

Minutes of the regular work session of the Ogden City Planning Commission meeting held March 20, 2024. Meeting was conducted by Chair Sandau and began at 5:35pm.

Members Present: Jenny Sandau, Chair  
Cathy Blaisdell, Vice-Chair  
Jordan Aaberg  
Andrey Akhmedov  
Mandy Shale  
Jeremy Shinoda  
Rick Southwick

Members Excused: Rick Safsten  
Michelle Williams

Staff Present: Barton Brierley, Planning Manager (*via zoom*)  
Joseph Simpson, Deputy Planning Manager  
Brandon Rypien, Sr. Planner  
Marqae Martinson, Administrative Assistant II  
James Tanner, Assistant City Attorney (*via zoom*)  
Damen Burnham, Economic Development Manager

1. Discussion of General Plan Update
  - a. Objectives
  - b. Community Engagement Plan
2. Discussion of Ogden Bend Master Plan amendment

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#### **Welcome New Commissioner**

Chair Sandau welcomed new commissioner, Andrey Akhmedov, who introduced himself.

#### **Discussion of General Plan Update**

Mr. Rypien introduced Christy Oostema Brown, of the consultant team with Logan Simpson. He expressed the importance of the Planning Commission's role in the general plan, Plan Ogden. He explained how Zone Ogden and Plan Ogden will work together and reviewed the phases and timeframes that the work will take place, with the phases being management and outreach, plan foundation, visioning, draft plan development and plan approval. The actual development of the General Plan will occur between December 2024 and December 2025. Mr. Rypien expressed that there will be several workshops, questionnaires, and community outreach opportunities. Discussion continued among the commission regarding different community outreach methods. Mr. Rypien explained that a general plan guides the city's growth and Plan Ogden will be planned out to 2050. He indicated that it should address transportation, sufficient water, and housing.

Commissioner Shinoda expressed concern regarding the software that will be used for the surveys and to ensure that the data can be segmented. Ms. Oostema Brown responded that the software to be used has the capability to sort out demographics. Mr. Rypien presented an example of what the Plan Ogden website will look like, as well as its functionalities,

including tracking and maps showing where participation in surveys is throughout the city. Commissioner Southwick asked how Plan Ogden incorporates with the existing general plan. Mr. Rypien explained that the existing general plan will be reviewed to see what was accomplished from it and each element of it will be updated into the new general plan.

Ms. Oostema Brown introduced the Plan Ogden brand and possible taglines. Discussion continued about potential challenges that the commission envisions for the city, which included car optional communities, housing, redevelopment, upkeep of infrastructure, and more. They also discussed their visions of what Ogden will be known for in 20 years. Statements included: good education; being the best City in the west to live, work, learn and play; most economically diverse, vibrancy, and thriving arts and culture. Ms. Oostema Brown reviewed the next steps and stated that the public engagement plan will be finalized in April. Commissioner Blaisdell asked where the neighborhood plans would fit into Plan Ogden. Mr. Rypien indicated that different options are being considered including the possibilities of reducing the number of areas, having their own section within the plan, or redrawing areas. Mr. Simpson added that many of the community plans are outdated while many others do not have a plan established. Mr. Rypien also indicated that other plans, including corridor plans, will need to be addressed and the general plan process provides an opportunity to look at the entire city. Conversation continued regarding implementing a safety plan as well as the financial benefits of the Plan Ogden and being able to utilize it when establishing zones and uses throughout the city.

Commissioner Akhmedov asked if there are examples available of other cities going through the same process. Mr. Rypien indicated that he went through a similar process with Layton City and briefly explained that process and the outcomes of it. Ms. Oostema Brown added examples of Salt Lake City. Mr. Simpson said that Logan Simpson provided a list of general plans they had made and that he was very impressed with how easy it was to navigate them.

### **Ogden Bend Master Plan Amendment**

Mr. Brierley presented that the plan area is between Wall Avenue and Washington Boulevard and 18<sup>th</sup> and 20<sup>th</sup> Streets. Referring to the prior Planning Commission meeting, he reviewed the three main questions the commission wished to discuss which were river access and protection, ownership, and properties to the north. Mr. Brierley indicated that the plan would include expanding the trail to the north side of the river, providing trails on both sides. It would also include bridges and the addition of a route to be able to get back on the trail from Wall Avenue. He reviewed the flood map, pointing out the floodplain and floodway, and expressed the importance of the river path for pedestrians, bikes, and maintenance. Mr. Brierley explained that there are currently no setbacks in the MU zone and in the floodway, you can't build if you're going to increase the flood water level in the floodway. Possible options presented were to require a 10-foot-wide path on both sides of the river, specify that there is no construction allowed in the floodway, or the addition of five feet to the floodway. Commissioner Southwick expressed concern to make sure that recommendations get put into code. Conversation continued among the commissioners about requirements for providing access to the trail and other building restrictions.

Concerning ownership housing, Mr. Brierley referred to the proposed plan and stated that it would be possible to make a requirement that the cottage areas be platted for individual ownership. He reviewed the plan and discussion continued among the commission regarding the proposal and possible other layouts, particularly green space. Mr. Burnham explained that the RDA has invested a significant amount of money into the area and is looking at land to incentivize creating a neighborhood. He reviewed the history of the area and explained the vision and goals for it. Commissioner Southwick expressed concern about more apartments in the area and discussion continued regarding cost efficiency of building single family homes. Mr. Brierley explained that the Commission will be deciding on approval of the master plan change and the code text amendment, that accompanies it, at their next regular meeting. Commissioners expressed concern regarding open space, and the financial cost required to develop the open space, to ensure it does not sit vacant. Mr. Brierley addressed the properties to the north of the river that are outside of the mixed-use area and presented options for those lots and the possibility of including those lots in the project master plan.

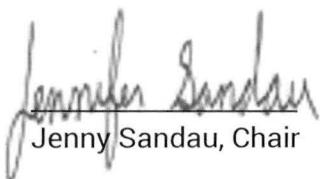
Mr. Brierley then reviewed items for the upcoming April meeting of the Planning Commission.

There being no additional business before the Commission, the meeting was adjourned at 7:38pm.

Respectfully submitted,

Marqae Martinson, Administrative Assistant II

Approved: 4/3/2024  
(date)



Jenny Sandau, Chair