NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
April 22, 2020

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on April 22, 2020 at 6:02 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 April 16, 2020.

MEMBERS:

Phillip Swanson, City Council Member-Excused
Ryan Barker, City Council Member-Excused
Don Waite, Planning Commissioner
Eric Thomas, Plan Commission Chair-Excused
Charlotte Bailey
Christina Watson
Dan Nixon
Grant Protzman (joined about 6:20pm)
John Arrington
Julie Anderson
Mark Brown (Joined about 6:30 pm)
Meg Sanders
Scott Shuman
Stephanie Casey
Tim Billings

STAFF:

Neal Berube	Mayor (Joined about 6:40pm)
Jon Call	City Attorney/Manager
Lynne Bexell	Administrative Assistant
Rob Scott	Planning Director
Brandon Bell	Associate Planner
Kai Johnsen	Planning Tech

VISITORS:

Tiffany Shapiro
Greg Montgomery
John Janson

City Manager/Attorney Call reported that Mayor Berube, who is also the Chair of this Committee, is unable to participate in tonight's meeting. He asked that the Committee nominate a Vice Chair to conduct the meeting.

Meg Sanders nominated Julie Anderson to serve as the Vice Chair and conduct tonight's meeting. Stefanie Casey seconded the motion. All voted in favor.

Vice Chair Anderson called the meeting to order at 6:02 p.m. She offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and Jon Call led the Pledge of Allegiance.

AGENDA:

1. Public Comments

There were no public comments.

2. Overview of Central Business District (CBD)

Planning Director Scott introduced Greg Montgomery, Ogden City Planning Manager. He noted he and Mr. Montgomery worked together at Ogden City for 18 years and during that time, the City created its Central Business District (CBD). He has invited Mr. Montgomery to provide information about the process by which the CBD was created and the purpose the CBD serves in Ogden.

Mr. Montgomery discussed his family's relationship to North Ogden and his recollection of the manner in which the City's downtown area has developed over time. The Ogden City CBD was developed to encompass the area thought of as downtown Ogden. If this Committee desires to create a CBD in North Ogden, he would suggest that the group consider the area that is most traditionally thought of as the City's downtown. This could be considered independent of zoning designations; however, he would suggest that the group consider things like walkability, transportation, and common elements. Ogden's CBD has an intensive zone and a general zone. That may not be necessary in North Ogden as the City's downtown area is not as large as Ogden's. However, it would be appropriate to consider if all CBD allowed land uses should be allowed anywhere in the CBD or only on certain parcels. The ordinances created for the CBD zone should be considered tools to enforce regulations and standards. This means that language must be clear and concise rather than arbitrary. Otherwise, landowners and developers will try to argue for things that may not have been intended for the CBD zone. He advised the Committee to envision what they want the area encompassed in the CBD to look like. Brainstorming could start from a point of looking at current uses and historical properties that residents are familiar with. Design standards could be patterned after those uses in order to provide compatibility for future development.

Mr. Montgomery then engaged in high level discussion with the group about topics such as what Ogden City learned throughout the creation of the CBD and what things they would have done differently; the pros and cons of combining several types of commercial zone into one for the purpose of development in the CBD zone; and the option of posting a pending ordinance to halt any development of property in the CBD area until after final ordinances are adopted.

Julie Anderson polled the Committee to determine if there is support for recommending a six-month moratorium on development of any property in the potential CBD area to give the City time to

develop a CBD ordinance and associated zoning regulations. The group engaged in philosophical discussion regarding the concept of a moratorium and concluded to support a recommendation to the City Council to enact a moratorium.

Grant Protzman moved to recommend to the City Council that they adopt a pending ordinance to enact a moratorium on any development on the potential CBD area. Mark Brown seconded the motion.

Mr. Scott reiterated the City is working with a consultant that is aiding the City in updating its zoning ordinances. That project could include work on a CBD and identification of the desires for continued development of downtown North Ogden. He would recommend review of the basic principles in the General Plan to inform the work to be done by this group and the consultants on development of a CBD ordinance. This led to discussion among the group about whether to recommend a moratorium to the City Council or to wait for more information from Planning staff and the consultant. The group briefly heard from a representative of the consultant group about the scope of work they are currently working under and how this current project differs from work done by the consultant in the past to update the City's General Plan.

The Committee asked City Manager/Attorney Call if they can address the City Council regarding their desires to place a moratorium on development in the City's downtown area. They suggested that Ms. Anderson and Ms. Sanders represent the Committee. Mr. Call stated that what the City would be allowed to do is adopt a temporary ordinance that would give the City six months to develop specific regulations for development in the downtown area of the City. Ms. Anderson suggested that Committee members send their suggestions to Mr. Call for the types of restrictions they would like to consider for development. Mr. Call stated that he can write a draft ordinance for the Committee to review, but he advised them to reach a consensus on the goal of the ordinance. Mr. Protzman suggested that Mr. Call pattern the temporary land use ordinance after one that Ogden City has adopted in the past when they were in this type of situation. Mr. Montgomery noted that a temporary land use ordinance should be very specific and provide landowners with direction regarding the type of development they would be allowed to pursue during the six-month period or what type of development would be prohibited.

Ms. Anderson stated that she would like to present to the City Council during their May 12 meeting. She asked Mr. Call to provide the draft temporary land use ordinance to all Committee members for their review before that meeting.

The group then engaged in high level philosophical discussion/debate of the types of regulations that should be included in the temporary land use ordinance. They also briefly focused on the purpose of this Committee at the present time and if the group will have any involvement in the process of updating City land use ordinances.

Ms. Anderson then called for a vote on the motion made to recommend consideration of a temporary land use ordinance to the City Council.

All voted in favor. The motion passed unanimously.

3. **Further discussion and review of Future Land Use from Feb 26, 2020 General Plan Steering Committee Meeting.**

City Manager/Attorney Call stated that during the last meeting, Committee members had the opportunity to prepare maps illustrating their desires for General Plan amendments. He presented the map and discussed some commonalities between the maps. Ms. Anderson suggested that an overlay of the different maps be created and sent to all Committee members for further review. Mr. Call stated he can provide that type of document and stated that it would be helpful for the group to reach a consensus on how they would like to proceed with developing a proposed future land use map that could eventually be presented to the City Council, if that is a goal the Committee would like to pursue. The Committee stated they would like to look at a document identifying commonalities before proceeding with determining the goals for the land use map.

4. **Committee/staff/Mayor comments**

Several Committee members commented on the importance of this group for communicating the desires of the community to the City Council relative to continued development activities in North Ogden.

There was a brief discussion about the current COVID-19 pandemic and different ideas about the manner in which this crisis will change the local and national economy in the long term. Mayor Berube stated that many things will likely change and he is supportive of considering amendments to the General Plan that are rooted in reality.

5. **Adjournment**

Mark Brown made a motion to adjourn the meeting. Meg Sanders seconded the motion.

The motion passed unanimously.

The meeting adjourned at 7:46 p.m.

S. Neal Berube, Mayor

Lynne Bexell, Administrative Assistant

May 27, 2020
Date Approved