

**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING
Tuesday, April 21, 2015 – 6:00 p.m.
Council Chambers, City Hall**

COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Wayne Smith, Brent Strate, Russ Porter, Wayne Smith and Bryan Benard

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Chief of Police Darin Parke, Fire Chief Cameron West, Information Systems Administrator Brian Minster and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Shane Turnbow, Sam Stout, Jim McNulty, Jaxson Laramie, Mikayla Hargrove, Austin Miller, Marci Edwards, Bryan Dorsey, Hal Johan, Walt Bausman, Jerry Cottrell, Rebecca Gurnee, Andrew Rowley, Kevin Rowley

I. OPENING CEREMONY

A. Call to Order

Mayor James F. Minster called the meeting to order at 6:06 pm and called for a motion to convene.

Council Member Smith moved to convene as the South Ogden City Council, with a second from Council Member Porter. In a voice vote Council Members Strate, Orr, Smith, Porter and Benard all voted aye.

B. Prayer/Moment of Silence

The mayor held a moment of silence.

C. Pledge of Allegiance

Council Member Strate directed everyone in the Pledge of Allegiance.

The mayor then informed those present that there would be a change to the agenda; item VII.C., the discussion on the Annexation Policy Plan, would not be held until May 5 when the public hearing was held. The council was in agreement with the change. Mayor Minster then announced it was time for public comments and asked those speaking to keep their comments to three minutes.

II. PUBLIC COMMENTS

Rebecca Gurnee, 6043 Park Vista Dr. – Ms. Gurnee gave her written comments for the record (see

Attachment A). She had a concern with an approach to the Nature Park on Park Vista Drive next to her house. The approach was not well maintained and was an eyesore as well as a fire hazard. She requested that the City provide minimal landscaping along the approach; the homeowners in the area would be willing to help maintain it.

Mayor Minster referred Ms. Gurnee to City Manager Dixon who would discuss the matter with her. Mr. Dixon said the Council could talk about the matter during upcoming budget discussions and determine if they wanted to allocate money for the landscaping. Council Member Benard suggested the homeowners could lease the City property for \$1 a year and maintain the property as many homeowners along the Burch Creek had done.

Mr. Dixon said he would work with Ms. Gurnee and the owner of a small parcel of land in the approach to determine what all the options were.

There were no more comments from the public.

III. RECOGNITION OF SCOUTS/STUDENTS PRESENT

There were no scouts present, but some students were in attendance. Mikayla Hargrove, Austin Miller, and Jaxson Laramie came forward and introduced themselves and explained they were there as new members of the Youth City Council. Council Member Orr presented them with a City pin.

IV. PRESENTATION

A. University of Utah and Weber State University Students – 40th Street Project

Hal Johnson from UTA explained he was a part-time teacher at the University of Utah and a group of his students had put together a plan for 40th Street as part of their studies. The students were from both the University of Utah and Weber State University. They had collected data, analyzed it, and would make recommendations to the City based on their analysis. James McNolte, another professor, thanked the City for the opportunity to present that evening.

Max Backlund, Shane Turnbow, Sam Stout, Mike Mason and Kyle Beswick introduced themselves and gave a presentation called “40th Street Transit Feasibility Study” (see Attachment B). They talked about four main areas of consideration for 40th Street; the Built Environment, the Natural Environment, Transportation, and Socio-Economics. They identified seven acres of property in South Ogden that were prime areas for redevelopment based on their study.

Mayor Minster thanked the students for their work. Mr. Johnson said the students would produce a final report which would be given to City Manager Dixon.

V. CONSENT AGENDA

A. Approval of March 17 and April 7, 2015 Council Minutes

B. Set Date For Public Hearing (May 5, 2015 At 6 Pm Or As Soon As The Agenda Permits) To Receive And Consider Comments On The Annexation Policy Plan As Recommended To The City Council By The Planning Commission (With Original Designated Areas 2, 5, And 6 Removed). Following the Public Hearing, The City Council May Amend The Planning Commission’s Recommendation And Re-Integrate Areas 2, 5 And 6, Or Portions Thereof, Back Into The Annexation Policy Plan For Final Adoption

The mayor read through the items on the Consent Agenda and asked if there were any questions or comments.

Council Member Benard wanted it stated for the record that he rejected the analysis section of the recommendation from the Planning Commission. He felt it was inaccurate and should be removed or revised. Council Members Strate and Smith agreed.

The mayor then called for a motion to approve the Consent Agenda.

Council Member Porter moved to approve the consent agenda, items A and B. Council Member Benard seconded the motion, with the caveat mentioned. The council voted unanimously to approve the consent agenda.

VI. PUBLIC HEARING

A. To Receive and Consider Comments on Proposed Amendments to the FY2015 Budget

Mayor Minster indicated it was time to enter into a public hearing and entertained a motion to do so.

Council Member Porter moved to enter into a public hearing to receive comments concerning proposed amendments to the FY2015 Budget, followed by a second from Council Member Smith. The voice vote was unanimous in favor of the motion.

The mayor invited anyone who wished to comment on the budget amendments to come forward. There were no comments. The mayor then called for a motion to leave the public hearing.

Council Member Strate said he had forwarded a letter from a resident that couldn't be in attendance for the public hearing that evening to other members of the Council and staff. He requested that the letter be entered into the public hearing record (see Attachment C).

Council Member Strate moved to close the public hearing and reconvene as the City Council. The motion was seconded by Council Member Porter. The vote was unanimous to close the public hearing.

VII. DISCUSSION / ACTION ITEMS

A. Consideration of Ordinance 15-11 – Amending the FY2015 Budget

The mayor turned the time to City Manager Dixon for comment on this item. Mr. Dixon said the budget amendments increased the parks line item to allow for improvements to the parks. The total came to \$24,576; an itemized break down of where the money would go had been provided to the Council.

Council Member Strate said the resident who had submitted written comment for the public hearing had expressed his willingness to assist the City in finding and applying for grants for park and playground equipment. City Manager Dixon suggested the resident be asked to serve on the soon to be formed Parks Committee. There was no other discussion. Mayor Minster called for a motion.

Council Member Benard moved to adopt Ordinance 15-11, followed by a second from Council Member Strate. There was no more discussion. The mayor called the vote:

Council Member Benard-	Yes
Council Member Strate-	Yes
Council Member Smith-	Yes
Council Member Orr-	Yes
Council Member Porter-	Yes

The budget amendments were approved.

B. Consideration of Resolution 15-16 – Amending the Employee Policy Manual

City Manager Dixon addressed this item. He explained the changes to the manual had to do with some FBI security requirements that were recommended by both the Police and IT Departments. The changes tightened password security requirements and prepared the City for an FBI audit that would take place in the next few months.

Brian Minster, Information Systems Administrator, explained there were some other small changes in the Employee Policy Manual including not allowing employees to install software on their computers and adding electronic tablet and smartphone policies that were not previously included.

There was no more discussion concerning the resolution. The mayor called for a motion.

Council Member Smith moved to adopt Resolution 15-16 amending the Employee Policy Manual. Council Member Porter seconded the motion. The mayor asked if there were any further discussion. Council Member Orr commented that most people had to write their passwords down which defeated the purpose of the password. Mr. Minster reminded Ms. Orr the policy stated they should not write their passwords down and said he would be happy to work with her in installing a password management app on her ipad. There were no further questions. **Mayor Minster made a roll call vote:**

Council Member Smith-	Yes
Council Member Porter-	Yes
Council Member Orr-	Yes
Council Member Benard-	Yes
Council Member Strate-	Yes

Resolution 15-16 was adopted.

C. Discussion on Annexation Policy Plan

This item was removed from the agenda earlier in the meeting.

D. Discussion on Weber County’s Skyline Drive Extension Project

City Manager Dixon said this item was placed on the agenda to address several concerns members of the Council had concerning the project. He said Police Chief Parke and his department had done a study on the intersection of most concern to the Council and invited Chief Parke to come forward.

Chief Parke said Officer Bailey’s report covered the intersection of Skyline Drive and Cedar Lane. The chief covered some highlights of the report which had been included in the packet, concluding that the City may have to put a crossing guard at the intersection for the safety of children attending Uintah Elementary and the speed limit should be kept at 25 mph due to a curve in the road that reduced visibility to those approaching the intersection. The Council asked several questions and discussed their concerns with the impact the project would have on traffic on several South Ogden City roads as well as the safety of pedestrians in the area. They felt it was important the County know what their concerns were. City Manager Dixon suggested writing a letter to the County similar to one the Council had sent to UDOT about another intersection. Staff would draft the letter, citing all the concerns, and Council Members would sign it. It would then be sent to the appropriate contact in Weber County. The Council agreed with the suggestion.

VIII. DEPARTMENT DIRECTOR REPORTS

A. Fire Chief Cameron West – Introduction of New Captain

Chief West said Captain Clinton Miner had been at the meeting but had to leave due to a fire call. The chief said they were glad to have Captain Miner with them and felt he would do a great job. He would introduce him to the Council another time.

B. Chief Parke – Quarterly Ordinance Enforcement Report

Chief Parke reported that due to the mild winter, calls for the quarter had been down. The City had received 81 ordinance enforcement complaints, 61 of which were self-initiated. Winter ordinance enforcement calls usually dealt with parking issues or illegal or abandoned cars on the roadway. Most problems were corrected after the first contact by the police department; however 4 citations were issued during the quarter. The chief then informed the Council that Officer Scott Christensen had resigned to take another job and the department would begin the process to hire a replacement.

IX. RECESS CITY COUNCIL MEETING AND CONVENE AS SOUTH OGDEN CITY ARTS COUNCIL

Mayor Minster announced he would accept a motion to recess City Council Meeting and convene as the South Ogden City Arts Council.

Council Member Benard moved to recess City Council Meeting and convene as the South Ogden City Arts Council. The motion was seconded by Council Member Porter. All present voted aye.

See separate minutes.

Motion from Arts Council meeting to reconvene as South Ogden City Council:

Council Member Benard moved to adjourn the Arts Council meeting and reconvene as the South Ogden City Council. The motion was seconded by Council Member Strate. All present voted aye.

The City Council meeting reconvened at 7:32 pm.

X. REPORTS

A. Mayor – reported he had attended the ground breaking ceremony for the new elementary school to be built at the location of the old South Junior High School.

He also made the council aware of an open house for the new Treeo facility. The open house would be held on Saturday.

B. City Council Members

Council Member Benard – had attended the League of Cities and Towns Conference in Saint George and felt that it was very good.

Council Member Orr – announced the Safe Kids Day would be held on Saturday, April 25 at the Newgate Mall from 10 am to 3 pm. She also informed the Council that the students involved in the Bonneville CTC would be visiting stores in the area to make a note of alcohol advertising compliance. They would make a report to the Council on their findings.

She also requested that the old fire department siren located on 40th Street not be destroyed during construction on 40th Street. She suggested it be relocated to the 40th Street Park.

Ms. Orr had also received complaints concerning the senior activities calendar in the newsletter; half the list of activities were already past by the time residents received the newsletter. She requested that the first few weeks of the next month's activities be listed as well.

Council Member Porter – said the improvements at Macey's were fantastic.

Council Member Smith – also commented about the Macey's re-grand opening event; the changes were much more than he had anticipated.

He also suggested the City move carefully as it looked at purchasing body cams for police officers. His work had purchased some body cams that did not seem to be holding up well. He felt the City should research the technology and make sure it purchased good equipment. Council Member Benard commented he had learned that Clearfield City had been using body cams for 10 years; perhaps South Ogden should consult with them concerning policies and learn from their experience.

Council Member Strate – had attended a workshop at the League Conference concerning the Good Landlord Program. He had learned that different agencies were putting pressure on cities concerning Good Landlord Programs; the City should keep track of what was happening.

- C. **City Manager** – informed the Council he was gathering information on 40th Street in preparation for a discussion at the next council meeting. The Council would need to decide what width the street should be before they could move forward with the project. He also let the Council know that staff was preparing the budget and it would also be on the next council agenda.

Mr. Dixon then reported a date had been set for a workshop to discuss the code on residential facilities for disabled persons. It would take place May 21 from 6 to 8 pm. He then reported that City Finance Director Steve Liebersbach had run a 3:28 time in the Boston Marathon the previous day. The City had also hired a new clerk in the courts.

- D. **City Attorney Ken Bradshaw** – said knew several people at Clearfield City and would be happy to contact them concerning body cams. He also reported that the "kick back" concerning Good Landlord Programs was state and nationwide. He anticipated hearing more about it as time went on.

Mayor Minster then announced it was time to adjourn the meeting and convene into a work session. He called for a motion to do so.

XI. ADJOURN CITY COUNCIL MEETING AND CONVELE INTO COMBINED CITY COUNCIL/PLANNING COMMISSION WORK SESSION

At 7:47 pm, Council Member Porter moved to adjourn city council meeting and move into a combined City Council/Planning Commission work session. Council Member Strate seconded the motion. The vote was unanimous in favor of the motion.

Note: The Council moved to the EOC for the work session.

City Council Members Present: Mayor Minster and Council Members Russ Porter, Wayne Smith, Sallee Orr, Brent Strate and Bryan Benard

Planning Commission Members Present: Steve Pruess, Mike Layton and Raymond Rounds

Staff Present: City Manager Matt Dixon, City Recorder Leesa Kapetanov and City Planner Mark Vlastic

Others Present: Jerry Cottrell and Walt Bausman

A. Presentation and Discussion on Proposed Form Based Code

Mayor Minster called the work session to order at 8:04 pm and turned the time to City Manager Dixon. Mr. Dixon introduced Ray Whitchurch and Lance Tyrell from IBI who were there to present the first draft of the form based code. He then turned the time to City Planner Mark Vlastic for comment.

Mr. Vlastic said he was looking forward to the presentation that evening. He had reviewed the draft and had written a few comments. First, he acknowledged IBI had used the Wasatch Front Toolbox as requested, but wondered if there was a way to make it less generic and more specific for South Ogden. He also wondered how this would be adopted and meshed with the current zoning ordinance. Mr. Whitchurch indicated Chapter 10 discussed implementation; it would be necessary to sit down with staff and figure out the adoption and implementation process.

The time was then turned to Mr. Whitchurch for his presentation (see Attachment D). Highlights of the presentation included how the city was divided into different areas, including the 40th Street Corridor, Town Center and Riverdale Road, the building types allowed in each area, uses allowed, landscaping, and signage. After the presentation, Mr. Whitchurch invited those present to ask questions.

Council Member Benard asked if the commercial area at the south end of the City had been considered; he wondered how this code could be applied there. Mr. Whitchurch said the scope of the project had not included the south end of the City, however they were asked to create a system that could be easily integrated to other areas; it could be as simple as creating a map identifying the different areas on the south end of the City and which part of the code would apply. Council Member Strate said he felt the south end of the City should be considered as well. Mr. Whitchurch cautioned the Council about adding the form based code too soon to the south end of the City; doing so may draw development opportunities away from the Town Center. He also said the City should carefully evaluate any development opportunities in the City. It was important for the City to have a vision and only allow development that met that vision.

City Manager Dixon asked the Council for input concerning the form based code as it applied to the Town Center; for example, did they agree with the five story maximum building height? Mr. Whitchurch commented there seemed to be a price break for developers around the four to five story building height. The Council discussed the matter and agreed that the five story maximum was acceptable.

Mr. Vlastic then pointed out the new code seemed to be very specific on the street types and things like corner radii. He wondered how that would integrate with the current Public Works Standards. Mr. Whitchurch said things like corner radii were important when it came to how pedestrians and buildings related to one another. Mr. Vlastic said staff would have to work together to make sure the City Engineer and Public Works were agreeable to the specifications in the new code. He then asked how the City would control the development of the street on Washington Boulevard, which was owned by the state. There was then some discussion on how other cities had worked with UDOT on development of streets. Mr. Vlastic asked several other questions concerning green roofs, open spaces and parking. Mr. Whitchurch said they could work on the specifics of these items when they met with staff on integration of the code.

City Manager Dixon then outlined the process of adoption of the new code. The code would first go to the Planning Commission where it would be discussed and then they would send a recommendation to the Council. Any changes the Planning Commission made would be redlined so the Council would see what changes had been made. The recommendation would then come to the Council for final discussion and adoption. City Planner Vlasic pointed out the first project under the new code would be the most important, as it would set the standard, but some changes and adjustments may need to be made along the way to get everything just right. Mr. Whitchurch suggested that as developers approached the City, the City should become their partners rather than their regulators. If the development met the vision of the City, the goal should be how to make it work.

Mayor Minster said the City had changed quite a bit since he had lived here as a boy. He felt the changes being proposed were good changes. He thanked IBI for their work and asked if there were any more questions or discussion; seeing none, he called for a motion to adjourn.

XII. ADJOURN WORK SESSION

Council Member Benard moved to adjourn city council meeting. The motion was seconded by Council Member Orr. The vote was unanimous to adjourn.

The meeting adjourned at 9:34 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, April 21, 2015.


Leesa Kapetanov, City Recorder

Date Approved by the City Council _____ May 5, 2015 _____

Attachment A

Rebecca Gurnee Written Comments

April 21, 2015

South Ogden City Council
3950 S. Adams Ave.
South Ogden, Utah 84403

Re: City Beautification Request located at
South Ogden Nature Park maintenance approach

Ladies and Gentlemen of the Council,

The South Ogden Nature Park is comfortably nestled among many residential properties. In one specific area, access to the paved nature trail is necessary in order to facilitate various maintenance requirements. This approach is located on a residential street, Park Vista Drive. The approach is between parcel #07-691-0011 (6043 S. Park Vista Drive), and parcel #07-691-0012 (60 S. Park Vista Drive). (Please see attached addendum A.) It is about this approach that I bring you my request.

For several years now, this approach has been relatively neglected, casting a negative presence to the associated neighborhood. The disrepair includes uncontrolled weeds, causing a potential fire hazard to the local residents, as well as a severely broken sidewalk, causing potential harm to passers by. In order to minimize this neglect, local residence have taken it upon themselves to provide various maintenance, reducing weeds and debris in the area. The specific purpose of this letter is to request South Ogden City to provide minimal landscaping along the approach, thereby reducing associated risks, as well as providing neighborhood beautification.

Some landscaping suggestions would initially simply be grass, thereby eliminating the roadside weeds. Residents in the associated neighborhood would be willing to participate in the initial installation of the grass, as well as its weekly maintenance. We realize the initial installation includes clearing the suggested area, installation of a sprinkler system, topsoil spreading, sod installation, and etc... In addition, we also understand that weekly maintenance includes mowing, edging, clearing of debris, and etc... Suggested future landscaping additions could include trees, and picnic table(s). Since the local residents are so eager for this beautification project to ensue, South Ogden City's involvement could be minimal, simply providing the necessary materials for the project, and potentially minimal labor costs for things the residents are unable to adequately perform themselves.

It is an important note to discuss that during this beautification project, it would also be appropriate to replace the broken sidewalk, providing an approach to the maintenance road, as well as pave the maintenance road. The beautification area in question has been outlined on the attached addendum A.

The beautification area in question has joint ownership. Park Vista Development LLC. (parcel #070800101) owns 1956 sq. ft. along the sidewalk. South Ogden Nature Park owns the remainder of the beautification area in question. I have been made aware that Park Vista Development LLC may be willing to gift their parcel to South Ogden City for the purposes of utilization of the approach. However, I have not confirmed statement.

Thank you in advance for your consideration of this request. If you have any further questions concerning this request, I would be happy to make myself available to you.

Very Truly Yours,

Alisha Rebecca Gurnee
6043 S. Park Vista Drive
South Ogden, Utah 84405
(801) 628-4700

Addendum A C.W.S.I.D.

441.45'

PARK VISTA NO. 1
AMENDED

SEE P. 691

PARK VISTA DR.

N 27°51'28" E
406.68'

137.00'

60.02'
39.65'

R=135'
L=179.09'

SEE

PARK VISTA DEVELOPMENT LLC
(070800101)
1956 SQ FT
TU 50

N 18°32'50" E
185.00'

165.03'

190.84'

Beautification Area

ANCHOR LAND

Attachment B
40th Street Transit Feasibility Study

40th Street Transit Feasibility Study

Max Backlund Mike Mason Shane Turnbow
Kyle Beswick Sam Stout



Project Goals

Natural Environment

- GOAL: Ensure environmental safety of proposed development
- GOAL: Ensure environmental sustainability of proposed development

Built Environment

- GOAL: Promote redevelopment and development potential

Transportation

- GOAL: Alleviate automobile traffic in travel corridor and surrounding areas by encouraging reliance on public transit

Socio-Economics

- GOAL: Conform to the demographic needs of the corridor residents, including future demographic projections

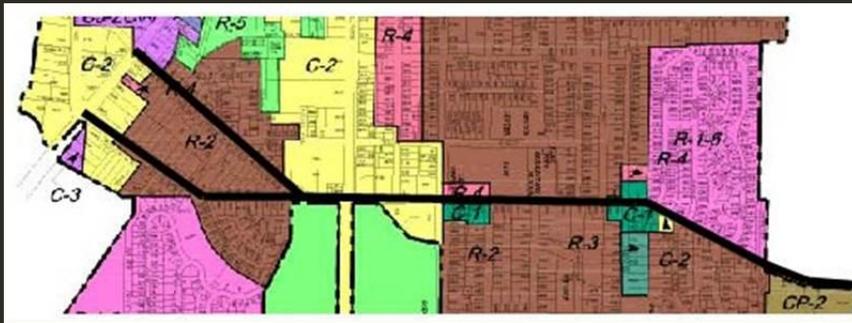
Built Environment



Built Environment



Built Environment



Built Environment

Study Area Parcel Data		
Land Use	Parcels	Acres
Residential	55	20
Commercial	15	7
Public	3	4
Professional	1	6
Total	64	33



Transportation

- Two lane: 30%
- Three lane(2 EB, 1 WB): 20%
- One-way split (2-lane no shoulder): 20%



2011 Traffic Count:	21,800 (Average Annual Daily Traffic)
2006 Traffic Count:	27,885 (Average Annual Daily Traffic)



2011 Traffic Count:	23,470 (Average Annual Daily Traffic)
2006 Traffic Count:	24,660 (Average Annual Daily Traffic)

Socio-Economics

Area		Population	% of Weber County Per City	Age	Renters	Owners
Weber County	2013	233,871	N/A	31.3	27.5%	72.5%
	2000	196,533	N/A	29.3	25.1%	74.9%
South Ogden	2013	16,532 (7.10%)	7.10%	32.5	31.1%	68.9%
	2000	14,337	7.30%	33.7	23.3%	76.7%
Ogden	2013	83,363	35.64%	30.2	42.3%	57.7%
	2000	77,226	39.29%	28.6	38.8%	61.2%
Riverdale	2013	8,476	3.62%	33.3	31.0%	69.0%
	2000	7,656	3.90%	29.4	28.5%	71.5%

Socio-Economics

Area		White	Hispanic	Black	Asian	Native American	Multi-Race	Pacific Islander
Weber County	2010	85.20%	16.70%	1.40%	1.30%	0.80%	3.00%	0.30%
	2000	87.70%	12.60%	1.40%	0.10%	0.80%	2.10%	0.20%
South Ogden	2010	87.50%	12.80%	1.40%	1.30%	0.60%	3.20%	0.30%
	2000	91.50%	7.30%	0.70%	1.50%	0.20%	2.10%	0.30%
Corridor	2010	88.90%	12.60%	1.40%	0.04%	0.03%	0.04%	NA
	2000	93.50%	8.50%	1.10%	0.70%	0.30%	0.03%	NA
Ogden	2010	75.20%	30.10%	2.20%	1.20%	1.40%	3.70%	0.30%
	2000	79.00%	23.60%	2.30%	1.40%	1.20%	2.90%	0.20%
Riverdale	2010	87.70%	12.80%	1.30%	1.60%	0.80%	2.80%	0.50%
	2000	98.00%	6.40%	1.50%	1.40%	0.60%	2.00%	0.30%

Socio-Economics

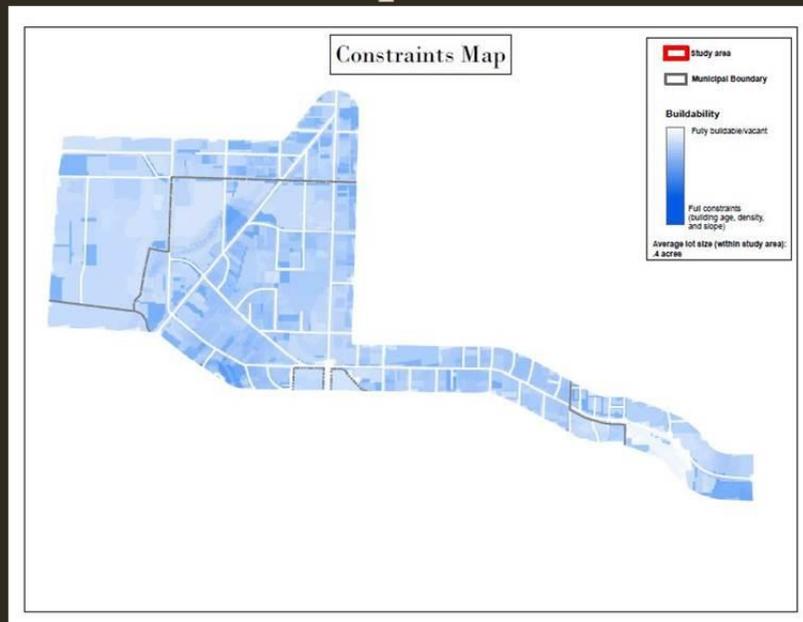
Area		House/Condo Value	Household Income	Unemployment Rate	Below Poverty
Weber County	2013	\$174,900	\$54,974	5.30%	9.30%
	2000	NA	\$44,014	4.10%	6.90%
South Ogden	2013	\$169,400	\$53,012	5.40%	9.60%
	2000	NA	\$46,794	2.50%	3.10%
Corridor	2013	\$149,984	\$49,643	3.50%	8.80%
	2000	NA	\$44,543	2.00%	4.20%
Ogden	2013	\$127,200	\$41,031	6.90%	16.90%
	2000	\$131,200	\$34,047	5.70%	12.60%
Riverdale	2013	\$156,00	\$52,961	5.00%	12.10%
	2000	NA	\$49,453	3.60%	6.90%

Natural Environment: Soil

- Soil Types (% of study area)
 - Loam, silt loam, loamy fine sand, gravelly fine sand
- Slope
 - Mostly 0-4% with a few regions between 6-8%
- Land Cover
 - Mostly developed open space – high intensity with a few low intensity regions
- Seismic
 - Liquefaction potential is moderate
- Other
 - Air quality and water quality are a concern for the region



Constraints Map



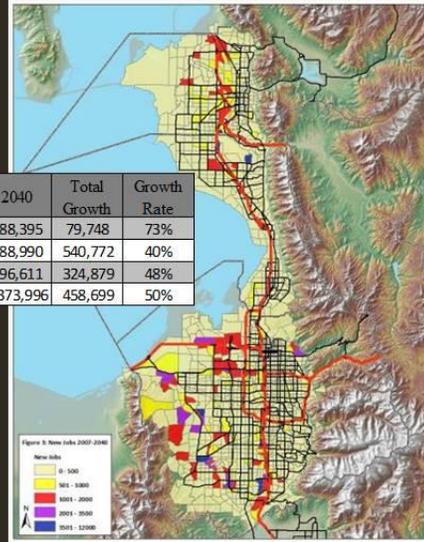
Future Data Projections

Area	Population	Growth Rate	Area	Population	Growth Rate
Weber County	2000	196,533	Riverdale	2000	7,656
	2013	233,871		2013	8,475
	2020	271,339		2020	8,962
	2040	363,671		2040	9,047
South Ogden	2000	14,337	Washington Terrace	2000	8,551
	2013	16,532		2013	9,108
	2020	16,893		2020	10,784
	2040	17,208		2040	14,000
Ogden	2000	77,226	40th Street Corridor	2000	8,513
	2013	83,363		2013	8,827
	2020	87,980		2020	8,996
	2040	106,186		2040	9,479

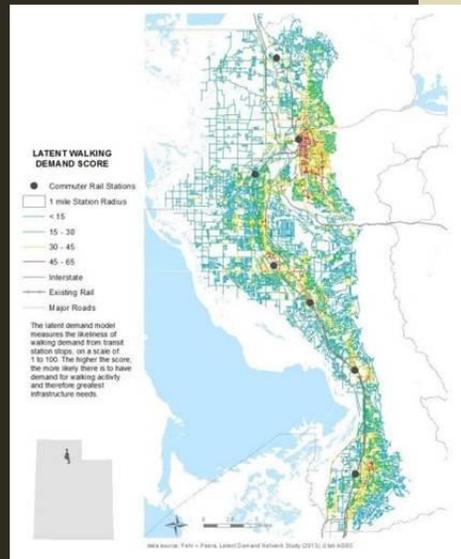
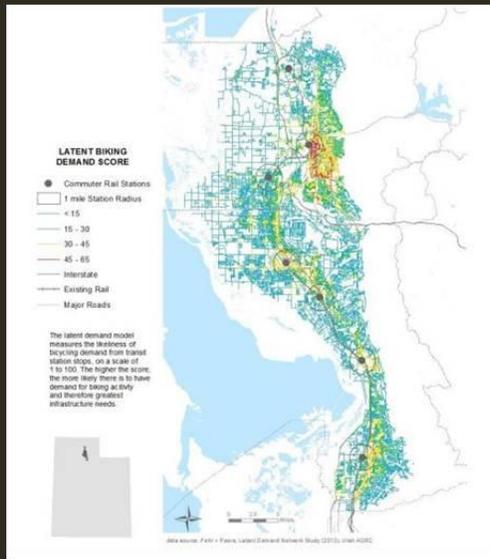
Source: Wasatch Front Regional Council, "Resources: Data." Retrieved http://www.wfrc.org/new_wfrc/index.php/resources/

Future Data Projections

Employment	2007	2015	2020	2025	2030	2035	2040	Total Growth	Growth Rate
Weber	108,647	129,138	139,530	150,030	162,148	174,910	188,395	79,748	73%
Davis	134,918	166,499	175,583	181,062	184,437	186,840	188,990	540,772	40%
Salt Lake	671,732	764,384	804,049	843,993	892,183	942,882	996,611	324,879	48%
Total	915,297	1,060,021	1,119,161	1,175,085	1,238,768	1,304,632	1,373,996	458,699	50%



Future Data Projections



Source: WFR, "Draft Regional Transportation Plan, 2015-2040."

Key Findings

- The corridor includes important connectivity zones
- Zoning is restrictive
 - Land use and demographics are less supportive of transit
- Commercial land uses in the area are ready for redevelopment – 7 acres of land with redevelopment potential
- Population and Employment growth rates will increase over time, with smaller household and more renters
- Walking and biking rates increase near transit stations

Preferred Plan



Preferred Plan

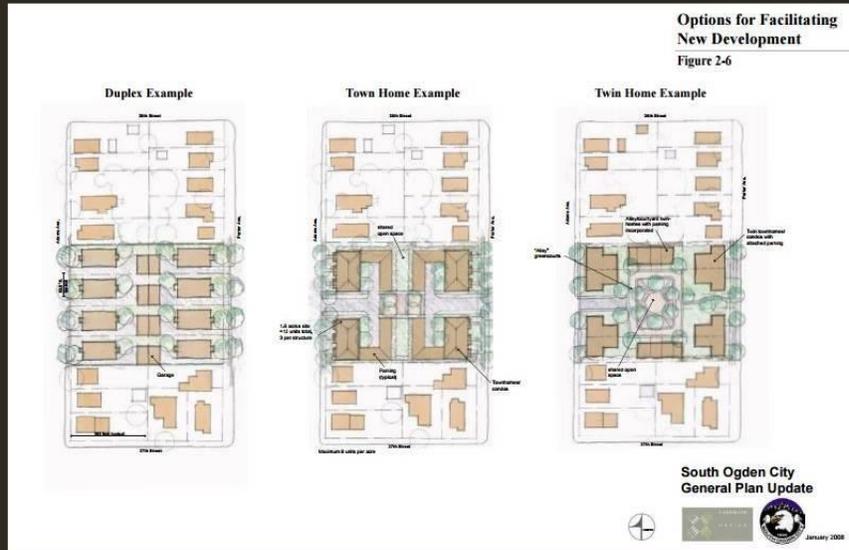


Preferred Plan



Implementation Strategies

Step 1: Zoning Changes and Design Guidelines



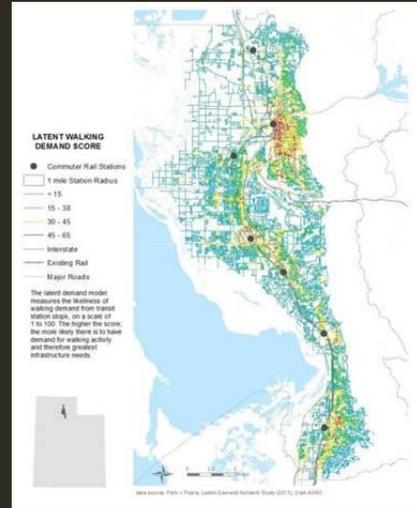
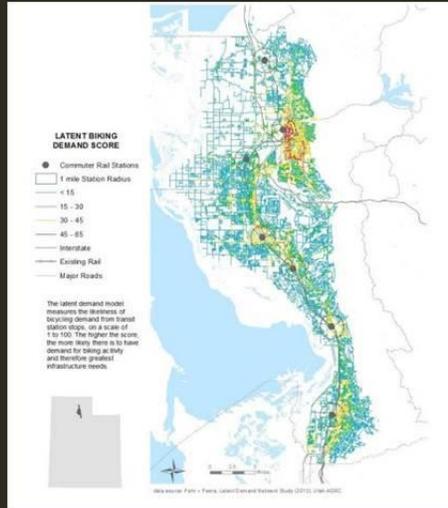
Implementation Strategies

Step 2: Site Planning



Implementation Strategies

Incorporate walking and biking



Implementation Strategies

Step 3: Financing and Development



Attachment C
Written Comment for Public Hearing

Brent,

I would like to thank you for all of the time you and the rest of the City Council and departments have spent on the important issue of recreational spaces for the children in our city. Unfortunately I may not be able to attend the meeting this evening to discuss budget needs for the improvements we have been discussing with the parks in South Ogden City but wanted to share a couple of thoughts I have around the topic.

First and foremost, I ask that we remember that Rome was not built in a day. Nor was it financed in one. While the city is looking to make vast improvements to all of the parks, please keep in mind that even the most minor of changes is appreciated. My fear is that this will be an "all or nothing" situation or have simple needs placed on long term hold for major financing issues. The original issue that got this entire conversation rolling was the need of new swings in the parks. New swings would be a great place to start, could happen immediately, and are not cost prohibitive. I have already seen new substrate added below the swing sets in Meadows park which while nice, doesn't do any good without swings above it.

Second, I have done a little census research that I would like to share with you and the Council that was eye-opening for me in the amount of children our parks serve. I looked at North Ogden, Kaysville, Washington Terrace, and South Ogden for the data. The data I found was from 2013 and I compared total population, percentage change from 2000, the total number of children and their percentage of the population, total parks, parks with playgrounds, and how many children (average) that each park serves. Here is a very elementary comparison of the data:

	South Ogden	Washington Terrace	Kaysville	North Ogden
Population	16,789	9,164	28,876	18,019
Change since 2000	16.80%	7.20%	41.90%	19.90%
Total Children	4,784	2,905	10,124	6,411
% of population that are children	28%	32%	35%	36%
Median age	31.6	31.1	28	32.9
2012 median income	51,299	49,521	83,992	72,607
2012 Per Capita Income	24,124	21,852	26,395	24,967
2012 median home value	167,000	134,516	255,727	197,075
Total Parks	8	6	12	12
Parks with playgrounds	5	5	6	11
Children per park	957	581	1687	583

The population of South Ogden (~16,789) was very similar to North Ogden (~18,019). Washington Terrace was about ½ of South Ogden and Kaysville was nearly double. Growth rates between North and South Ogden are similar while Kaysville skyrocketed. The shocking number was how many children our parks with playgrounds are set up to serve. South Ogden's parks are expected to serve nearly double the children of Washington Terrace and North Ogden and about 35% less than Kaysville. Kaysville's high service level can partially be attributed to the massive population growth. The one thing I did not include was the type of playground equipment offered, restrooms, etc. I can say from personal experience and travels with my family, that Kaysville's parks either have a large playground or multiple small playgrounds to serve the higher demand of the children. The other cities also have newer, updated equipment with interactive events for the kids, climbing walls, and features other than basic slides and jungle gyms.

I fully understand that our city cannot afford to replace all of the playground equipment in our city to compete with some of the larger cities around us. I do like the idea you have shared of tackling one park at a time for major renovations and would be happy to discuss opportunities to volunteer time and resources to attempt to secure grants, partnerships, etc, to help improve our parks. Until the time comes when the city can tackle the major projects that we wish to happen, please do not let the original issue (lack of swings in our parks) fall to the side and get overlooked.

Thank you for your time and consideration in this matter.

Travis Bates
Resident, South Ogden

Attachment D
IBI Presentation



SOUTH OGDEN CITY – FORM BASED CODE

South Ogden, Utah – 2015 Form Based Code Presentation
 Ray Whitchurch, PLA - IBI Group. Lance Tyrrell - IBI Group
 April 21, 2015



FORM BASED CODES – *IT'S A MATTER OF PRIORITIES*

FORM BASED CODES

1. Form
2. Use
3. Management

EUCLIDEAN ORDINANCE

1. Use
2. Management
3. Form

<p>Form-Based Code: ...focus on building placement</p>	<p>Form-Based Code: ...includes streets</p>
<p>Conventional Code: ...buildings can be random</p>	<p>Conventional Code: ...ignores streets</p>

FORM BASED CODES – *ULTIMATE GOAL*

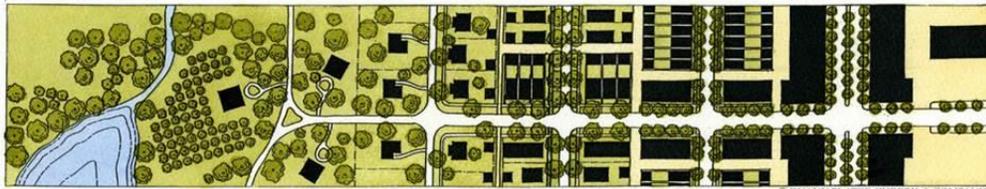
THIS

RATHER THAN

THIS



URBAN/RURAL TRANSECT



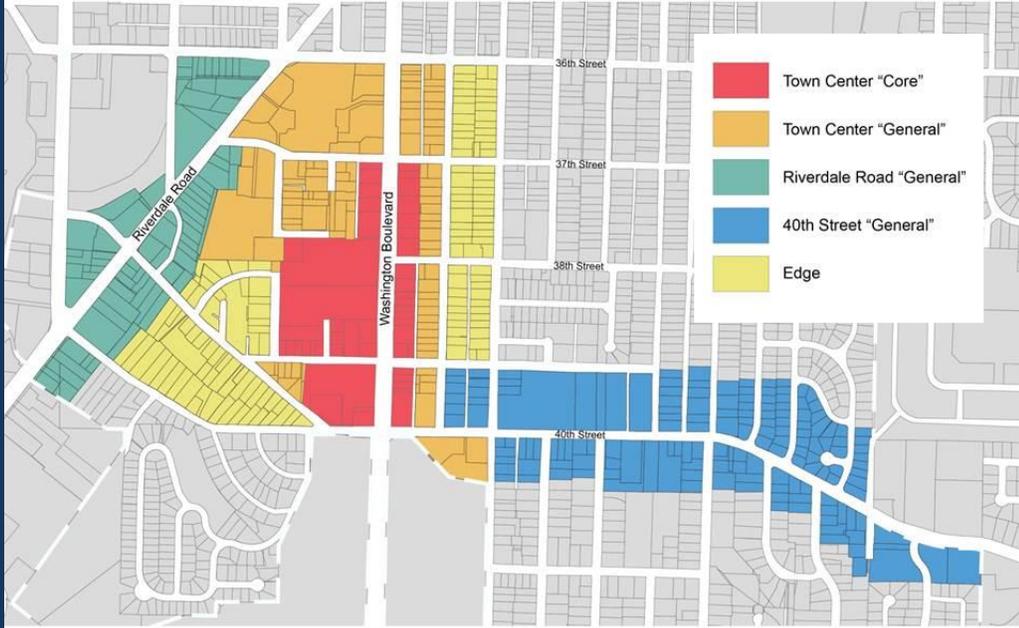
© DUANY PLATER-ZYBERK & COMPANY

NATURAL | RURAL | LOW-DENSITY | NEIGHBORHOOD | MAIN STREET | DOWNTOWN

TWO DISTRICTS WITH DIFFERENT CHARACTER



SOUTH OGDEN SUBDISTRICTS



Town Center “Core”

Building Types Allowed in Subdistrict



Storefront



5 Story Maximum – 2 Story Minimum

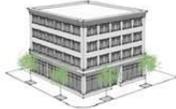
The Town Center “Core” constitutes the center of the community and heart of the new town center, and includes the majority of the shops and workplaces within the neighborhood. The storefront building type that comprises this district defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.

-  Town Center “Core”
-  Town Center “General”
-  Riverdale Road “General”
-  40th Street “General”
-  Edge

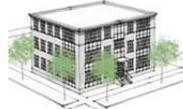


Town Center "General"

Building Types Allowed in Subdistrict



Storefront



General Stoop



Row Building



Civic Building

5 Story Maximum – 1 Story Minimum

The Town Center "General" District serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels dominates, mainly occupied by office and residential uses at a variety of scales.



- Town Center "Core"
- Town Center "General"
- Riverdale Road "General"
- 40th Street "General"
- Edge

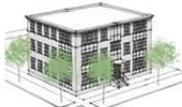


Riverdale Road "General"

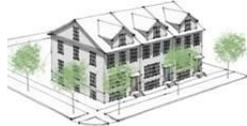
Building Types Allowed in Subdistrict



Storefront



General Stoop



Row Building



Limited Bay

5 Story Maximum

The Riverdale Road "General" Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels dominates, mainly occupied by office and residential uses at a variety of scales. This Subdistrict also allows the limited bay building type to allow more flexibility for auto-oriented uses.



- Town Center "Core"
- Town Center "General"
- Riverdale Road "General"
- 40th Street "General"
- Edge

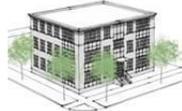


40th Street "General"

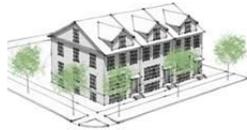
Building Types Allowed in Subdistrict



Storefront



General Stoop



Row Building



Civic Building

3.5 Story Maximum

The 40th Street "General" Subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the town center.



- Town Center "Core"
- Town Center "General"
- Riverdale Road "General"
- 40th Street "General"
- Edge



Edge

Building Types Allowed in Subdistrict



Yard Building



Civic Building



Row Building

3.5 Story Maximum

The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between single family neighborhoods and the Core and General Subdistricts.



-  Town Center "Core"
-  Town Center "General"
-  Riverdale Road "General"
-  40th Street "General"
-  Edge



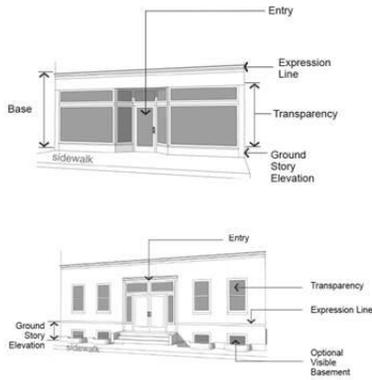
USES PER SUBDISTRICT

Uses	Subdistricts				
	Town Center "Core"	Town Center "General"	Riverside Road "General"	40th Street "General"	Edge
Residential & Lodging					
Residential	●	●	●	●	●
Hotel & Inn	●	●	●	●	€
Residential Care	●	●	●	●	€
Civic					
Assembly	●	●	●	●	€
Transit Station	●	●	●	●	€
Hospital & Clinic	●	●	●	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	○
Police & Fire	○	○	○	○	○
School	●	●	●	●	●
Retail					
Neighborhood Retail	●	●	●	●	●
General Retail	○	○	○	○	○
Outdoor Sales Lot			○		
Service					
Neighborhood Service	●	●	●	●	●
General Service		○	○		
Vehicle Service	○	○	○		
Office & Industrial					
Office	●	●	●	●	€
Craftsman Industrial	€	€	●		
Infrastructure					
Parking Lot	€	€	€	€	€
Parking Structure	€	€	€	€	€
Utility & Infrastructure	○	○	○	○	○
Open Space	€	€	€	€	€
Accessory Uses					
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods	€	€	€	€	€
Parking Lot	●	●	●	●	●
Parking Structure	€	€	€	€	€

- KEY**
- Permitted
 - Permitted in Upper Stories Only
 - € Permitted with Development Standards
 - Requires a Conditional Use Permit

BUILDING DESIGN GUIDELINES

Entrance Types



Materials

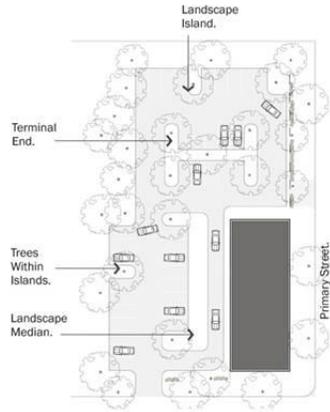


Balconies

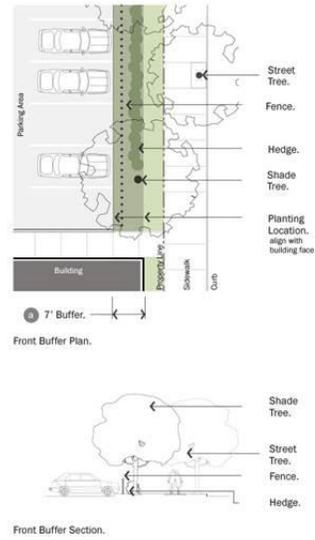


LANDSCAPE REQUIREMENTS

Interior Parking Lot Landscape



Frontage Buffer Landscape



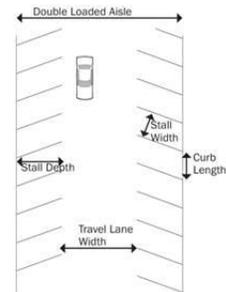
PARKING REQUIREMENTS

Required Off-Street Vehicular Parking

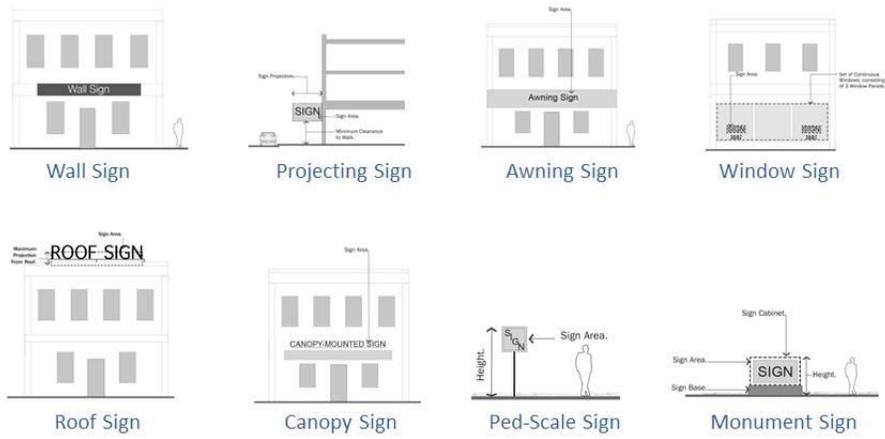
Use	Required Vehicle Space
Residential	
Single Family, all sizes, or Multifamily, 1 Bedroom	1.5 / Dwelling Unit
Multifamily, 2 Bedrooms	2 / Dwelling Unit
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit
Hotel & Inn	1 / Room & 1 / 200 sq.ft. Office and Dining Room
Residential Care	33 / Unit & 66 / Employee
Civic/Institutional	
Assembly	1 / 5 Seats
Transit Station	Per Zoning Administrator
Hospital	20 / Bed & 66 / Employee
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.
Police & Fire	Per Zoning Administrator
Post Office (distribution)	1 / 400 sq. ft.
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft. Office
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft. Office, & 17 / Student
Retail	
Neighborhood Retail	1 / 300 sq. ft.
General Retail	1 / 300 sq. ft.
Outdoor Sales Lot	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
Service	
Neighborhood Service	1 / 250 sq. ft.
General Service	1 / 250 sq. ft.
Eating & Drinking Establishments	1.0 / 3 seats + 10 number of employees
Vehicle Services	2 / Service Bay & 1 / 200 sq.ft. of retail
Office & Industrial	
Neighborhood, General Office	1 / 300 sq. ft.
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 300 sq. ft. of Retail Space
Open Space & Recreation	
Open Space & Recreation	Per Zoning Administrator

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or 25 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sq. ft.
Retail	Minimum 2 spaces, 1 / additional 5,000 sq. ft.
Services	Minimum 2 spaces, 1 / additional 5,000 sq. ft.
Office	Minimum 2 spaces, 1 / additional 10,000 sq. ft.
Open Space	Per Zoning Administrator

Parking Lot Layout

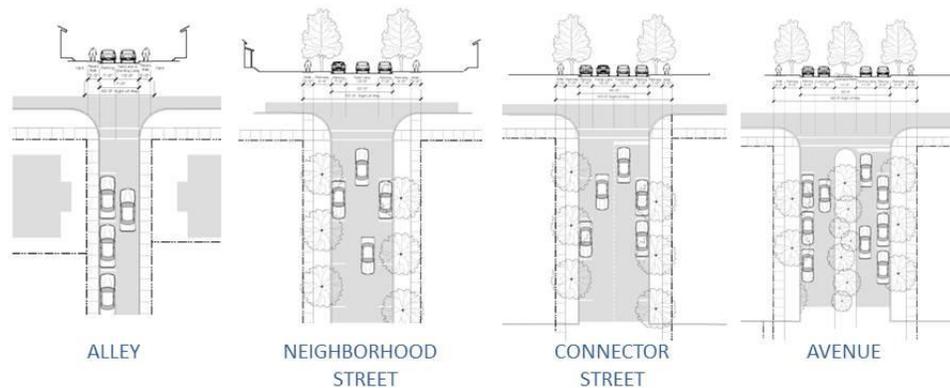


SIGN REQUIREMENTS



STREET TYPES PER SUBDISTRICT

- All street types are allowed in all subdistricts as applicable



OPEN SPACE TYPES PER SUBDISTRICT

- Open Space types allowed in FBC, but vary by subdistricts as applicable



ADMINISTRATION

- An Administration Section will also be added.
- We will be working with staff to calibrate the Form Based Code Administration Section to current South Ogden administration procedures.

