

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
January 29, 2020**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on January 29, 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 Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on January 24, 2020.

MEMBERS:

Christian George - Excused	Robert Bolar - Excused
Dan Nixon (arrived 6:25 pm)	Susannah Burt - Excused
Dave Gordon - Excused	Stephanie Casey
Don Waite, Planning Commissioner	Julie Anderson (arrived 6:10 pm)
Eric Thomas, Planning Commission Chairman	Meg Sanders (arrived 6:10 pm)
Grant Protzman	Mark Brown - Excused
Ryan Barker, City Council Member - Excused	Charlotte Bailey - Excused
Phillip Swanson, City Council Member - Excused	Bruce Christensen

STAFF:

Neal Berube	Mayor
Jon Call	City Attorney/Manager
Rob Scott	City Planner
Lynne Bexell	Administrative Assistant
Kai Johnsen	Planning Tech

VISITORS:

Christina Watson
Scott Shuman

Mayor Berube called the meeting to order at 6:02 p.m. Mayor Berube offered a thought to open the meeting. He also led the group in the Pledge of Allegiance.

AGENDA:

1. Public Comments

There were no public comments.

3. Discussion concerning the direction for the General Plan Steering Committee

Mayor Berube stated he has read the General Plan that was most recently updated in 2015 and he thinks it is a good document, but for future revisions he would like to simplify the document so that it is easier for citizens to understand and in order for it to serve as a guiding document for the Planning Commission and City Council as they consider land use actions. It is important for the Committee to recommend that the General Plan is a living document and can be adjusted responsive to needs of the community.

City Manager/Attorney stated that this group has talked about two concepts in the past that have also been discussed with the City Council; this includes the idea of transferrable development rights (TDR) to achieve preservation of green or open space in the City. For a TDR program to work, it is necessary to identify the locations of the City where increased density is allowed and those areas of the City that should be preserved as open space as a result of a TDR action. Another option for preserving open space is the idea of a conservation easement that can be recorded against a property to ensure future preservation.

The group engaged in high level discussion about the two concepts raised by Mr. Call and indicated they are willing to consider and explore both concepts to determine if they are appropriate for the City.

Several members of the group communicated they feel that it is necessary for the General Plan to represent the desires of the community. There is a great desire to preserve open space and reduce density of new housing developments that continue to be proposed. Meg Sanders stated that she feels that members of the Planning Commission and City Council have ignored the requests made by residents to deny high density projects that are eliminating green space in the community. Planning Commissioners Thomas and Waite indicated that the Planning Commission does not have the ability to deny a project that complies with City ordinances or conforms with the General Plan. The Council has greater discretion when assigning zoning. Mayor Berube stated that it seems that the City has gotten into the habit of rezoning properties as requested and he would like for the General Plan to be updated to be reflective of the desires of the community in order to guide the Council as they are considering zone change actions.

Grant Protzman stated that his concern has been that some projects that have been built in the City do not comply with the approvals that were granted by the City Council. The developer of the Village at Prominence Point project has requested several amendments to his development agreement and the Council felt they had no choice but to approve those changes. He would like for developers to be held to the approvals they have been granted. Stefanie Casey agreed, but added that project approvals must be realistic. If the market changes drastically and certain business models are no longer viable, it is appropriate to consider adjustments rather than force a developer to stick to a project that will never come to fruition.

The group then engaged in philosophical discussion and debate about the level of detail appropriate for the plan and how restrictive the document should be.

There was a break in discussion to allow for action on the minutes listed on the agenda.

2. Minutes Consideration

- a. Consideration to approve the August 28, 2019, general Plan Steering Committee Meeting minutes
- b. Consideration to approve the October 23, 2019, General Plan Steering Committee Meeting minutes

Grant Protzman made a motion to approve the minutes. Eric Thomas seconded the motion.

The motion passed unanimously.

Discussion regarding the direction the Committee would like to take then resumed.

Grant Protzman moved that the Committee proceed in examining undeveloped parcels in the City and update the General Plan Map to appropriate future land use recommendations. Additionally, the General Plan document will be improved to include substance and enforcement capabilities. Bruce Christensen seconded the motion.

Mr. Call stated it is important for the group to understand that no other community in the State has considered adoption of a General Plan that includes language indicating that development rights are vested based upon the implications of the General Plan. He is unsure that such a plan in North Ogden will be successful, but he understands the group's desire to improve the substance and enforcement options for the document. Mr. Thomas indicated that other cities have done something similar in regard to providing vesting rights based up on General Plan directives. Syracuse City requires a formal application for a General Plan text or map change if a property owner wants to pursue development that is not in line with their General Plan. They have a closure period for the Plan as well and this requires some applicants to wait to apply for an amendment. This creates an additional step in a rezone process that applicants would pursue. The group discussed whether vesting rights are appropriate for the General Plan. Mayor Berube stated he would rather use language indicating that the General Plan will be more substantive than indicate that adoption of the Plan will provide vesting rights for property owners. The group agreed.

Mayor Berube called for a vote on the motion offered by Mr. Protzman and seconded by Mr. Christensen.

All voted in favor; the motion carried unanimously.

4. Discussion concerning Central Business District (CBD)

Planning Director Scott provided the group with information and documentation regarding the idea of creating a Central Business District (CBD) for downtown North Ogden. This is a tool that can be used to accomplish future development goals for downtown and to ensure sustainability of development. He reviewed a map to illustrate the portion of the City that he would envision making up the CBD for North Ogden. This area is already comprised of several different zoning types. The City is working with a consultant on revising the City's zoning ordinances it is an option to utilize that consultant to create zoning guidelines for a CBD zone in the City. This would include development and design standards. He referenced a CBD zone that has been in place in Ogden City for several decades and it includes minimum design standards and guidance regarding allowed uses in the zone. He facilitated a high-level review of the zoning ordinance and focused on the language that could be paralleled for a CBD in North Ogden. He then stated that aside from the CBD zone, he would recommend a neighborhood commercial/convenience zone be created for areas outside of downtown North Ogden. This could allow for smaller business uses that could provide convenient access to goods for residents living further distances from the CBD. He stated that is something the group can consider as they proceed with updates to the General Plan.

The group then discussed the concept of creating a CBD zone for North Ogden. There was also a brief focus on the concept of a neighborhood commercial zone, with several members expressing support for that type of land use. Dan Nixon stated he feels it is necessary to consider General Plan amendments as quickly as possible. There have been development concepts presented for areas of the City, but they were killed because the General Plan or zoning ordinances were not flexible enough. The economy is thriving right now and it is necessary to consider code amendments to allow for developers to capitalize on good market conditions while providing projects that can benefit the entire community.

5. Public comments

Christina Watson stated that from a citizen's perspective, when the City is considering zone changes for which citizen notification is required, the City should take care of that notification in the discussion phase of a zone change or rezone rather than after decisions have been made. This would give citizens the ability to provide input early in the process. Many people may disregard a general notice about something in the City, but when it directly impacts their own property, they care and they want to voice their opinion. She stated that it is important to communicate General Plan changes to the entire community so that they understand that potential changes could have an impact them on the future.

The group discussed notification practices and suggested that information be provided in person to property owners as well as through the City website and various social media channels.

6. Committee/staff/Mayor comments

Mr. Call asked for direction from the Committee regarding the subjects they would like to discuss and work on over the course of future meetings. Mr. Thomas suggested that each Committee

member familiarize themselves with the current General Plan and land use implications. He also suggested that they read through zoning ordinances in order to participate in discussions about the appropriate locations for different zoning designations.

Mayor Berube noted the next Committee meeting will be scheduled in April; notification will be provided to Committee members.

7. Adjournment

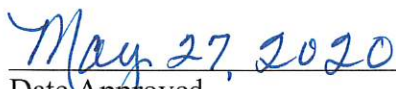
Julie Anderson made a motion to adjourn the meeting. Meg Sanders seconded the motion.

The motion passed unanimously.

The meeting adjourned at 7:29 p.m.


S. Neal Berube, Mayor


Lynne Bexell, Administrative Assistant


Date Approved