

**NORTH OGDEN CITY COUNCIL/PLANNING COMMISSION JOINT WORK
SESSION
MEETING MINUTES**

September 3, 2019

The North Ogden City Council convened in an open meeting on September 3, 2019 at 6:02 p.m. at the North Ogden City Office at 505 East 2600 North. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on August 30, 2019. Notice of the annual meeting schedule was published in the Standard-Examiner on December 28, 2018.

CITY COUNCIL PRESENT:

M. Brent Chugg	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Cheryl Stoker	Council Member
Phillip Swanson	Council Member
Carl Turner	Council Member

PLANNING COMMISSION PRESENT:

Lisa Arner	Commissioner	
Alan Lunt	Commissioner	
Brandon Mason	Vice-Chairman	(arrived at 6:50 pm)

STAFF PRESENT:	Jon Call	City Manager/Attorney
	Jami Jones	City Treasurer
	Rob Scott	Planning Director
	Brandon Bell	Associate Planner
	Lynne Bexell	Administrative Assistant
	Dirk Quinney	Chief of Police

VISITORS:	Lex Shaw	Hallie Richards	Duane Richards
	Ryan Forsyth	Terry Cevering	Brenda Ashdown
	Kevin Burns	Randy Winn	Stefanie Casey
	Janis Christensen	Charlotte Ekstrom	Noov Mataliga
	Bob Buswell		

Mayor Chugg called the meeting to order. Council Member Stoker offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. **DISCUSSION AND/OR ACTION TO CONSIDER JUNE 25, 2019 CITY COUNCIL MEETING MINUTES**
2. **DISCUSSION AND/OR ACTION TO CONSIDER JULY 9, 2019 CITY COUNCIL MEETING MINUTES**

Council Member Turner motioned to approve June 25, 2019 and July 9, 2019 City Council Meeting Minutes. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

ACTIVE AGENDA

3. **DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE AMENDING THE NORTH OGDEN CITY EMPLOYEE PERSONNEL POLICY**

A staff memo from Jami Jones, City Treasurer and Jon Call, City Manager/Attorney explained staff have been working on updating the personnel policy to reflect changes required by the URS and clarify some discussions on the items listed below.

1. Clarifications on Protected Classes to comply with federal regulations are found throughout the new version of the policy.
2. The new Organization Chart is included.
3. There are a few changes to definitions to comply with URS rules related to elected officials and Planning Commissioners.
4. There are changes to eliminate gender specific pronouns throughout the document.
5. There are clarifications on youth employment, including driving privileges for individuals under 18 to comply with federal rules.
6. There are a few title clean ups for various positions adding "City" in front of some positions or inserting the official title.
7. There is some clarification on employees using their own personal phones for city purposes and any reimbursement for that if they are required to have a phone for their positions. The clarification allows the Mayor to set the amount of money they are reimbursed monthly.

8. A few provisions have been relocated into new areas of the policy or some provisions have been eliminated when there was duplication of information.
9. There are some clarifications on probation time for employees.
10. There are some provisions added for nursing mothers to comply with federal standards.
11. There are some provisions added related to employee break time and the appropriate time tracking during lunch hours.
12. There are some clarifications on compensatory time earned by employees who use that option instead of overtime as allowed under federal rules.
13. There are some provisions added to reference the URS rules and procedures.
14. The 401(k) policy is amended to continue to allow for employees to utilize the 401(k)-loan program, but establishing the ICMA's program as the policy which must be followed for the loans.
15. There is the codification of the Employee Pool Pass policy.
16. There are some clarifications on reimbursement for the use of private vehicles to attend work functions and training. Employees will be entitled to ½ the IRS rate if they chose to take their private vehicle, usually so family can attend with them and drive the personal vehicle while the employee is in training.
17. Provisions have been added relating to the employees and their years of service, including other recognitions and awards given out by the City.
18. There are sections added on youth safety.

Many of the above changes are required by the Utah Retirement System, or the Federal Rules. Some of these changes are recommended written declarations of the current unwritten policies of the City and we felt it was appropriate to write them down for clarification to the employees and Council. Staff recommends adoption of these changes.

City Treasurer Jones reviewed the staff memo; she and City Manager/Attorney Call facilitated discussion regarding the changes to ensure the Council's understanding of the proposal.

Council Member Cevering motioned to approve Ordinance 2019-19 amending the North Ogden City Employee Personnel Policy. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously

LEGISLATIVE ITEMS

4. PUBLIC COMMENTS

Brenda Ashdown, 193 E. Pleasant View Drive, stated that she has looked at the City's new website and thinks it is great and much easier to navigate. The only thing she feels is lacking is a community page that provides general information about things happening in the community. She then stated that the parking lot outside the City Hall is very dark at night and she asked that lighting be added. She concluded that the City does offer a guest wi-fi connection, but it is password protected or locked and she asked that the password be made public.

Lex Shaw, 2085 N. 750 E., stated he is concerned about the new policy governing the size of an accessory structure over 600 square feet. He has a half-acre lot and according to the City's ordinance, he would be required to build his accessory building with a setback of 40 feet from the neighbor's lot. He asked if there is an opportunity to consider each accessory building applicant on a case-by-case basis rather than imposing a blanket regulation for all property in the City. He wants to build a structure that is large enough to park his recreational vehicles there, but the ordinance is making that difficult for him to do.

Lisa Arner, 3673 N. 800 E., stated that it is very hard to figure out how to turn the lights on at the City's tennis courts; she recommended that signage be placed to explain the hours of operation for the lights and how to turn the lights on and off.

Blake Cevering stated that last week in the City Council meeting a candidate for the position of the two-year City Council seat asked him to recuse himself from the vote on the regional detention basin project. The following day he spent some time talking with City Manager/Attorney Call about when it is appropriate for a Council Member to recuse themselves from discussing or voting on an item and he wanted to provide clarification to the group and to those listening to the meeting regarding the instances when it would be appropriate for him to recuse himself. As a realtor by profession, there are three times when he should recuse himself: if he were pursuing development of a property that he owned and he stood to benefit personally; if the brokerage company that he works with were building a development; and/or if a family member were working on a development in the City. He stated that agenda item five relates to property owned by his family and he is being very careful to make sure that he does not cross a line by participating in discussion of the matter.

Council Member Turner stated that while it may appear to be in an individual's best interest to recuse themselves from voting on an item, oftentimes it is legal for them to participate so long as they disclose any professional relationship, they have in the City that could appear to be a conflict of interest. Mr. Call stated that typically, if an elected

official stands to personally benefit from a project, they should recuse themselves from discussion or voting, but elected officials should also disclose any holdings in the City outside of their personal property to make public any potential conflict of interest. If an elected official will not directly benefit from a project, it is up to them to determine whether to recuse themselves from participating in discussion or voting on a matter.

5. DISCUSSION ON FUTURE OF 1700 NORTH AREA

a. DISCUSSION ON VILLAGE AT PROMINENCE POINT COMMERCIAL CORNER ELEVATIONS/SITE PLAN

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, land use text amendments, and development agreements. 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, require compatibility with the general plan and existing codes.

An application has been received to build a 7-Eleven convenience store at the northwest corner of 1700 North and Washington Boulevard.

The land use authority for commercial site plans in the VPP-MPC zone is the City Council with a recommendation from the Planning Commission. A companion subdivision application has yet to be received.

A Technical Review Committee meeting was held on August 12, 2019.

A previous amendment to the Village at Prominence Point added gas stations as an allowed use.

The applicant is requesting a concept review to determine if the submitted design is acceptable or not prior to spending additional money on detailed design.

Attached is the submitted concept plan and building elevations.

Staff has suggested this review to compare the original concept design for the entryway building at this intersection. The development agreement has aspirational drawings for this corner. A comparison shows that the submitted application is a single-story building and does not have access from Washington Boulevard.

The development agreement envisioned that "The City envisions that the Commercial Development will be the southerly entrance to North Ogden with a prominent "gateway

building” at the northwest corner of 1700 N and Washington Blvd.” The concept shows this building to be a statement building at the entryway to the city. It is two stories and is oriented to Washington Boulevard.

The following MPC standards that will likely need design modifications are:

- Building facades should comprise 65% of the frontage facing Washington Blvd.
 - Analysis: 146 feet of frontage; building length is 70 feet or 48%.
- The entrances of all retail uses shall always front onto major streets.
 - Analysis: The front entrance is on the
 - west of the building and does not face Washington Boulevard.
- Commercial buildings shall be designed with ground floor architectural distinction/separation in order to enhance street activity and walkability. All buildings shall have expansive windows, balconies, bay and/or box windows, terraces, or other design features which are oriented to the street, or other people spaces. Windows shall make up at least 50% of street-facing facades on the first story of commercial developments.

CONFORMANCE WITH THE GENERAL PLAN

In addition to the development agreement the General Plan should be considered as part of this deliberation.

The General Plan map shows this property in the Southtown area with two land use designations, i.e., Mixed Use and Main Street Commercial.

Mixed Use – development areas that combine residential, commercial and/or office uses.

Main Street Commercial – commercial or mixed-use commercial uses with a direct orientation to the street/sidewalk. These uses should have little or no setback from the public right of way.

Southtown Goals

- Create design features that announce you have arrived in North Ogden.
- Provide a support function to the Downtown.
- Revitalize the North Ogden plaza in the Kirt’s area.

Goal # 1- Create design features that announce you have arrived in North Ogden.

Strategies:

- Consider additional height requirements in strategic locations, such as the corners that intersect Washington Boulevard.
- Corner towers could create a recognizable theme that ties in with the Downtown.
- Larger corner plazas with distinctive features such as artistic signs could create a gateway effect for North Ogden.
- Work with UDOT to change the street cross section and improve pedestrian street crossings to include reduced speeds, traffic calming such as medians, on-street parking, and landscaped bulb outs.

- Change the streetscape with widened sidewalks, street trees, and specialty cut-off lighting.
- Address signage to improve appearance and create distinctiveness from standard suburban strip mall type development.
- Consider the Cannery architectural style as a possible theme to reinforce in the area.

Goal # 2 - Provide a support function to the Downtown.

Strategies:

- Promote mixed use housing concepts that add quality developments to the area and provide more rooftops to support business.

The memo offered the following summary of Land Use Authority considerations:

- Is the design consistent with the MPC zone and development agreement?
- Which standards, if any should be modified through a development agreement amendment?
- Which sign standards should be used; is the sign plan acceptable?
- Is the proposal consistent with the General Plan?

The memo concluded staff recommends the Planning Commission and City Council should weigh these two contrasting designs along with the General Plan to determine if the submitted application is acceptable.

Mr. Scott reviewed his staff memo and discussed the process an applicant must follow when pursuing a commercial project within the Village at Prominence Point project area. He presented the building elevations that have been provided for the proposed 7-Eleven convenience store.

Mr. Call indicated the applicant is present and it may be helpful to allow him to provide the group with information about the proposed project.

Ryan Forsyth, C&N North Ogden, reviewed the elevations for the proposed project, but noted they are very preliminary in nature and have been taken from a project he is working on in Taylorsville. He understands the thorough design process he will be required to follow in order to gain City approval of this project. He discussed 7-Eleven's progressive business model and noted that he has heard concerns that the City may not be accepting of that model at one of the main entrances to the City; he did not want to spend too much time and money on the conceptual design if the City has no appetite for the project. He noted that he built the Beans and Brews building in North Ogden and he will use the same materials on the 7-Eleven project if approved; 7-Eleven is willing to accommodate the architectural features required by the City as long as they are financially feasible and safe. One concern they have expressed is allowing an entrance right onto Washington Boulevard; this is based on the fact that the store will be open 24-hours and creating multiple entrances can result in safety concerns. They would prefer a

faux entrance on Washington Boulevard in order to preserve the main entrance as highlighted on the conceptual design. He then noted that it would not be feasible to construct a two-story building on the site, but the building height can be increased and faux windows included at higher levels to ensure that the building complies with the City's design standards. He then discussed historical discussions about the overall concept for the Village at Prominence Point project, which included a convenience store at the corner of Washington Boulevard and 1700 North, but noted that at this point he just needs to know if the City will support this project.

Mr. Call then reviewed the site plan included in the development agreement for Village at Prominence Point; he highlighted the convenience store with an island with fuel pumps in the rear of the store. It is now the Commission's and Council's job to reconcile this site plan with other exhibits in the development agreement in order to give the applicant some feedback regarding whether the use will be allowed.

Council Member Turner stated he is not opposed to the use and is willing to negotiate with the applicant to ensure the design of the project complies with architectural standards and contributes to creating a pleasing entrance to the City. Council Member Barker stated that he is also not opposed to the use, but he would be concerned about creating a faux entrance on Washington Boulevard; as a Fire Marshall, he receives calls about locked doors in businesses that are supposed to be open 24 hours per day. He would advise against multiple entrances on the building and he believes that the entrance should face to the west. This led to additional review of the site plan in the development agreement and discussion about the proper location of the entrance to the building. The entrance location is restricted to Utah Department of Transportation (UDOT) regulations (as Washington Boulevard is a State road) as well as utility easements in the area. Mr. Scott advised that the reason for requiring an entrance onto Washington Boulevard is to encourage walkability of the City's main commercial corridor; elimination of such entrances will greatly hinder walkability. Planning Commission Vice-Chairman Mason noted that walkability was identified as a priority after a public survey regarding the residents' desires for the downtown area. This led to philosophical discussion and debate among the group regarding the types of architecture that contribute to walkability and success of a business. Mr. Forsyth stated that commercial businesses have had to conform to an auto-reliant society and while he feels walkability is important, it is also important for businesses to be able to compete in the market and be successful.

Commissioner Lunt stated that he feels the design of the building must be addressed; in the conceptual renderings, it is a simple square brick building and that does not serve as a quality gateway building for the City. He is not opposed to the use, but the design must be improved. Mr. Forsyth stated he is simply looking for feedback from the group regarding requirements for the design. This led to high level discussion among the group regarding their desires for the development of the corner; Mr. Scott stated that the City's MPC zone allows for modifications to a building design, but the applicant is required to develop their proposal and identify standards they do not meet. The Planning

Commission and City Council have the ability to deliberate the proposed modifications and determine if they are appropriate. The group ultimately concluded to communicate to Mr. Forsyth their support for a design similar to a rendering presented by Mr. Call of a convenience store that is currently located in Logan, Utah.

Council Member Swanson asked what will become of the existing 7-Eleven store on 2600 North and Washington Boulevard. Mr. Forsyth stated he hopes the two stores can co-exist; he noted the franchisee is present tonight and can address that issue if the group wishes. The franchisee, no name provided, offered his suggestions for the design of the new store; it can be designed to create a 'statement look', but the design needs to be completed in a way to make the store visible to motorists. He added that a second door can be added that is locked from the outside, but can be used to exit the building in an emergency situation. Mr. Forsyth stated that is an issue that can be discussed further, but allowing multiple points of ingress and egress create a safety issue for the single employee that staffs the store during overnight hours. Vice-Chairman Mason stated that if a door is not an option, a faux door or a door façade is an option. A similar feature was requested for the auto parts store on 2600 North, but that request was not pursued. However, the side face of that store was wrapped and the design was improved.

Finance Director Nelson stated that while walkability was a desire for business areas along Washington Boulevard, the uses that have been approved are truly auto oriented and do not promote walkability. If walkability is not a true priority, the City should not pretend to be creating a walkable corridor. Instead, he would recommend developing an auto-oriented corridor with high quality design that suits the purpose. Mr. Forsyth agreed; any pedestrian oriented development must be directly connected to a neighborhood. According to urban planning guidelines, smaller developments will serve individual neighborhoods and larger hubs will serve larger areas of the City. The commercial frontage in the Village at Prominence Point project is just 2.5 acres and that is not large enough to serve as a walkable development for the entire City. Rather, the commercial uses should be geared towards the residents living in the developments directly to the west. He stated he understands the need to create a high-quality design for the City's entrance and he will work to that end; however, he will keep in mind the size and scope of the project and work to keep the development on a smaller scale. Vice-Chairman Mason agreed that the area is largely auto-oriented, but the City enacted a regulation to promote walkability in the area and enforcement of that regulation must start somewhere.

Council Member Swanson noted that he is not enamored with the use; from the moment he heard the idea of building a 7-Eleven on the corner, he was struck by the fact that this type of project was not what was envisioned as the City negotiated the development agreement for Village at Prominence Point. He stated he is not making a definitive decision right now, but he feels there is a lot of work to be done to make it something he can support. Mr. Forsyth stated he appreciates that feedback and he feels he has enough information and direction to proceed with a formal design for the project. He will work with staff to determine what modifications to the MPC zone he will be pursuing. He

asked the group to consider that he has made a great investment in the City and he would pursue a quality development on this site as well.

b. DISCUSSION ON PROPERTY SOUTH OF 1700 NORTH

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. 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, require compatibility with the general plan and existing codes.

A property owner who owns the southwest corner of 1700 North and Washington Boulevard has approached the City regarding whether or not this property would be approved for building storage units. City Staff felt it was appropriate to spend some time discussing this area of North Ogden, so staff have some guidance as to what information to pass along to the landowners, and prospective buyers.

This property has not been annexed into the City yet, but is inside of the annexation declaration for North Ogden City. The general plan has identified this property as Mixed Use Multi-Family/Commercial with some low density residential on the western edge. The specific area we are focusing on was not 5. Page 157 assigned a specific type of use so this discussion is hopefully to focus on the type of things the Planning Commission might recommend to the Council as they look at this property.

The memo offered the following summary of potential Planning Commission consideration(s):

- What uses or types of uses does the Planning Commission want to see in the area south of 1700 N. and west of Washington Boulevard?

The General Plan provides general guidance for this area, but not a specific recommendation.

CONDITIONS OF APPROVAL: No approval is required at this time.

Staff recommends the Planning Commission review this and consider a recommendation to the property owners on what types of uses they would support.

Mr. Scott reviewed the staff memo and facilitated discussion among the group about a request he has received from Jerry Cevering regarding potential suitable uses for the property he owns in the area south of 1700 North and west of Washington Boulevard. Mr. Cevering is interested in pursuing construction of a storage unit development, but that use is currently not allowed in the City's land use code.

Mr. Cevering stated that the parcel he owns is six-acres in size and he would like to pursue a high-quality storage unit facility on the property; this will include climate-controlled units as well as traditional unit. Mr. Scott noted the Cevering property has not yet been annexed into the City; if annexation were pursued, the City will have control of design and allowed uses on the property. Mr. Cevering stated he is hoping to receive some form of support for this type of project so that he can proceed with a feasibility study for the proposal.

Vice-Chairman Mason stated the Commission discussed this matter at length with Mr. Cevering. Initially, he felt that storage units should not be an allowed use because of their appearance; he especially felt that they should not be allowed at the entrance to the City. However, after discussing the concept for the project and the difference between climate-controlled units and traditional units, the Commission's feelings about the use softened somewhat; this was based on providing appropriate frontage that is aesthetically pleasing on Washington Boulevard and 1700 North. Mr. Cevering stated that the storage unit portion of the development would not start until at least 500 feet west of Washington Boulevard. He has been approached by someone who is interested in developing a business/office complex on the actual corner of the property. He used the aid of an aerial image to orient the group to the proposed location of the storage units and the location of the potential future office building.

The group engaged in high level discussion regarding the plans for future expansion of the Village at Prominence Point project, the future uses of other undeveloped properties, and how that development relates to the Cevering property.

Council Member Swanson stated he is not sure how the Council can give some sort of indication that they would be willing to consider this project when storage units are not a permitted use and the property has not yet been annexed into the City. Mr. Cevering stated he does not want approval from the Council, but he is trying to get a feel for the Council's position before spending upwards of \$10,000 on a feasibility study and other work needed to pursue the project. Mr. Scott added that at the time the annexation is considered, the Council will also determine the zoning for the annexed parcel; if the Council were to determine they were comfortable allowing storage units as a conditional use, an ordinance for that use could be processed concurrent with the annexation. Council Member Swanson stated he is uncomfortable communicating any level of support before the Council has had a discussion about whether storage units should be allowed as a conditional use. He asked what steps would need to be taken to consider whether storage units should be a conditional use. Mr. Call stated the matter could be referred to the Planning Commission for them to provide the Council with a recommendation regarding the zones in which storage units may be an acceptable conditional use. After brief high level discussion, the Council concluded to refer the item to the Planning Commission.

6. DISCUSSION ON NORTH OGDEN CITY CODE REWRITE PROJECT

City Manager/Attorney Call provided the group with an update regarding the Code rewrite project; after a request for proposals (RFP) process, no one group responded and indicated their ability to rewrite the entire Code. Therefore, one group was selected to work on chapters one through ten, which is everything but the City's Land Use Code. Their work should take about nine months. For the Land Use Code, a separate RFP has been published and he is waiting to receive responses.

7. DISCUSSION ON HOUSING TYPES COMPARISON

Associate Planner Bell used the aid of a PowerPoint presentation to facilitate a discussion regarding a comparison of housing types; this information is intended to inform the City's future plans relative to areas of the City in which certain housing types will be allowed in order to conform with moderate income housing mandates. There is a broad spectrum of housing types ranging from the Palace at Versailles to tiny homes; there are several housing types in between, including:

Accessory dwelling units (ADUs):

- Lot size range (feet): For each dwelling, about 18 wide by 80 deep up to about 30 wide by 120 deep.
- Height: 2 to 3.5 stories.
- Resultant density range: About 15 to 30 dwelling units per acre (variations are higher).
- Building type: A dwelling unit that is secondary to the primary building.
- Height: One to two stories.
- Resultant density range: About 15 dwelling units per acre for the average 5,000-square foot lot, including the primary structure. This will vary largely based on the size of the single-family lot. The density information is provided but typically, an ADU is not counted toward the density maximum.
- Variations:
 - Detached ADU: A structure completely separate from the primary building, including detached garage conversions or additions.
 - Attached ADU: An addition to the primary building outside of the original building's footprint.
 - Internal ADU: Conversion of a part of the primary building to an ADU.

Townhouse/rowhouses:

- Building type: An attached dwelling within an array of up to 10 total dwellings that appear as one building. Each dwelling is a walk-up unit with no other unit above, built without side setbacks, with a small dooryard at the sidewalk and a small rear yard with an attached or detached garage.

- Lot size range (feet): For each dwelling, about 18 wide by 80 deep up to about 30 wide x 120 deep.
- Height: 2 to 3.5 stories.
- Resultant density range: About 15 to 30 dwelling units per acre (variations are higher).

Small home on a small lot:

- Building type: A detached building with one dwelling on a lot that is smaller than the typical single-family lot. The house is also smaller than the typical single-family houses and has a dooryard porch providing entry to the unit from the street or a shared garden. The building has a small rear yard with uncovered parking, or an attached or detached garage accessed by a side drive or an alley.
- Lot size range (feet): About 35 wide by 80 deep up to about 50 wide by 90 deep.
- Height: 1.5 to 2.5 stories.
- Resultant density range: About 10 to 15 dwelling units per acre (variations are higher).

Cottage court:

- Building type: One lot with a group of 3 to about 10 detached buildings, each with one single-story dwelling. Each cottage fronts the shared court and has a dooryard, stoop, or porch providing entry to the unit. Cottages share side yards and usually do not have a rear yard. Each cottage has open or covered parking in an attached or detached garage accessed by a side drive or an alley.
- Lot size range (feet): About 100 wide by 120 deep up to about 200 wide by 250 deep.
- Shared court: The court is usually a garden and typically about 20-feet clear in any direction to give the garden an open feeling.
- Height: 1.5 stories*.
- Resultant density range: About 15 to 35 dwelling units per acre (variations are higher).
- Mixed-types: A few of the cottages are expanded to duplexes or triplexes, keeping the small building footprint and scale while increasing the total units on the lot.

Small multi-unit buildings (duplex to six plex); and

Mansion home apartments:

- Looks like a single-family home.
- Usually one visible entrance.
- Approximately 3-6 units.

Mr. Bell reviewed photos of each housing type and facilitated discussion among the group regarding the characteristics of each housing type; he also discussed how the different housing types can be intermixed with existing single-family homes or with one

another. He distributed a copy of the City's land use map to help the group identify areas that may be suitable for some of the different housing types that have been presented. Mr. Call added that as the General Plan Steering Committee works to make their recommendation to the Planning Commission and City Council, they will be considering options for providing areas of moderate-income housing; this can be diversified to avoid creating a large concentration of depressed housing. Identifying moderate income housing types on the General Plan or land use map will give those moving to the City an idea of what they can expect to develop around their property in the future. The current land use map only includes a 'yellow' colored land use designation, which is single-family in nature; he would prefer to amend the plan to make it more specific in identifying actual zones, such as the R-1-10 or RE-20 zones. This will help the City avoid future battles with developers if they seek to build higher density developments that have single family homes on smaller lots. Mr. Scott agreed on the importance of creating a more specific land use map to communicate to all readers how the City could look at build-out. He then shifted to discussion of the topic of infill housing; there are some smaller open spaces in existing single-family neighborhoods in the City and it is possible for the City to pursue effective development of those parcels that are in harmony with the neighborhood, but that may include different housing types that help the City satisfy the requirement of providing moderate income housing in the community. It may be appropriate to participate in a field trip to some of these areas of the City in the near future in order to give the Planning Commission and City Council a frame of reference when determining what housing types may be suitable for infill areas.

8. DISCUSSION ON GOATS AND INCREASE OF DOGS ALLOWED

Council Member Swanson referenced the discussion in which the City Council participated in recent months regarding the number of goats and dogs that should be allowed on residential properties in the City; he has conducted research regarding the matter and has found that goats are not very quiet, and it may not be appropriate to allow them in residential zones. Goats are not generally noisier than barking dogs, but they tend to make noise for a longer sustained amount of time. Mayor Chugg asked if two goats together are typically quieter than a lone goat. Council Member Swanson stated he has received differing responses to that question; he has visited properties with two pigmy goats together and they were quite noisy, and he has visited properties with just one that was very quiet. He stated that he has reached the conclusion that it may not be appropriate to allow goats on smaller residential lots in the City because that may be the same as 'opening a can of worms' the City is unprepared for. This led to discussion of the areas of the City in which goats are currently allowed and the group ultimately concluded to support Council Member Swanson's suggestion that goats not be allowed on smaller residential lots. Audience member, Brenda Ashdown, stated that she is pleased with this recommendation as she has had a next-door neighbor in the past who had goats that were very noisy and destructive.

Council Member Swanson then discussed the number of dogs allowed on a residential property; currently, the City's ordinance allows for a maximum of four pets, but no more than two dogs or two cats. There are a number of residences in the City that already have three dogs or three cats, which seems to be a very common number. His recommendation after driving through the City and visiting with various users of the dog park is that the Council amend the ordinance to allow for a maximum of four pets, but three dogs rather than two as the maximum. The Council briefly discussed this recommendation as well and concluded to support the ordinance amendment in the next business meeting.

9. **DISCUSSION ON Y2 ANALYTICS, AND POTENTIAL FOR HIRING AN OUTSIDE SURVEYING COMPANY**

Council Member Swanson stated he feels the City must rely upon statistically valid data regarding how City residents feel about certain matters, such as land use, major projects, or economic development. He stated that he would like the Council to consider awarding a contract to Y2 Analytics; they bid \$13,000 for one survey with up to 50 questions on multiple topics. He stated he feels it is necessary for the Council to rely on the voices of the community aside from just those who are in attendance at a meeting; if there is a sensitive topic, a group of people can pack a meeting to make their voice heard about that topic and sometimes the Council interprets that voice as being representative of the entire City. He stated the Council needs to do a better job of considering – in a scientifically valid way – what the feeling of the City is.

Council Member Cevering inquired as to the size of the sampling that Y2 Analytics would survey. Mr. Call stated they would survey approximately 400 residents. Council Member Swanson added the Council will have oversight of the subjects and questions that will be included in the survey. He recommended that the Council consider awarding the contract in the next month or two.

An audience member, Brenda Ashdown, stated there have already been several big decisions made by the Council in the last several months and she asked how often the Council would conduct a survey or if there are criteria that will be considered that must be met in order to trigger a survey. This led to discussion about the appropriate frequency of surveys and the types of subjects for which a survey would be more valuable. Council Member Swanson stated that he would like to proceed with awarding the contract and allocating funding and then determine the subjects that will be addressed in the survey; he would appreciate citizen input regarding the topics that they feel should be addressed in the survey.

Council Member Turner stated that he feels that a survey is valuable, but he is not in favor of spending \$13,000 for the service. He will help to write the questions, but he is not supportive of the expenditure.

10. PUBLIC COMMENTS

Charlotte Ekstrom, 955 Deer Meadows Drive, stated she likes the idea of the Y2 Analytics survey; she supports the budget allocation, but feels that the Council can take their time working with Y2 to develop survey questions that can be unbiased and generate very reliable results. Once a sufficient number of questions are written, the City could proceed with the survey, but this is not something that needs to be rushed.

Duane Richards, 139 E. Country Boy Drive, stated he lives near the Village at Prominence Point project area. He wished the Planning Commission were still present to hear his concerns about the project. He speaks to thousands of people across the country about environmental protection and the Council has a rare opportunity to ensure that open space is preserved. The Village at Prominence Point is located in an ecologically sensitive place and Coldwater Creek is being jeopardized. He is not opposed to additional development in the area, or even storage units to the south, but these projects create a lot of additional hardscape, which increases run off and erosion. This creates problems for the trout in the creek. He likes the idea of walkability and creating a gateway into the City, but he also wants responsible development moving forward. He stated he lives in a half-million dollar home that would be located less than 300 feet from the storage units and he hopes that the City will be careful in considering how different land uses interact with one another.

Heather Richards, 139 E. Country Boy Drive, stated that she wanted to talk to the Council from a mom's point of view; she is a mom and her family lives right on 1700 North. If she had known that she would eventually be living next door to such a large development, she never would have wanted to buy the home. For the last 18 years, her family lived in their starter home in Washington Terrace and it was a huge step for them to build their home in North Ogden, but 1700 North has turned into a freeway with traffic traveling at a high speed. The Police Department has placed a speed monitoring sign on the road, but she would like for the City to consider a four-way stop at the intersection near her home. If a gas station is built on the corner of 1700 North and Washington Boulevard, traffic will increase dramatically; the business would be open 24 hours, seven days a week, and that will bring a different type of traffic to her neighborhood. She is also concerned about storage units near her home after already being faced with contending with a large apartment complex. She and her neighbors are more than willing to support growth, but she hopes that the Council will consider existing residents when they are evaluating growth. She feels that 300 West should be pushed through to 1900 North to reduce traffic on 1700 North.

Sarah Haleigh, 178 W. 1875 N., stated she lives north of the Richards' who spoke before her. She is concerned about allowing a 7-Eleven project on the corner of 1700 North and Washington Boulevard; she is also opposed to a storage unit project to the south of that area. She thinks installing a four-way stop sign at the corner of 150 East and 1700 North. Regarding the number of dogs allowed, she appreciates wanting to bring the majority of

dog owners in the City into compliance with ordinances, but she disagrees that it is appropriate to increase the maximum number of dogs allowed to three because that may be just a stepping stone to further increases and she wondered when an actual cap will be established.

11. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Cevering asked Police Chief Quinney if he has considered the installation of a four-way stop at 150 East 1700 North as recommended by the Richards'. Chief Quinney answered yes and stated that it is not compliant with Utah Department of Transportation (UDOT) standards; the City cannot use a four-way stop as a speed deterrent. However, he is willing to revisit the issue and report back to the Council. Mr. Call added that cities have been sued in the past for creating four-way stops that are not warranted. He reiterated that four-way stops are not intended to be speed deterrents; rather, they are meant to facilitate cross-traffic in the most effective way possible. A resident asked if the intersection is too small for a round-a-bout, to which Mr. Call answered yes; creating a round-a-bout would require the City to take property from residents living on the corner properties at the intersection. Council Member Cevering then referenced an email that the Council received from a resident who expressed concerns regarding regulations for the City's green waste pit. He stated he sympathizes with her concerns. Mayor Chugg stated that issue was discussed in Department Head meeting today and staff is researching the issues raised by the resident.

Council Member Barker reminded the group of the home tour event being promoted by the historical society; he encouraged those in attendance to purchase their tickets and participate in the event.

Council Member Swanson stated the City is in need of a new projector for City Council meeting materials. He is also supportive of working to identify preferred zoning for future development on the City's land use map.

Chief Quinney briefly addressed the matter of increasing the maximum number of dogs allowed on a single residential property in the City; his only concern is the potential for occurrences of dog bites to increase, specifically in developments that may be more dense. Council Member Swanson asked if the Council could consider different maximums for different zones. Mr. Call answered yes, but that may take longer because it would require a recommendation from the Planning Commission. Council Member Swanson stated that he is comfortable with a longer process. Council Member Cevering added that Homeowners Associations (HOAs) typically have their own restrictions on the number of animals a resident can keep.

Mr. Call reminded the Council that the Utah League of Cities and Towns (ULCT) conference will be held next week in Salt Lake. City Recorder Spendlove will provide additional information via email.

12. ADJOURNMENT

Council Member Swanson motioned to adjourn the meeting. Council Member Cevering seconded the motion.

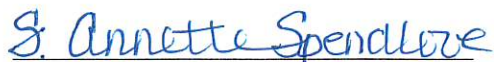
Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

The meeting adjourned at 9:04 p.m.


M. Brent Chugg, Mayor


S. Annette Spendlove, MMC
City Recorder

22 Oct 2019
Date Approved