

Minutes of the Work Session of the Ogden City Landmarks Commission held on Thursday, September 26, 2024, at 5:00pm, in the council work room and via electronic means on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Sarah Langsdon, Vice Chair
Tom Moore
Mandy Shale
Sue Wilkerson
James Wilson

Members Excused: Mary McMillen
Judy Mitchell
Tony Pantone
Carver Shaw

Staff Present: Barton Brierley, Planning Manager
Haylie Hale, Planner
Kathy Barron, Administrative Assistant I
James Tanner, Assistant City Attorney

Approval of Minutes of the regular meetings held June 27, 2024, August 22, 2024 and the special meeting held July 18, 2024.

COMMISSIONER MOORE MOVED TO APPROVE THE MEETING MINUTES FOR THE REGULAR MEETING JUNE 27, 2024, AUGUST 22, 2024 AND THE SPECIAL MEETING HELD JULY 18, 2024. MOTION WAS SECONDED BY COMMISSIONER SHALE. ALL VOTING AYE

The Ogden City Landmarks Ordinance 17-1-4 and 17-1-8:

Ms. Hale began the discussion with a recap from the previous work session and highlighted which items will need a code change. She also mentioned the need for a building services manager or building official.

Mr. Brierley stated it could be a building official or code enforcement.

Ms. Hale explained in her report the building services manager should have the responsibility of the administration and enforcement of the provisions of the landmarks title rather than the building official which would require a zone change. The building services manager needs to be more involved and come to Landmarks Meetings.

17-1-8: Any person violating, causing or permitting the violation of any of the provisions of this title shall be guilty of a class B misdemeanor, and upon conviction thereof shall be subject to penalty as provided in 1-4A of the Ogden Municipal Code (Class B misdemeanor-a fine in any sum not exceeding \$1,000).

The Landmarks Commission would like to follow the process below:

First 30 day warning—second 30 day warning=\$1,000 fine. Fix the issue or appeal—new \$250 fine every day.

Ways Ogden City should enforce historic policies:

Issue a new fine every day until the features are returned to their original state. The fee schedule should be increased every year with the cost of living. Her report details several ways this could be achieved.

Items Required for a Complete Application:

Require material boards or samples for applications, particularly when it is an unusual material.

Discussion continued with the reason and timing of the need for a building official or code enforcement to be available.

Ms. Hale mentioned the historic code change and held lunch interviews with Katie Nelson, who does tours and is with the Weber Heritage Foundation, Christy McBride who is the arts director for Ogden city and Chris Hansen. They talked about residential uses in the historic parts of Ogden and how the code can work to preserve those historic residential neighborhoods and keep their integrity. They also discussed having height regulations rather than just East Central having regulations for any home 50 years or older.

Further discussion about the policy for code violations, the notice requirements and the amount of the fees to be charged.

Mr. Tanner argued we've never gone that far. Legal is looking at some other issues to start citing earlier, such as fireworks stands, sleeping in RV's, parking lots and those things that are against code. If we can cite once a month, that may not work because \$125 or \$500 is a drop in the bucket for some and it should start to hurt. They need to follow the law, or they need to sell it to someone who will.

Commissioner Wilkerson emphasized she had a seller in 2020 getting rid of an 11 plex and there were so many \$50 and \$75 violations that had been escalated, but they sat against the property thinking nothing could be done. The city negotiated it down to \$15k which got paid at closing, but it took him selling to get to that point. There were other issues with the building in addition to the fines.

Mr. Tanner informed we have two options: 1) you can send them a citation and if it gets high enough in the \$1k to \$2k range we take them to small claims court or 2) or if there's more of an abatement issue, we can send it to the county assessor's office and they can certify it on the taxes. They can fight the \$15k but it would be on their tax bill and if they don't pay that off within five years, it goes to tax sale.

Discussion continued regarding policy change, code enforcement, preserving historic homes; windows, historic material and caring for historic home. The commission needs to be reaching out and asking those who are struggling how we can help. Commissioner Moore would like to create incentives and help people remain in compliance. Mr. Brierley is in favor of keeping funds in the Landmarks Commission budget to help others. He mentioned the city can allocate money to historic preservation from the fined charged. Also, if you impose more rules and regulations and make them fineable offenses then people will want to leave the area. Commissioner Wilkerson brought up giving homeowners who are on the register a property tax break. And the possibility of writing off fines in excess of \$10k and the difficulty surrounding repairs of historic homes.

Education for homeowners of a historic resource:

Focus on a district each year.

Install signage. Add historic emblem to street signs

Create a newsletter that is sent at least annually to owners of historic properties to remind them of historic property status, maintenance tips, and available information and assistance.

Partner with realtor organizations to convey the historic status of a property during the marketing of a property, as well as at the time of purchase.

Ms. Hale read the items in her report from this section which opened the discussion regarding the possibility of creating a letter with district history, property status, maintenance tips, available information and assistance. A suggestion to include the letter in the water bill was made however, the city already sends out a monthly newsletter in the utility bill that blankets the whole city unless you are a renter or on auto pay, then you don't get it.

Continued discussion about the city and when they picked a street they liked, bought some houses and put in curb and gutter. The city has now been focusing on buying the dilapidated houses, fixing them up and selling them. There are also certain streets to focus on where there are older, run down houses. A couple of houses being worked on without permission and the historic street signs. Commissioner Wilkerson indicated the east central National Register houses may need a little push from this commission. Some streets have the brown signs and then plaques in the front of the historic houses.

Commissioner Shale inquired about a budget or money assigned to education. Ms. Hale responded we have a little bit of funds from a CLG grant. The funds remaining are \$2,850 out of \$10k. Commissioner Shale recalls the Landmarks Commission putting out a newsletter from the 80's which highlighted historic districts and homes and whether it is worth reviving that or not. Commissioner Wilkerson spoke about houses that have gone to auction.

What can be done better to prevent noncompliance's from occurring:

Instructions from the landmarks commission should be provided to the building department when applying for a permit.

Assign certain buildings to Landmarks Commissioners to keep an eye on.

The property owner must sign the application acknowledgment form. If the work isn't done correctly, it's on the owner, not the contractor.

Education

What district do we want to focus on in 2025?

- Eccles Ave
- Jefferson Ave
- 25th St

To Do:

- Add historic emblem to street signs
- Install monument signs
- Create a newsletter with district history, property status, maintenance tips, and available information and assistance.

Buildings for each commissioner to steward:

Sarah Langsdon -

Mary E. McMillen -

Judy Mitchell -

Thomas Moore -

Tony Pantone -

Mandy Shale -
Carver Shaw -
Sue Wilkerson -
James Wilson -

Class on Painting Brick in the East Central Community:

A class will be held with My hometown Ogden on October 3rd and 17th at 6:30pm about what is and isn't allowed when it comes to exterior renovations in the East Central Community.

This class has come about due to many homeowners painting their brick where it is prohibited.

The class will discuss the background of the East Central Community and what regulations and codes govern it, when most of the homes were built and in what styles, and why painting of brick is prohibited and the best options for restoring/maintaining the brick homes.

Jansen Bennett, the Utah State Historic Preservation Office Architect, will present at the meeting the best options for restoring/maintaining brick homes, as well as answer any technical questions that may come up.

Ms. Hale stated 15 people signed up for this class on how to maintain and clean their brick homes. Commissioner Wilkerson indicated it would be great to have a code enforcement office on call over the weekends so the police can reach out if there is a violation.

Past Forward - National Trust for Historic Preservation Conference:

Carver Shaw will be attending the National Preservation Conference this year in New Orleans, Louisiana from October 28-30, 2024, and will be reporting back to us on what he learned.

Marilyn Drive Historic District

Ms. Hale disclosed a grant was awarded from the CLG to nominate the Marilyn Drive Historic District enough to make it happen. Mr. Brierley indicated this was a 50/50 grant so we had to put in \$10k also.

Ogden City sent out a request for proposal for the National Register of Historic Places Nomination of the Marilyn Drive Historic District. The request was due on August 29th, and we did not receive any responses. Since we did not receive any proposals, City Staff will be carrying out the community engagement portion of the nomination. Commissioner Wilkerson said Catherine, who used to teach the historic classes would be perfect for this. Dr. Leah LeGrand took over her class when she retired. Mr. Brierley mentioned we are working to get a consultant on board. He also said we received this grant for education and that is what it needs to be used for. We will be sending Carver to New Orleans to attend a conference. He and Greg went to the conference the year after Katrina hit when everything was barely opening again.

Discussion about what streets is included in the Marilyn Drive Historic District-from Kershaw to 29th St. Commissioner Wilkerson is thinking there is new state legislative law that people in the district had to agree to it. Five percent can be anonymous. Commissioner Wilkerson thought it might be helpful to put together some advantages of being a historic house on a register and talked about certain people and houses that are on this route. We will need to put out a brochure with bullet points showing why it is valuable to preserve this district and what their responsibilities will be. She also noted one consideration is that we're doubling the current register by adding this district, literally doubling the

number of houses on the register. This will probably take another full time planner to deal with all the historic appropriateness and these meetings would probably also double. Mr. Brierley related vs two additional members of the commission to offset the imbalance.

We will create a webpage that gives information about the proposed district. What is required to be listed on the National and Local Register of Historic Places, and the pros and cons of being listed on each register.

National Register Pros:

National Register Cons:

Local Register Pros:

Local Register Cons:

The webpage will also include a survey for the residents and owners in the proposed district to take. The survey will be short and ask if they would be in support of being listed on the National Register and in support of being listed on the local register.

What other questions should be asked?

We will hold an open house on November 21st to hear from the residents and owners of the homes located in the proposed historic district. We are hoping that all of you will be able to attend to help answer questions.

American World War II Heritage City

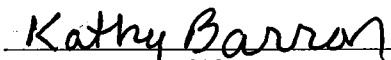
Ogden City has been designated as an American World War II Heritage City by the National Park Service!! An email was attached and read during the meeting.

Vice Chair Langsdon would like to get a monument out to where the POW camp was in the DDO. There were 7k German and Italian soldiers – so many great stories about the women who met their Italian husbands there and married them. What WWII monuments are in Ogden; Merci car, there were POW's, Red Cross and everything they were doing at Ogden High and across the city plus the canteen. She continued with more history and where she would like to see monuments. Mr. Brierley thought it would be nice to go to a monument and have a QR code to link to it. Further discussion about the POW's, the Germans and Italians and walking up and down 25th St to go to the movies, dances or to people's houses for dinner. The POW camp and the surrounding farms were taken away to build a race car track. There was a suggestion for city council to make a proclamation or a bullet point list of all the famous WWII sites we have yet to mark. The Dough Boy is from WWI. Ms. Hale confirmed Joe Simpson made the monument signs along 25th St and the sign in front of the Union Station.

Vice Chair Langsdon gave more on this history of businesses in town. The canteen was run by wealthy women and is where the Chinese restaurant is now. You used to be able to come up the stairs that are now blocked off from the gallery and they would serve the servicemen tea, coffee, sandwiches, donuts and bake cakes to hand out as a thank you.

Ms. Hale let everyone know 2622 Madison is asking for a technical review to re-roof their house. She asked if any of the three technical staff there would get together in the next week to review it. Two are available and will meet some time to discuss. The roof is damaged, and the homeowner is concerned the next time we meet again it will be passed roofing weather.

As there was no other business, **THE MEETING WAS ADJORNED, AND THE MEETING WAS ADJOURNED AT 6:28 PM.**


KATHY BARRON
ADMINISTRATIVE ASSISTANT I

APPROVED: October 24, 2024
(DATE)

This document, in conjunction with the digital recording and information packet, constitute the official minutes of the Ogden City Board of Zoning Adjustments.