



PLANNING COMMISSION MEETING

SEPTEMBER 04, 2024 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/85843854892>

Webinar ID: 858 4385 4892

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Chairman Thomas

Invocation or Thought: Commissioner Bailey

Pledge of Allegiance: Vice Chairman Mason

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the August 21, 2024, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

LEGISLATIVE ITEMS

4. Public comments for items not on the agenda*
5. ANX 2024-01 Consideration and action on a legislative application to annex property at approximately 1661 North Washington Boulevard and zone the property Multi-family Residential (R-4)
Presenter: Scott Hess, Community and Economic Development Director
6. Public Comments*
7. Remarks - Planning Commissioners
8. Report - Community and Economic Development Director
9. Remarks - City Manager/Attorney
10. Adjournment

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 30th day of August, 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2024 meeting schedule was also provided to the Standard Examiner on December 13, 2023. Rian Santoro, City Recorder

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.



**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES**

August 21, 2024

The North Ogden Planning Commission convened on August 21, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on August 15, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	via Zoom
Cody Watson	Commissioner	
Nissa Green	Commissioner	
Chad Bailey	Commissioner	arrived at 6:05 pm

STAFF:

Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer

VISITORS:

Genneva Blanchard
 John Hansen
 Larry Hill
 Chris Pulver

Chairman Thomas called the meeting to order at 6:00 p.m. Vice Chairman Mason offered the invocation and Commissioner Watson led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:34 Chairman Thomas excused Commissioner Bailey (who later arrived at 6:05 pm) and noted that Commissioner Webb would be joining the meeting via Zoom. All other Commission Members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE JULY 17, 2024, PLANNING COMMISSION MEETING MINUTES

0:01:59 Commissioner Green made a motion to approve the July 17, 2024, Planning Commission Meeting minutes. Commissioner Nancarrow seconded the motion.

Voting on the motion:

- Chairman Thomas aye
- Vice Chairman Mason aye
- Commissioner Nancarrow aye
- Commissioner Webb aye
- Commissioner Watson aye
- Commissioner Green aye
- Commissioner Bailey absent

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:07 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

5. SUB 2024-16 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, APPROVAL OF THE NORTH OGDEN CITY SUBDIVISION SECOND AMENDMENT, LOCATED AT APPROXIMATELY 505 EAST 2600 NORTH

0:03:16 Planner Ryan Nunn provided an update on a subdivision related to Agreement A6-2016 with the Library. The Agreement involved shared parking between the Library and the City. Following the completion of additional parking around the North View Senior Center, the Agreement required that the Weber County Library deed 11 feet of land to the City along 2600 North. The parking lot has now been completed, and the City is fulfilling the terms of the Agreement by adding this land to the parcel where the City Center is built. Although this land could be used for future expansion of 2600 North, this subdivision is not currently intended for that purpose.

Scott Hess, Community and Economic Development Director, added that this matter was brought before the Planning Commission because the City is acting as the land use authority by accepting land on behalf of the City. Normally, the Planning Commission reviews subdivisions if there are 10 lots or road dedications involved. However, since this involves the administrative acceptance of land, particularly for future potential road right-of-way, it was considered safest to present it to the Commission. The land is not being added to the City’s maintenance or property rolls at this time; it is merely an addition of a parcel located in front of the Library.

Vice Chairman Mason made a motion to approve North Ogden City Subdivision Second Amendment, located at approximately 505 East 2600 North. Commissioner Bailey seconded the motion.

Voting on the motion:

- Chairman Thomas** aye
- Vice Chairman Mason** aye
- Commissioner Nancarrow** aye
- Commissioner Webb** aye
- Commissioner Watson** aye
- Commissioner Green** aye
- Commissioner Bailey** aye

The motion carried.

6. SUB 2024-14 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR A SUBDIVISION AMENDMENT FOR PATRIOT POINTE PHASE 2, LOCATED AT APPROXIMATELY 150 EAST 2300 NORTH

0:06:16 Scott Hess, Community and Economic Development Director, discussed the Patriot Pointe development, a three-phase multifamily subdivision in the Master Planned Community (MPC) zone. The development has been in progress for several years. Originally, Phase Two included eight townhomes on a site where a future clubhouse will now be located. The clubhouse was initially planned to be on 150 East, near the future pond park for the City, but an amendment

to the Development Agreement was taken to the City Council on July 9th of this year, resulting in changes.

Phases One and Two will remain under singular ownership and will continue as rental properties, consistent with the original vision for Patriot Pointe. Phase Three, however, is being re-platted to allow for the sale of units as a full for-sale ownership product. This re-platting involves moving the eight townhomes from Phase Two to Phase Three, and placing the clubhouse on the Phase Two parcel. As a result, Phases One and Two will have access to the clubhouse as an amenity, while Phase Three will not. Phase Three will also have a separate Homeowners Association (HOA) with different dues and will operate as a completely separate entity from the other phases.

The subdivision changes for Phase Two include adding a parcel where the clubhouse will be located. The footprint of the clubhouse, parking, open space, and overall project balance remains largely unchanged. Staff recommends to approve the subdivision as presented.

Vice Chairman Mason sought clarification on whether the total number of units across all three phases remained the same and confirmed that the movement of the clubhouse into Phase Two and the eight units into Phase Three did not change this total. There were also discussions about the shift in Phase Three to owner-occupied units, which is a new development under the amended agreement.

0:11:37 Geneva Blanchard, applicant, requested that the latest version of the subdivision plan be shown to ensure everyone was on the same page. The updated plan keeps the clubhouse on its own parcel, separate from the other lots, resulting in three lots instead of two. Scott Hess mentioned that the updated plan had been emailed to everyone, and Geneva emphasized the importance of ensuring that the Commissioners were aware of the changes. Chairman Thomas clarified that the eight units originally planned for Phase Two were moved to Phase Three, with the clubhouse now occupying their previous location. Geneva confirmed that the clubhouse would remain part of Phase Two but would be on a separate lot to maintain clarity and separation. (see Attachment A)

Commissioner Nancarrow made a motion to approve Subdivision Amendment for Patriot Pointe Phase 2, located at approximately 150 East 2300 North, subject to the conditions in the Staff Report. Vice Chairman Mason seconded the motion.

Voting on the motion:

- Chairman Thomas** aye
- Vice Chairman Mason** aye
- Commissioner Nancarrow** aye
- Commissioner Webb** aye
- Commissioner Watson** aye
- Commissioner Green** aye
- Commissioner Bailey** aye

The motion carried.

7. SUB 2024-15 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR A SUBDIVISION AMENDMENT FOR PATRIOT POINTE PHASE 3, LOCATED AT APPROXIMATELY 150 EAST 2300 NORTH

0:14:06 Scott Hess, Community and Economic Development Director, provided an update on the ongoing Patriot Pointe project, specifically focusing on the area north of 2300 North, bounded by 150 East and extending towards the Double Ott Ranch. Scott mentioned that in the future, 150 East will connect to 2550 North as the development progresses through its phases, which will include two-family dwellings and commercial areas. The eight units in this phase will face 150 East and will have driveways directly off that street. Each unit will include a two-car garage, with some units having apron driveways and others having full driveways. The developer has also incorporated internal guest parking to help balance parking needs. These eight units will be subdivided into individual ownership, rather than being part of a single large lot, with each unit being sold separately.

Scott noted a change in the building footprint to reflect that all units in Phase Three will now be three-bedroom units, which are more marketable as they appeal to families, especially those with children. This adjustment reflects the need to sell these units individually, whereas rental units can vary in size depending on market demand. He went on to say that there are still some requirements being finalized between the City Engineer and the developer, particularly concerning water meters as the project transitions from a master meter for multi-unit buildings to individual meters for each unit. However, all other improvements remain consistent with previous plans. The building renderings meet the Development Agreement's requirements.

Scott emphasized that a key condition of approval is that construction of the clubhouse for Phase Two must begin within 180 days of the start of Phase Three. This condition is part of the performance clause in the Development Agreement.

0:17:00 Scott discussed the design of the project, noting that it was originally approved by the City Council, limiting the Planning Commission's influence over certain aspects. He explained that in townhome projects, some units have 20-foot driveways providing parking space in front of the garage, while others, particularly on private streets, have apron driveways that are only a few feet deep, primarily for minor snow storage. These private streets, including 2350 North, 75 East, 2325 North, and 100 East, will not require City snow plowing, as the management of these areas will be the responsibility of the property owners.

Scott clarified that the eight units along 150 East are an exception, as they do have driveways on a public street, allowing for parking space in front of the garages. Genneva Blanchard, applicant, added that in this project, all units on private streets lack driveways, while those on public streets do have driveways. Chairman Thomas confirmed this distinction.

Vice Chairman Mason made a motion to approve Subdivision Amendment for Patriot Pointe Phase 3, located at approximately 150 East 2300 North, subject to the conditions in the Staff Report. Commissioner Watson seconded the motion.

Voting on the motion:

- Chairman Thomas** **aye**
- Vice Chairman Mason** **aye**
- Commissioner Nancarrow** **aye**
- Commissioner Webb** **aye**
- Commissioner Watson** **aye**
- Commissioner Green** **aye**
- Commissioner Bailey** **aye**

The motion carried.

8. PUBLIC COMMENTS

There were no public comments.

9. REMARKS - PLANNING COMMISSIONERS:

There were no additional comments from Planning Commissioners.

10. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

0:20:30 Scott Hess announced that the upcoming 2024 APA Fall Conference is scheduled for October 10th & 11th in Provo at the Utah Valley Convention Center. He noted that there is a budget available for Planning Commissioners who wish to attend and encouraged those interested to contact him for registration. Although the early registration deadline has passed, the cost remains the same for Planning Commission members. Scott mentioned that he and Ryan are already registered and that he plans to commute daily from his location rather than stay overnight. However, he suggested exploring nearby hotels for those who prefer to stay in Provo.

Scott reported that an annexation request has been submitted for a significant area in the southwest part of the City, near 1500 North and the Terry Cevering property. The developer aims to apply an R-4 zoning without requiring a development agreement. Scott also mentioned the ongoing boundary line discussions between Ogden City and North Ogden City related to the Cooperstown project at 1500 North, where construction activity will soon begin.

The John Hansen Group's Century Farms townhome project, previously approved with a requirement of 20% owner occupancy, will soon come before the Planning Commission for subdivision and site plan approval. The balance between owner-occupied and rental units remains a critical issue, influenced by Legislative and gubernatorial directives to increase owner occupancy.

Scott provided an update on the City's budget process, noting successful public participation and transparency through the Citizens Budget Committee. He also discussed long-term

considerations for addressing traffic issues on 2600 North, including potential one-way couplets, though no decisions have been made, and the project is not imminent.

Additionally, Scott mentioned the significant grading and excavation work underway in Northview Phase Nine, located above Mountain Road and east of Long Bench. This project involves extensive engineered retaining walls to create flat lots, addressing hillside development challenges. The work represents the largest excavation project in the City since the construction of The Cove.

11. REMARKS – CITY MANAGER/ATTORNEY

Jon Call, City Manager/Attorney, was excused.

12. ADJOURNMENT

Commissioner Nancarrow motioned to adjourn the meeting.

The meeting adjourned at 6:30 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to annex property at approximately 1661 North Washington Blvd. and zone the property R-4.
 Agenda Date: September 4, 2024
 Applicant: Travis Taylor, Westates Companies
 File Number: ANX 2024-01

PUBLIC NOTICE:

Mailed Notice: None
 Newspaper: None
 City Website: August 29, 2024

PROPERTY INFORMATION

Address: approx. 1661 N. Washington Blvd.
 Project Area: 20.50 Acres
 Current Zoning: Weber County (A-1)
 Proposed Land Use: Multi-Family Residential R-4
 Parcel ID: 11-014-0005, 11-014-0032, 11-014-0046, and 11-014-0058

ADJACENT LAND USE

North: Covering Mixed-Use M-1 and R-4 South: Unincorporated Agricultural A-1
 East: Unincorporated and Washington Blvd. West: Residential Single-Family R-1-8

STAFF INFORMATION

Scott A. Hess
shess@nogden.org
 (801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-7 (Annexed Territory)
 North Ogden Zoning Ordinance 11-5-9 (Rezoning and Annexation)
 North Ogden Zoning Ordinance Title 11-9 (Article F. Multi-Family Residential R-4)

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The applicant has applied to annex 20.50 acres of property containing four distinct parcels located at approximately 1661 N. Washington Blvd. The properties are largely vacant aside from some agricultural out buildings, and are located south of 1700 North on the corner of Washington Blvd. and will include 150

E. Street on the west side of the property.

The applicant is requesting Multi-Family Residential R-4 zoning, and plans to develop the property as townhomes and apartments.

There are properties to the east and south still located in the unincorporated County with an Agricultural A-1 zoning. The area surrounding this property to the west and north is in North Ogden City. The entire area containing the 20.50 acres is within North Ogden City's Annexation area with a future land use proposed as mixed-use and multi-family residential.

The project as proposed intends to meet the R-4 requirements, and the developer is not specifically seeking a Development Agreement. The apartment buildings are designed as a stacked flat building type that are three stories tall. These buildings exceed the 35-foot height maximum at approximately 42 feet tall. This is an item that may be addressed in a Development Agreement, but also there is a provision in Code 11-13-6 Development Requirements, E Building Height: which states "heights may be varied by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet." This provision may allow the buildings to be constructed as proposed without needing a Development Agreement. This is an issue that will be reviewed by the Planning Commission at the time of Site Plan.

CONFORMANCE TO THE GENERAL PLAN

The North Ogden annexation petition has been accepted by the City Recorder and was accepted and begun by the North Ogden City Council on August 6, 2024.

Staff reviewed the current General Plan and Zoning Map for what is adjacent to the property in order to make a reasonable determination of what zone should be applied. The General Plan map calls for this property to be developed as a mix of residential and commercial uses within the South Town Neighborhood.

The property is requested to be zoned Multi-Family R-4 zone. This request meets the intent of the General Plan as it is currently drafted. Staff believes that the R-4 zoning district is compatible with surrounding zoning districts, and the City's future plans.

Staff is in support of this application as it has been submitted. The Public Works Department will determine if the City is able to serve the area with culinary water, secondary water, storm water, and sewer services. The determination of utility provision will be included in the City Council's final acceptance and certification of the annexation. This recommendation from the Planning Commission on a land use zone as part of the annexation is not an approval for a Site Plan or Subdivision. The applicant will be required to complete all necessary site plans and subdivisions prior to developing the property.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for annexation of this property, and apply the Multi-Family R-4 zone, with the following conditions:

- The property must be legally subdivided, improved, or escrowed for improvements prior to the issuance of any building permits.

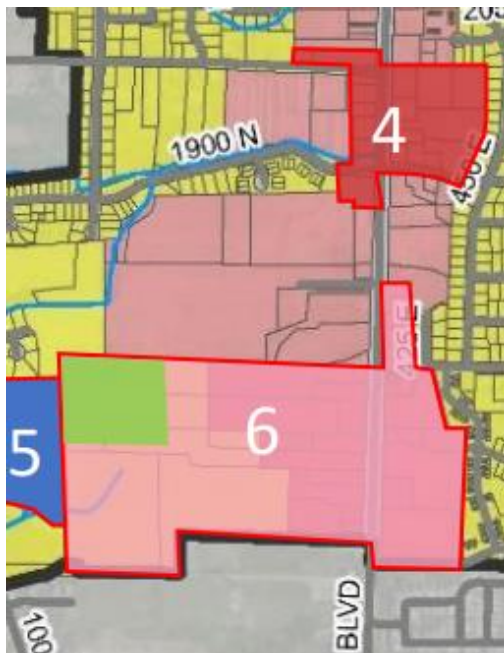
EXHIBITS

- A. Annexation Petition
- B. Architectural Rendering Site Design
- C. Site Layout and Percentages

AREA MAP



GENERAL PLAN FUTURE LAND USE MAP





ANNEXATION INFORMATION FOR THE PETITIONER

PLEASE NOTE THAT A COMPLETED PETITION MUST INCLUDE THE FOLLOWING:

- _____ **Receipt from Weber County Surveyor.** You will start with the Weber County Surveyor reviewing your annexation plat map and return to North Ogden a Copy of your receipt from Weber County Surveyor and a letter stating that they accept your annexation plat map as is or that they made changes and a copy of your red lined original annexation plat map and a new annexation plat map with the changes. **Petitioner pays fee**
- _____ **1 Mylar Annexation Plat Map** (when requested).
- _____ **1 Electronic Copy of Annexation Plat Map** (email to rsantoro@nogden.org)
- _____ **Completed Application.** With required signatures of **all legal owners and dates**
- _____ **\$935 Annexation Filing Fee**
- _____ **Alta Title Report** (shows legal owners & legal description of the property to be annexed) **Must match description on plat map**
- _____ **Requested Zone** for the property to be annexed

Once the completed application is submitted the approval process begins:

1. The application will be placed on the City Council agenda for their acceptance of the application to start the process within 14 days of submittal of a **COMPLETED** application.
2. Affected departments will be notified of the petition and asked to respond within 2 weeks.
3. The Mayor and City Council will be informed when the petition is certified – within 30 days of acceptance of application by the Mayor and City Council.
4. Notice will be published on the State of Utah's Public Notice website for 3 consecutive weeks.
5. Notice is sent to the affected utilities and municipalities – within 20 days of certification.
6. There is a 30 day protest period during which affected entities can protest the annexation. The 30 days begin the first date the notice is published on the State of Utah's Public Notice website.
7. Notice of the public hearing will be published on the State of Utah's Public Notice website.. Notice must run at least 7 days prior to the date of the hearing.
8. City Council will consider adopting the ordinance to annex. This is usually done at the end of the protest period and after the public hearing.
9. Petitioner must submit a signed Mylar of annexation plat, which must include signatures of the Weber County Surveyor, all property owner's and signature lines for North Ogden City Attorney, Mayor and City Recorder's attest line. A digital copy is then sent to the State within 60 days of adopting the annex ordinance.
10. When the Recorder's Office receives the Certificate of Annexation from the State the Signed Mylar annex plat and ordinance adopting the annexation will be recorded with Weber County.

Contact the North Ogden City Recorder's Office with questions regarding annexations – 801-737-9830



PETITION FOR ANNEXATION

505 E. 2600 North, North Ogden, Utah 84414
Phone: 801-782-7211 | FAX: 801-737-2219

Petition No. _____ Desired Zoning Classification: R-4
Filed in the Office of the City Recorder

Fee: \$935 Check #: _____

Property Address (approx.): 1661 N Washington Blvd

Reason for annex request: Develop property under city and receive municipal services

TO THE NORTH OGDEN CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Weber County, Utah, attached hereto as Exhibit A, be immediately annexed to North Ogden City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the Corporate limits of North Ogden City, a Municipal Corporation of Utah.

SIGNATURE	PRINTED NAME	ADDRESS
<u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST	Jim Hill	1661 N 400 E, Ogden, UT 84404
<u>Moli Chen</u> 30 Apr 2024, 19:43:46, MST	Moli Chen	73 W 520 S Hyde Park UT 84318
<u>Gui Lin</u> 30 Apr 2024, 19:46:35, MST	Gui Lin	73 W 520 S Hyde Park UT 84318
<u>Dave Hill</u> 26 Apr 2024, 08:19:41, MST	David N Hill	2689 n 250 e ogden utah 84414
<u>Melanie Hill</u> 26 Apr 2024, 15:28:40, MST	Melanie Hill	2689 n 250 e Ogden ut 84414

I acknowledge that I will be charged for any fees incurred for the annexation review by the City including; City Engineer; publication in the local newspaper, and City staff time.

Property Owner Signature: Jim Hill Date: 04/25/2024
25 Apr 2024, 06:36:05, MST MST

Property Owner Signature: _____ Date: _____

Contact Person (Sponsor): Jim Hill, Manager - J Hill Farms, LLC Phone: 801-430-3028

E-mail Address: jhillcase1952@gmail.com

(A copy of this petition is to be submitted by the petitioner to the Weber County Surveyor the same day it is filed with North Ogden City.)

Additional Signatures

SIGNATURE	PRINTED NAME	ADDRESS
<u>Kristine A. Richardson</u> <small>26 Apr 2024, 11:00:25, MST</small>	Kristine A. Richardson	202 Jason Way Mountain View, CA 94043
<u>Suzanne A. Nevarez</u> <small>26 Apr 2024, 08:11:49, MST</small>	Suzanne A. Nevarez	1456 Douglas Street, Ogden, Utah 84404
<u>Peggy Allen</u> <small>26 Apr 2024, 09:47:33, MST</small>	Peggy Allen	3770 N Willow Brook Ln Eden UT 84310

EXHIBIT A

Legal Description of property to be annexed
and
Reduced size plat of property boundaries

**LANDOWNER ANNEXATION PETITION
NORTH VIEW FIRE DISTRICT**

We, the undersigned, represent that we own real property located within the boundaries of the area in Weber County, Utah which is described and depicted on Exhibit "A" attached hereto (the "proposed annexation area") and that the proposed annexation area is located, in its entirety, either in unincorporated Weber County or in _____ (insert name of municipality). Each person signing this petition requests annexation of the proposed annexation area into the North View Fire District pursuant to Utah Code Ann. § 17B-1-401, et seq.

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signers of this Petition are hereby designated as sponsors (no more than three sponsors may be named), with the first designated sponsor to serve as the contact sponsor.

Contact Sponsor:

Name: J Hill Farms, LLC
Mailing Address: 1661 N 400 E Ogden UT
Telephone No.: 801-430-3028

Additional Sponsors:

Name: _____
Mailing Address: _____
Telephone No.: _____

Name: _____
Mailing Address: _____
Telephone No.: _____

<p>1. <u>Jim Hill, Manager of J Hill Farms, LLC</u> Owner's Name [please print or type]</p> <p><u>1661 N Washington BLVD, Ogden - Tax ID 110140005</u> Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p><u>1661 N 400 E, Ogden, UT 84404</u> Signer's Current Residence Address</p>
---	--

<p>2. Moli Chen and Gui Lin Owner's Name [please print or type]</p> <p>1637 N Washington Blvd, Ogden - Tax ID 110140046 Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Moli Chen</u> <u>Gui Lin</u> 30 Apr 2024, 19:43:46, MST 30 Apr 2024, 19:46:35, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>73 W 520 S Hyde Park UT 84318 Signer's Current Residence Address</p>
<p>3. David N and Melanie Hill Owner's Name [please print or type]</p> <p>West of 1625 N WASHINGTON BLVD, OGDEN - Tax ID 110140058 Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Dave Hill</u> <u>Melanie Hill</u> 26 Apr 2024, 08:19:41, MST 26 Apr 2024, 15:28:40, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>2689 N 250 E, Ogden, UT 84414 Signer's Current Residence Address</p>
<p>4. Kristine A. Richardson - 1/3 Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032 Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Kristine A. Richardson</u> 26 Apr 2024, 11:00:25, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>202 Jason Way Mountain View, CA 94043 Signer's Current Residence Address</p>
<p>5. Suzanne A. Nevarez - 1/3 Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032 Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Suzanne A. Nevarez</u> 26 Apr 2024, 08:11:49, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>1456 Douglas Street, Ogden, UT 84404 Signer's Current Residence Address</p>
<p>6. Peggy Allen - 1/3 Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032 Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Peggy Allen</u> 26 Apr 2024, 09:47:33, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>3770 N Willow Brook Ln Eden, UT 84310 Signer's Current Residence Address</p>

**EXHIBIT "A" TO LANDOWNER ANNEXATION PETITION
IDENTIFICATION OF PROPOSED ANNEXATION AREA**

The proposed annexation area is located in Weber County, Utah and is generally bounded by 1700 N _____ Street on the north, 1500 N _____ street on the south, Washington _____ Street on the east and 150 E _____ Street on the west (or where the prospective new _____ streets would be located if extended), which area is depicted in the attachment to this Exhibit "A" and is more particularly described as follows:

[Insert legal description of the proposed annexation area - including parcel Tax ID numbers whenever possible and attach a map of the boundaries of the area proposed to be annexed]

BOUNDARY DESCRIPTION A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°47'35" WEST 603.30 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 01°10'38" WEST 1124.74 FEET ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION MONUMENT AT 1700 NORTH AND WASHINGTON BOULEVARD AND CONTINUING ALONG SAID CENTERLINE SOUTH 01°10'38" WEST 476.26 FEET AND NORTH 90°00'00" WEST 266.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179.16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 167.78 FEET; THENCE SOUTH 88°41'22" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES. Includes the following parcels: 110140005 110140046 110140058 110140032
Boundary Map attached

Signature Certificate



Item 5.

Envelope Ref:9fe3c70243cdd28599f4099734576c8321ce6caa

Author: Morgan Cox Creation Date: 23 Apr 2024, 06:42:35, MST Completion Date: 30 Apr 2024, 19:46:36, MST

Document Details:



Name: North Ogden City annexation_petition_packet_-_updated_2024 - filled 2024-04-30
Type:
Document Ref: 5aaf1ba246c3ee6bc9b79aa371a2f8485569477dfe3687230bcba8b0f32bb557
Document Total Pages: 7

Document Signed By:

Name: Kristine A. Richardson
Email: karhorses@aol.com
IP: 2600:1700:3ec4:9c00:ecb9:c309:511d:7ef9
Location: MOUNTAIN VIEW, CA (US)
Date: 26 Apr 2024, 11:00:25, MST
Consent: eSignature Consent Accepted
Security Level: Email

Kristine A. Richardson
26 Apr 2024, 11:00:25, MST

Name: Peggy Allen
Email: sugarshorts918@hotmail.com
IP: 75.169.143.192
Location: SOUTH JORDAN, UT (US)
Date: 26 Apr 2024, 09:47:33, MST
Consent: eSignature Consent Accepted
Security Level: Email

Peggy Allen
26 Apr 2024, 09:47:33, MST

Name: Suzanne A. Nevarez
Email: suzanneallen@digis.net
IP: 15.254.2.11
Location: LOS ANGELES, CA (US)
Date: 26 Apr 2024, 08:11:49, MST
Consent: eSignature Consent Accepted
Security Level: Email

Suzanne A. Nevarez
26 Apr 2024, 08:11:49, MST

Name: Dave Hill

Dave Hill
26 Apr 2024, 08:19:41, MST

Email: hilldave57@gmail.com
IP: 73.228.86.187
Location: NORTH OGDEN, UT (US)
Date: 26 Apr 2024, 08:19:41, MST
Consent: eSignature Consent Accepted
Security Level: Email

Name: Mali Chen
Email: zhong74012@yahoo.com
IP: 44.230.149.235

Mali Chen
30 Apr 2024, 19:43:46, MST

Location: BOARDMAN, OR (US)
Date: 30 Apr 2024, 19:43:46, MST
Consent: eSignature Consent Accepted
Security Level: Email

Name: Jim Hill
Email: jhillcase1952@gmail.com
IP: 2001:5b0:51c7:d58:217a:4aae:d50:3cd3

Jim Hill
25 Apr 2024, 06:36:05, MST

Location: BRIGHAM CITY, UT (US)
Date: 25 Apr 2024, 06:36:05, MST
Consent: eSignature Consent Accepted
Security Level: Email

Name: Melanie Hill
Email: forthehills2@gmail.com
IP: 73.228.86.187

Melanie Hill
26 Apr 2024, 15:28:40, MST

Location: NORTH OGDEN, UT (US)
Date: 26 Apr 2024, 15:28:40, MST
Consent: eSignature Consent Accepted
Security Level: Email

Name: Gui Lin
Email: zhong74012@yahoo.com
IP: 44.230.149.235

Gui Lin
30 Apr 2024, 19:46:35, MST

Location: BOARDMAN, OR (US)
Date: 30 Apr 2024, 19:46:35, MST
Consent: eSignature Consent Accepted
Security Level: Email

Document History:

Envelope Created Morgan Cox created this envelope on 23 Apr 2024, 06:42:35, MST
Invitation Sent Invitation sent to Jim Hill on 24 Apr 2024, 09:09:43, MST

Invitation Sent	Invitation sent to Dave Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Melanie Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Moli Chen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Kristine A. Richardson on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Suzanne A. Nevarez on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Peggy Allen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Gui Lin on 24 Apr 2024, 09:09:43, MST
Invitation Accepted	Invitation accepted by Suzanne A. Nevarez on 24 Apr 2024, 09:15:31, MST
Invitation Accepted	Invitation accepted by Melanie Hill on 24 Apr 2024, 19:25:10, MST
Invitation Accepted	Invitation accepted by Dave Hill on 24 Apr 2024, 19:32:08, MST
Invitation Accepted	Invitation accepted by Peggy Allen on 24 Apr 2024, 20:46:29, MST
Invitation Accepted	Invitation accepted by Jim Hill on 25 Apr 2024, 06:33:53, MST
Signed by Jim Hill	Jim Hill signed this Envelope on 25 Apr 2024, 06:36:05, MST
Invitation Accepted	Invitation accepted by Kristine A. Richardson on 25 Apr 2024, 14:16:10, MST
Signed by Suzanne A. Nevarez	Suzanne A. Nevarez signed this Envelope on 26 Apr 2024, 08:11:49, MST
Signed by Dave Hill	Dave Hill signed this Envelope on 26 Apr 2024, 08:19:41, MST
Signed by Peggy Allen	Peggy Allen signed this Envelope on 26 Apr 2024, 09:47:33, MST
Signed by Kristine A. Richardson	Kristine A. Richardson signed this Envelope on 26 Apr 2024, 11:00:25, MST
Signed by Melanie Hill	Melanie Hill signed this Envelope on 26 Apr 2024, 15:28:40, MST
Invitation Accepted	Invitation accepted by Gui Lin on 30 Apr 2024, 19:36:37, MST
Invitation Accepted	Invitation accepted by Moli Chen on 30 Apr 2024, 19:43:16, MST
Signed by Moli Chen	Moli Chen signed this Envelope on 30 Apr 2024, 19:43:46, MST
Signed by Gui Lin	Gui Lin signed this Envelope on 30 Apr 2024, 19:46:35, MST
Executed	Document(s) successfully executed on 30 Apr 2024, 19:46:36, MST
Signed Document(s)	Link emailed to jhillcase1952@gmail.com
Signed Document(s)	Link emailed to hilldave57@gmail.com
Signed Document(s)	Link emailed to forthehills2@gmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to karhorses@aol.com
Signed Document(s)	Link emailed to suzanneallen@digis.net
Signed Document(s)	Link emailed to sugarshorts918@hotmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to morgan@westcollc.com



SMART Development
 Landscape Architecture
 3419 N. Kachina Lane
 Scottsdale, Arizona 85251
 Office 480-516-8845

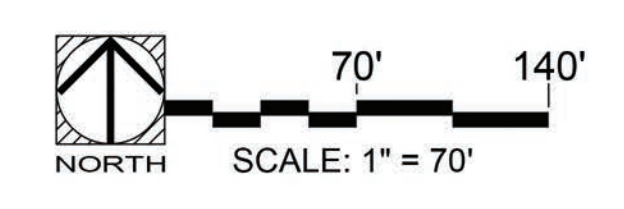
REVISIONS:

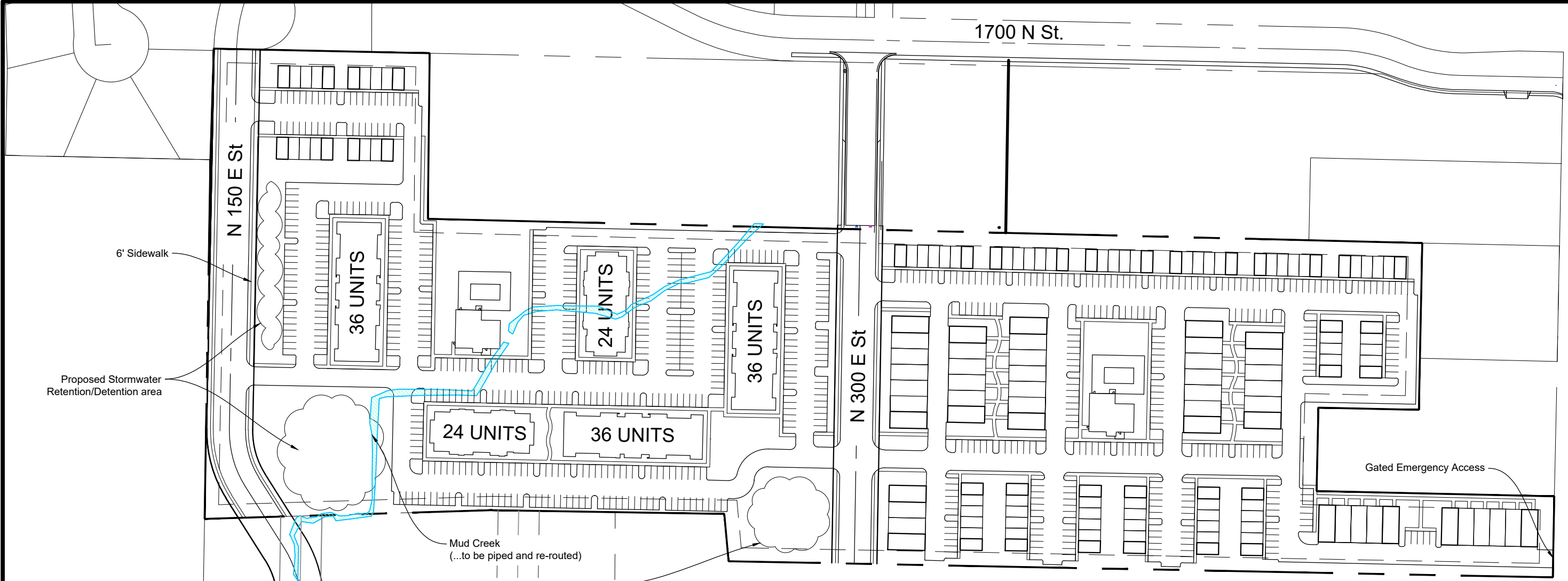
NORTH OGDEN UNITS
 PRELIMINARY LANDSCAPE PLAN



DESIGNED: SM
 DRAWN: STAFF
 CHECKED: SM PLOT DATE 08/20/2024
 SHEET OF 5
 PROJECT NO. SD2412

REVIEWED BY: SM DATE: _____
 DRAFTED BY: SM DATE: _____
 CHECKED BY: SM DATE: _____





Total Area	894,614 SF	20.52 AC.
West Area	475,431 SF	10.92 AC.
East Area	418,301 SF	9.60 AC.
*Areas divided by N 300 E St.		

Zoning	R-4
Proposed Zoning:	R-4
Total Number of Units:	307
Density: (307/20.52)	14.96 Units Per Acre

West - Private Area	475,431 SF	10.9 AC.
Building Footprint Area	67,885 SF	14.3%
Pavement Area	205,522 SF	43.2%
Landscaping (Vegetation)	155,532 SF	32.7%
Landscaping W/ Hardscape	179,950 SF	

East - Private Area	418,301 SF	9.60 AC.
Building Footprint Area	107,814 SF	25.8%
Pavement Area	168,185 SF	40.2%
Landscaping (Vegetation)	109,837 SF	26.3%
Landscaping W/ Hardscape	137,098 SF	

West - Public Area		
Pavement Area	40,282 SF	8.5%
Landscaping (Parkstrip)	6,210 SF	1.3%

East - Public Area		
Pavement Area	28,887 SF	6.9%
Landscaping (Parkstrip)	3,578 SF	0.8%

West - Unit Breakdown: 175 Units
 90 1-Bedroom Apartments
 54 2-Bedroom Apartments
 12 3-Bedroom Apartments
 19 2-Bedroom Townhouses
 0 3-Bedroom Townhouses

East - Unit Breakdown: 132 Units
 0 Apartments
 84 2-Bedroom Townhouses
 48 3-Bedroom Townhouses

West - Parking Count: 470 stalls
 0 2-car Garages
 470 Surface Stalls
 2.68 Stalls/Unit

East - Parking Count: 366 stalls
 48 2-car garages
 270 surface stalls
 2.77 stalls/unit

Parking By Unit Type (West):
 All others = $\frac{470}{175} = 2.68$ Stalls/Unit

Parking By Unit Type (East):
 3-Bed Towns = $\frac{144}{48} = 3.00$ Stalls/Unit
 All others = $\frac{222}{84} = 2.64$ Stalls/Unit

PUD / Development Agreement Requests

1. Building Height: 45' Max height with avg. \leq 35' Height