

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
July 22, 2020**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on July 22, 2020 at 6:02 p.m. Due to Covid-19 the meeting was held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Steering Committee, posted on the bulletin board at the municipal office and posted to the Utah State Website on July 16, 2020.

MEMBERS:

Phillip Swanson, City Council Member	John Arrington - Excused
Ryan Barker, City Council Member	Julie Anderson
Don Waite, Planning Commissioner	Mark Brown
Eric Thomas, Planning Commission Chairman	Meg Sanders
Charlotte Bailey - Excused	Scott Shuman
Christina Watson	Stephanie Casey
Dan Nixon	Tim Billings - Excuse
Grant Protzman	

STAFF:

Neal Berube	Mayor
Jon Call	City Attorney/Manager
Rob Scott	Planning Director
Lynne Bexell	Administrative Assistant
Evan Nelson	Planning Dept. Head
Brandon Bell	Associate Planner

VISITORS:

There were no visitors.

Co-chair Protzman called the meeting to order at 6:02 p.m. Julie Anderson offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:

1. **Consideration to approve the May 27, 2020, and June 24, 2020, General Plan Steering Committee Meeting minutes.**

Mark Brown made a motion to approve the May 27, 2020 and June 24, 2020 General Plan Steering Committee Meeting minutes. Stefanie Casey seconded the motion.

The motion passed unanimously.

2. **Public Comments**

There were no public comments.

Julie Anderson moved to reorder the agenda to hear items five through eight at this time. Dan Nixon seconded the motion.

The motion passed unanimously.

5. **Discussion concerning operational norms for this committee**
Presenter: Grant Protzman, Co-chair

Co-Chair Protzman indicated he and Co-Chair Casey prepared a document detailing their recommended norms for the Committee. He read from the document as follows:

- If the Washington Blvd. Moratorium is accepted by the Council we must be expeditious. We suggest meeting twice a month as a full committee with added subcommittee meetings as needed.
- We suggest expanding our study of Washington Blvd to 2 blocks East and West from either Lomond View Drive or Elberta Drive South to the City limits.
- We need Minutes of our meetings out within one week to review while the meeting is still fresh on our minds.
- It would be helpful if staff could provide an Executive Summary of Meeting Packets as they are often lengthy and it is difficult to identify the real pressing issues for some members.
- Planning Commission seems to be focused on appearance, etc. Shouldn't that be after the long-range plan is in place?
- Our Committee would like to check with Jon, Rob, etc. regarding staff presentations regarding our committee before they go to Council.

The Committee discussed the work to be done during the six-month period while the Washington Boulevard Moratorium is in place. There is some uncertainty about whether the Council will approve the moratorium. Stefanie Casey stated she feels the presence of a moratorium would signal to developers or businesses that the City is working through some issues regarding the types of development projects that would be approved along Washington Boulevard. Christina Watson wondered how many businesses would be looking at coming to North Ogden in a six-month period and whether those businesses would be denied the opportunity to come to the City. Dan Nixon stated that it is his understanding that the moratorium would be on land use

adjustments, not business location. If a business were seeking to move to a building that is already established as commercial property, they would not be denied a business license in the City. Co-Chair Protzman stated the document detailing the intent of the proposed moratorium included a list of the types of land use activities that would not be considered during the moratorium.

Co-Chair Protzman stated that the matter being presented for a decision to the Council is whether to pause building any new facilities on Washington Boulevard until decisions can be made regarding how to ensure cohesive development. Eric Thomas stated he is concerned about the message that the moratorium will send to the business community. He would rather recommend that any land use applicant be required to enter into a development agreement to ensure that the City has influence over the design of the project to ensure cohesiveness.

The group then debated whether to proceed with recommending that the City Council consider the moratorium. Christina Watson wondered if now is the perfect time to consider a moratorium because so many businesses are already in a holding pattern due to COVID-19 and the City may have six months to carefully examine land use regulations along Washington Boulevard without too much pressure from the business community. Dan Nixon stated that he is a developer and he owns property that would be subject to the moratorium. If he were told that a six month hold was being placed on development of his property, he would be willing to wait, but it is helpful for developers to have a clear understanding of the defined path they must follow to secure approval of development of their property. Don Waite stated that there have been many attempts in the past at updating the General Plan for the City and these projects have taken several months. He is skeptical that the City or this group can make sweeping changes to the development standards for Washington Boulevard in just three to six months. The Planning Commission has followed the current General Plan when considering development and land use applications for the City and the Planning Commission has been frustrated that changes to development agreements for certain projects in the City have been permitted. These changes have led to frustration among the citizenry, who do not understand the processes that have been followed when considering various applications. Co-Chair Casey acknowledged the things that have occurred in the past that have led to frustrations in the City, but noted that now is the time to accept the current conditions and try to build upon or improve them. Standards need to be tightened to try to prevent similar situations from occurring in the future. Co-Chair Protzman agreed.

6. Discussion concerning initial steps for this committee

Led by: Grant Protzman, Co-chair

Co-Chair Protzman then presented a bulleted list of initial steps for the committee to take. This list was formulated by himself and Co-Chair Casey.

- What is North Ogden committed to already that cannot be changed?
- Where can we even control the items needed for Washington Blvd. issues such as walkability, streetscapes, etc.
- We need staff to help us find:
 - Village at Prominence Point Plans ... Restrictions...Original Contract...Where that project stands right now re what is approved...
 - Patriot Point Plans and commitments to date. What has been approved and what does it look like.

- Coopers Towne Plans and commitments to date. What has been approved and what does it look like.
- Information on any other developments along Washington Blvd already approved and their impact on walkability and streetscapes.

City Manager/Attorney Call noted there are no other agreements or mandates that control Washington Boulevard aside from the development agreement for the Village at Prominence Point project.

7. Discussion concerning major decisions
Led by: Grant Protzman, Co-chair

Co-Chair Casey presented a list summarizing the major decisions that his Committee must first address:

- Washington Blvd. Walkability and Streetscapes; needs **Public Input** ASAP (requires parking behind buildings)
- Problem of commuter traffic vs consumer traffic and its impact on walkability, central median, etc.

The group discussed the concept of walkability. There are many conditions along Washington Boulevard that may make it difficult to ensure development will be walkable. It may not be possible for the entire length of Washington Boulevard to be walkable, but it would be possible to focus on walkability in the main commercial areas along the road.

8. Presentation to City Council
Presenter: Grant Protzman, Co-chair

Julie Anderson then referenced the Committee's recent recommendation to the City Council regarding a moratorium. She indicated that in order to avoid the same situation that occurred last time, she would like to create a sub-committee of this Committee to develop the presentation materials.

Julie Anderson moved to create a sub-committee tasked with developing presentation materials regarding the recommendation to enact a moratorium on development along Washington Boulevard. Mark Miller seconded the motion.

The motion passed unanimously.

Co-Chair Protzman facilitated discussion regarding the appropriate membership of the sub-committee; Eric Thomas, Stefanie Casey, Julie Anderson, and Scott Shuman were selected. Co-Chair Protzman asked Stefanie Casey to chair that sub-committee.

3. Update concerning the Land Use Map
Presenter: Rob Scott, Planning Director

Planning Director Scott stated that staff is developing a document including data regarding land uses along Washington Boulevard, but they have not had time to convert that data into a map. He hopes to have that task completed within the next two weeks.

4. Discussion on transferable development rights (TDR) related to sending and receiving zones

Presenter: Jon Call, City Manager/Attorney

City Manager/Attorney noted Council Member Barker reported to the City Council regarding this item and they seemed to be in favor of implementing a TDR program in the City. He reviewed maps included in the meeting packet to identify conservation areas that are included in the future land use map. The concept is to take the density that would have otherwise been allowed in those areas and transferring it to another part of the City. The conservation areas are referred to as 'sending areas' and the group needs to determine if they support those sending areas, as well as identify 'receiving areas'. He presented a map illustrating the larger undeveloped portions of the City. There are at least four areas shown in purple that could be subdivided into smaller areas. There may also be additional properties that the group could be considered as sending and/or receiving areas. He then facilitated discussion among the group regarding appropriate receiving areas. There was a focus on rumored development projects in the City, after which Mr. Call noted there is no urgency related to this item. Julie Anderson suggested that Co-Chairs Protzman and Casey reach out to each Committee member to learn their desires or preferences for properties that should be preserved to be prepared for a more detailed discussion in the next meeting. Don Waite stated that this may not be an urgent item, but it is something that the City needs to address sooner rather than later because some of the properties included in the undeveloped purple areas identified on the map are being purchased for development purposes. Co-Chair Casey stated that she would like to address the matter soon. Don Waite stated that the Committee's thoughts can be gathered to present a TDR concept to the community for public input. Co-Chair Casey asked each Committee member to review the maps provided by Mr. Call and be prepared to provide their ideas regarding the density they are comfortable with in the undeveloped areas included on the maps. Co-Chair Protzman indicated that the Committee also consider transportation improvements that will be needed to provide adequate access to any new developments that may occur further up the hill in the City. Mr. Scott noted that developers are required to improve transportation in the area of their development to ensure adequate access. He added that the City has future transportation plans in place and it would be appropriate for the Committee to review and understand it.

9. Committee/staff/Mayor comments

Julie Anderson stated that a project is underway to install pipe near an old barn on 2600 North. There is no stormwater pollution prevention plan (SWPP) listed for the project. She would like someone from the City to talk to the company doing the project to address the matter. She then noted the existing General Plan document is very large, but much of the content is meaningless. She would like for it to be trimmed down to only include pertinent information and to make it easily readable/understandable for the average reader.

Co-Chair Protzman commented on the unique nature of North Ogden City and the reason he is participating on this committee is to help in preventing North Ogden from looking like all other cities in the nation – in a cookie cutter fashion.

Administrative Assistant Bexell asked if the moratorium recommendation will be presented to the Council next week or not until August. The Committee discussed timing of the recommendation, concluding to wait until August.

Mayor Berube complimented the Committee on the work done tonight. He noted that the task of considering the General Plan can be overwhelming, but if the Committee is able to break it down into more manageable tasks that can be prioritized, it will be easier to move forward. He thanked everyone who is willing to participate and help the City.

Council Member Barker expressed his willingness and commitment to advocate for the Committee's recommendations. He feels it is important to make improvements that will communicate to the business community that North Ogden is business friendly.

10. Adjournment

Grant Protzman made a motion to adjourn the meeting. Mark Brown seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:12 p.m.


Grant Protzman, Co-chairman
Lynne Bexell, Administrative Assistant

August 26, 2020
Date Approved