

NORTH OGDEN PLANNING COMMISSION

MEETING MINUTES

February 12, 2014

The North Ogden Planning Commission convened in a work session on February 12, 2014 at 6:36pm 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 February 7, 2014. Notice of the annual meeting schedule was published in the Standard-Examiner on January 24, 2014.

COMMISSIONERS:

Eric Thomas	Chairman
Don Waite	Vice-Chairman
Joan Brown	Commissioner
Dee Russell	Commissioner
Phillip Swanson	Commissioner

STAFF:

Gary Kerr	Building Official
Rob Scott	City Planner
Stacie Cain	Community Dev. Coord./Deputy City Recorder

EXCUSED:

Blake Knight	Commissioner
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VISITORS:

Lynn Satterthwaite
John Hansen
Daniel Carter

WORK SESSION

Chairman Thomas called the regular meeting to order at 6:30pm. Vice-Chairman Waite offered the invocation and led the audience in the Pledge of Allegiance.

AGENDA

1. FURTHER DISCUSSION OF THE REZONING REQUEST FOR PROPERTY LOCATED AT APPROXIMATELY 1825 N 100 E IN RELATION TO THE NORTH OGDEN CITY GENERAL PLAN.

Chairman Thomas introduced the agenda item and provided a brief history of the different applications that have been submitted relative to the zoning and development of the subject property.

City Planner Scott provided the Planning Commission and audience with an explanation regarding the purpose of a work session meeting and stated during tonight's meeting he would like the Planning Commission to carefully consider the City's General Plan, which should provide the body with some guidance regarding how to handle the pending rezone application for the subject property. He stated he would also like the Planning Commission to consider appropriate uses for the property along with good planning principles in general. He then reviewed a plat map to identify the location and boundaries of the subject property. He also reviewed the zoning designations and the ownership information of surrounding properties. He reviewed the General Plan map and stated the Plan calls for low and medium density land uses for the subject property and surrounding areas. There was a short discussion regarding the properties surrounding the subject property, some of which are located in Harrisville City. Mr. Scott reviewed the General Plan and summarized the language and intent relative to residential and commercial development in the City. He noted it is the Planning Commission's responsibility to determine the appropriate balance of residential and commercial development in the City. He also reviewed the section of the General Plan that focuses on zoning and land use policies, noting the Planning Commission has some flexibility when evaluating a zoning or land use application. He explained there are many varying land uses in the area surrounding the subject property and the best thing for the Planning Commission to consider is the best way to integrate the use of the subject property into the surrounding area. He concluded that the best way to proceed relative to analysis of the potential development of the property is to discuss the subject property in general terms rather than becoming focused on detailed design and development concepts. He reviewed the applicant's proposal and noted they are proposing construction of a charter school to serve as a buffer between the intense commercial development on the eastern portion of the property and the single-family residential development to the west. He stated that in his mind, that is a good buffer and transition use. There was also a discussion regarding the applicant's proposal to also construct an assisted living facility on the property and Commissioner Brown stated she would like for the Planning Commission to take a field trip to a facility similar to what the applicant is proposing to understand the intensity of that proposed use.

Chairman Thomas asked if the applicant would be required to submit an application to amend the General Plan along with his application for rezoning of the property. Mr. Scott stated that may or may not be required, but the rezone application has been submitted and the City is responsible to act upon it.

There was then a general discussion regarding suitable land uses and developments for the property according to the City's General Plan. There was a focus on the current zoning of the property and the land uses that are allowed in that zone as well as the impact the proposed development could potentially have on the surrounding area and the City as a whole. There was also a discussion regarding the plans to update the City's General Plan over the next year, with a focus on the process that should be followed to complete that update.

John Hansen provided input, stating North Ogden City is "at the end of the road" and it would be very difficult to attract a large, national chain to the City. He stated he feels the highest and best use of the subject property is residential development and the assisted living facility would also fit nicely there. The Planning Commission engaged in conversation with Mr. Hansen regarding potential tenants for the subject property with a focus on the zoning required to allow the land uses the applicant is seeking approval for. The Planning Commission discussed the option of scheduling a field trip to different mixed use developments and residential care facilities in the area before considering the application during a Planning Commission business meeting. The decision was made to keep the item on the February 19 business meeting agenda, namely to allow the Planning Commission to consider approval of the zoning to allow an assisted care facility; a field trip can also be scheduled for a future date.

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

Voting on the motion:

Chairman Thomas	yes
Vice-Chairman Waite	yes
Commissioner Brown	yes
Commissioner Knight	yes
Commissioner Swanson	yes

The motion passed.

The meeting adjourned at 8:18 p.m.

Planning Commission Chair

Stacie Cain,
Community Dev. Coord./Deputy City Recorder

Date approved