

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
June 24, 2020**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on June 24, 2020 at 6:04 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Steering Committee, posted on the bulletin board at the municipal office and posted to the Utah State Website on June 18, 2020.

MEMBERS:

Phillip Swanson, City Council Member-Excused	John Arrington
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 - Excused	Tim Billings - Excused
Grant Protzman	

STAFF:

Neal Berube	Mayor
Jon Call	City Attorney/Manager
Rob Scott	Planning Director
Lynne Bexell	Administrative Assistant
Kai Johnsen	Planning Tech
Evan Nelson	Planning Dept. Head

VISITORS:

Mayor Berube called the meeting to order at 6:04 p.m. Scott Shuman offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:

1. **Appointment of Chair and Vice Chair to the General Plan Steering Committee**
Presenter: Mayor Berube

Mayor Berube commented on the importance of the task that this Committee has been assigned. Ultimately, the recommendation that the Committee develops will be accepted or rejected by the Council. He has asked Council Member Barker to participate with this Committee to serve as a direct connection between the Committee and the City Council. He would like for the Committee to have two Co-Chair positions to serve in a leadership role and guide the work being done by the group. He summarized the responsibilities of the Co-Chair positions and noted he has asked Grant Protzman and Stefanie Casey to Co-Chair the Committee.

2. **Public Comments**

There were no public comments.

3. **Continued discussion regarding the Central Business district (CBD)**
Presenter: Rob Scott, Planning Director.

Planning Director Scott likened North Ogden to a Wyoming town called Pinedale. That community has taken steps towards creating a 'sense of place' in their downtown area and he feels that North Ogden could learn from things that worked or did not work in that community. This included things like welcome signage, architectural themes that create a community identify, and harkening to the community's history to create an experience or feeling in the downtown area. He facilitated discussion among the Committee regarding distinctive character traits that are important to them relative to creating a downtown area in North Ogden. The Committee acknowledged the need to pursue cohesiveness between the Southtown and Downtown segments of Washington Boulevard while incorporating and building upon the uses that are already established. They expressed a desire to provide gathering spaces in the downtown areas by establishing a list of uses that would support walkability and open space preservation. The most obvious place for establishing a gathering space in the downtown area of the City is 'the stump' east of the Lee's Marketplace parking lot. There is historical significance of this amenity and the Committee indicated their support for reconfiguring traffic patterns in the area and pursuing trail improvements to encourage pedestrian and bicycle activity in the area.

Discussion then shifted to future plans for the City's old public works facility property, the vacant parcel behind Café Rio, and the vacant parcel behind the America First Credit Union. Committee members participated in brainstorming of the types of uses that would be suitable for those areas, with a focus on the need for consistent design themes in future development of property in the downtown area.

Mayor Berube stated he feels the vital role of this Committee is to formulate a focused list – perhaps a top ten – of the uses that should be allowed or even pursued in the undeveloped portions of the City's downtown area.

The Committee inquired as to the types of expenses that are eligible for use of RDA funds. City Manager/Attorney Call stated that qualifying expenses are those that are defined as stimulating economic growth in the area.

In response to Mayor Berube's comments, the group continued brainstorming the types of uses that will be marketable and economically viable in North Ogden's downtown. There was continued focus on the importance of a gathering area in the downtown area, after which Mr. Scott indicated he will update the list of uses in the syllabus document responsive to the feedback provided by the Committee and bring it back to them for work to narrow the list of uses to 10. That list can then be used to perform mapping work to determine which land uses and zones should be assigned to various parcels of property in the downtown.

Co-Chair Protzman indicated that he feels the Committee needs to meet more frequently than once a month because it is very important to be prepared to resubmit a proposal to the Council to place a moratorium on development along Washington Boulevard for three months.

4. **Discussion and action to consider how to streamline a decision on vesting residential zone/densities in the City.**

City Manager/Attorney Call indicated that Council Member Barker presented the idea of vesting zoning in the City to the entire Council and they offered their support for the Committee moving forward with developing a formal proposal on vesting. The next thing for the Committee to do would be to assign a smaller group of individuals to evaluate the current zoning map and future annexation map to create a proposal for zoning vesting that will remain intact as development proposals arise in the future. The proposal created by the smaller group would be considered by the entire group before it is forwarded to the City Council.

The Committee discussed the appropriate makeup of a smaller sub-committee that should be assigned to work on a vesting proposal. They determined to ask Planning Commissioner Nancarrow to be involved. John Arrington also indicated he would be willing to participate. The group also suggested that Cristina Watson and Council Member Ekstrom be asked to participate.

5. **Discussion regarding presentation to City Council concerning a moratorium**
Presenter: Julie Anderson, Committee Member

Committee Member Anderson reported on the Council's response to the Committee's recommendation to create a moratorium on development along Washington Boulevard. She stated she feels that the Council misunderstood the intent of the recommendation and that if that recommendation is revised and better explained, it will be more easily accepted. Co-Chair Protzman agreed and Committee Member Arrington suggested that the updated proposal be presented by a staff member rather than a Committee member. City Manager/Attorney Call stated that can be problematic given that the matter that the Committee is providing a recommendation for is a legislative matter. This led to high level discussion among the Committee regarding the best way to proceed in formulating an updated recommendation regarding the proposed moratorium. The Committee acknowledged the value of the support from Council Member Barker relative to pursuing a moratorium, after which Mayor Berube

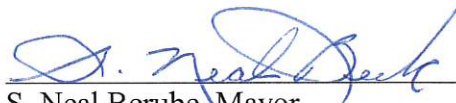
noted that he feels the entire Committee should be present the next time the recommendation is submitted to the Council.

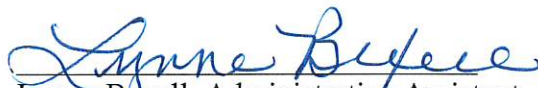
6. **Committee/staff/Mayor comments**

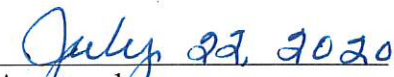
Mayor Berube thanked all Committee Members for their willingness to get involved in the betterment of their community. Getting the job done is important, but more important is doing it right.

7. **Adjournment**

Mayor Berube declared the meeting adjourned at 7:41 p.m.


S. Neal Berube, Mayor


Lynne Boxell, Administrative Assistant


Date Approved