



PLANNING COMMISSION MEETING
DECEMBER 06, 2023 AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the webinar: <https://us02web.zoom.us/j/87359429305> Webinar ID: 873 5942 9305
Or Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656
YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Chairman Thomas

Invocation or Thought: Commissioner Webb

Pledge of Allegiance: Vice Chairman Mason

1. Roll Call
2. Ex parte communications or conflicts of interest to disclose
3. Public comments for items not on the agenda*

PRESENTATION

4. Active Transportation Plan Update
[North Ogden City \(arcgis.com\)](https://arcgis.com)
Presenter: Kai Tohinaka - Senior Planner, Parametrix

ADMINISTRATIVE ITEMS

5. SUB 2023-06 Consideration and action on an administrative application, Preliminary approval of the Quail Ponds Subdivision, Phase 6 (9 lots), located at approximately 825 East 1975 North
Presenter: Ryan Nunn, Planner
6. SUB 2023-07 Consideration and action on an administrative application, Preliminary plat approval of the Village at Prominence Point Townhomes, located at approximately 385 East 1800 North
Presenter: Scott Hess, Community and Economic Development Director
7. SUB 2023-08 Consideration and action on an administrative application, Preliminary plat approval of the Village at Prominence Point Apartments and Commercial Subdivision, located at approximately 385 East 1800 North
Presenter: Scott Hess, Community and Economic Development Director
8. Public comments*
9. Remarks - Planning Commissioners
10. Report - Community and Economic Development Director
11. Remarks - City Manager/Attorney
12. Adjournment

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 1st day of December, 2023 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2023 meeting schedule was also provided to the Standard Examiner on December 16, 2022.

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone. Rian Santoro, City Recorder

Public Comments During Meetings

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Before each agenda item begins, City staff will give a report. After the staff report, the applicant will speak first and be allowed up to 10 minutes. Following the applicant, any other interested person will be allowed to speak for up to 5 minutes. The applicant has final rebuttal time of up to 5 minutes.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application, Preliminary approval of the Quail Ponds Subdivision, Phase 6 (9 lots)
Agenda Date: December 6, 2023
Applicant: Carson Jones
File Number: SUB 2023-06

PUBLIC NOTICE:

Mailed Notice: None
Newspaper: None
City Website: December 1, 2023

PROPERTY INFORMATION

Address: Approx. 825 East between 1975 North and 2025 North
Project Area: 1.5 Acres
Zoning: Quail Ponds PRUD Zone
Proposed Land Use: Residential
Parcel ID: 17-075-0113 & 17-075-0056

ADJACENT LAND USE

North: Single-Family Residential
East: Vacant or Agricultural
South: Single-Family Residential
West: Single-Family Residential

STAFF INFORMATION

Ryan Nunn
rnunn@nogden.org
(801) 737-2202

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-23 (Subdivision Regulations)
North Ogden Zoning Ordinance Title 11-9H (Quail Ponds Planned Unit Development (PUD))

LEGISLATIVE DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has limited 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.

BACKGROUND

The applicant is requesting preliminary approval for Phase 6 (9 lots) of the Quail Ponds Subdivision. The Subdivision is located at approximately 825 East 2000 N. The subdivision is located within the Quail Ponds zone and Phase 6 is 1.5 acres +/- . The Quail Ponds zone requires a minimum lot size of 4,290 square feet on all lots with a frontage of 55 feet. The property is currently vacant.

Staff / Review Agency Comments

The submitted application consists of improvement drawings and does not have the needed titles and notes provided on a preliminary plat. That information will be required at the time of the final plat. A Subdivision Plat previously submitted at the time of Phase 5 and Phase 6 has been included in the packet for the Planning Commission's review.

Staff has verified from the concept improvement drawings that the lots meet the minimum lot width and square footage requirements for the zone. There are no non-conformities being created, and staff have been onsite to review the area to ensure the plans presented match the conditions in the area.

As building permits are prepared for these lots, the applicant should be aware that the maximum lot coverage percentage requirement for this zone, under a roof, is forty-five percent of the lot.

CONFORMANCE TO THE GENERAL PLAN

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Quail Ponds neighborhood and the General Plan map calls for this property to be developed as low-density residential.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable city subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

CONDITIONS OF APPROVAL

- Meet the requirements of the Technical Review Committee Letter
- Meet the requirements of this Staff Report
- Meet the requirements of the Engineering Letters

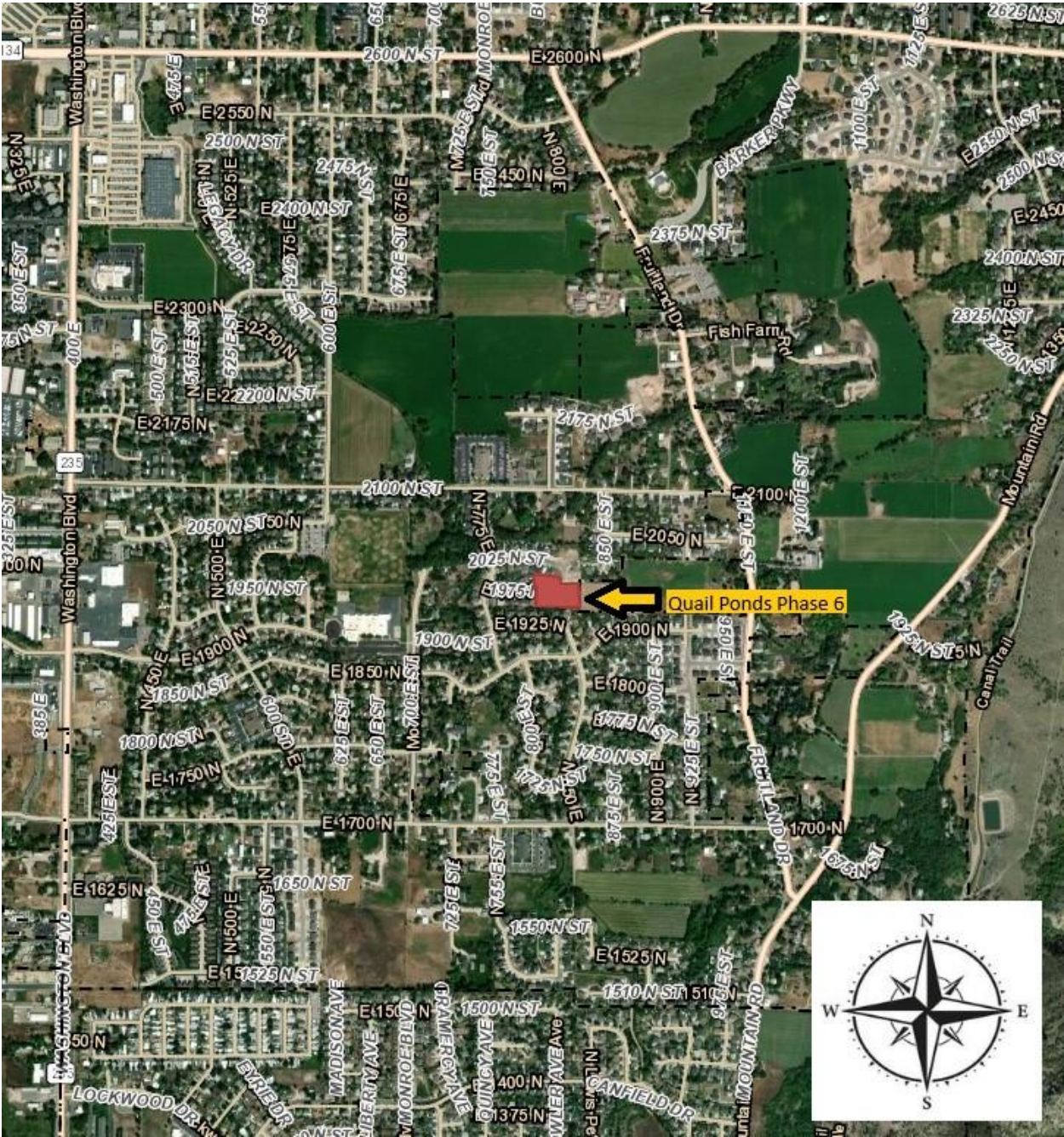
RECOMMENDATION

Staff recommends preliminary approval of the Quail Ponds Subdivision, Phase 6 subject to the conditions from the Engineer's Report, the Technical Review Committee Letter, and the conditions noted in the Staff Report. The proposed subdivision is consistent with the General Plan and will meet a top priority regarding housing goals.

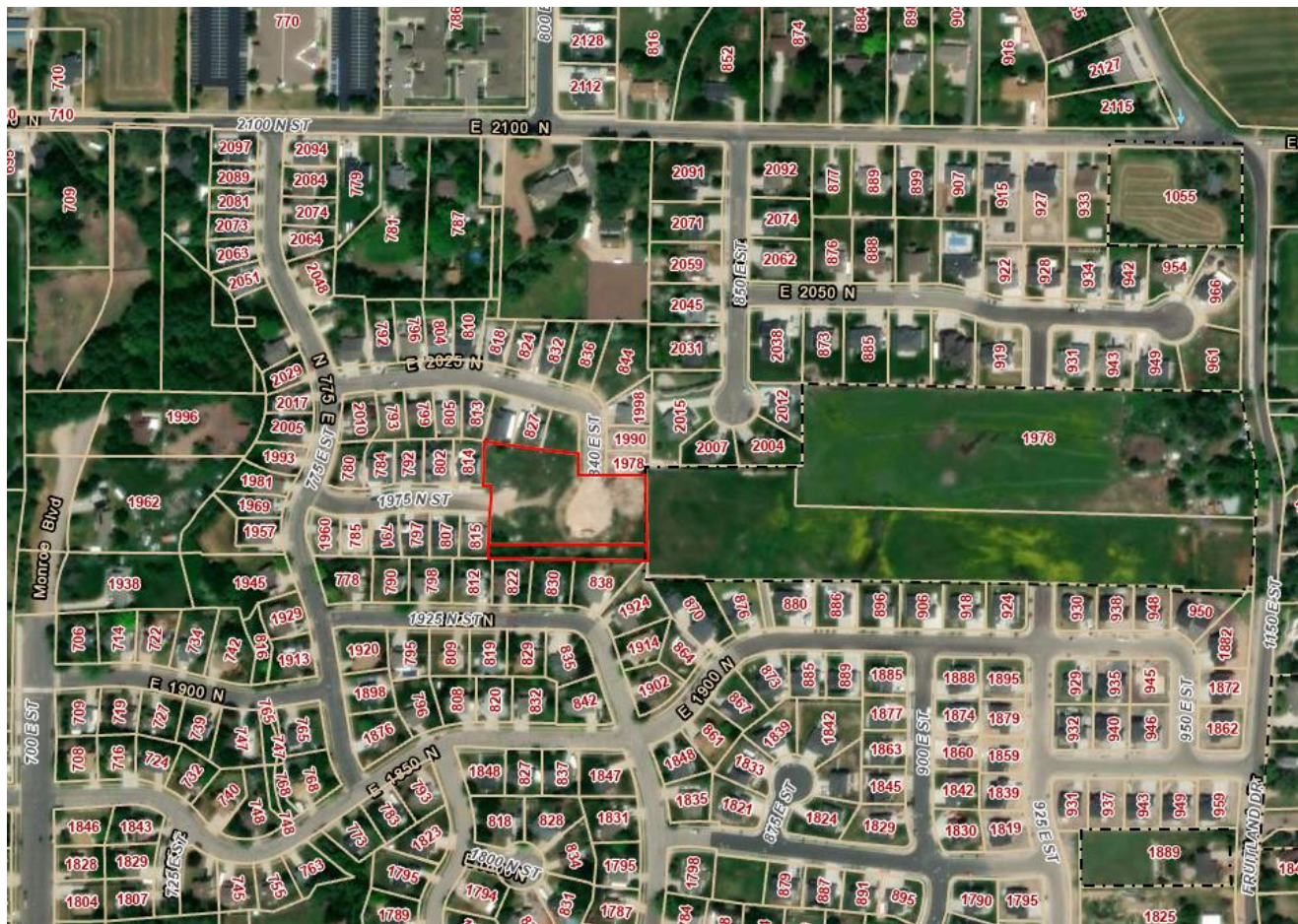
EXHIBITS

- A. Subdivision Application
- B. Old Preliminary Plat for Phase 6 (Updated Plat requested from applicant)
- C. Phase 4 Technical Review Committee Notes
- D. Lorin Gardner Engineering Letter 6-27-2019
- E. Eric Casperson Updated Engineering Letter 12-1-2023

VICINITY MAP



AREA MAP





Land Use Development Application

Date: 11/03/2023

Applicant / Owner

Applicant Name: Carson Jones
Company: Blackburn Jones REI
Address: 905 24th street
City, State, Zip: 905 24th street
Phone: 8019412018
Email: carson.jones@bbjrei.com

Same as Applicant: ☒
Owner Name: Blackburn Jones REI
Address: 905 24th street
City, State, Zip: OGDEN Ut. 84401
Phone: 8019412018
Email: carson.jones@bbjrei.com

Contractor Information

Contractor:
Address:
City, State, Zip:

Phone:
Email:

Project

Project Name: Quail Ponds Phase 6
Address: 1975 N. 800 E.
City, State, Zip: N. Ogden Ut. 84414
Parcel: 170750113 / 170570056
Subdivision: Quail Ponds
Lot #: 9

Acreage: 1.55
Current Zoning: Quail Ponds
Proposed Zoning: Quail Ponds
of lots:
Existing Sq.Ft.:
Proposed Sq.Ft.:
Land Serial #:

Project Description: [Description]

Application Type

Subdivision: ☒
Preliminary Approval: ☐
Final Approval: ☒
Special Exception: ☐
Minor Subdivision: ☐
Subdivision without Review: ☐
Amendment or Vacation: ☐
Boundary Line Adjustment: ☐
Site Plan Review: ☐
With Technical Review: ☐
No Technical Review: ☐
Zoning Amendment: ☐
Text: ☐
Map: ☐
Annexation City: ☐
Hearing Officer: ☐

Variance: ☐
Conditional Use Permit: ☐
City Fee (With Review): ☐
City Fee (No Review): ☐
Planned Residential Unit: ☐
Subdivision Extension: ☒
Fence: ☐
Fence Interior Lot: ☐
Fence Corner Lot: ☐
Patio: ☐
RV PADS/Expand Driveway: ☐
New Structure: ☐
Shed: ☐
Other Structure under 200 sq. ft.: ☐
Deck: ☐
Other: ☐

Vacation Request

Easement: ☐
Road: ☐

Subdivision: ☐
Subdivision Lot: ☐

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Carson Jones

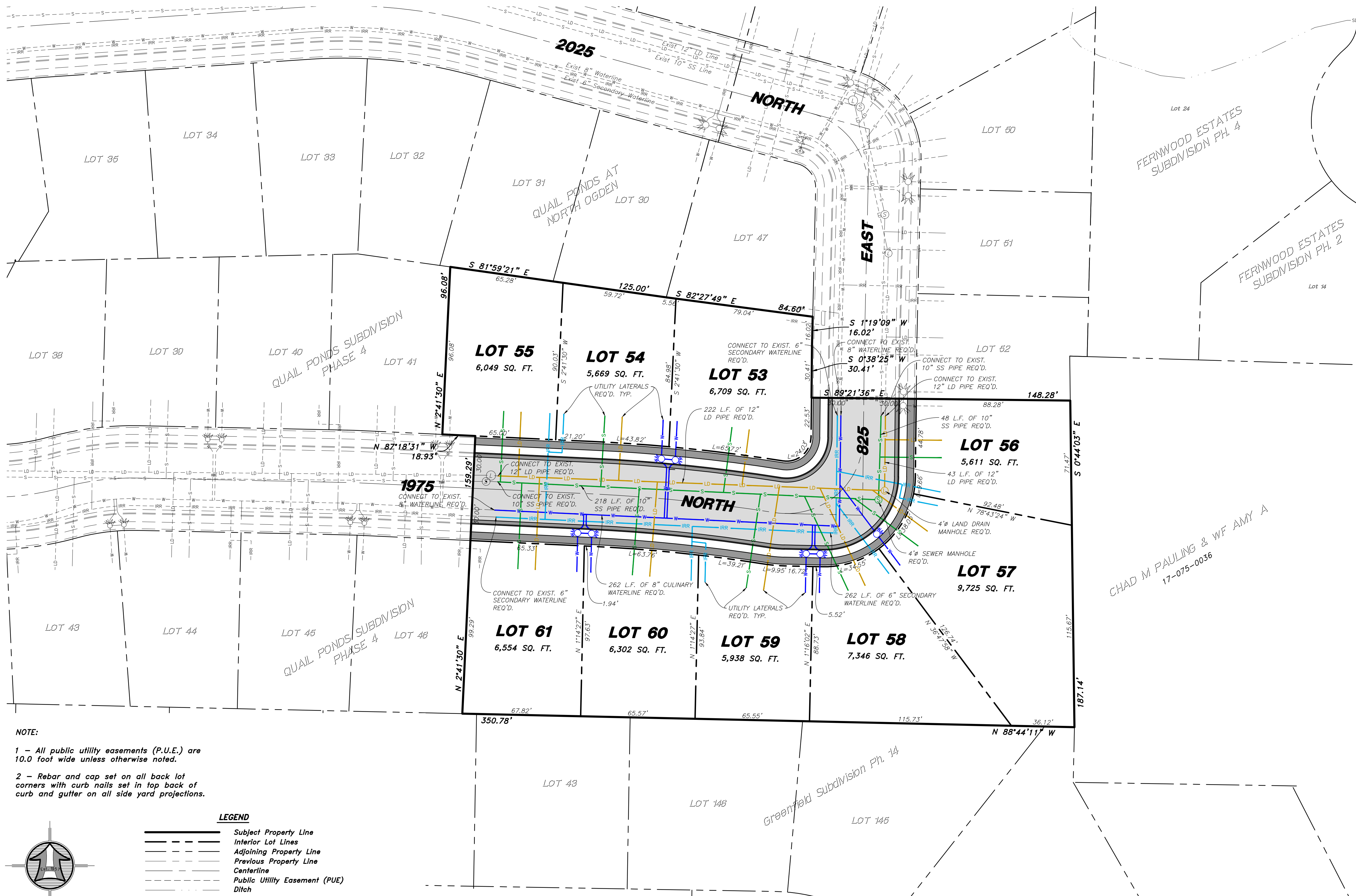
Name

11/03/2023

Date

Quail Ponds Phase 6 Subdivision

North Ogden, Weber County, Utah
A Part of the Southeast Quarter of Section 33,
Township 7 North, Range 1 West, Salt Lake Base & Meridian



NOTE:
1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

Scale: 1" = 30'

Scale in Feet
(Data in Parentheses is Record)

LEGEND

Subject Property Line

Interior Lot Lines

Adjoining Property Line

Previous Property Line

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE: _____
CITY ENGINEER
BY: _____ DATE: _____
PLANNING DIRECTOR

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____ DAY OF _____ A.D., 2019.

BY: _____ DATE: _____
MAYOR
ATTEST: _____ DATE: _____
CITY RECORDER

NORTH OGDEN CITY ATTORNEY / CITY ADMINISTRATOR

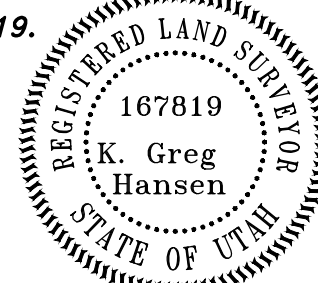
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS _____ DAY OF _____, 2019.

BY: _____ DATE: _____
CITY ATTORNEY
BY: _____ DATE: _____
CITY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Subdivided said tract into ** (**) lots, know Hereafter as ***** Subdivision located in North Ogden, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of North Ogden City Concerning Zoning Requirements regarding lot Measurements have been Complied with.

Signed this _____ day of _____, 2019.



BOUNDARY DESCRIPTION

XXXXXXXXXXXXXXXXXXXX

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT XXXXXXXX, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF XXXXXXXX, LOCATED IN THE SOUTHEAST QUARTER OF SECTION XX, TOWNSHIP X NORTH, RANGE X WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID XXXXXXXX, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT XXXXXXXX, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, XXXXXXXX, AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF XXXXXXXX.

XXXXXXXXXX Date: _____
Date: _____

NARRATIVE

The Purpose of this survey was to establish and set the property corners of the three lot subdivision as shown and described hereon. This Survey was ordered by Jeff Hales. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 36, Township 7 North, Range 3 West, S.L.B.&M. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____
COUNTY RECORDER
BY _____ DEPUTY



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating 60 Years of Business

Technical Review Committee
Revised Notes - July 11, 2016

Quail Ponds PRUD - Phase 4

The North Ogden City Technical Review Committee met on June 15, 2016 regarding the proposed plans for the Quail Ponds PRUD Subdivision - Phase 4. The following comments and responses were given regarding the proposed subdivision:

North Ogden City Engineer:

- Turnaround will be included on recorded plat, since applicant owns property.
- Need a temporary blow-off for at end of main water line.
- Culinary and sewer need to swap sides of property; are currently shown backwards.
- Culinary water –Single laterals need to be placed between 3- 4’ from the property line.
- Sewer – Green pipe only. Land Drain – White pipe only.
- Tracer wire and identification tape on the sewer laterals. Wire and tape need to go all the way into the foundation. If identification tape is available for land drain, applicant needs to put on land drain pipe.
- All storm drain goes into Green Acres Park. Groundwater is high on site of proposed subdivision.
- Required by State of Utah, per Stormwater Permit issued by the State, to retain water on site.
- City is required to allow applicant the option to use Low Impact Design standards.
- One option is to narrow roadway, provide larger park strip, and be absorbed into ground.
- Applicant would like to deal with conventional curb-and-gutter standard and will send a letter requesting an exemption, due to high groundwater and the fact that surface flow swales will flood onto previous phases. There is no storm drain outlet to drain to. Proposed subdivision is part of existing development that was not designed to retain stormwater onsite, providing obstacles to using LID standards on this phase.
- Stub sewer and land drain laterals 15’ into property.
- Gary Kerr, North Ogden City Building Official, will need to review SWPP plan.

Parks and Recreation: Not in attendance

Northview Fire:

- Not in attendance. Requirements from Northview Fire will be provided to applicant. Ryan Barker needs to provide approval or requirements for Northview Fire approval

Pineview Irrigation:

- Subdivision is in Pineview Water District, need to pay connection fee per individual lot.
- 6" inch line will be extend up proposed 1975 North street.
- Applicant will update engineering drawings to show Pineview's requirements for providing irrigation.
- Pineview will provide a design for the irrigation system.
- Drawings will need to be submitted to Pineview. Pineview will need to inspect construction of irrigation to ensure it meets their requirements.
- Pineview needs to issue a Will-Serve Letter, when irrigation requirement s have been met to their satisfaction.

Questar : Not in attendance.

North Ogden City Planning:

- Applicant was provided a copy of City ordinance 11-7-E, which include the site development standards (required lot widths, setbacks, etc., which homes will need to be built in conformance to.
- Lots will need to make 40% lot landscaping requirement.
- All proposed lots meet the required lot widths and square footage requirements.
- Side yard setback will either need to be researched or a zoning text amendment will need to be applied for.
- All previous engineering charges or other outstanding city fees need to be paid prior to recording of the plat.

If you have any questions or concerns, please contact Rob Scott, our City Planner at (801) 737-9841 or the Planning Department at (801)782-7211.

Sincerely,

Brandon Bell, APA, CNU-A
North Ogden City – Planner I
505 East 2600 North
North Ogden, UT 84414
bbell@nogden.org
(801) 737-2216

DESIGN REVIEW MEMORANDUM

TO: Rob Scott, Planning Director
CC: Dave Espinoza, Public Works Director
FROM: Lorin Gardner, P.E., City Engineer 
RE: Quail Ponds Phase 6
DATE: June 27, 2019

Description. 9 Lots. The subdivision is located at approximately 825 E, 2025 North, North Ogden, UT.

Additional roadway and utility dedication will be required as part of this subdivision.

Final Plat

1. Indicate all addresses on the final plat
2. Provide a 10' PUE along the frontage of all lots within the subdivision.
3. Provide PUEs where needed to accommodate the spring drains, cross lot drainage and other utilities as needed.
4. Provide the appropriate signature blocks for approvals.

Improvement Plans

1. Curb, gutter and a 4' sidewalk will be required along all roadways
2. All lots shall be serviced by secondary water.
3. Provide a street light near the intersection of 1975 N and 825 E.
4. Provide will serve letters from Pineview and CWSID.
5. Provide a Geotechnical report for the subdivision.
6. Locate all sanitary sewer and land drain laterals on the low end of the lots.
7. Extend the sanitary sewer and land drains with an easement to allow for the installation of terminal manholes for proper maintenance.
8. If Phase 6 preceeds Phase 5, the culinary water shall be temporarily terminated by means of a 2" blow-off hydrant and a Temporary turn-around required.
9. Provide a complete rough grading plan for all lots within the subdivision.
10. Storm Water Detention is required. Outlet from the basin shall be to an approved storm drain.

Should you have any questions, please feel free to contact me.

Eric Casperson, PE
City Engineer

DESIGN REVIEW MEMORANDUM

TO:
CC: Scott Hess, Planning Director
FROM: Eric Casperson, P.E, City Engineer
RE: Quail Ponds Phase 6
Preliminary Review
DATE: December 1, 2023

DESCRIPTION:

9 Lots. The subdivision is located at approximately 825 East, 2025 North, North Ogden, UT.

Comments:

Status as of December 1, 2023

Final Plat:

Additional roadway dedication may be required as part of this subdivision.

- | | | |
|---|---|----------|
| 1 | Items called out on Memo dated June 27, 2019 with the exception of the sidewalk width being 5' instead of 4'. | Pending |
| 2 | Provide plat for subdivision with description and name of site. | Complete |
| 3 | Provide an AutoCAD file of the subdivision plat to the City Engineer. This will be used to assign addresses. | Pending |
| 4 | Provide a note on the Plat with specific reference to the Geotechnical Study(s). | Pending |

Improvement Plans:

- | | | |
|---|---|---------|
| 5 | Include location and height and type of existing fence lines within and contiguous to Site Plan. | Pending |
| 6 | Include location and height and type of new fencing, berming, or other buffering to be installed as part of the development including any required fencing by North Ogden City Ordinance. | Pending |

7	Location and extent of all cuts and fills exceeding (3) three feet anywhere on the project site and any associated retaining walls, if any.	Pending
8	Show the location of existing roads, including names and dimensions. Label any private roads as private.	Pending
9	Show the location and width of all existing and proposed entrances onto adjacent roadways.	Pending
10	Show location of all existing and proposed curb, gutter, and sidewalk with the Site Plan including an indication of the grades. Be sure to specify any reverse slope curbing, label private curbs as private and include a typical detail.	Pending
11	Show location and size of existing and proposed culinary water mains including existing lines adjacent to and/or affected by the proposed Site Plan. Include location of existing and proposed fire hydrants, valves, and blowoffs.	Pending
12	Show location and size of existing and proposed sewer mains including existing lines adjacent to and/or affected by the proposed Site Plan.	Pending
13	Show location and size of existing and proposed storm mains including existing lines adjacent to and/or affected by the proposed Site Plan. A written statement from the appropriate agency or landowner accepting responsibility for all surface and subsurface drainage, which is directed into channels owned, by the agency/owner (such as irrigation companies, private land owners, etc.).	Pending
14	Drainage Report with system calculations and an explanatory narrative, stamped and signed by a licensed professional engineer, with North Ogden City rainfall intensity curves attached. For detention/retention basins, submit calculations to justify sizing based on 10 year design storm.	Pending
15	Drainage Report section describing how Low Impact Development (LID) is being incorporated into the site and how storm water quality will be improved, if applicable.	Pending
16	Existing and proposed storm drainage improvements including major drainage facilities, outfalls, and discharge.	Pending
17	Flow arrows showing direction of storm water surface flows within Site.	Pending
18	Location of detention/retention basins with the following information: cross section of detention pond, 10 year water level, capacity of detention pond in cubic feet, minimum 2 feet freeboard, 3:1 slope (4:1 preferred), if unfenced maximum depth is 3 feet for detention or 2.5 feet for retention, ground cover determined by North Ogden City.	Pending
19	Identification of natural features or sensitive lands including wetlands, floodplains, floodways, and areas which would be covered in water in a 100 year storm event, areas where high groundwater is present within 2 feet of ground surface, slopes exceeding 30 percent.	Pending

- 20 A Land drain system may need to be installed within this Pending
subdivision. Based on the recommendations of the Geotechnical
report.
- 21 Improvement plans shall contain 100' of existing plan and profile Pending
design as well as 300' of future plan and profile design.
- 22 All ADA ramps must conform to ADA guidelines and Pending
requirements.
- 23 Please add note to cover sheet of plans which reads, "All work Pending
will conform to North Ogden City Standards and Specifications."
- 24 Include notes on plans showing the total acreage of site, amount Pending
of landscaping in square feet as well as percent of total acreage,
square footage of all impervious surfaces (including the roof top
of buildings, roads and parking facilities, curb and gutters, walks,
loading areas, and asphalt and concrete aprons for solid waste
containers, or outdoor mechanical equipment.)
- 25 If surface drainage is to be directed onto a privately owned area Pending
for detention or retention as part of the storm drainage system,
show an easement around the detention/retention area on the Site
Plan with the following note on the easement area: "Permanent
detention/retention (whichever is applicable) facility to be owned
and maintained by the owners of this property not to be altered or
removed without approval from the North Ogden City Council
and North Ogden City Engineer"
- 26 Include on plans any easements for any necessary offsite water, Pending
sewer, or drainage easements across privately owned land, or for
temporary turnarounds.
- 27 Any necessary deeds, boundary line agreements or road Pending
dedication necessary for approval of the Site Plan.
- 28 An engineer's estimate of costs for construction of all required Pending
public and site improvements.
- 29 Improvements to Quail Ponds Phase 5 need to be completed prior Pending
to final plat acceptance of subdivision which includes: Electrical
box relocation in acces path to SD and Sewer manholes, Asphalt
repair at locations previously discussed, concrete collars on SD
and Sewer manholes at the end of access path, trash grate
installed on SD culvert in ditch at the end of access path.
- 30 Improvements to Fernwood Estates No. 6 Subdivision need to be Pending
completed prior to final plat acceptance of subdivision which
includes: Asphalt repair at locations on patches in 2100 North.

Should you have any questions, please feel free to contact me.

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application for Preliminary Plat approval of the Village at Prominence Point Townhomes located at approximately 385 East and 1800 North

Agenda Date: December 6, 2023

Applicant: Greg Cronin, UBA

File Number: SUB 2023-07

PUBLIC NOTICE:

Mailed Notice: None

Newspaper: None

City Website: November 30, 2023

PROPERTY INFORMATION

Address: 1700 North 300 East

Project Area: 0.57 Acres

Zoning: MPC-VPP

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 11-454-0002

ADJACENT LAND USE

North: Residential

East: Residential

South: Residential

West: Residential/Clubhouse

STAFF INFORMATION

Scott A. Hess
shess@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden City Zoning Ordinance 11-9K Master Planned Community Zone (VPP)

North Ogden Subdivision Ordinance Title 11 Subdivision Regulations

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has a limited degree of 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.

BACKGROUND

The applicant is requesting Preliminary Plat approval for 12 townhome lots on the northwest area of the Village at Prominence Point project. The purpose of this subdivision is to develop the final remaining townhome units in the project. All streets and drives within the project are privately owned and

maintained, so there is no road dedication. However, this exceeds the maximum number of lots (10) for an administrative approval, and as such must come to the Planning Commission for review. The applicant has verified that the location of the townhomes is consistent with the concept plan found in the revised development agreement. Final Plat approval is administrative and will be completed by the Planning and Engineering Departments after Preliminary Plat approval.

This subdivision must be reviewed against the Master Planned Communities Zone, Development Agreement, and the subdivision standards. The Development Agreement Exhibit C (see image below), Site Plan, is used to establish the setbacks for structures on the site. The Preliminary Plat as drawn is in substantial conformance with Exhibit C. The exterior renderings and design of the townhomes will be approved by the Mayor and Planning Director per the VPP Development Agreement.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision, zoning ordinances, and development agreement?

CONFORMANCE TO THE GENERAL PLAN

The proposed subdivision meets the requirements of the 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 Mixed-use/Multi-family/Commercial.

CONDITIONS OF APPROVAL

- Requirements of the VPP Development Agreement
- Requirements of North Ogden City Engineering Department including overall stormwater management based on impervious surface area and site development
- Requirements listed in this Staff Report

RECOMMENDATION

Staff recommends Preliminary Plat approval of the Village at Prominence Point, twelve townhomes. The approval is subject to the requirements of the Village at Prominence Point Development Agreement, City Engineer's requirements, any previous Technical Review Committee reports, and this Staff Report.

EXHIBITS

- A. Application
- B. Townhome Dedication Plat

MAP



VPP Development Agreement: Exhibit C





Land Use Development Application

Date: 11/14/2023

Applicant / Owner

Applicant Name:	Greg Cronin	Same as Applicant:	☒
Company:	UBA Acquisitions	Owner Name:	Greg Cronin
Address:	3400 W Mayflower Ave, Suite 350	Address:	3400 W Mayflower Ave, Suite 350
City, State, Zip:	3400 W Mayflower Ave, Suite 350	City, State, Zip:	Lehi, UT 84043
Phone:	801-331-8921	Phone:	801-331-8921
Email:	greg@ubacompanies.com	Email:	greg@ubacompanies.com

Contractor Information

Contractor:	Phone:
Address:	Email:
City, State, Zip:	

Project

Project Name:	Prominence Point Subdivision Phase 5	Acreage:	.57
Address:	5160 S 1500 W	Current Zoning:	MPC-VPP
City, State, Zip:	North Ogden, UT 84404	Proposed Zoning:	MPC-VPP
Parcel:	114540002	# of lots:	
Subdivision:	Prominence Point Subdivision Phase 4	Existing Sq.Ft.:	
Lot #:	148	Proposed Sq.Ft.:	
		Land Serial #:	

Project Description: [Description]

Application Type

Subdivision:	☒	Variance:	☐
Preliminary Approval:	☐	Conditional Use Permit:	☐
Final Approval:	☒	City Fee (With Review):	☐
Special Exception:	☐	City Fee (No Review):	☐
Minor Subdivision:	☐	Planned Residential Unit:	☐
Subdivision without Review:	☐	Subdivision Extension:	☐
Amendment or Vacation:	☐	Fence:	☐
Boundary Line Adjustment:	☐	Fence Interior Lot:	☐
Site Plan Review:	☐	Fence Corner Lot:	☐
With Technical Review:	☐	Patio:	☐
No Technical Review:	☐	RV PADS/Expand Driveway:	☐
Zoning Amendment:	☐	New Structure:	☐
Text:	☐	Shed:	☐
Map:	☐	Other Structure under 200 sq. ft:	☐
Annexation City:	☐	Deck:	☐
Hearing Officer:	☐	Other:	☐

Vacation Request

Easement:
Road:

☐
☐

Subdivision:
Subdivision Lot:

☐
☐

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Jeremy Draper

Name

11/14/2023

Date

PROMINENCE POINT SUBDIVISION PHASE 5

AMENDING LOT 148 OF PROMINENCE POINT SUBDIVISION PHASE 4
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
NORTH OGDEN CITY, WEBER COUNTY, UTAH
OCTOBER, 2023

NOTES

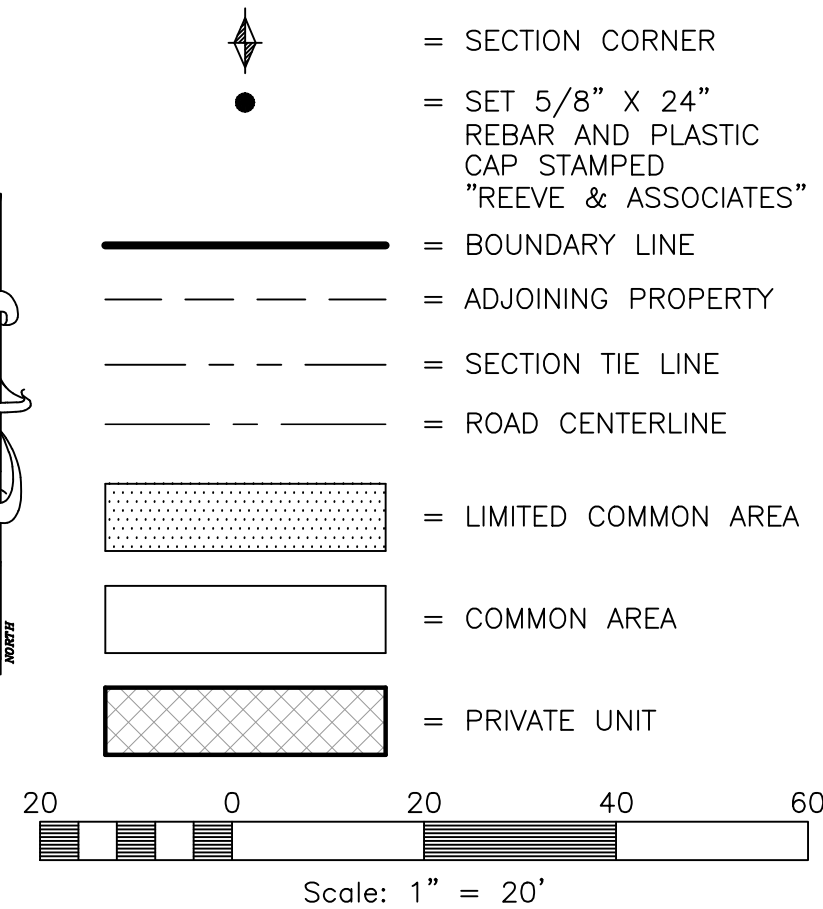
1. ALL AREA NOT LABELED AS PRIVATE UNIT OR LIMITED COMMON AREA IS CONSIDERED COMMON AREA.
2. ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY.



VICINITY MAP

SCALE: NONE

LEGEND



Scale: 1" = 20'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF SECTION 5, BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°20'01"W. UTAH STATE PLANE NORTH AS PER THE WEBER COUNTY SURVEYOR'S OFFICE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED SUBDIVISION PLAT AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY RETRACING PROMINENCE POINT PHASE 4 FROM FOUND SECTION CORNERS AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

ALL OF LOT 148 OF PROMINENCE POINT SUBDIVISION PHASE 4 LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP, 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 147 OF PROMINENCE POINT SUBDIVISION PHASE 4, SAID POINT BEING 3331.40 FEET NORTH 89°47'35" EAST AND 36.99 FEET SOUTH 00°12'25" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 5 (SOUTHWEST CORNER BEING SOUTH 00°20'01" WEST 5148.10 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 1850 NORTH STREET THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°51'30" EAST 154.33 FEET; AND (2) DUE EAST 4.46 FEET TO THE WEST LINE OF PROMINENCE POINT SUBDIVISION PHASE 1; THENCE DUE SOUTH 161.47 FEET ALONG SAID WEST LINE AND THE WEST LINE OF PROMINENCE POINT SUBDIVISION PHASE 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1825 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) DUE WEST 115.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 4.03 FEET, A DELTA ANGLE OF 05°21'57", A CHORD BEARING OF SOUTH 87°19'01" WEST, AND A CHORD LENGTH OF 4.03 FEET; AND (3) SOUTH 84°38'03" WEST 33.53 FEET TO THE EAST LINE OF LOT 147 OF PROMINENCE POINT SUBDIVISION PHASE 4; THENCE NORTH 02°08'30" WEST 159.14 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 24,783 SQUARE FEET OR 0.569 ACRES.

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

THIS ____ DAY OF _____, 20____.

BY: _____ DATE _____
CITY ENGINEER
BY: _____ DATE _____
PLANNING DIRECTOR

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS ____ DAY OF _____, 20____.

BY: _____ DATE _____
CITY ATTORNEY

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS ____ DAY OF _____, 20____.

BY: _____ DATE _____
CHAIRMAN
ATTEST: _____ DATE _____
CITY RECORDER

Weber County Recorder

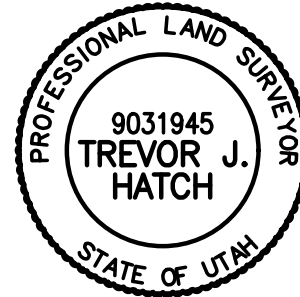
Entry No. _____ Fee Paid _____
At _____ Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy. _____

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PROMINENCE POINT SUBDIVISION PHASE 5** IN **NORTH OGDEN CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH OGDEN CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **PROMINENCE POINT SUBDIVISION PHASE 5**. DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT TO NORTH OGDEN CITY OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

URE FUND I - PROMINENCE POINT, LLC

SIGNATURE NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH } SS.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	43.00'	4.03'	4.03'	2.01'	S87°19'01"W	5°21'57"



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

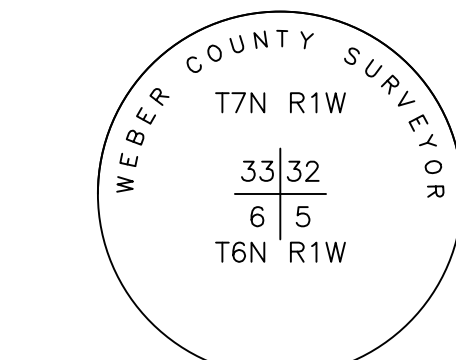
Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 11-1-2023
Name: PROMINENCE POINT SUBDIVISION PHASE 5
Number: 7952-01
Revision: _____
Scale: 1"=20'
Checked: _____

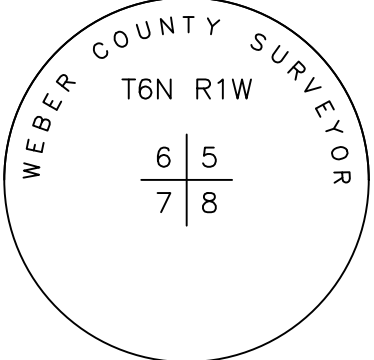
NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. (SEE MONUMENT DETAIL 1)



SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. (SEE MONUMENT DETAIL 2)



3" BRASS CAP MONUMENT
(3" BELOW SURFACE, NOT LEGIBLE)
Monument Detail 1
SCALE: NONE



3" BRASS CAP MONUMENT
(3" BELOW SURFACE, NOT LEGIBLE)
Monument Detail 2
SCALE: NONE

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application for Preliminary Plat approval of the Village at Prominence Point Apartments and Commercial Subdivision located at approximately 385 East and 1800 North

Agenda Date: December 6, 2023

Applicant: Greg Cronin, UBA

File Number: SUB 2023-08

PUBLIC NOTICE:

Mailed Notice: None

Newspaper: None

City Website: November 30, 2023

PROPERTY INFORMATION

Address: 1700 North 300 East

Project Area: 17.77 Acres

Zoning: MPC-VPP

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 11-455-0001, 11-455-0002, 11-014-0085, 11-014-0086

ADJACENT LAND USE

North: Residential

East: Residential/Commercial

South: Residential

West: Residential

STAFF INFORMATION

Scott A. Hess
shess@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden City Zoning Ordinance 11-9K Master Planned Community Zone (VPP)

North Ogden Subdivision Ordinance Title 11 Subdivision Regulations

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has a limited degree of 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.

BACKGROUND

The applicant is requesting Preliminary Plat approval for a 20-lot subdivision within the Apartment and Commercial areas of the Village at Prominence Point project. The purpose of this subdivision is to establish a lot around each of the future buildings and open spaces. This assists the applicant with financing of the

project in phases. All streets and drives within the project are privately owned and maintained, so there is no road dedication. However, this exceeds the maximum number of lots (10) for an administrative approval, and as such must come to the Planning Commission for review. The applicant has verified that the location of the buildings and open spaces is consistent with the concept plan found in the revised development agreement. Final Plat approval is administrative and will be completed by the Planning and Engineering Departments after Preliminary Plat approval.

This subdivision must be reviewed against the Master Planned Communities Zone, Development Agreement, and the subdivision standards. The Development Agreement Exhibit C (see image below), Site Plan, is used to establish the setbacks for structures on the site. The Preliminary Plat as drawn is in substantial conformance with Exhibit C.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision, zoning ordinances, and development agreement?

CONFORMANCE TO THE GENERAL PLAN

The proposed subdivision meets the requirements of the 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 Mixed-use/Multi-family/Commercial.

CONDITIONS OF APPROVAL

- Requirements of the VPP Development Agreement
- Requirements of North Ogden City Engineering Department including overall stormwater management based on impervious surface area and site development
- Requirements listed in this Staff Report

RECOMMENDATION

Staff recommends Preliminary Plat approval of the Village at Prominence Point, Apartment and Commercial Plat 20-lot subdivision. The approval is subject to the requirements of the Village at Prominence Point Development Agreement, City Engineer's requirements, any previous Technical Review Committee reports, and this Staff Report.

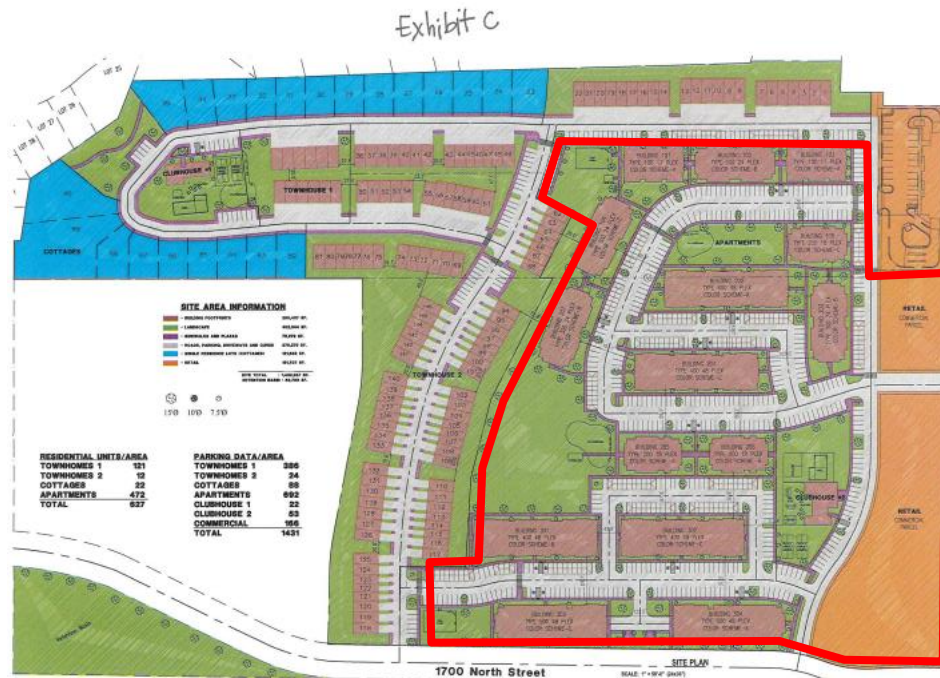
EXHIBITS

- A. Application
- B. Apartment and Commercial Plat Submittal

MAP



VPP Development Agreement: Exhibit C





Land Use Development Application

Date: 11/16/2023

Applicant / Owner

Applicant Name: Greg Cronin
 Company: UBA Companies
 Address: 3400 Mayflower Ave, Suite 350
 City, State, Zip: 3400 Mayflower Ave, Suite 350
 Phone: 801-331-8921
 Email: greg@ubacompanies.com

Same as Applicant: ☒
 Owner Name: Greg Cronin
 Address: 3400 Mayflower Ave, Suite 350
 City, State, Zip: Lehi, UT 84043
 Phone: 8013318921
 Email: greg@ubacompanies.com

Contractor Information

Contractor:
 Address:
 City, State, Zip:

Phone:
 Email:

Project

Project Name: Prominence Point Phase 6
 Address: 1700 N Washington
 City, State, Zip: North Ogden, UT 84404
 Parcel: 11-014-0086
 Subdivision: Prominence Point
 Lot #:

Acreage: 17.77
 Current Zoning: MPC-VPP
 Proposed Zoning: MPC-VPP
 # of lots:
 Existing Sq.Ft.:
 Proposed Sq.Ft.:
 Land Serial #:

Project Description: [Description]

Application Type

Subdivision: ☒
 Preliminary Approval: ☒
 Final Approval: ☐
 Special Exception: ☐
Minor Subdivision: ☐
 Subdivision without Review: ☐
 Amendment or Vacation: ☐
Boundary Line Adjustment: ☐
Site Plan Review: ☐
 With Technical Review: ☐
 No Technical Review: ☐
Zoning Amendment: ☐
 Text: ☐
 Map: ☐
 Annexation City: ☐
Hearing Officer: ☐

Variance: ☐
Conditional Use Permit: ☐
 City Fee (With Review): ☐
 City Fee (No Review): ☐
Planned Residential Unit: ☐
Subdivision Extension: ☐
 Fence: ☐
 Fence Interior Lot: ☐
 Fence Corner Lot: ☐
 Patio: ☐
 RV PADS/Expand Driveway: ☐
 New Structure: ☐
 Shed: ☐
 Other Structure under 200 sq. ft.: ☐
 Deck: ☐
 Other: ☐

Vacation Request

Easement: ☐
 Road: ☐

Subdivision: ☐
 Subdivision Lot: ☐

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

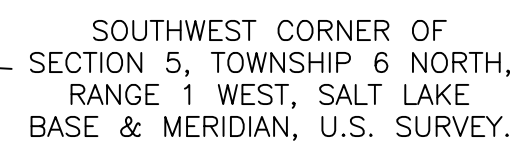
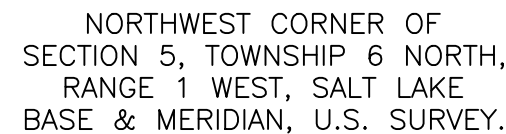
I do hereby certify that the information contained herein is true and correct.

Jeremy Draper

Name

11/16/2023

Date



Vicinity Map
NOT TO SCALE

[illegible]

PARKING: 28 COVERED SPACES PROVIDED
144 UNCOVERED SPACES PROVIDED (6 ADA)
173 TOTAL SPACES PROVIDED (6 ADA)
*6 ADA SPACES REQUIRED

PARCEL AREA:	159,675 S.F. (3.66 ACRES)
BUILDING AREA:	40,556 S.F. (0.93 ACRES)
HARDSCAPE AREA:	62,847 S.F. (1.44 ACRES)
LANDSCAPE AREA:	56,272 S.F. (1.29 ACRES)
LS RATIO:	35.2%

PARKING: 115 COVERED SPACES PROVIDED
290 UNCOVERED SPACES PROVIDED
405 TOTAL SPACES PROVIDED (18 ADA)
*9 ADA SPACES REQUIRED

PARKING:	26 (2 ADA)
PARCEL AREA:	32,190 S.F. (0.74 ACRES)
BUILDING AREA	3,500 S.F. (0.08 ACRES)
HARDSCAPE AREA:	21,283 S.F (4.02 ACRES)
PRIVATE ROADWAY:	4,621 S.F. (0.11 ACRES)
LANDSCAPE AREA:	7,407 S.F. (0.17 ACRES)
LS. RATIO:	12.9%

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

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

[illegible]

Prominence Point Apartments Phases 1 & 2 & Commercial

Phases 1 & 2 & Commercial
PART OF THE NE 1/4 OF SECTION 5 T.7N, R.1W., S.1B & M., U.S. SURVEY
NORTH OGDEN WEBER COUNTY UTAH

Cover Sheet

Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 10-25-23
Name: PROMINENCE POINT
Number: 7952-02

Sheet	3
1	Sheets

Prominence Point Apartments Phases 1 & 2 & Commercial

North Ogden, Weber County, Utah

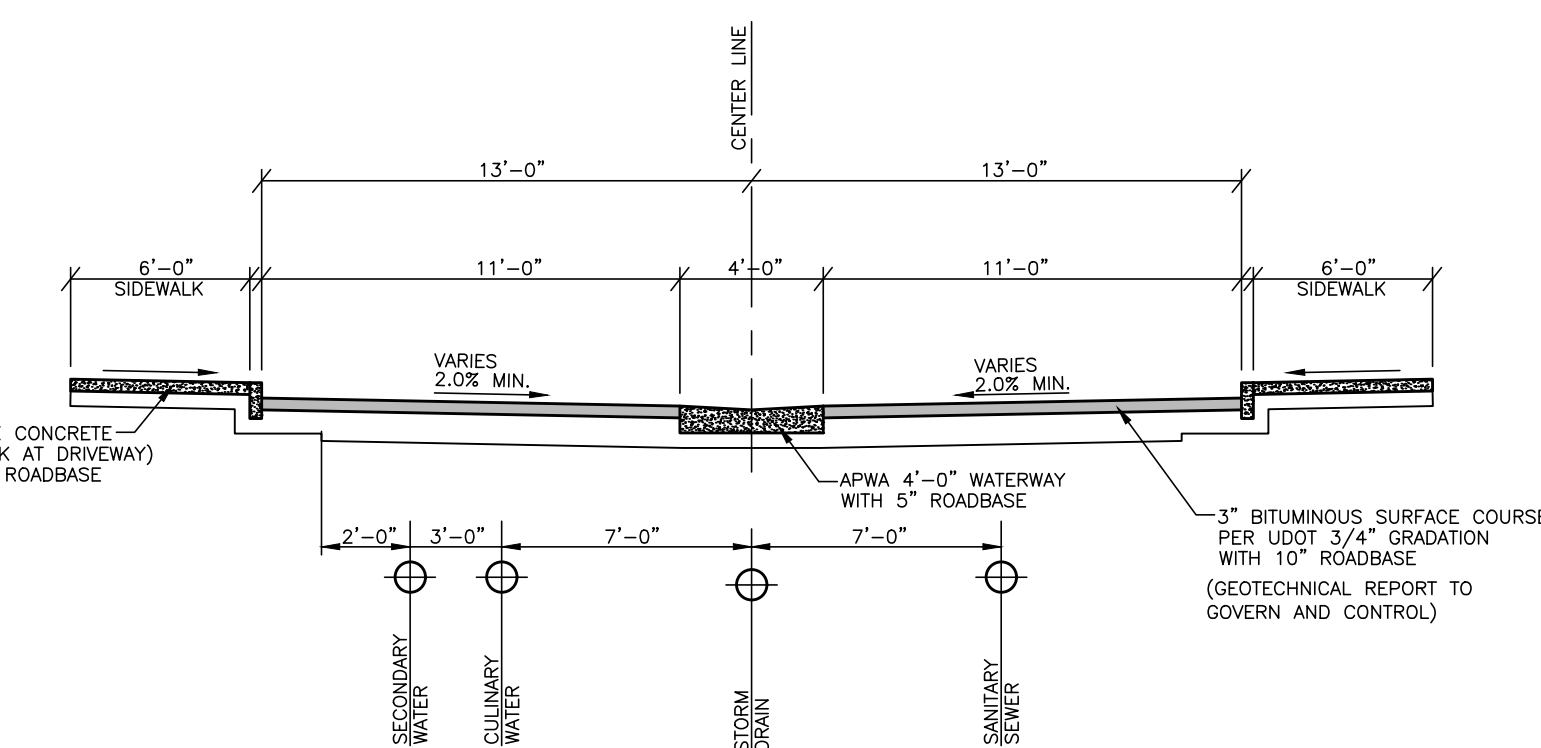


Line Table

#	BEARING	DISTANCE
L1	SOUTH	36.56'
L2	S17°30'37"E	28.40'
L3	S66°05'09"E	27.26'

Curve Table

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	1349.44'	26.00'	26.00'	N01°06'14"E	1°06'15"			
C2	856.99'	48.43'	48.43'	N18°40'53"E	3°14'17"			
C3	860.10'	79.81'	79.78'	N14°24'16"E	5°19'			
C4	250.00'	34.82'	34.79'	S86°00'35"W	7°58'50"			
C5	330.01'	197.41'	194.48'	S17°08'16"W	34°16'24"			
C6	299.99'	49.99'	49.93'	S34°59'46"W	9°32'49"			
C7	299.99'	89.04'	88.71'	S21°43'11"W	17°00'21"			
C8	283.00'	13.00'	13.00'	N78°39'57"W	2°37'56"			
C9	283.00'	44.86'	44.81'	N84°31'23"W	9°04'55"			
C10	100.00'	107.66'	102.54'	S59°09'23"W	61°41'15"			
C11	1199.95'	141.96'	141.88'	S24°55'24"W	6°46'42"			
C12	1199.95'	112.13'	112.09'	S18°51'26"W	5°21'14"			
C13	1199.95'	63.29'	63.28'	S20°01'24"W	3°01'19"			
C14	1199.95'	48.84'	48.84'	S17°20'47"W	2°19'55"			
C15	100.00'	28.24'	28.15'	S08°05'25"W	16°10'49"			
C16	28.50'	44.77'	40.31'	S45°E	90°			
C17	270.00'	82.52'	82.19'	N81°14'41"E	17°30'37"			
C18	270.00'	78.75'	78.47'	N81°38'41"E	18°42'38"			
C19	270.00'	3.77'	3.77'	N72°53'23"E	0°47'59"			
C20	269.99'	82.51'	82.19'	N08°45'19"W	17°30'37"			
C21	251.22'	41.58'	41.53'	N77°14'34"E	9°28'58"			
C22	300.22'	45.84'	45.79'	S28°17'30"W	8°44'51"			
C23	299.82'	56.01'	55.93'	S18°33'52"W	10°42'11"			
C24	200.00'	83.48'	82.87'	N78°02'35"W	23°54'51"			
C25	150.00'	44.51'	44.35'	S81°29'58"W	17°00'03"			
C26	150.00'	44.51'	44.35'	S81°29'58"W	17°00'03"			
C27	22.38'	17.24'	16.82'	S67°55'46"W	44°08'28"			
C28	28.50'	22.81'	22.21'	S22°55'46"W	45°51'32"			

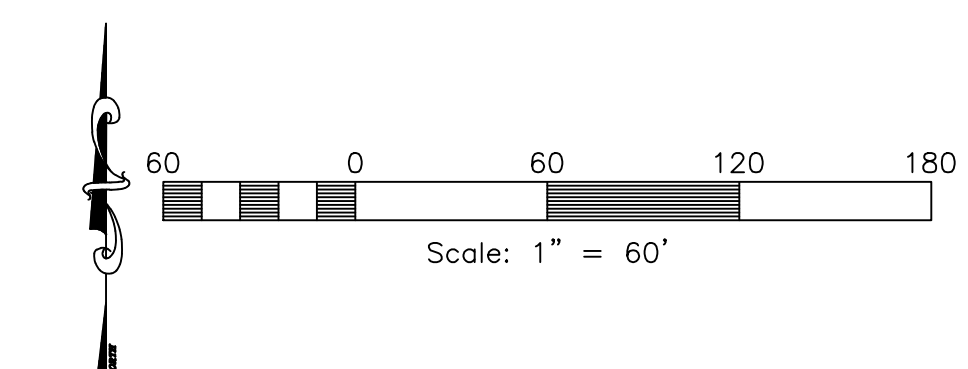


Private Street Section

SCALE: NONE

Lot Size Table

LOT	SIZE (AC.)
1	0.53
2	0.53
3	0.52
4	0.34
5	0.62
6	1.14
7	0.74
8	2.34
9	0.95
10	1.15
11	0.93
12	1.14
13	1.25
14	0.54
15	0.53
16	1.45
17	0.61
18	1.22
19	0.88
20	0.77



Prominence Point Apartments Phases 1 & 2 & Commercial

North Ogden, Weber County, Utah



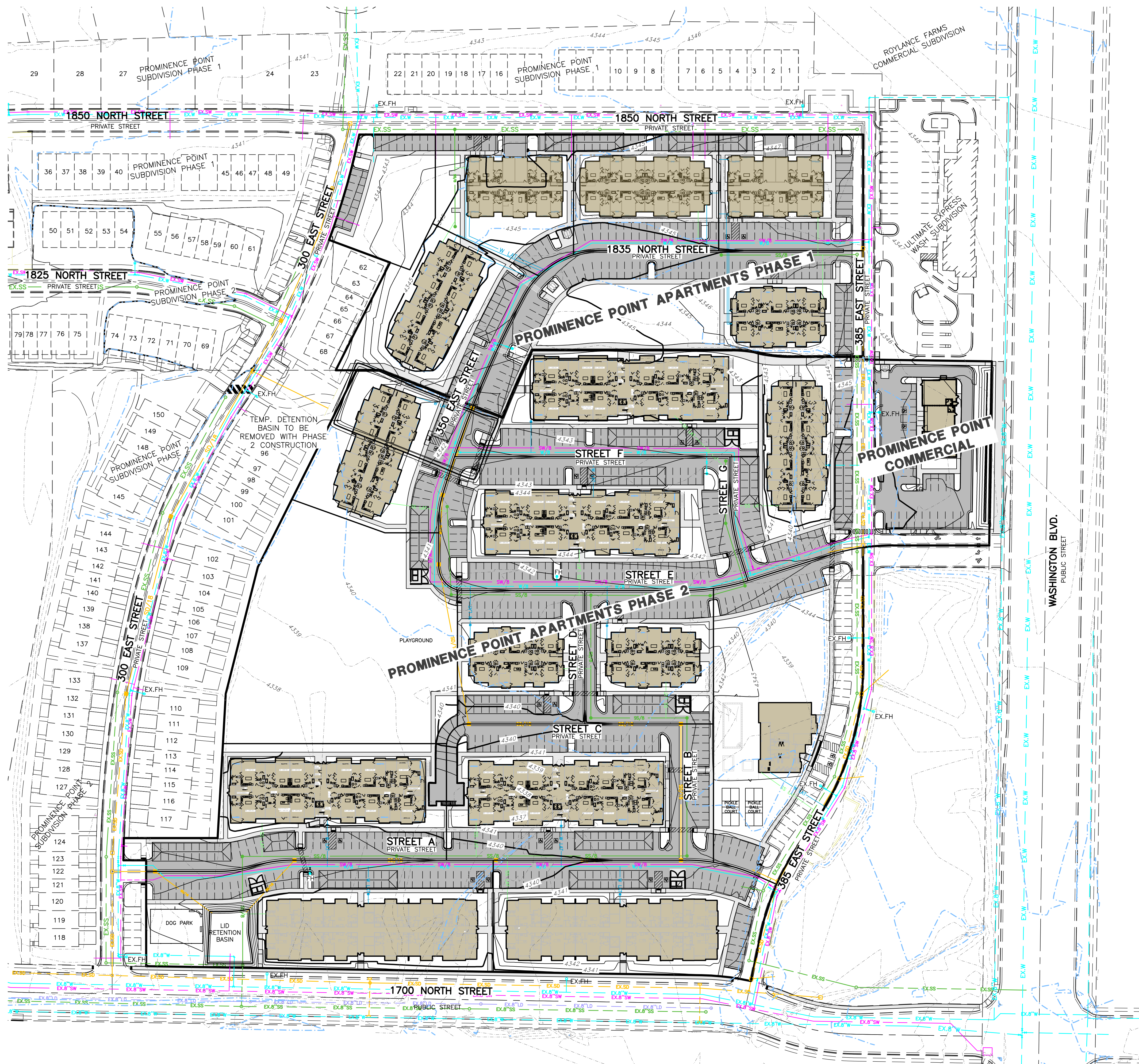
REVISIONS	DESCRIPTION
DATE	

Prominence Point Apartments Phases 1 & 2 & Commercial
PART OF THE NE 1/4 OF SECTION 5, T.1N, R.1W, S.1B & W.1, U.S. SURVEY
NORTH OGDEN, WEBER COUNTY, UTAH

Dimension Plan

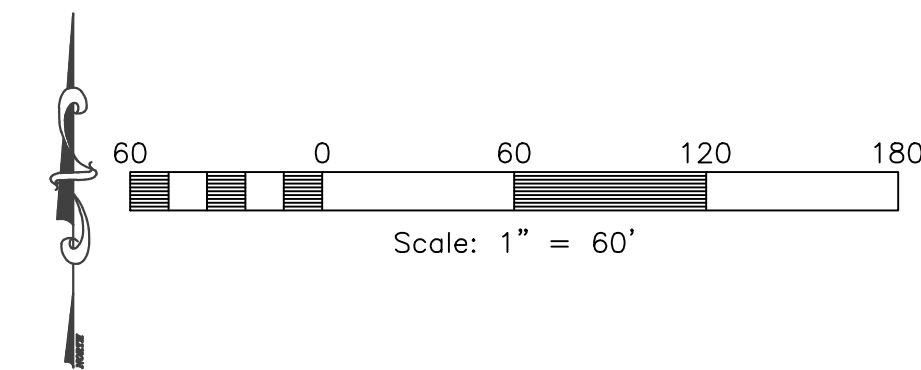
Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 10-25-23
Name: PROMINENCE POINT
Number: 7952-02

Sheet	3
1	Sheets



Legend

- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SEWER CLEAN-OUT
- EXISTING GATE VALVE
- EXISTING GATE VALVE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- FH = FIRE HYDRANT
- EX.FH = EXISTING FIRE HYDRANT
- PROPOSED WATER METER



STAGE STORAGE TABLE					
ELEV.	AREA (sq. ft.)	DEPTH (ft)	CONIC. INC. VOL. (cu. ft.)	CONIC. TOTAL VOL. (cu. ft.)	
4,333.75	258	N/A	N/A	0.00	BOTTOM
4,334.00	2,511	0.25	332	332	
4,335.00	2,942	1.00	2724	3056	
4,336.00	3,410	1.00	3173	6229	
4,336.75	3,782	0.75	2696	8926	HIGH WATER
4,337.00	3,912	0.25	961	9888	
4,338.00	3,625	1.00	3767	13655	



Storm Runoff Calculations

Prominence Point Apartments Phase 2
4/5/2023 ver

The following LID only calculations have been completed for Prominence Point Phase 2. Stormwater storage volume above the LID volume is routed to the regional stormwater basin to the southwest.

The calculations are as follows:

Drainage Area: Total Area = 11.41 acre or 497,008 ft²

LID Retention: 60th Percentile Rainfall Event (d) 0.45 in
Is the site Feasible for LID? Yes
Site Imperviousness (I) 60%
NRCS Soil Group (I) C/D
Rv Equation 0.83*1.122
Rv (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122) 0.47
V_{req} = Rv x d x Total Site SF 8,721 c.f.

SUMMARY: The required LID Retention volume is 8,721 cubic feet

8,926 CF PROVIDED

Prominence Point Apartments Phases 1 & 2 & Commercial

North Ogden, Weber County, Utah

REVISIONS	DESCRIPTION
DATE	