proposed Monroe Boulevard corridor. Mr. Scott identified the location of the subject property in relation to the location of the Monroe Boulevard corridor.

Chairman Thomas asked the applicant, John Hansen, if he can meet the requirements recommended by the City Engineer and the Technical Review Committee since the recommended approval is subject to those requirements. Mr. Hansen answered yes. The Commission and Mr. Hansen then had a discussion about plans to erect a fence between the subject property and abutting agricultural properties, with Mr. Hansen stating that he plans to fence the entire north side and locate the temporary turn-around within the fenced area.

Commissioner Barker made a motion to approve the Coldwater Meadows Subdivision Preliminary Plat (27 lots) located at approximately 2100 N. 800 E., subject to the conditions listed in the staff report.

Legal Counsel Craig Call suggested that the motion indicate there is an understanding that the preliminary plat has been adjusted to accommodate the final plat for phase one, showing that lots 24-27 are not located on the final plat.

Commissioner Barker incorporated Mr. Call's suggestion into his motion. Vice-Chairman Waite seconded the motion.

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

4. DISCUSSION AND/OR ACTION TO APPROVE COLDWATER MEADOWS SUBDIVISION, PHASE I, FINAL PLAT, LOCATED AT APPROXIMATELY 2100 N 800 E

A staff memo from City Planner Scott explained when the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria. The applicant is requesting final approval of the first phase 5 lots of a 27 lot subdivision at approximately 2100 North and 800 East known as Coldwater Meadows. This application is incorporating the Quail Meadow Assisted Living subdivision (1) lot into this subdivision. The Quail Meadow Assisted Living subdivision is being vacated and combined with some additional acreage to form lot 5. The Quail Meadow Assisted Living facility will be using this additional land to expand their facility. The Quail Meadow Assisted Living subdivision is zoned RE-20 and will need to be rezoned to R-1-12.5. The 5 lot subdivision is on 4.795 acres. The R-1-12.5 zone requires a minimum lot size of 12,500 square feet on interior lots and 13,500 square feet on corner lots with a frontage requirement of 100 feet. The property where lots 1-4 are located is currently vacant. A technical review committee met on September 23, 2013. The applicant will need to comply with the requirements from the referral agencies. The overall layout of the subdivision provides appropriate access to the adjoining properties. All lots meet the minimum size and frontage requirements. The City Engineer has submitted a staff review dated January 2, 2015. There are comments regarding agreements and service letters, the plat, construction drawings, and general approval items. Each of these comments will need to be addressed as part of the final submittal. (See Exhibit B) One comment deals with whether or not there will be a fence constructed between the subdivision and the existing agricultural lands. This question should be posed to the applicant. The memo then provided the following summary of potential Planning Commission considerations:

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning Ordinances?
- Will a fence be constructed along the north boundary of the subdivision and the existing agricultural lands?

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as single family residential. The memo concluded staff recommends

preliminary approval of this application for Coldwater Meadows subdivision Phase 1 with the conditions from the reviewing agencies and subject to the property zoned RE-20 is rezoned to R-1-12.5, with the conditions of approval being that the applicant meets the requirements of the North Ogden City Engineer and the Technical Review Committee.

Mr. Scott reviewed his staff report with agenda item three above.

Commissioner Barker made a motion to approve the Coldwater Meadows Subdivision Phase 1 Final Plat located at approximately 2100 N. 800 E., subject to the conditions listed in the staff report. Commissioner Mason seconded the motion.

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

5. DISCUSSION TO AMEND ORDINANCE 11-10, REGULATIONS APPLICABLE TO MORE THAN ONE ZONE TO ESTABLISH STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES

A staff memo from City Planner Scott explained when the Planning Commission is acting as a recommending body to the City Council, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, requires compatibility with the general plan and existing codes. On December 17, 2014 the Planning Commission reviewed a request from Shelley Hancock expressing a desire to have North Ogden City adopt standards to eliminate the use of trailer pods as storage sheds. Staff presented several options based on research of other ordinances from around the state. On January 7, 2015 the Planning Commission reviewed a draft ordinance that incorporated the standards from the December 17, 2014 meeting. The Planning Commission gave additional direction on several items:

Accessory Building Standards: Materials for sheds over 200 square feet. There was a discussion about adding HDPE as an allowed siding material for buildings over 200 square feet; however the City planner has the discretion to allow other compatible materials that are not listed with an appeal to the Planning Commission. That satisfied the Planning Commission and no change has been made to the ordinance.

Agricultural Properties: There were several people who commented that agricultural properties should be allowed to have converted semi-trailers or shipping containers.

The Zoning ordinance defines agriculture as:

AGRICULTURE: The tilling of the soil, the raising of crops, horticulture and gardening.

"Agriculture" does not include any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals or similar uses.

In the RE-20 zone there is a provision for agricultural operations:

Agriculture: The use of agricultural equipment that produces excessive noise and/or light may only be used during normal hours of work allowed in the city or by variance to the hours allowed by the city council.

Agriculture nurseries and greenhouses, provided the sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith.

North Ogden City does not have a true agricultural zone. The closest zone is the RE-20 zone.

Staff would offer the following alternatives:

First, provide a definition of barn and provide standards similar to our definition of a large accessory building. Barn (*See also agricultural building*)

A large accessory building used exclusively for the storage of grain, hay, and other farm products, or the sheltering of livestock or farm equipment. (*Germantown, Tenn.*)

An accessory structure upon a lot customarily used for the housing of livestock or for the storage of crops or machinery used in bona fide agricultural activities. (*Trenton Township, Ohio*)

A building used for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, other crops, and farm or equine equipment, and permitted uses accessory to those listed herein. (*Woodside, Calif*)

Agricultural building (*See also farm building*)

A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, or sub-lessee or their immediate families, their employees, and persons engaged in the pick up or delivery of agricultural produce or products grown or raised on the premises. The term "agricultural building" shall not include dwellings. (*Wilton, NH.*)

A structure designed and constructed to store farm implements or hay, grain, poultry, livestock, fruit, and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation, processing, treating, packaging agricultural products, or as a place used by the public. (*Yakima, Wash.*)

A structure principally utilized for the storage of machinery used for purposes of crop production or for the shelter and feeding of livestock. (*Huntington, Ind.*)

Structures intended primarily or exclusively for support of an agricultural function, and exemplified by, but not restricted to, barns, silos, water towers, windmills, greenhouses. (*Ashland, Ore.*)

Farm building (*See also agricultural building*)

Any building used for storing agricultural equipment or farm produce or products, housing livestock or poultry, or processing dairy products. The term "farm building" shall not include dwellings, but shall include a barn or silo. (*Willistown Township, Pa.*)

Any building or structure, other than a dwelling unit, built or placed upon land within a bona fide farm and considered essential and standard to the carrying on of farm operations. (*Trenton Township, Ohio*)

Second, in the RE-20 zone include an additional area requirement, e.g., 5-10 acres or larger.

Portable Storage Containers

The Planning Commission requested an exception be granted for portable storage containers for temporary businesses, e.g., fireworks stands. A provision could be included in the existing ordinance allowing one portable storage container per temporary business with a maximum size.

Amortization

Staff is currently aware of two locations where there are non-traditional pods/trailers being used as accessory buildings. The Planning Commission will need to decide whether or not to place an amortization time limit on these existing sheds to have them removed after a reasonable time period, e.g., 2-3 years. Otherwise, if the ordinance is amended these existing pods will be able to stay with a non-conforming status.

The following sections from the General Plan should be considered as part of this decision process:

Community Development

(3) Implementation Goal: All existing and new development should be required to fairly and uniformly provide improvements according to city standards.

Community Aesthetics

The citizens of North Ogden want a community that has admirable visual qualities in all areas of the city. The visual quality of the city and its surroundings are important. These qualities create a sense of pride and place and they should be maintained.

(3) Implementation Goal: Attractiveness, orderliness, and cleanliness are qualities that establish North Ogden as a place where people care about visual appearances. These qualities should be preserved and required throughout the city

Zoning Ordinance

Zoning is an implementation device used to accomplish the intended purposes of the General Plan. The purpose of zoning is to group compatible land uses and to establish densities and requirements for all development.

Suggested improvements for the City of North Ogden Zoning Ordinance include the following: Conduct a general review of the entire zoning ordinance to check for conformance to the new General Plan. Make appropriate modifications.

The memo then provided the following summary of potential Planning Commission considerations:

- Does the Planning Commission want a definition for barns to be included in this ordinance for accessory buildings?
- Does the Planning Commission want to include an amortization provision to eliminate the existing pods/trailers after a certain time period?
- Does the Planning Commission want to allow an exception for temporary businesses to have a portable storage container?
- Are the draft ordinances consistent with the General Plan?

The memo concluded staff recommends the Planning Commission discuss the options for addressing shed standards; once the Planning Commission identifies a direction then Staff will prepare a draft ordinance.

Mr. Scott reviewed his staff memo and provided a brief synopsis of the history of the potential amendments to the City's ordinance regarding accessory buildings in residential zones. He reviewed the changes that were recommended during the last Planning Commission meeting and noted that upon receiving additional feedback this evening, staff will make additional recommended changes and schedule a public hearing for the next Planning Commission meeting regarding the subject matter.

The Planning Commission discussed and debated the proposed ordinance and provided pertinent feedback to Mr. Scott. Chairman Thomas noted that the two Planning Commissioners that were not able to attend tonight's meeting have asked that this item be tabled until the next meeting in order for all members to be present for the discussion.

6. DISCUSSION ON FERNWOOD AND WARD ACRES SUBDIVISION PLAN

Mr. Scott explained that as the City works with various applicants, every once in a while there will be a couple of applicants working in the same neighborhood; currently there are a couple of applicants working to develop subdivisions that are not necessarily connected, but are definitely in the same neighborhood. He reviewed an aerial photo to identify the locations of Fernwood and Ward Acres subdivisions and reviewed the suggestions that have been made by the City Engineer and other staff to ensure appropriate connectivity between the two subdivisions as well as future connectivity for future development of adjacent parcels. There are some challenges with the design of the lots and access closest to Fruitland Drive and the City's subdivision ordinance includes language that states double or reverse frontage lots shall be avoided except where necessary to provide separation of residential development from streets or to overcome specific disadvantages of topography and orientation. The standard is that the City should avoid double or reverse frontage lots, but there should be some leeway granted in certain situations. He then reviewed the staff recommendations relative to the design of the subdivisions, noting the drawings he was reviewing were provided by the engineering firms for the applicants. Members of the Planning Commission reviewed the concept drawings and provided their recommendations relative to amendments to the design in order to provide connectivity to Fruitland Drive. Commissioner Knight stressed that he struggles with double frontage lots and noted he would prefer a design that will eliminate them.

Jim Flint stated he is the applicant for the Fernwood Subdivision and he provided his opinion regarding the difficulty in developing the area of the subject property abutting Fruitland Drive. He used the aid of a presentation to review photographs of the property in its current condition; he highlighted severe drop-off areas in the property and stated that bringing up the grade of those areas to a point that would eliminate double frontage lots would be very costly. He reviewed various conceptual drawings and explained his proposal to locate a non-access strip of property that would essentially eliminate the double frontage lots, but prevent the need to spend large amounts of money on fill material for the subdivision. He stated he is not requesting direct frontage or access onto Fruitland Drive because it would be very difficult for homeowners there to exit their property onto the street. He then addressed the access and connectivity issues for the two subdivisions, after which he reviewed additional conceptual designs highlighting proposed road layout with the inclusion of curb, gutter, and sidewalk as well as a bike path. He suggested

that trying to make such improvements to Fruitland Drive is essentially trying to force the road to be something it is not meant to be and he suggested that Fruitland Drive only be a vehicular corridor and not a pedestrian corridor. Maybe this is a case where the City can step back and consider that pedestrian accommodations are not appropriate for Fruitland Drive. He reviewed additional slides including photographs of other areas of the City that are improved to the point that they provide what the City is seeking relative to road development within subdivisions. He concluded by reviewing a plan that detailed exactly what he is requesting for the design of Fernwood Subdivision.

Commissioner Knight stated that he is not sure that the residents of North Ogden are willing to forfeit their ability to walk or jog along certain corridors in the City simply to accommodate aesthetics of a subdivision. Mr. Flint agreed, but noted that requiring pedestrian or bike improvements in certain areas seem to be a recipe for a safety disaster; the improvements would work well as a global project, but not as a piece-meal project. He stated he would welcome a running or bike trail in other areas of the plan. Commissioner Knight stated that the current condition of Fruitland Drive as well as Mountain Road has some historical value and there may be something that can be done to provide an exception relative to street width in order to accommodate the improvements without requiring extensive fill and grading work.

Rick Scadden, 118 E. Lomond View Drive, stated he is the applicant for the Ward Acres subdivision. He also reviewed the presentation detailing the concept plan and proposed design of his project.

Mr. Scott then noted that there is a future plan for the future of Fruitland Drive and the City Engineer is willing to consider the design of the road with the potential of recommendation that sidewalk only be located on one side of the street. The points that have been made relative to the difficulty with developing property abutting Fruitland Drive are points that the staff agrees with and can readily embrace.

Chairman Thomas stated that he does not want to see houses front Fruitland Drive and he would prefer that all of them actually front into the subdivision. He added that there are future plans to convert the intersection of Fruitland Drive and 2100 North into a round-a-bout and the connection of 950 East to 2100 North may be too close to the round-a-bout. Mr. Scott stated that will be considered during staff review of the application.

Carson Jones, 1106 W. 4050 N., Pleasant View, stated that when he first started working on this project he met the City Engineer on site to discuss connectivity and he agreed that the proximity of 950 East to the future Fruitland Drive round-a-bout was very concerning and that is why the road layout has been changed on the concept drawings.

The Planning Commission had a discussion regarding the concept plan and provided feedback to Mr. Scott for his consideration during staff review of the applications. Chairman Thomas concluded that Fruitland Drive is included on the City's Transportation Master Plan, which may be amended in conjunction with the update of the City's General Plan; it will be a collector road in the future and it is advantageous to prevent houses from fronting the road. He stated he would be in favor, however, of recommending sidewalks or a walk/bike trail on one side of the road.

He suggested that the applicants continue to work with planning staff and the City Engineer regarding the design and connectivity of the two subdivisions.

7. PUBLIC COMMENTS

There were no public comments.

8. PLANNING COMMISSION/STAFF COMMENTS

Commissioner Knight stated that during the last Planning Commission meeting the body was thanked by the City Council, through Mr. Scott, regarding their work on the City's ordinance regarding garage based businesses. He stated he feels compelled to make public comments regarding the Council's action on the ordinance; garage based businesses are not a long term solution for business owners in the City, but eliminating them and making them illegal in the City is a mistake. He stated there is a guitar maker and a couple of woodshops in the City based in their garages; nearly every business begins in a home or garage. He stated he visited with 10 different business owners that have brick and mortar offices and seven of them started their business in their home or garage. For the City Council to eliminate that opportunity for North Ogden residents is opening a big can of worms. Considering the time the Planning Commission has spent on the issue with the involvement of the public, he would expect the City Council to have the courage as well as the respect for the Planning Commission to place the issue on their agenda and allow public comments before voting on the issue rather than having the discussion in a closed-door work session and deciding they are not going to consider what the Planning Commission has recommended. Chairman Thomas stated he has discussed this issue with a few members of the City Council and expressed the concerns of the Planning Commission; they were appreciative of those comments and are in the process of considering the issue. The driving force behind the Council's decision is that there are some businesses that have been operated out of garages that may not be suitable for neighborhoods, but there may be some consideration given to not segregating homes from garages in an effort to eliminate uses such as mechanic businesses that may be more impactful on neighborhoods. He has been told they will reconsider the issue and will have a public hearing on February 24. Mr. Scott clarified that the decision was not made in a closed-door meeting; it was discussed in a work session that is open to the public. The Planning Commission then engaged in a discussion regarding the negative impact disallowing garage based businesses would have on many home based businesses in the City.

Chairman Thomas reported on the charrette meeting held relative to the General Plan update process and thanked those Planning Commissioners that were in attendance and assisted in facilitating valuable conversation. He also reported on the meeting schedule for the General Plan Steering Committee.

The Planning Commission then engaged in a discussion regarding the potential for scheduling a land use training session for the Planning Commission.

9. ADJOURNMENT

Vice-Chairman Waite made a motion to adjourn the meeting. Commissioner Mason seconded the motion.

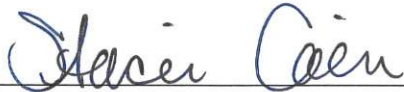
Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Barker	yes
Commissioner Knight	yes
Commissioner Mason	yes

The motion passed.

The meeting adjourned at 8:19 pm.

Planning Commission Chair

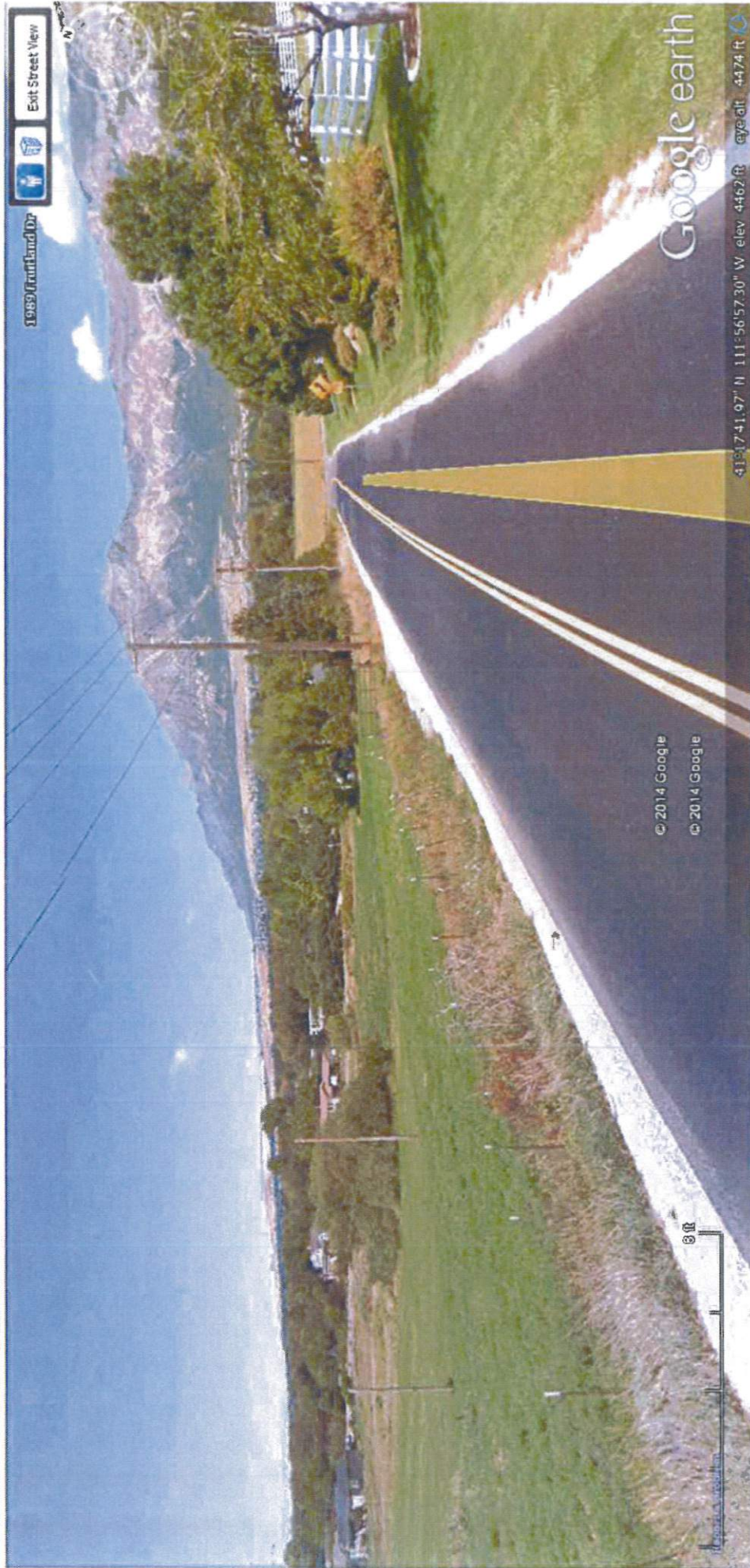


Stacie Cain,
Deputy City Recorder

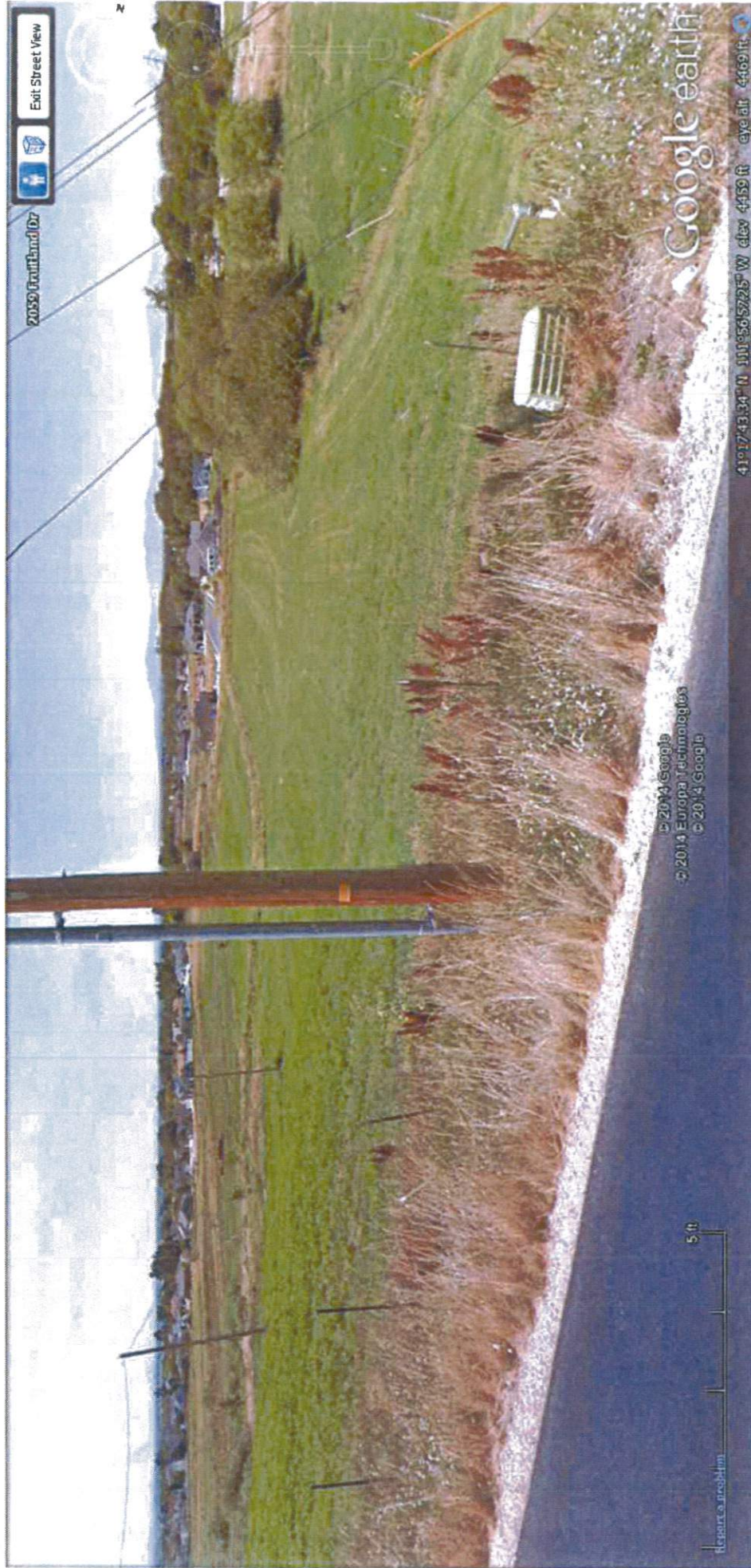
February 18, 2015

Date approved

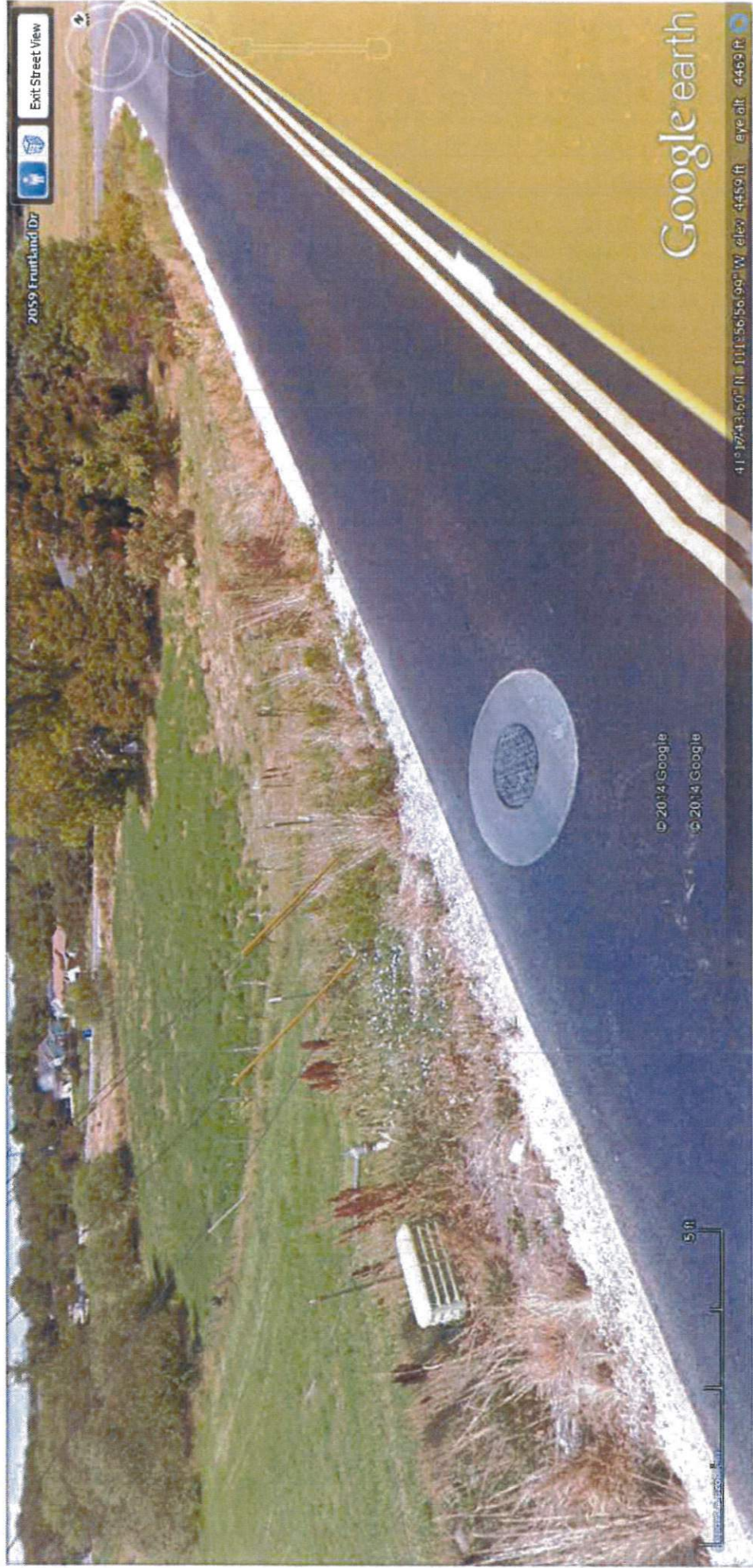


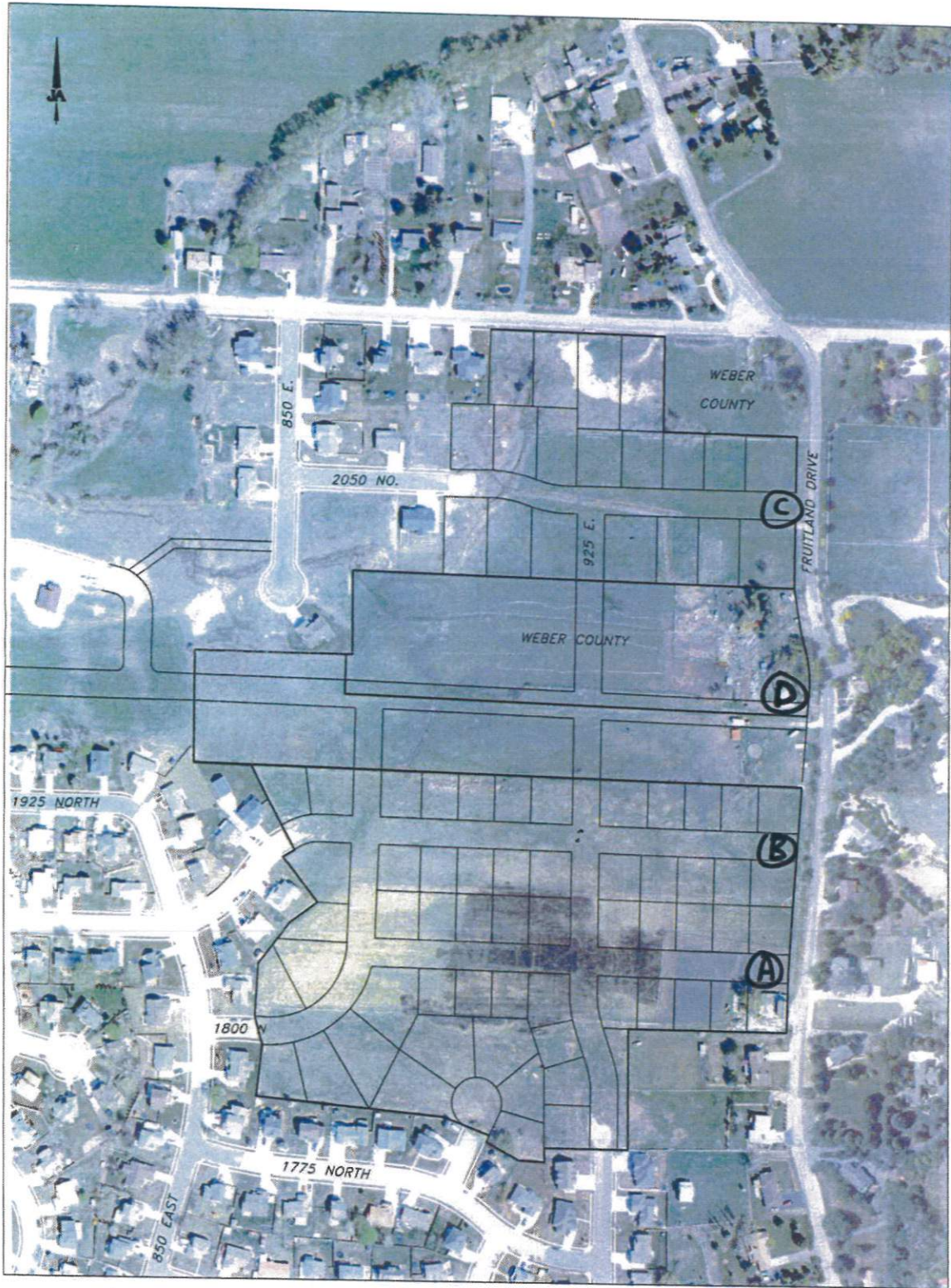


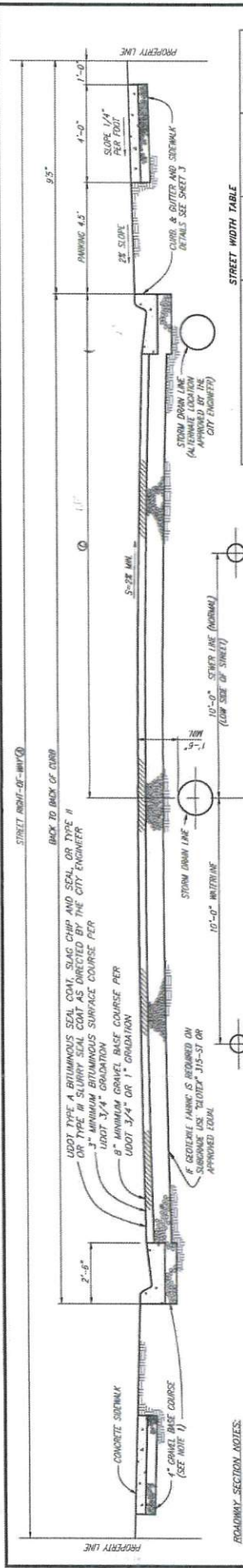




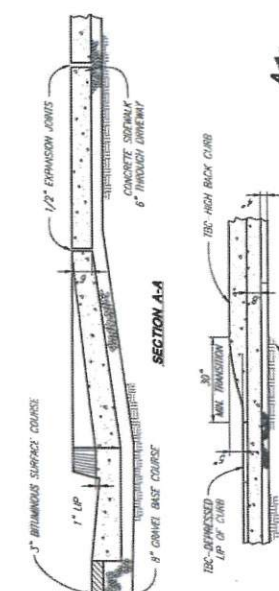








STANDARD NORTH OGDEN CITY ROADWAY SECTION

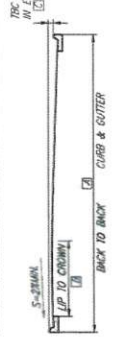


STREET WIDTH TABLE

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	§ 10 T.B.C. (C)
STANDARD RESIDENTIAL	60'	41'	20.5'
COLLECTOR	66'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

NOTE:
ALL OTHER PROPOSED STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE NORTH OGDEN CITY ENGINEER.

CROWN LOCATION FOR VARIOUS CROSS SLOPES

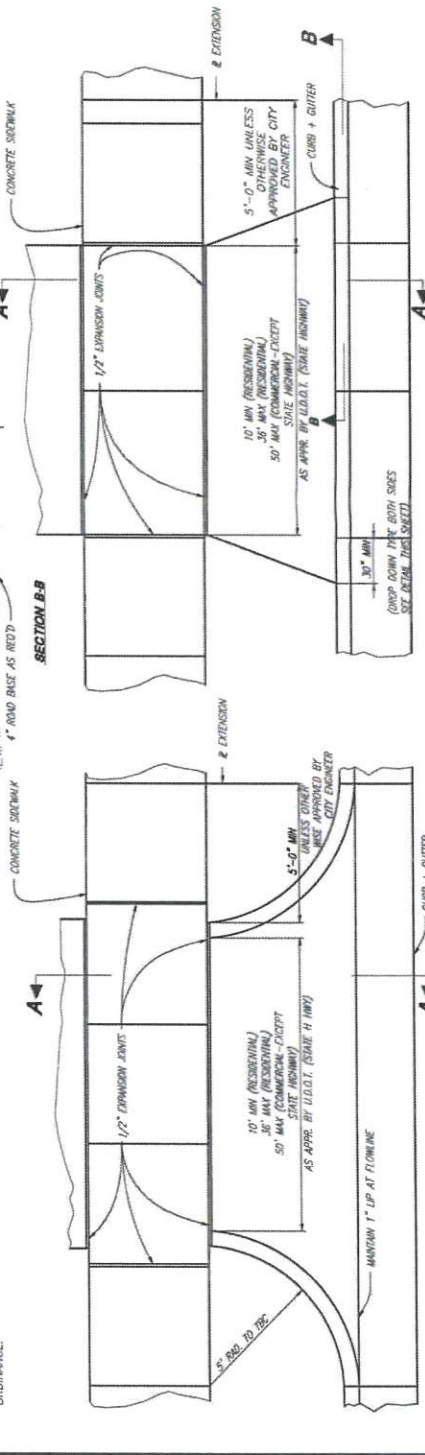


CROWN LOCATION TABLE

(A)	(B)	(C)
41'	20.5'	0.00
47'	12.0'	0.50
41'	10.0'	1.00
47'	23.5'	0.00
47'	10.5'	0.50
47'	10.5'	1.00

CROWN LOCATION NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED THOSE SHOWN IN DETAIL & TABLE BELOW. STREETS APPROVED BY THE CITY ENGINEER SHALL BE CONSIDERED TO BE APPROVED BY THE CITY COUNCIL. THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN.
2. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON LOCAL ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.



DRIVEWAY APPROACH

CURB FINISH STYLE (SPECIAL CASE APPROVAL REQUIRED)



Handwritten Signature
APRIL 12, 2011

SCALE: A.T.S.

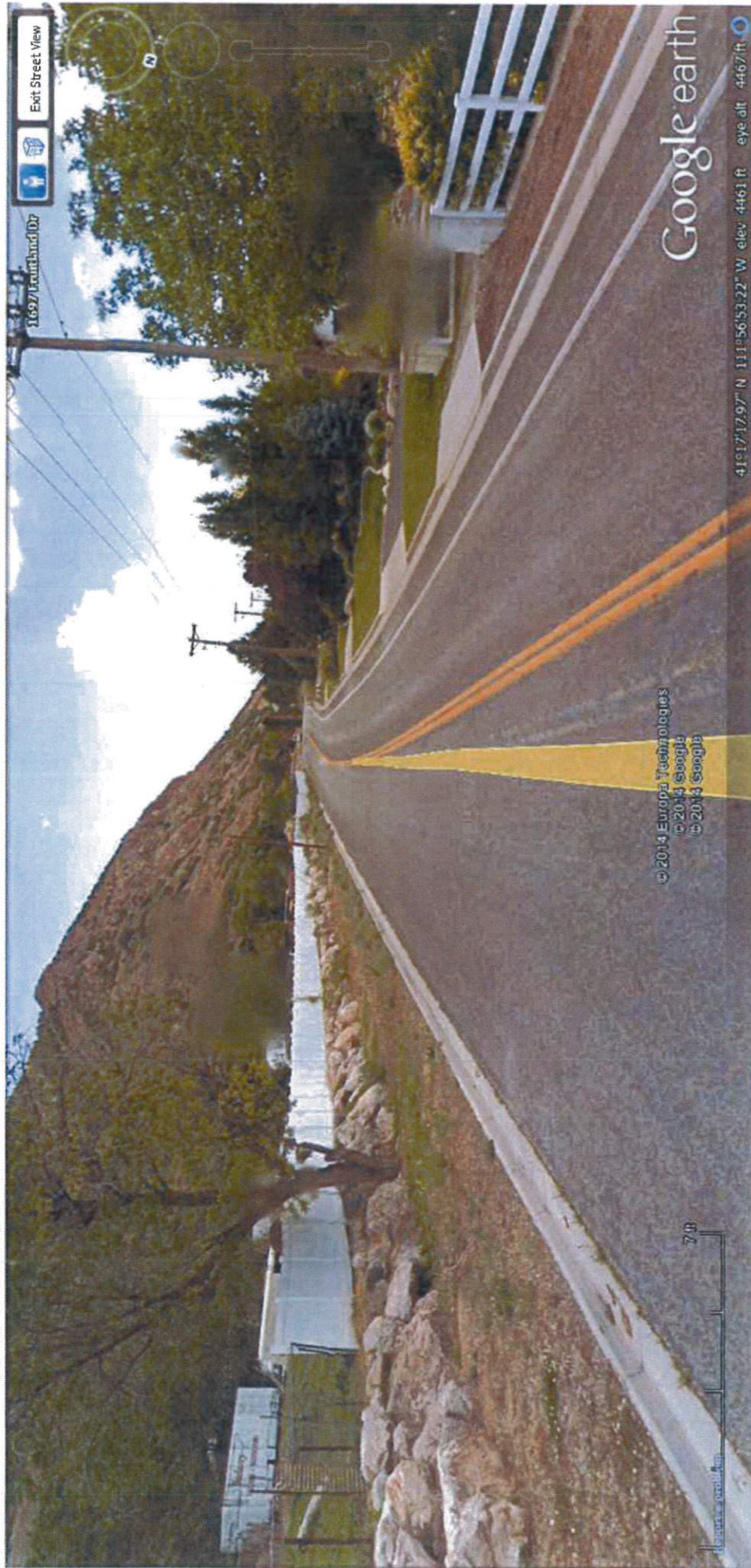
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

J.A. JONES & ASSOCIATES
CONSULTING ENGINEERS
1718 East 5000 South
South Ogden, Utah 84403 (801) 478-9787

NORTH OGDEN CITY CORPORATION
PUBLIC WORKS STANDARDS
ROADWAY SURFACE IMPROVEMENTS

SHEET: **CS-02**
OF 1 SHEETS











SD SCALE 1/4" = 100' 1993









